CHAPTER 7
MITIGATION MONITORING AND REPORTING PLAN

7.1 STATUTORY REQUIREMENT

When a lead agency makes findings on significant environmental effects identified in an EIR, the agency must also adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment" (PRC § 21081.6(a) and CEQA Guidelines §15091 (d) and §15097). The Mitigation Monitoring and Reporting Plan (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in ~~change sin~~ the proposed project either adopted by the project proponent or made conditions of approval by the Lead or Responsible Agency.

7.2 ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PLAN

The City of Grover Beach is the Lead Agency responsible for the adoption of the MMRP. According to CEQA Guidelines §15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that the implementation of the measure occurs in accordance with the program.

7.3 MITIGATION MEASURES AND REPORTING PLAN

Table 7-1 on the following pages is structured to enable quick reference to mitigation measures and the associated monitoring plan based on the environmental resource and the project area (Areas A through D). The number of the mitigation measures correlates with the numbering of the measures found in the analysis chapter of this EIR (refer to Chapter 4).

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
Aesthetic Resources						
C	AES/mm-1	Prior to issuance of a grading permit in Area C, plans of the proposed equestrian staging and parking area shall be submitted showing the following: a. All slopes (including the berm) surrounding the equestrian area shall be contour-graded to resemble and blend with the surrounding natural undulating dune formations. b. All disturbed areas shall be densely revegetated with native, dune-specific plant material. c. Required fencing shall be the minimum size and amount necessary to provide safety and resource protection goals. No chain link shall be used. d. Required signage shall be the minimum size and amount necessary to provide safety and resource protection goals. Only natural-appearing signage materials shall be used.	Development Plan	City	Approval of Plan	Prior to Issuance of Permits
A, C	AES/mm-2	Prior to issuance of a grading permit for Areas A and C, landscaping plans shall be submitted for Areas A and C showing the following: a. Planting restoration along Meadow Creek shall have a random-appearing, undulating western edge to enhance the appearance of the natural riparian corridor b. Only native vegetation, or non-invasive, non-native vegetation shall be used	Landscaping Plan	City	Approval of Plan	Prior to Issuance of Permits

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		throughout the project area shall be used west of the existing or any proposed retaining walls. c. Natural appearing berms and additional landscaping shall be included along the north side of West Grand Avenue adjacent to the lodge and public parking lots to screen views of the vehicles and expansive pavement.				
A	AES/mm-3	Prior to issuance of a grading permit for Area A, the applicant shall submit revised plans for undergrounding of all utilities along West Grand Avenue.	Utility Plan	City	Approval of Utility Plan	Prior to Issuance of PermitS
A, B	AES/mm-4	Prior to issuance of a grading permit for Areas A and B, a comprehensive lighting plan shall be submitted for review and approval. The lighting plan shall be prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America. The lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The lighting plan shall address all aspects of the lighting, including but not limited to all buildings, infrastructure, parking lots and driveways, paths, recreation areas, safety, and signage. The lighting plan shall also consider effects on wildlife in the surrounding area. The lighting plan shall include the following in conjunction with other measures as determined by the illumination engineer: a. The point source of all exterior lighting shall be shielded from off-site views.	Lighting Plan	City	Approval of Lighting Plan	Prior to Issuance of Grading Permit

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		b. Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields. c. Lumination from exterior lights shall be the lowest level allowed by public safety standards. d. Exterior lighting shall be designed to not focus illumination onto exterior walls. e. "White" colored light shall not be used for exterior lighting. f. Any signage visible from off-site shall not be internally luminated. g. Monument signs shall not be internally luminated. h. Any required lighting poles shall be colored dark to reduce reflectivity.				
A, B	AES/mm-5	Prior to issuance of a grading permit for Areas A and B, the applicant shall submit building plans and elevations for review and approval consistent with the following conditions: a. No highly reflective glazing or coatings shall be used on west and south facing windows. b. No highly reflective exterior materials such as chrome, bright stainless steel, or glossy tile shall be used on the south and west facing sides of the development where visible from off-site locations.	Building Plans and Elevations	City	Plan Approval	Prior to Issuance of Permits

Table7-1. Mitigation Monitoring and Reporting Plan

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Air Quality						
A, B, C, D	AQ/mm-1	All project design for Areas A through D shall be conducted in conformance with the standard mitigation measures included in Section 3.7.2 of the SLOAPCD CEQA Air Quality Handbook (December 2009). Prior to issuance of building permits, the City of Grover Beach Community Development Director, or designee, shall verify that at least 18 required measures are noted on all building plans. Required measures include site design and energy efficiency measures. Due to the vehicle-dependent nature of the proposed project, it may be difficult to reduce ROG and NOx emissions from the 18 selected on-site mitigation measures to a level of insignificance. The project proponent should calculate the emission reduction effectiveness of the 18 selected mitigation measures and compare the mitigated emissions total to the APCD's 25 lb/day ROG and NOx CEQA threshold. If operational phase emissions cannot be adequately mitigated with on-site mitigation measures alone, off-site mitigation measures are needed in order to reduce air quality impacts to a level of insignificance. Whenever off-site mitigation measures are deemed necessary, it is important that the developer, lead agency and APCD work together to develop and implement the measures to ensure successful outcome. This work should begin at least six months prior to issuance of occupancy permits for the project.	18 APCD Measures Noted on Plans	City	Approval of 18 Measures	Prior to Approval of Development Plans

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		Examples of potential off-site mitigation for this project include: ▪ Support of the SLO Car Free program to promote use of Amtrak train travel to the nearby Grover Beach Amtrak Station as a means of reducing vehicle trips to the facility; ▪ Installation of a rapid charge electric vehicle (EV) station; ▪ Assistance in the implementation of the West Grand Avenue Master Plan; and/or ▪ Contribution to funding of new bike lanes.				
A, B, C, D	AQ/mm-2	Prior to issuance of any grading permits for All Areas of the project, ~~either~~ a comprehensive Construction Activity Management Plan (CAMP)~~, if required,~~ shall be developed and ~~or~~ the following construction mitigation measures shall be itemized on the construction plans. The CAMP will be submitted to the City of Grover Beach Community Development Director and the APCD for review and approval. Revised post-mitigation emission calculations will be quantified and compared to the 2009 APCD CEQA Handbook thresholds and the Community Development Director and APCD will review the CAMP to verify that mitigation measures are implemented to reduce emissions below CEQA thresholds. ~~The CAMP or construction plans shall be reviewed and approved by the City of Grover Beach Community Development Director, or~~	Preparation of CAMP	City	Approval of CAMP	Prior to Issuance of Grading Permits

