

EXH. B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
LAND USE					
<p>3.1-1a: Should the City policy makers determine that fill of wetlands can be avoided, the proposed site plan shall be redesigned to avoid filling the roadside drainage swale located directly north of the road serving the marina, and a human made drainage ditch connection to San Rafael Bay that is located east of the Loch Lomond Market areas C and E identified in Section 3.7 on Exhibit 3.7-1, <i>Biological Resources Map</i>. If the City s determine that fill of wetlands is unavoidable, then the Project Proponent shall implement the Wetlands Mitigation Plan as described in Section 2, Project Description, Appendix E of the Draft EIR, and as recommended by Mitigation Measures presented in Chapter 3.7 (Biological Resources). Refer to Exhibit 3, <i>Wetland Setback Encroachment</i>, and Exhibit 4, <i>Wetland Setback Encroachment Detail</i> in Volume IV, Responses to Comments, of this Environmental Impact Report.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p>	<p>Planning Division</p>	<p>Draft and incorporate condition as part of project approval</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p>	
<p>3.1-1b: Should the City determine that encroachment within the required wetlands setbacks is major, then the proposed site plan shall be redesigned to avoid encroachment into the 50-foot development free setback from wetlands provided for in <i>General Plan 2020 Policy CON-4, Wetland Setbacks</i>. If the City s determine that encroachment within the wetlands setbacks is minor, then the Project Proponent shall implement the Wetlands Mitigation Plan as described in Section 2, Project Description, Appendix E of the Draft EIR, and as recommended by mitigation measures presented in Chapter 3.7 (Biological Resources) The Project Proponent proposes to expand existing seasonal wetland habitat by creating three mitigation wetlands in the southeastern portion of the Project area. Implementation of the Wetlands Mitigation Plan shall be monitored for ten years to ensure proper hydrologic function and establishment of wetland vegetation.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p>	<p>Planning Division</p>	<p>Draft and incorporate condition as part of project approval</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p>	
<p>3.1-2a: Please refer to Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, (Biological Resources), and Mitigation Measure 3.8-1a-f identified in Section 3.8, (Hydrology, Drainage, and Water Quality).</p>	<p>Please refer to Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, (Biological Resources), and Mitigation Measure 3.8-1a-f identified in Section 3.8, (Hydrology, Drainage, and Water Quality).</p>	<p>Please refer to Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, (Biological Resources), and Mitigation Measure 3.8-1a-f identified in</p>	<p>Please refer to Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, (Biological Resources), and Mitigation Measure</p>	<p>Please refer to Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, (Biological Resources), and</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
		Section 3.8, (Hydrology, Drainage, and Water Quality).	3.8-1a-f identified in Section 3.8, (Hydrology, Drainage, and Water Quality).	Mitigation Measure 3.8-1a-f identified in Section 3.8, (Hydrology, Drainage, and Water Quality).	
3.1-2b: The Project Proponent shall adjust the General Plan Land Use boundary to ensure that the Conservation area designation is retained in such areas that include jurisdictional wetlands, with the exception of Wetland E. For these areas, the current Conservation area designation shall be retained. If the City's policy makers determine that the filling of approximately 622 square feet of seasonal wetland is unavoidable and appropriate mitigation has been provided, then the map land use boundary adjustment would not be required to mitigate the underlying physical impact on the environment.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	Note: Latest plan revisions propose to expand the Conservation area boundaries to incorporate all but one small drainage ditch (Wetland E).
