

**DEVELOPER'S STATEMENT FOR  
MOORE MAJOR GRADING PERMIT  
GRAD2025-00011**

**MARCH 23, 2026**

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.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

## **Exhibit B - Mitigation Summary**

The following mitigation measures address impacts that may occur as a result of the development of the project.

### **Biological Resources**

**BR-1 Environmental Awareness Training.** Prior to the start of any project activities, an environmental awareness training shall be presented to all construction personnel by a qualified biologist prior to start of any project activities. The training shall include color photographs and a description of the ecology of all special-status species known or with potential to occur, as well as other sensitive resources requiring avoidance during construction. The training shall also include a description of protection measures required by discretionary permits, an overview of the federal and state Endangered Species Acts, and implications of noncompliance with these regulations. This will include an overview of the required avoidance, minimization, and mitigation measures. A sign-in sheet with the name and signature of the qualified biologist who presented the training and the names and signatures of the environmental awareness trainees will be kept. A fact sheet conveying the information provided in the environmental awareness training will be provided to all project personnel and anyone else who may enter the project site. If new construction personnel join the project after the initial training period, they will receive the environmental awareness training from a qualified individual before beginning work.

**BR-1 Monitoring:** Required prior to the start of site disturbance and construction activities. Compliance will be verified by the County Department of Planning and Building.

**BR-2 Preconstruction Surveys and Avoidance for Crotch's Bumble Bee.** Prior to the start of project activities and if work is planned to occur during the flight period of **April 1 to September 1**, a qualified biologist shall survey for Crotch's bumble bee within the work area 2 weeks prior to the start of initial ground disturbance. If a Crotch's bumble bee nest is observed, no work shall occur within 25 feet of the nest until it is no longer active. If an exclusion buffer is not feasible, the County of San Luis Obispo (County) shall coordinate with the qualified biologist and appropriate resource agencies as applicable for further guidance. If Crotch's bumble bee is found during the active spring

and summer period (April 1–September 1), or presence is unknown (e.g., if a survey during the active period was not completed) and work is planned between October 1 and March 31, potential overwintering habitat shall be identified by the qualified biologist and avoided by a minimum of 50 feet. If potential overwintering habitat cannot be avoided, the County shall coordinate with the qualified biologist and appropriate resource agencies as applicable for further guidance. The applicant shall coordinate with appropriate resource agencies for guidance to implement project activities and avoid take of the species or proceed with an Incidental Take Permit. The results of the surveys shall be provided to the appropriate resource agencies prior to initial project activities.

- BR-3 Preconstruction Surveys and Avoidance for American Badger. A qualified biologist shall conduct a preconstruction survey within 30 days prior to the start of initial project activities,** to ensure American badger are not present within proposed work areas. If the qualified biologist determines that a den present on-site may be active, a no-entry exclusion buffer shall be established within 50 feet of the den and the appropriate resource agencies shall be contacted for further guidance. If active dens are found during the breeding and rearing season, no activity shall occur within 200 feet (American badger) of the den without agency guidance and approval. Exclusion buffers shall be prominently flagged and encircle the den. If an exclusion buffer is not feasible, the applicant will contact the County for further guidance prior to initial project activities. The results of the survey shall be provided to the County prior to initial project activities. If construction lapses beyond 30 days from the survey, an additional survey will be required.
- BR-4 Preconstruction Surveys and Monitoring for Northern California Legless Lizard. A qualified biologist shall conduct a preconstruction survey immediately prior to the start of work,** within 50 feet of suitable habitat for Northern California legless lizard. Surveys will be conducted by gently disturbing scrub understory and upper layers of oak tree duff. Construction monitoring shall also be conducted by a qualified biologist during initial ground-disturbing and vegetation removal activities (e.g., grading, grubbing, vegetation trimming, or vegetation removal including tree removal) within suitable habitat. If Northern California legless lizard are discovered during surveys and monitoring, they will be hand captured and relocated to suitable habitat outside the area of impact.
- BR-5 Preconstruction Surveys and Avoidance for San Diego Desert Woodrat. Prior to the start of project activities,** a qualified biologist shall conduct a preconstruction survey for woodrat middens and implement a minimum 5-foot buffer area around all identified. Any woodrat nests that are deemed unavoidable by project activities shall be carefully dismantled mechanically (e.g., excavator with thumb) or with hand tools from the top down, allowing any woodrats to escape unharmed. A biological monitor shall be present for dismantling.
- BR-6 Preconstruction Surveys and Avoidance for Migratory Nesting Birds. If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within 1 week prior to activity beginning on-site.** If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active. A non-disturbance buffer of 50 feet shall be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation with the local CDFW biologist, and/or the USFWS.

**BR-7 Special-Status Botanical Species.** The following specific recommendations are made to reduce the anticipated impacts to special-status plant populations to the maximum extent feasible:

- a. Impacts to special-status plant species shall be avoided and minimized to the extent feasible. Any special-status plants or populations located within 50 feet of the proposed work limits that are to be avoided and protected shall be clearly fenced or flagged prior to construction to avoid inadvertent impacts by construction activities.
- b. Prior to the start of construction, the applicant shall collect San Luis Obispo owl's clover seed (if available) and salvage topsoil where it will be removed as a result of project activities. Salvaged topsoil and seed will be immediately redistributed within identified receiver sites (see Attachment A: Figure A-3 – San Luis Obispo owl's clover Receiver Site 1 and/or Receiver Site 2). The seed and topsoil salvage will be used to enhance and expand upon existing population patches present on-site.
- c. The areas mapped as Santa Margarita manzanita chapparal that will not be impacted by the proposed project activities shall be protected from development and/or other ground disturbances that would preclude the long-term preservation and existence of this species on-site (see Attachment A: Figure A-3 – Santa Margarita Manzanita Preservation Area).

**BR-2 through BR-7 Monitoring:** Required prior to the start of site disturbance and construction activities. A final report is required within 30-days of completion of surveys. Compliance will be verified by the County Department of Planning and Building.

**BR-8 Site Maintenance and General Operations.** During the site disturbance and/or construction phase, the following general measures are recommended to minimize impacts to sensitive resources during active construction:

- a. The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
- b. In proximity to sensitive resources and habitats, signs shall be posted at the boundary of the work area indicating the presence of sensitive resources.
- c. Project plans, drawings, and specifications shall show the boundaries of all sensitive resource areas and the location of erosion and sediment controls, delineation of construction limits, and other pertinent measures to ensure the protection of sensitive habitats and resources.
- d. Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located within sensitive habitat.
- e. Secondary containment, such as drip pans, shall be used to prevent leaks and spills of potential contaminants.
- f. Washing of concrete, paint, or equipment, and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 50 feet from sensitive habitat. Sandbags and/or absorbent pads and spill control kits shall always be available on-site to prevent fuel spills and other contaminants from leaving the site.

- g. Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
- h. Plastic monofilament netting (erosion control matting) or similar material will not be used on-site due to the potential to entangle special-status wildlife. Acceptable substitutes are coconut coir matting, biodegradable fiber rolls, or tackified hydroseeding compounds.
- i. The use of pesticides (including rodenticides) and herbicides on the property shall follow all local, state, and federal regulations to avoid primary and secondary poisoning of sensitive species that may be using the site.

**BR-8 Monitoring:** Required during site disturbance and construction activities. Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description after 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.

Kevin C. Moore  
Signature of Applicant(s)

3/23/2026  
Date

Kevin C. Moore  
Name (Print)