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		~~designee.~~ The Plan shall include the Best Available Control Technology for Construction equipment (CBACT) measures that the SLOAPCD has identified to reduce construction emissions. The Plan shall also stipulate compliance with the requirements of APCD Rule 403 to reduce fugitive dust emissions. The construction mitigation measures applicable to the proposed project are summarized below. **Standard Mitigation Measures for Construction Equipment** Standard construction measures for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment are listed below: The following list of standard and specific mitigation measures shall be incorporated into project conditions. ▪ Maintain all construction equipment in proper tune according to manufacturer's specifications; ▪ Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road); ▪ Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation; ▪ Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel				

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		engines, and comply with the State On-Road Regulation; ▪ Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance; ▪ All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit; ▪ Diesel idling within 1,000 feet of sensitive receptors is not permitted; ▪ Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; ▪ Electrify equipment when feasible; ▪ Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and, ▪ Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel. **Best Available Control Technology (BACT) for Construction Equipment** The BACT measures include: ▪ Replacing equipment with equipment				

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		with cleaner engines; ▪ Repowering equipment with the cleanest engines available; ▪ Installing California Verified Diesel Emissions Control Strategies; and ▪ Implementing a Comprehensive Construction Activity ▪ Management Plan designed to minimize the amount of large construction equipment operating during any given time period. If this plan will be implemented as BACT, then it should be submitted to the APCD for review and approval prior to the start of construction. The plans should include but not be limited to the following elements: ▪ Schedule construction truck trips during non-peak hours to reduce peak-hour emissions. ▪ Limit the length of the construction work-day period, if necessary; and ▪ Phase construction activities, if appropriate. **Fugitive Particulate Matter Less than 10 Microns in Diameter (PM10) Mitigation Measures Expanded List** Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions:				

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		▪ Reduce the amount of the disturbed area where possible; ▪ Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed15 mph. Reclaimed (non-potable) water should be used whenever possible; ▪ All dirt stock pile areas should be sprayed daily as needed; ▪ Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; ▪ Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established; ▪ All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; ▪ All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil				

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		binders are used; ▪ Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; ▪ All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; ▪ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; ▪ Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible; ▪ All of these fugitive dust mitigation measures shall be shown on grading and building plans; and ▪ The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD				

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		Compliance Division prior to the start of any grading, earthwork or demolition. **Construction Permit Requirement** Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board or an Air Pollution Control District permit).				
Biological Resources						
A, B, C, D	BIO/mm-1	Prior to issuance of grading permits, the applicant shall retain a qualified environmental monitor for all measures requiring environmental mitigation to ensure compliance with Conditions of Approval and EIR mitigation measures. The monitor shall be acceptable to the City and be responsible for preparation of an environmental quality assurance program (EQAP) that has been approved by the City and includes: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly compliance reporting; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected natural resource agencies (e.g., CDFG, RWQCB, and the City).	Retention of Qualified Biological Monitor	City	Approval by City	Prior to Issuance of Permits

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
C, D	BIO/mm-2	Prior to issuance of grading permits, a grading plan shall be submitted delineating all temporary fencing to protect any adjacent ESHA areas as determined by the California Coastal Commission at the time of plan approval. The grading plans shall clearly show the location of project delineation fencing that excludes any potential adjacent ESHAs from disturbance. The grading plans shall clearly show all staging areas, which shall avoid areas determined to be ESHAs by the Coastal Commission.	Submittal of Grading Plan	City	Approval by City	Prior to Issuance of Permits
B	BIO/mm-3	Prior to issuance of grading permits, the applicant shall submit a comprehensive interpretive sign program for review and approval by the City Community Development Director. The plan shall clearly delineate the location of interpretive signs along the proposed public boardwalk. The signs shall inform boardwalk users of the ecology of central dune habitats, beach habitat, and plant and wildlife species that utilize these areas. Signs shall be placed along portions of the boardwalk located at the western boundaries of Study Area B.	Submittal of Interpretive Sign Program	City Community Development Director	Approval by City	Prior to Issuance of Permits
A, B, C, D	BIO/mm-4	Within a week prior to the initiation of construction, the monitoring biologist shall conduct environmental awareness training for all construction personnel. The environmental awareness training shall include discussions of the sensitive resources~~ESHAs~~, and sensitive plant and animal species identified within the project area. Topics of discussion shall include: description of the species'	Retention of Qualified Biological Monitor	Biological Monitor	Documentation by Biological Monitor	Within a Week Prior to the Initiation of Construction

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		habitats; general provisions and protections afforded to the resources; measures implemented to protect special-status species; review of the project boundaries and special conditions; the monitor's role in project activities; lines of communications consistent with BIO/mm-1; and procedures to be implemented in the event a special-status species is observed in the work area.				
C, D	BIO/mm-5	Prior to the initiation of construction, the applicant's contractors and the monitoring biologist shall coordinate the placement of project delineation fencing throughout the work areas. The monitoring biologist shall field fit the placement of the project delineation fencing to minimize impacts to any ~~ESHAs and other~~ sensitive resources. The project delineation fencing shall remain in place and functional throughout the duration of the project. During construction, no project related work activities shall occur outside of the delineated work area.	Retention of Contractor and Biological Monitor	Biological Monitor	Field Verification	Prior to Construction
A	BIO/mm-6	During construction, to avoid erosion and downstream sedimentation, no work within or adjacent to Meadow Creek riparian area shall occur during the rainy season (October 15 through April 15); work could occur adjacent to the riparian area if proper erosion control is in place and the work effort is acceptable to the CDFG.	Avoidance of Work Within or Adjacent to Meadow Creek from October 15 through April 15 Unless Allowed by CDFG	Biological Monitor, and CDFG	Biological Monitoring and Coordination with CDFG	Prior to October 15
C	BIO/mm-7	During construction, no equipment access or construction activities shall occur within the banks of Meadow Creek. No equipment or fill	Proper Access and Storage of Equipment and Materials	Biological Monitor	Biological Monitoring	During Construction