3.1-3a: Please refer to Mitigation Measures 3.1-1a, 3.1-1b, and 3.1-2b, identified above, as well as, Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, <i>Biological Resources</i> , and Mitigation Measures 3.8-1a-f identified in Section 3.8, <i>Hydrology, Drainage, and Water Quality</i> .	Please refer to Mitigation Measures 3.1-1a, 3.1-1b, and 3.1-2b, identified above, as well as, Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, <i>Biological Resources</i> , and Mitigation Measures 3.8-1a-f identified in Section 3.8, <i>Hydrology, Drainage, and Water Quality</i> .	Please refer to Mitigation Measures 3.1-1a, 3.1-1b, and 3.1-2b, identified above, as well as, Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, <i>Biological Resources</i> , and Mitigation Measures 3.8-1a-f identified in Section 3.8, <i>Hydrology, Drainage, and Water Quality</i> .	Please refer to Mitigation Measures 3.1-1a, 3.1-1b, and 3.1-2b, identified above, as well as, Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, <i>Biological Resources</i> , and Mitigation Measures 3.8-1a-f identified in Section 3.8, <i>Hydrology, Drainage, and Water Quality</i> .	Please refer to Mitigation Measures 3.1-1a, 3.1-1b, and 3.1-2b, identified above, as well as, Mitigation Measures 3.7-8a-d and 3.7-11a-g identified in Section 3.7, <i>Biological Resources</i> , and Mitigation Measures 3.8-1a-f identified in Section 3.8, <i>Hydrology, Drainage, and Water Quality</i> .	
AESTHETICS					
3.2-1: During the construction phase of the Project, the construction contractor shall be required to implement the following mitigation measures:	Require as a condition of approval for Vesting	Planning Division	Draft and incorporate	Deny Vesting Tentative Tract	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<ul style="list-style-type: none"> • A screened security fence, approved by the City of San Rafael, shall be installed and maintained around active construction areas to screen views of debris, equipment, and work staging areas. The screen security fence shall be removed immediately following completion of construction work authorized by the Building Permits. • Dumpsters shall be regularly emptied. • The construction site and construction staging areas shall be kept clear of trash, weeds, and construction debris. Compliance with this measure is subject to periodic inspections by the City of San Rafael. 	<p>Tentative Tract Map and Master Use Permit</p> <p>Measures to be installed by Project Sponsor</p> <p>Implement control measures</p>	<p>Building Division Public Works</p> <p>Project Sponsor</p>	<p>condition as part of project approval</p> <p>Complete site inspection during construction</p> <p>During grading and construction activities</p>	<p>Map and Master Use Permit Application</p> <p>Halt grading and construction until measures are installed</p> <p>Halt grading and construction until measures are installed</p>	
<p>3.2-5a: Prior to issuance of Building Permits, the applicant shall prepare an exterior lighting plan for the review and approval of the Design Review Board. The plan shall include the following:</p> <ul style="list-style-type: none"> • Sufficient exterior lighting to establish a sense of well-being to the pedestrian and one that is sufficient to facilitate recognition of persons at a reasonable distance. Type (lighting standard) and placement of lighting shall be to the satisfaction of the Police Department and Department of Public Works; • All areas of the Project site; • Vandal resistant garden and exterior lighting; • A lighting standard that is shielded to direct illumination downward and to limit casting light and glare on adjacent properties; • Exterior lighting on a master photoelectric cell, which is set to operate during hours of darkness; • A minimum of one foot-candle at ground level overlap provided in all exterior doorways and vehicle parking areas, and on outdoor pedestrian walkways presented on a photometric plan; • Exterior lighting for residential dwellings within 100 feet of the eastern wetlands shall not exceed 10 foot-candle and should be mounted low to reduce glare into the adjacent sensitive areas; and • The plan shall include a note requiring a site inspection 30 days following installation and operation of the lighting. The post construction inspection by the City shall allow adjustments in the 	<p>Require as a condition of Building Permit approval</p> <p>Review lighting plan as part of the Design Review Permit application process</p> <p>Incorporate into final construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Lighting is installed</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Project Sponsor</p> <p>Planning Division Building & Safety Division</p> <p>Project Sponsor Planning Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to approval of Design Review Permit</p> <p>Prior to filing an application for a Building Permit</p> <p>Prior to issuance of Building Permit</p> <p>City staff completes site inspections</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Deny Design Review Permit application</p> <p>Reject Building Permit application</p> <p>Do not issue Building Permit</p> <p>Occupancy of Buildings is denied until lighting is installed and tested</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
direction or intensity of the lighting, if necessary. <ul style="list-style-type: none"> Prior to issuance of Building Permits, the Project Proponent shall submit a photometric analysis to the Design Review Board for review and approval. 					
