

Date: March 6, 2026

**DEVELOPER'S STATEMENT & MITIGATION MONITORING PROGRAM  
FOR MAHAFFEY MINOR USE PERMIT N-DRC2024-00034 (ED25-0271)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that would reduce potentially significant impacts to less than significant levels. These measures would become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

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*Hazards and Hazardous Materials*

**HAZ-1 Fire Protection and Emergency Access.** Prior to initiation of temporary events, the project shall demonstrate compliance with all of the relevant conditions/requirements set forth in the letter of August 14, 2024 from CalFire/San Luis Obispo County Fire Department.

**HAZ-2 Traffic Management.** Prior to the initiation of temporary events, the applicant shall submit a Traffic Management Plan (TMP) prepared by a licensed civil engineer or traffic engineer for review and approval by the Department of Planning and Building in consultation with the Public Works Department. The TMP shall include at least the following components:

- A TMP Coordinator shall be designated by the property owner and their contact information shall be provided to the Department of Planning and Building.
- An encroachment permit shall be required for any traffic control proposed within the public right of way.
- The TMP Coordinator shall be responsible for completing the following tasks:

- Provide notice to emergency management personnel that the event is scheduled along the expected hours of the event.
- Encourage guests to carpool and/or ride share.
- If available, encourage guests to utilize a shuttle bus service to/from the event to reduce the number of vehicles on site and using the roadways.
- Implementation, monitoring and removal of physical measures required to manage traffic flows into and out of the project site.
- Respond to all public agencies and/or public inquiries regarding traffic associated with a special event.
- Establish and implement a procedure to request County approval for subsequent amendments to the TMP, along with notification to the County after each event in which TMP changes are requested.
- Implementation/installation of illumination at the project driveway at Geneseo Road to improve nighttime visibility.
- Preparation and implementation of an event signage plan which shall include internal (on-site) and external (off-site) signage with at least the following:

Off-site Signage

- Temporary advance warning signs that an event is occurring for both northbound and southbound traffic on Geneseo Road. The applicant may choose to place said signage on its property provided that the advance warning signs are visible to Geneseo Road traffic.

On-site Signage

- The placement of signs along the entrance drive (Eagle Oak Ranch Way) to direct guests to the parking areas.
- Maintain an event log. The event log shall include **size of the event** and all measures implemented post event.

**Monitoring:** Required prior to the Notice to Proceed and the initiation of temporary events. Compliance will be verified by the County Department of Planning and Building.

Noise

**N-1 Outdoor events with amplified music or speech** shall be limited to the hours of 10:00 AM to 10:00 PM. The maximum allowable sound level associated with outdoor temporary events shall be 90dBA Leq measured at a distance of 25 feet from the amplified sound noise source. To the maximum extent feasible, sources of amplified speech or music shall be oriented so that the speakers are aimed to the north or northeast. Noise at the property line shall not exceed the exterior noise standards set forth in the County Element and Title 22 of the Land Use Ordinance (Section 22.10.120), specifically 50 dBA Leq(h) and 70 dBA Lmax.

**Monitoring:** Compliance will be verified by the County Department of Planning and Building.

Trbal Cultural Resources

**TCR-1** Prior to approval of access improvements, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- A. List of personnel (including the Native Tribe) involved in the monitoring activities;
- B. Description of how the monitoring shall occur;
- C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- D. Description of what resources are expected to be encountered;
- E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- F. Description of procedures for halting work on the site and notification procedures;  
and
- G. Description of monitoring reporting procedures.

**Monitoring:** Required prior to approval of access improvements. Compliance will be verified by the County Department of Planning and Building.

**TCR-2** During all ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

**Monitoring:** Compliance will be verified by the County Department of Planning and Building.

**TCR-3** Upon completion of all monitoring/mitigation activities, and prior to initiation of temporary events, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

**Monitoring:** Required prior to the Notice to Proceed and the initiation of temporary events. Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



**Signature of Applicant**

Patricia Mahaffey, Trustee

**Name (Print)**

3/6/2026

**Date**