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		material shall be staged in or adjacent to Meadow Creek, unless authorized by the appropriate permits.				
A, B, C, D	BIO/mm-8	Prior to issuance of grading permits, the applicant shall submit a grading plan identifying all stockpile and staging areas. Stockpiles and staging areas shall not be placed in areas that have potential to experience significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment shall occur within wetland or riparian areas, or within 50 feet of such areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.	Submittal of Grading Plan Identifying All Stockpile and Staging Areas	City and Biological Monitor	Field Verification by Biological Monitor	Prior to Issuance of Permits
A, B, C, D	BIO/mm-9	Prior to issuance of grading permits, the applicant shall submit a detailed sediment and erosion control plan for approval by the City, which shall address both temporary and permanent measures to control erosion and reduce sedimentation. Erosion and soil protection shall be provided on all cut and fill slopes. Revegetation shall be facilitated by mulching, hydro-seeding or other methods,	Submittal of Sediment and Erosion Control Plan	City and Biological Monitor	Field Verification by Biological Monitor	Prior to Issuance of Permits (for submittal of Sediment and Erosion Control Plan); Prior to October 15 (for revegetation)

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		and shall be initiated as soon as possible after completion of grading, and prior to the onset of the rainy season (October 15). Permanent revegetation and landscaping shall emphasize native shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development. All plans shall show that sedimentation and erosion control measures are installed prior to any other ground disturbing work.				
A, B, C, D	BIO/mm-10	Prior to issuance of grading permits, the applicant shall prepare and submit a Notice of Intent and SWPPP to the RWQCB. A copy of the SWPPP shall be submitted to the City for approval to show that sedimentation and erosion control measures are installed prior to any other ground disturbing work.	Submittal of Notice of Intent and SWPPP	City and RWQCB	Approval by City and RWQCB	Prior to Issuance of Permits
A, B, C	BIO/mm-11	Prior to issuance of grading permits, the applicant shall retain a qualified biologist acceptable to the City to prepare a Dune Habitat Restoration Plan (HRP) for review and approval by the CDFG and the City. The HRP shall be prepared by a qualified biologist and/or botanist and shall detail the methods for restoring or enhancing 2.088 acres (2:1 for permanent impacts) of central dune scrub habitat, of which 0.18 acres will be mitigation for impacts to Area A, 0.13 acres will be mitigation for impacts Area B and 1.78 acres will be mitigation for impacts to Area C. The restoration area(s) should be located directly northwest of the proposed public access	Retention of Qualified Biologist to Prepare the HRP	CDFG and City	Approval by CDFG and City	Prior to Issuance of Permits

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		improvements near the proposed Building 2 (refer to Figure 4.3-1). The recommended HRP mitigation area is located on State Parks property; therefore, the City must discuss, coordinate, and finalize the final location of the mitigation area with the State Parks. The goal of the HRP would be to mitigate permanent impacts to central dune scrub, so that project impacts do not significantly disrupt the habitat. The HRP shall focus on restoring and enhancing central dune scrub habitat by removing invasive species (iceplant) and planting the appropriate native species (mock heather, purple nightshade, Blochman's ragwort, Blochman's leafy daisy, and suffrutescent wall flower). At a minimum, the HRP should include the following elements: a. Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful reestablishment. b. Provide for a native plant salvage effort prior to ground disturbing activities. Salvaged plants shall include but not be limited to Blochman's leafy daisy and any other CNPS listed plant species that may be affected; c. Quantification of impact based on "as-built plans" and quantification of mitigation areas such that the replacement criteria are met. d. A program schedule and success criteria for a five year monitoring and reporting				

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		program that is structured to ensure the success of the HRP. e. Provide for the in-kind replacement of Blochman's leafy daisy that are removed or damaged at a 3:1 ratio (based on square feet cover).				
A, B, C	BIO/mm-12	Prior to initiation of construction, the applicant shall retain a qualified biologist/botanist acceptable to the City to supervise the implementation of the HRP. The qualified biologist/botanist should supervise plant salvage, site preparation, implementation timing, species utilized, planting installation, maintenance, monitoring, and reporting of the restoration efforts. The qualified biologist/botanist shall prepare and submit four annual reports and one final monitoring report to the City and CDFG for review and approval. The annual and final monitoring reports should include discussions of the restoration activities, project photographs, and an assessment of the restoration efforts attainment of the success criteria.	Retention of Qualified Biologist to Implement the HRP	City and CDFG	Review of Annual Reports and Final Monitoring Report by City and CDFG	Prior to Construction (for implementation of HRP); After Construction (for review of monitoring reports)
B, C	BIO/mm-13	Prior to issuance of grading permits, the applicant shall submit a final landscape plan for review and approval by the City Community Development Director showing habitat protection fencing. To minimize visual impacts of the fencing, it shall be no more than 18" high wood post or steel rod, and cable. The intent of the fence would be to deter users from trampling the dune habitat while accessing the beach from the boardwalk.	Submittal of Final Landscape Plan	City Community Development Director	Approval by City Community Development Director	Prior to Issuance of Permits

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
C	BIO/mm-14	Prior to issuance of grading permits, if trails maintenance will become the responsibility of the concessionaire, the applicant shall submit an Equestrian Area Trails and Maintenance Plan for review and approval by State Parks. The area of the plan shall be determined in consultation with the City and State Park At a minimum, the Equestrian Area Trails and Maintenance Plan shall include the immediate area to the south of the proposed equestrian area and the access to the two primary trails, and shall include at minimum the following elements: a. A funding mechanism that provides for the implementation of the Equestrian Area Trails and Maintenance Plan in perpetuity. b. A detailed trail plan prepared by a professional landscape architect in coordination with State Parks that identifies two primary trails to be improved for continued use by the equestrians, hikers and beach users. The primary trails should be located at the north western and southeastern corners of the proposed equestrian parking area. The primary trails shall connect to appropriate secondary trails to provide access to the beach and other attraction areas. All other existing trails not identified for continued use shall be fenced off with temporary exclusion fencing and restored with Central dune scrub vegetation. c. A Central dune scrub vegetation	Submittal of Equestrian Area Trails and Maintenance Plan	City and State Parks	Approval of Equestrian Area Trails and Maintenance Plan by State Parks	Prior to Issuance of Permits

