

Mitigation Monitoring and Reporting Plan

Project File No./Name: **Covelop Project – Ardmore Road**Approving Resolution No.: _____ by: ☒ Planning Commission ☐ City CouncilDate: September 26, 2023

The following environmental mitigation measures were either incorporated into the approved plans or were incorporated into the conditions of approval. Each and every mitigation measure listed below has been found by the approving body indicated above to lessen the level of environmental impact of the project to a level of non-significance. A completed and signed checklist for each mitigation measure indicates that it has been completed.

Explanation of Headings:

Type: Project, ongoing, cumulative

Monitoring Department or Agency: Department or Agency responsible for monitoring a particular mitigation measure

Shown on Plans: When a mitigation measure is shown on the plans, this column will be initialed and dated.

Verified Implementation: When a mitigation measure has been implemented, this column will be initialed and dated.

Remarks: Area for describing status of ongoing mitigation measure, or for other information.

| Mitigation Measure PD 22-20, CUP 22-20, VTPM 22-0054, OTR (Covelop) | Type | Monitoring Department or Agency | Shown on Plans | Verified Implementation | Timing/Remarks |
|---|----------|---------------------------------------|----------------|----------------------------|-------------------------------------|
| <p>To reduce any potentially significant impact on nesting birds from vegetation removal to a less than significant level, the following mitigation measures are recommended.</p> <p>MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.</p> | On-going | CDD | | | Prior to issuance of grading permit |

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| <p>If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts on nesting birds to a less-than-significant level.</p> | | | | | |
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| <p>MM BIO-2: To avoid direct take of SJKF during construction in accordance with the SFWS and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented:</p> <ul style="list-style-type: none"> • A maximum 25 mph speed limit shall be required at the project site during construction activities. • All construction activities shall cease at dusk and not start before dawn. • A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below. • Exclusion zone boundaries shall be established around all known and potential SJKF dens. | Project | CDD | | Notes shown on construction documents. | Prior to issuing Building Permit. |

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| <ul style="list-style-type: none"> • All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps. • All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving. • All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day. • All food-related trash shall be removed from the site at the end of each workday. • Project-related equipment shall be prohibited outside of designated work areas and access routes. • No firearms shall be allowed in the project area. • Disturbance to burrows shall be avoided to the greatest extent feasible. • No rodenticides or herbicides should be applied in the project area. • Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level). • To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site. • Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the | | | | | |

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| <p>program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.</p> <ul style="list-style-type: none"> During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition. | | | | | |
| MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume. | Project | CDD | | | Prior to site disturbance, grading permit issued |

(add additional measures as necessary)

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