3.2-5b: Consistent with the Design Review Permit criteria established in the San Rafael Municipal Code Title 14 (zoning), Chapter 25 (Design Review), the proposed Project shall be designed with non-reflective and/or tinted glass to minimize potential daytime glare impacts.	Require as a condition of Building Permit approval	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	
	Incorporate into final construction plans	Project Sponsor	Prior to filing an application for a Building Permit	Reject Building Permit application	
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of Building Permit	Do not issue Building Permit	
	Glass is installed	Project Sponsor Planning Division	City staff completes site inspections	Occupancy of Buildings is denied until glass is installed and reflectivity is verified	
TRAFFIC AND PARKING					
3.4-4a: Prior to issuance of a Certificate of Occupancy for the first Building, the proposed Project shall provide "No Parking" signs, pavement markings and appropriate garage setback standards (setbacks shall be either 5 feet or less or, alternately, 20 feet or more) along rear-alleys to provide adequate emergency access to residential areas.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	
	Measures to be installed by Project Sponsor	Project Sponsor Building Division	City Staff completes site inspections	Occupancy of Buildings is denied until measures are installed	
3.4-4b: Prior to approval of the Project, the proposed Project shall redesign the rear-alley serving the cluster of townhouses at the southwest corner to include a vehicle turnaround, secondary emergency access, or through	Require as a condition of approval for Vesting Tentative Tract Map and	Planning Division Fire Marshal	Draft and incorporate condition as part of	Deny Vesting Tentative Tract Map and Master	Note: Latest plan revisions replace rear alleys with parking courts

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
alleyway designed to the satisfaction of the Fire Marshal.	Master Use Permit		project approval	Use Permit Application	that comply with the City cul-de-sac standards, which would eliminate this impact.
AIR QUALITY					
3.5-1a: The Project Contractor shall implement the following control measures during construction activities to reduce PM ₁₀ emissions per the BAAQMD's recommendation. <ul style="list-style-type: none"> • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard. • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. • Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more). • Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.) • Limit traffic speeds on unpaved roads up to 15 mph. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways. • Replant vegetation in disturbed areas as quickly as possible. • Install wheel washers for all exiting trucks, or wash off the tires or racks of all trucks and equipment leaving the site. • Install windbreaks, or plant trees/vegetative windbreaks at windward side(s) of construction sites. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. 	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Incorporate measures into final construction plans Construction drawings reviewed by City staff Measures to be installed by Project Sponsor Implement control measures	Planning Division Planning Division Planning Division Building & Safety Division Project Sponsor Building & Safety Division Project Sponsor	Draft and incorporate condition as part of project approval Prior to issuance of a Building Permit Prior to issuance of a Building Permit Complete site inspections during construction During grading and construction activities	Deny Vesting Tentative Tract Map and Master Use Permit Application Do not issue Building Permit Do not issue Building Permit Halt grading and construction until measures are implemented Halt grading and construction until measures are implemented	
3.5-1b: Prior to approval of the Project plans and specifications, the City of San Rafael shall confirm that the plans and specifications stipulate that, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City. The City inspector shall be responsible for ensuring that	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
contractors comply with this measure during construction.	Measures to be installed by Project Sponsor Implement control measures	Project Sponsor Building & Safety Division Project Sponsor	Complete site inspections during construction During grading and construction activities	Halt grading and construction activities until measures are implemented Halt grading and construction until measures are implemented	
3.5-1c: Prior to issuance of Grading Permits or approval of grading plans, the Applicant shall include in the construction contract standard specifications a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment. Measures shall include provisions for proper maintenance of equipment engines, measures to avoid equipment idling more than two minutes and avoidance of unnecessary delay of traffic on off-site access roads by heavy equipment blocking traffic.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Measures to be included in the construction contract by Project Sponsor Implement control measures	Planning Division Project Sponsor Building & Safety Division Project Sponsor	Draft and incorporate condition as part of project approval Prior to approval of Grading Permits During grading and construction activities	Deny Vesting Tentative Tract Map and Master Use Permit Application Deny Grading Permit application Halt grading and construction until measures are implemented	
3.5-1d: Should asbestos be determined to be present within the existing structures of the Project, the Project Proponent/Project Contractor shall be required to comply with BAAQMD Regulation II, Rule 2, Hazardous Materials; Asbestos Demolition, Renovation and Manufacturing during the demolition process or any Building renovation process.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Conduct an Asbestos Survey Monitor grading, demolition, and construction activities	Planning Division Licensed Asbestos Abatement Inspector Engineering Services Division Building Division	Draft and incorporate condition as part of project approval Prior to issuance of Demolition Permits Inspect site during grading, demolition,	Deny Vesting Tentative Tract Map and Master Use Permit Application Deny issuance of Demolition Permits Halt grading, demolition, and	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	Implement control measures	Project Sponsor	and construction activities Inspect site during grading, demolition, and construction activities	construction activities if asbestos is found. Halt grading, demolition, and construction activities if asbestos is found.	