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		restoration plan that utilizes native species to restore all trails not identified for continued use. The Central dune scrub restoration element of the Equestrian Area Trails and Maintenance Plan shall incorporate the requirements of the HRP as described in BIO/mm-11. d. A schedule for conducting trash cleanup on a regular basis (at least once a month) and the entity responsible for the cleanup. e. A schedule for weekly manure removal and the entity responsible for the removal. f. Identification of responsible party(s) to maintain all facilities associated with the equestrian parking and staging area and trails. g. The Equestrian Area Trails and Maintenance Plan shall clearly identify all areas that fall within the control of the plan. At a minimum, the plan shall include the immediate equestrian parking and staging area.				
A	BIO/mm-15	Prior to issuance of grading permits, the applicant shall submit a final grading and drainage plan showing all storm water drainage flows being directed into the proposed bio- swales, prior to entering Meadow Creek.	Submittal of Final Grading and Drainage Plan	City	Approval by City	Prior to Issuance of Permits
A, B, C	BIO/mm-16	Prior to issuance of any grading permits, the applicant shall submit a final landscape plan that shall prohibit any invasive or exotic	Submittal of Final Landscape Plan	City and Biological Monitor	Approval of Final Landscape Plan by City and Field	Prior to Issuance of Permits

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		species. Any restoration or dune revegetation areas shall not utilize the following: ▪ Dune spinach (*Tetragonia decumbens*) ▪ European beach grass (*Ammophila Arenaria*) The following native plant species may be used and are recommended for use in the dune restoration or revegetation areas. ▪ mock heather (*Ericameria ericoides*) ▪ purple nightshade (*Solanum xanti*) ▪ Blochman's ragwort (*Senecio blochmaniae*) ▪ Blochman's leafy daisy (*Erigeron blochmaniae*) ▪ suffrutescent wall flower (*Erysimum insulare* ssp. *suffrutescens*) ▪ American Dune Grass (*Leymus mollis*) ▪ Nuttall's milkvetch (*Astragalus nuttallii*) ▪ beach saltbush (*Atriplex leucophylla*) ▪ *Camissonia cheiranthifolia* (beach evening primrose)			Verification by Biological Monitor	
A, B, C	BIO/mm-17	Prior to issuance of grading permits, the landscaping plans for the lodge grounds landscape areas shall not utilize any species recognized by Cal-IPC, California Exotic Pest Plant Council (Cal-EPPC), CDFG, California State Parks, or other resources organizations as invasive or potentially invasive. The following plant species shall be removed from the proposed Landscaping plans:	Submittal of Landscaping Plans for Lodge Grounds Landscape Areas	City and Biological Monitor	Approval of Landscaping Plans by City and Field Verification by Biological Monitor	Prior to Issuance of Permits

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		▪ *Erigeron karvinskianus* ▪ cabbage tree (*Cordyline australis*) ▪ white willow (*Salix alba*) ▪ Bermuda grass (*Cynodon dactylon*)				
A	BIO/mm-18	Prior to issuance of any grading permits for Area A, the applicant shall submit a Habitat Restoration Plan for the 50 foot buffer area adjacent to Meadow Creek. The proposed bioswales shall incorporate appropriate riparian vegetation consistent with the goal of improved habitat quality along the creek. A habitat restoration plan shall be developed by a restoration specialist approved by the City and reviewed for adequacy by the CDFG and RWQCB. The restoration plan shall include BMPs for habitat management, stormwater retention, water quality control, and be consistent with the City's SWMP.	Submittal of Habitat Restoration Plan by an Approved Restoration Specialist	City, CDFG, and RWQCB	Reviewed and Approved by City, CDFG, and RWQCB	Prior to Issuance of Permits
A	BIO/mm-19	The habitat restoration plan required in BIO/mm-18 shall also include restoration of riparian habitat within the Meadow Creek corridor, either on site (first priority) or replacement or restoration downstream of West Grand Avenue within the Meadow Creek corridor with appropriate wetland and native plant species equal to 0.69 acre area of the Meadow Creek corridor.	Submittal of Habitat Restoration Plan by an Approved Restoration Specialist	City, CDFG, and RWQCB	Reviewed and Approved by City, CDFG, and RWQCB	Prior to Issuance of Permits
A	BIO/mm-20	Prior to issuance of grading permits, if it is determined that any restoration would occur within the riparian corridor under the jurisdiction of the CDFG or within jurisdictional waters regulated by the USACE, then the	Coordination with CDFG and USACE	City	Coordination with CDFG and USACE and Securing of Permits if	Prior to Issuance of Permits

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Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		appropriate permits shall be obtained from the agencies.			Necessary	
D	BIO/mm-21	Prior to issuance of a grading permit for Area D to expand the North Beach Campground RV Dump Station, the applicant shall redesign the dump station layout and proposed improvements to avoid take of any wetland areas as shown in Figure 4.3-2~~retain a qualified biologist acceptable to the City to prepare a Preliminary Jurisdictional Determination focusing on Study Area D. The Preliminary Jurisdictional Determination shall identify potential waters of the United States, as defined by the USACE, and potential waters of the State of California, as defined by the CDFG and the CCC. The Preliminary Jurisdictional Determination shall be submitted to USACE for review and verification. If Study Area D is determined to support jurisdictional areas that would be impacted by the RV Dump Station expansion, the applicant shall obtain the appropriate permits prior to impacting the jurisdictional areas. If permits are required, it is likely that habitat replacement at an equal ratio would be required prior to construction of the improvements~~.	Retention of Qualified Biologist to Prepare a Preliminary Jurisdictional Determination for Study Area D	City, USACE, City of Pismo Beach	Review and Approval by USACE and Securing of Permits, if Necessary	Prior to Issuance of Permits
A, B, C	BIO/mm-22	In order to avoid potential impacts to special-status plant species in Study Area C, the applicant shall implement one of two options, as follows: Option 1: Relocate the proposed equestrian parking and staging area (Study Area C) to the southeast corner (as discussed in BIO	Option 1: Relocation of Proposed Equestrian Parking and Staging Area Option 2:	City	Option 1: Agreement by Applicant and City Option 2: Assumption of	Prior to Issuance of Permits

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		Impact 6). If impacts to the central dune scrub habitat can be avoided or minimized, the mitigation requirements (BIO/mm-11) for impacts to central dune scrub could be reduced appropriately. Or; Option 2: If the equestrian area is to remain at Area C, it is assumed that the identified rare plants are present at the site and appropriate mitigation shall occur prior to development. Or, if presence is not assumed, approval of the proposed project shall be postponed until rare plant surveys can be conducted in the identified areas and presence or absence of rare plant species with potential to occur can be verified. A survey of the identified areas should be conducted in April or May to verify the presence or absence of special-status plant species. In the event that additional special-status plant species are identified in the affected areas, mitigation for impacts to the species shall be included in the HRP as discussed in BIO/mm-11 and BIO/mm-12.	A) Assumption of Rare Plant Presence in Area C and Implementation of Mitigation; or B) Botanical Surveys to Verify Presence/Absence of Special-status Plant Species		Rare Plant Presence and Implementation of Mitigation by Applicant and Biological Monitor with Approval by City; or Botanical Surveys by Biological Monitor and Implementation of BIO/mm-11 and BIO/mm-12 if Special-status Plants are Present	
A, B, C	BIO/mm-23	In order to avoid potential impacts to special-status plant species in Study Areas A and B, the applicant shall revise the project plans to clearly show the avoidance of central dune scrub habitat located at the northwest corner of Study Area A and along the western boundary of Study Area B. This can be achieved by limiting all improvements to existing developed areas. If impacts to the central dune scrub habitat can be avoided or minimized, the mitigation requirements (BIO/mm-11) for impacts to central dune	Revision of Project Plans; or Botanical Surveys of Study Areas A and B by Biological Monitor	Biological Monitor and City	Agreement by Applicant and City; or, Botanical Surveys by Biologist if Complete Avoidance is not Feasible	Prior to Issuance of Permits

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		scrub could be reduced appropriately. If complete avoidance of the central dune scrub habitat in Study Areas A and B is not feasible, the applicant shall conduct rare plant surveys in the identified areas, as discussed in BIO/mm-22 Option 2.				
C	BIO/mm-24	In order to avoid potential impacts to special-status plant species, the applicant shall implement one of two options, as follows: Option 1: Implement BIO/mm-22; or Option 2: The applicant shall incorporate Blochman's leafy daisy propagation and planting efforts in the HRP as described in BIO/mm-11. The HRP shall include detailed discussions of the methods to be employed to establish and monitor a Blochman's leafy daisy population in the identified mitigation area (refer to Figure 4.3-1).	Option 1: Implement BIO/mm-22; or, Option 2: Incorporation of Blochman's Leafy Daisy Propagation and Planting in HRP	Biological Monitor and City	Option 1: Agreement by Applicant and City; or, Option 2: Botanical Surveys by Biologist if Complete Avoidance is not Feasible	Prior to Issuance of Permits
A, B, C, D	BIO/mm-25	If vegetation removal occurs between March and September, prior to any site activity (such as installation of the project delineation fencing and the commencement of site grading), the environmental monitor shall conduct pre-construction nesting bird surveys. If nesting activity is identified, the following measures shall be implemented: a. If an active nest of common passerine or shorebird species' are observed in the work area or within 100 feet of the work area, construction activities shall be modified and or delayed as necessary to avoid direct take or indirect disturbance of the nests, eggs, or young;	Retention of Qualified Biological Monitor	Biological Monitor	Nesting Bird Surveys and Submittal of Report to City, USFWS, and CDFG for Review and Approval	Prior to Any Site Activity If Vegetation Removal Occurs Between March and September

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		b. If active nest sites of raptors or other special-status species are observed within the work area or 300 feet of the work area, the environmental monitor shall establish a suitable buffer around the nest site. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest and achieved independence. c. Active raptor or special-status species nests should be documented and a letter report should be submitted to the City, USFWS, and CDFG, documenting project compliance with the MBTA and applicable project mitigation measures.				
A, B, C	BIO/mm-26	If construction activities occur during the western snowy plover wintering season (October through February) and if required by CDFG or State Parks, the project applicant shall retain a qualified biologist acceptable to the City to conduct daily pre-disturbance surveys for wintering western snowy plover. The pre-disturbance surveys must be conducted when any work related activities will occur in or within 100 feet of any dune habitat (Study Area C and western portions of Study Areas B and A). If wintering western snowy plover are observed, all project activities within 500 feet of the observed individual(s) shall be postponed until the observed individual(s) leave the area on their own accord. The monitoring biologist or contractors shall not conduct any actions that would result in the deliberate or inadvertent disruption of the observed individual(s)	Retention of Qualified Biological Monitor	Biological Monitor	Wintering Western Snowy Plover Surveys	Construction During the Western Snowy Plover Wintering Season (October through February)

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		behavior.				
A, B, C	BIO/mm-27	Prior to site grading, the applicant shall retain a qualified biologist acceptable to the City (this can be the environmental monitor). The biologist shall conduct a survey for silvery legless lizard, coast horned lizard and other reptiles in Areas A, B and C. The surveyor shall utilize hand search methods in areas of disturbance where these species are expected to be found (e.g., under shrubs, other vegetation, or debris on sandy soils). Any individuals located during this survey should be safely removed from the construction area and placed in suitable habitat.	Retention of Qualified Biological Monitor	Biological Monitor	Survey for Silvery Legless Lizard, Coast Horned Lizard and other Reptiles in Study Areas A, B and C	Prior to Site Grading
Geology and Soils						
A, B, C, D	GS/mm-1	Construction of the project site shall follow the conclusions and recommendations given in the GeoSolutions Soils Report, dated September 14, 2010. These apply to preparation of building pads, mat foundation, driven piles, preparation of paved areas, foundation settlement, slab-on-grade construction, retaining walls, pavement design and additional geotechnical services needed during plan development, review of grading and foundation documents prior to construction and construction inspections and testing as required, including but not limited to, stripping, grading, over-excavating, backfill placement, imported materials, site densification, foundation excavation	Implementation of Recommendation in Soils Report	City	Review of Grading and Foundation Documents and Construction Inspections and Testing As Required	Prior to and During Construction

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		observations and compaction.				
A, B, C, D	GS/mm-2	Foundation design shall conform to the requirements of Chapter 18 of the latest edition of the California Building Code.	Compliance with California Building Code	City	Review of Design Plans and Construction Inspection	Prior to and During Construction
A, C	GS/mm-3	An erosion control plan shall be developed in conjunction with RWCQB staff, City staff, and State Parks biologists to ensure that sensitive areas are protected. Measures in the plan shall include measures to deter sands from blowing into Meadow Creek and the creek buffer area during grading, retention and settling of spray waters from irrigation prior to discharge into the creek, adequate dampening of graded areas during construction to reduce blowing sand, and measures to reduce rilling of any stockpiled soils. The plan shall be completed prior to construction; during construction, monitoring of construction activities shall occur as needed to ensure compliance with the erosion control plan.	Preparation of Erosion Control Plan; Monitoring During Construction	RWQCB, City, and State Parks	Review of Erosion Control Plan; Erosion Control Monitoring by Qualified Erosion Control Monitor	Prior to Construction (Submittal of Erosion Control Plan); During Construction (Erosion Control Monitoring)
A, B, C	GS/mm-4	The erosion control plan required in GS/mm-3 for Area C shall be expanded to include restoration of the dune complex adjacent to the proposed equestrian parking area. The area for erosion control shall include the vicinity of the parking area as determined by the City and State Parks. The plan shall also include measures to block off and restore minor trails, and fence (type to be determined in consultation with State Parks and could be	Preparation of Erosion Control Plan; Implementation of Habitat Restoration	City and State Parks	Review of Erosion Control Plan; Inspection of Habitat Restoration	Prior to Issuance of Permits (Submittal of Erosion Control Plan); During Construction (Inspection of Habitat Restoration)

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		peeler core or pipe and cable) at least 100 feet along both sides of a major trail from the parking area to the beachfront to the west and from the parking area to the overall trail system accessible to the east of the parking lot. Erosion control shall be coordinated with revegetation and restoration of habitat areas associated with this project and with any revegetation efforts ongoing by State Parks. Work effort shall be completed prior to occupancy of the Grover Beach Lodge. Assistance from equestrian groups in restoration and rehabilitation efforts along these trails is recommended.				
A, B, C	GS/mm-5	Prior to issuance of a grading permit for the equestrian parking area, the applicant shall include a retaining wall and fencing or other method, if needed, along the interior perimeter of the parking area to retain sand and to act as a deterrent to equestrians and horses from crossing the fill area to gain access to trails. The retaining wall shall be of sufficient height to reduce fill from falling back into the parking area	Construction of Retaining Wall/Fencing	City	Field Inspection	Prior to Issuance of Permits
Greenhouse Gas Emissions and Adaptations						
A, B, C, D	GHG/mm-1	The following SLOAPCD measures shall be implemented in All Areas of the proposed project: **Construction Measures** ▪ The project plans and specifications shall include a statement that	Incorporation of SLOAPCD Measures on Project Plans and Implementation of Measures During Construction	City	Review of Project Plans and Site Inspections	Prior to Issuance of Permits (Review of Project Plans) and During Construction (Site Inspections)

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		construction equipment shall be shut off when not in use and shall not idle for more than 5 minutes. ▪ The project plans and specifications shall include a statement that queuing of trucks on and off site shall be limited to periods when absolutely necessitated by grading or construction activities. ▪ The project plans and specifications shall include a statement that, to the extent feasible, all diesel- and gasoline-powered construction equipment shall be replaced with equivalent electric equipment. ▪ The project plans and specifications shall include policies and procedures for the reuse and recycling of construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). ▪ The project plans and specifications shall include education for construction workers about reducing waste and available recycling services. **Operational Measures** ▪ The applicant shall demonstrate that the design of the proposed buildings or structures exceeds Title 24 requirements by a minimum of 20 percent. (Note that the project will meet LEED Silver requirements at request of the City of Grover Beach.)				

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		▪ The applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic or enhanced insulation such that heat transfer and thermal bridging are minimized. ▪ Limit air leakage through the structures or within the heating and cooling distribution systems to minimize energy consumption. ▪ The applicant shall demonstrate that the design of the proposed buildings or structures incorporates Energy Star-rated windows or better. ▪ The applicant shall demonstrate that the design of the proposed buildings or structures incorporates Energy Star-rated space heating and cooling equipment or better. ▪ The applicant shall demonstrate that the design of the proposed buildings or structures incorporates Energy Star-rated light fixtures or better. ▪ The applicant shall demonstrate that the design of the proposed buildings or structures includes consideration of installation/ operation of renewable electric generation systems. ▪ The applicant shall demonstrate that the proposed building or structure designs incorporate energy-efficient hot water systems.				

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		▪ The applicant shall demonstrate that the landscape plan for the proposed buildings or structures incorporates water-efficient irrigation systems and devices; such as soil moisture-based irrigation controls or irrigation controls that account for actual weather conditions. ▪ The applicant shall demonstrate that the landscape plan for the proposed commercial buildings or structures uses reclaimed water for landscape irrigation, including the infrastructure to deliver and use reclaimed water. (Note that the City of Grover Beach does not have a reclaimed water program and this measure is not implementable.) ▪ The applicant shall demonstrate that the design of the proposed buildings or structures includes measures to be water-efficient, such as water-efficient fixtures and appliances. ▪ The applicant shall demonstrate that measures have been included to promote ridesharing programs such as, but not necessarily including, publishing ridesharing information for all of the project employees, designating a certain percentage of parking spaces for ridesharing vehicles, designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles, and providing a Web site or message board for				

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		coordinating rides. ▪ The applicant shall demonstrate that measures have been included to provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. ▪ The applicant shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs or equivalently efficient lighting. The applicant shall incorporate the above-listed provisions into development plans for All Areas of the project. The City shall conduct a site inspection to ensure development is in accordance with approved plans prior to occupancy clearance. City staff shall verify installation in accordance with approved building plans.				
Hydrology and Water Quality						
A, B, C, D	DES/mm-1	Prior to issuance of a grading permit for All Areas, the applicant shall submit a final grading and drainage plan for review and approval by the Public Works Director. The plans shall be consistent with City requirements and unless ~~useless~~ otherwise specified by the Public Works Director, detention ~~retention~~ basins and bio-infiltration basins shall be designed according to the Urban Runoff Quality Management, WEF Manual of Practice No. 23, ASCE Manual and Report on Engineering Practice No. 87, ACCE, 1998, as specified in the Preliminary	Submittal of Final Grading and Drainage Plan	City	Review and Approval by City Public Works Director	Prior to Issuance of Permits

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		Hydrology Study for Grover Beach Lodge, prepared by Construction Testing & Engineering, Inc.				
A, B, C, D	DES/mm-2	Prior to issuance of a grading permit for All Areas, the applicant shall submit a Basin Maintenance Plan to the Public Works Director for annual maintenance of storm water structure, including, detention basins and bio-infiltration basins, vegetated swales, rip rap energy dissipaters, and storm drain systems including catch basins and cleanouts.	Submittal of Basin Maintenance Plan	City	Review and Approval by City Public Works Director	Prior to Issuance of Permits
A	DES/mm-3	Bioswale or infiltration basin design in Area A shall minimize encroachment into the 50 foot buffer zone to the greatest extent feasible. Concrete improvements to convey flow shall be located outside the 50-foot buffer area. No bioswale improvements shall occur within the existing riparian areas without approval (and obtaining the appropriate permits) from CDFG, RWQCB and the City.	Bioswale or Infiltration Basin Design	CDFG, RWQCB, and City	Review of Design Plans by CDFG, RWQCB, and City	Prior to Issuance of Permits
A	DES/mm-4	All construction of detention basins and bio-infiltration basins shall avoid the riparian corridor along Meadow Creek, and shall be consistent with biological mitigation to protect the natural habitat of Meadow Creek, including sediment fencing between the bioswale construction and the riparian corridor during construction, filtering of any drainage waters during construction before they enter the creek watershed. No mechanical equipment shall enter the riparian corridor or creek channel during construction activities.	Avoidance of Meadow Creek Riparian Corridor During Construction of Detention Basins and Bio-infiltration Basins shall	Biological Monitor	Field Verification by Biological Monitor	During Construction

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
A	DES/mm-5	Bioswale construction that encroaches into the 50-foot buffer shall be designed to incorporate native riparian and wetland vegetation consistent with the planting requirements set forth in the Biology mitigation measures BIO-1through BIO-10, BIO/mm-15 and BIO/mm-18 through BIO/mm-21.	Bioswale Design	Biological Monitor	Review of Design Plans by City and Field Verification by Biological Monitor	Prior to Construction (Review of Design Plans) and During Construction (Biological Monitoring)
C	DES/mm-6	Prior to submittal of final construction plans for the equestrian parking area, the applicant shall redesign the storm drains for the parking area to avoid encroaching into riparian and wetland habitat, consistent with BIO-mm/18.	Redesign of Parking Area Storm Drains	Biological Monitor	Review of Construction Plans by City and Field Verification by Biological Monitor	Prior to Submittal of Final Construction Plans (Review of Construction Plans) and During Construction (Biological Monitoring)
~~A~~	~~DES/mm-7~~	~~Prior to approval of the project designs for Area B, the City shall review wave run-up information and determine the elevations along the periphery of Area B to ensure that measures are in place to deter wave run up into Area A. If necessary, A low sea wall, a constructed dune, landscape berm, or other method to deter wave run up and associated dune erosion shall be designed by the applicant and approved by the City. Sea level rise shall either be the worst case estimate of a 4.6 foot rise (16.74 feet) or at an elevation that has been accepted by the State or County of San Luis Obispo for the life of the concession (50 years).~~	~~Design of a Low Sea Wall, Constructed Dune or Other Method to Deter Wave Run Up and Dune Erosion~~	~~City~~	~~Review of Design Plans~~	~~Prior to Issuance of Permits~~

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
Noise						
A	N/mm-1	Prior to issuance of building permits for the Lodge buildings in Area A, the applicant shall demonstrate that adequate sounds attenuating enclosures or structures are included for all mechanical and HVAC units associated with the proposed project. Stationary noise controls shall be included on appropriate plan sheets and reviewed and approved by the City of Grover Beach Community Development Director, or designee, prior to issuance of any grading or building permits.	Noise Control Measures Included on Project Plans	City	Review of Project Plans	Prior to Issuance of Permits
A, B	N/mm-2	Prior to issuance of any grading or building permits for Areas A and B, a comprehensive Construction Noise Management Plan shall be developed. The plan shall be reviewed and approved by the City of Grover Beach Community Development Director, or designee. The construction noise mitigation measures applicable to the noise management plan include but are not limited to: ▪ Each internal combustion engine, used for any purpose on the job, or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the job site without an appropriate muffler. All equipment shall have sound-control devices no less effective than those provided on the original equipment. No	Preparation of Construction Noise Management Plan; Implementation of Construction Noise Management Plan	City	Review of Construction Noise Management Plan	Prior to Issuance of Permits

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		equipment shall have an un-muffled exhaust. ▪ Minimize construction activities at residential areas during evening, nighttime, weekend, and holiday periods. Noise impacts are typically minimized when construction activities are performed during daytime hours. ▪ If possible, avoid using impact pile driving (if piles are required for this project). Utilize less noise intrusive pile installation techniques such as vibratory pile driving or CIDH (cast in drill hole) piling. ▪ In case of construction noise complaints by the public received by the City, the construction manager shall be notified and the specific noise producing activity may be changed, altered, or temporarily suspended if necessary. If more than three complaints are received by the City, the applicant shall retain an acoustical engineer or qualified noise specialist to review construction plans and operations, and recommend additional noise reduction measures. ▪ When feasible, the use of loud sound signals (e.g. back-up warning buzzers or alarms) shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel. ▪ Truck loading, unloading, and hauling				

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		operations shall be directed to use West Grand Avenue whenever possible. ▪ Temporary barriers shall be used and relocated as needed and if needed, to protect sensitive receptors from excessive construction noise generated by small items such as compressors, generators, pneumatic tools, and jackhammers. Noise barriers can be made of heavy plywood, moveable insulated sound blankets, or other best available control techniques. The contractor shall implement appropriate additional noise abatement measures including, but not limited to, changing the location of stationary construction equipment, turning off idling equipment, rescheduling construction activity, notifying adjacent residents in advance of construction work, or installing acoustic barriers around stationary construction noise sources, or any other method to reduce noise as recommended by the City.				
Transportation/Traffic						
A, B, C	TC/mm-1	Prior to occupancy of Area A, the applicant shall re-stripe the westbound approaching lanes. The inside land shall be identified as "Highway 1 Southbound Only" as it drops into a left turn lane at the Highway 1 intersection. The outside lane shall provide access to the State Park and project site as well as the right turn pocket to Highway 1. Signage for through	Re-striping of Westbound Approaching Lanes	City	Inspection	Prior to Occupancy

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		traffic to merge right is also required between 2nd Street and Highway 1. The TIER in Appendix E of this EIR contains an appendix with recommended striping and signage.				
~~A, B, C~~	~~TC/mm-2~~	~~Prior to occupancy of any portion of the project site (Area A, B or C, whichever occurs first) a restriping plan for West Grand Avenue shall be approved by the City and implemented as part of project improvements. West Grand Avenue shall be restriped as a three-lane cross section, with a through lane in each direction and a center left turn lane. This center lane would provide a refuge area for vehicles entering and exiting all the project parking lots and for trailers entering and exiting the equestrian facility. This center lane will provide refuge for turning vehicles while they wait for gaps in oncoming traffic so as to not block the travel lanes to the State Park or Highway 1 in either direction on West Grand Avenue.~~	~~Preparation and Implementation of West Grand Avenue Striping Plan~~	~~City~~	~~Inspection~~	~~Prior to Occupancy~~
A	TC/mm-2~~3~~	Prior to final project approval of Area A, the circulation parking patterns shall be reviewed and approved by the City to improve ingress and egress between the individual parking areas in Area A, ~~and~~ allow turn-around space in each parking area to avoid vehicles from having to back up to turn around or exit the lots, and to maximize parking onsite.	Submittal of Circulation Parking Plans	City	Review of Circulation Parking Plans	Prior to Occupancy
A, B	TC/mm-3~~4~~	Area A circulation between parking areas shall be coordinated with Area B structures. It is recommended that the City consider	Submittal of Circulation Parking Plans	City	Review of Circulation Parking Plans	Prior to Occupancy

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		posting parking areas for specific uses and using time limits, permits, meters, or other measures acceptable to the City and concessionaires for parking lots associated with Area B uses.				
B	TC/mm-4~~5~~	The Area B parking lot adjacent to Fin's Restaurant shall also include marked handicapped spaces and some short term parking spaces for users of the picnic areas adjacent or close to the public drop off area.	Addition of Handicapped and Short-term Parking Spaces for Area B Parking Lot	City	Inspection	During Construction
~~A~~	~~TC/mm-5~~6	~~Prior to occupancy of Area A, the applicant shall re-stripe the Le Sage Drive eastbound approach by adding a left-turn pocket. This will reduce average delay for the minor approach and improve intersection operations. The City of Grover Beach LOS C goal generally is met with this improvement. MUTCD Warrant 3 signal warrants are met at this location during the Existing "Plus Project" Saturday peak hour, but signalization is not required with the construction of this improvement.~~	~~Re-striping of Le Sage Drive Eastbound Approach~~	~~City~~	~~Inspection~~	~~During Construction~~
A, B	TC/mm-6~~7~~	If the City of Pismo Beach determines that LOS C is appropriate for this intersection, the recommended mitigation measure to reduce impacts to the Highway 1/Price Street intersection is to re-stripe the Highway 1 northbound approach into two separate lanes for left and right turn movements. This improvement would extend to Bay Street, reducing the average delay and improving intersection operations to LOS D. The City of	Re-striping the Highway 1 Northbound Approach into Two Separate Lanes with Left and Right Turns	City of Pismo Beach and City of Grover Beach	Inspection	During Construction (if required by City of Pismo Beach)

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
		Pismo Beach LOS C goal is not met, but this improvement reduces the project impacts significantly. At this time there is no mechanism for Grover Beach to require improvements to the City of Pismo Beach. The City and the applicant would be required to negotiate the appropriate improvements with the City of Pismo Beach. This is a significant impact that could be reduced to insignificance; however, because the mechanism is not in place to require improvements in another city's jurisdiction, it is considered a mitigation measure that cannot be implemented at this time.				
A, B	TC/mm-7~~8~~	If the City of Pismo Beach determines that LOS C is appropriate for this intersection, the recommended mitigation measure to reduce impacts to the Highway 1/Ocean View Avenue intersection is to widen the roadway along Ocean View Avenue and stripe a left turn pocket for the westbound approach. This improvement may not be feasible, as it will likely require right-of-way currently under private ownership. The City goal of LOS C is not met, but this improvement reduces the project impacts but not to a level of insignificance (intersection conditions remain LOS F with mitigation; refer to Table 8A in the TIAR found in Appendix E of this EIR). At this time there is no mechanism for Grover Beach to require improvements to the City of Pismo Beach. This is considered a mitigation measure that cannot be implemented at this time.	Widening of Ocean View Avenue and Striping for Left Turn Pocket for Westbound Approach	City of Pismo Beach and City of Grover Beach	Inspection	During Construction (if required by City of Pismo Beach)

Table7-1. Mitigation Monitoring and Reporting Plan

Study Area	Mitigation Measure	Requirements of Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
	TC/mm-8~~9~~	A traffic signal could be installed at this intersection. A traffic signal analysis based on MUTCD Warrant 3 is presented as an appendix to the TIAR, found in Appendix E of this EIR. The City of Pismo Beach LOS C goal is met with this improvement. However, there is no mechanism at this time for the applicant and State Parks to pay their fair share to a City of Pismo Beach improvement. The City and the applicant would be required to negotiate the appropriate improvements with the City. This is considered a mitigation measure that cannot be implemented at this time.	Installation of Traffic Signal at Intersection	City of Pismo Beach and City of Grover Beach	Inspection	During Construction
~~A, B~~	~~TC/mm-9~~10	~~Prior to occupancy, the applicant shall pay their fair share for restriping the Le Sage Drive eastbound approach by adding a left turn pocket. This mitigation would reduce average delay for the minor approach and improve intersection operations. The City of Grover Beach LOS C goal is met with this improvements and the project impact is mitigated. MUTCD Warrant 3 signal warrants are met at this location during the Cumulative "Plus Project" Saturday peak hour, but signalization is not required with the construction of this improvement.~~	~~Restriping of Le Sage Drive Eastbound Approach by Adding a Left Turn Pocket.~~	~~City of Grover Beach~~	~~City of Grover Beach Confirmation of Payment from Applicant~~	~~Prior to Occupancy~~