NOISE					
<p>3.6-1a: Prior to Grading Permit issuance, the Applicant must demonstrate, to the satisfaction of the City of San Rafael, that the Project complies with the following:</p> <ol style="list-style-type: none"> 1) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers; 2) Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools (rather than diesel equipment) must be used when feasible; 3) During construction, stationary construction equipment must be placed such that emitted noise is directed away from sensitive noise receivers; 4) During construction, stockpiling and vehicle staging areas must be located as far as practical from noise sensitive receptors; 5) Earthmoving equipment operating on the construction site, must be as far away from vibration-sensitive sites as possible; and 6) Construction hours, allowable workdays, and the telephone number of the job noise disturbance coordinator must be clearly posted at all construction entrances to enable surrounding owners and residents to contact the job coordinator. If the City or the job coordinator receives a complaint, the coordinator shall investigate, take appropriate corrective action, and report the action taken to the reporting party. 	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Prepare and submit plans and specifications addressing attenuation of noise during construction</p> <p>Measures to be installed by Project Sponsor</p>	<p>Planning Division</p> <p>Project Sponsor</p> <p>Project Sponsor Building Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to filing application for Grading Permit</p> <p>Complete site inspections during construction</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Reject application for Grading Permit until plans and specifications are submitted</p> <p>Halt grading and construction activities until measures are implemented</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>3.6-1b: Residences within 1,000 feet of a construction area shall be notified of the construction schedule in writing, prior to construction as well as a telephone number of the Project noise disturbance coordinator. The contractor shall designate a noise disturbance coordinator who would be responsible for responding to complaints regarding construction noise. The coordinator shall determine the cause of the complaint and ensure that reasonable measures are implemented. A contact number for the noise disturbance coordinator shall be conspicuously placed on construction site fences and written into the construction notification schedule sent to nearby residences.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Proof of mailing provided as demolition, grading, and Building applications</p> <p>Measures to be installed by Project Sponsor</p>	<p>Planning Division</p> <p>Project Sponsor Planning Division</p> <p>Project Sponsor Building Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of demolition, grading, and Building applications</p> <p>City Staff completes site inspections</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not issue demolition, grading, or Building applications</p> <p>Halt demolition, grading, and construction until measures are implemented</p>	
<p>3.6-1c: For projects within 1,000 feet of sensitive receptors, impact equipment (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrical powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate measures into final construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Measures to be installed by Project Sponsor</p> <p>Implement control measures</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Planning Division Building Division</p> <p>Project Sponsor Building Division</p> <p>Project Sponsor</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of a Building Permit</p> <p>Prior to issuance of a Building Permit</p> <p>Complete site inspections during construction</p> <p>During grading and construction activities</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not issue Building Permit</p> <p>Do not issue Building Permit</p> <p>Halt grading and construction until measures are implemented</p> <p>Halt grading and construction until measures are implemented</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>3.6-1d: For projects within 1,000 feet of sensitive receptors, sonic or vibratory pile drivers shall be used instead of impact pile drivers (sonic pile drivers are only effective in some soils) whenever possible. If sonic or vibratory pile drivers are not feasible, acoustical enclosures shall be provided as necessary to ensure that pile-driving noise does not exceed speech interference criterion at the closest sensitive receptor. Engine and pneumatic exhaust controls on pile drivers shall be required as necessary to ensure that exhaust noise from pile driver engines is minimized to the extent feasible. Where feasible, pile holes shall be pre-drilled to reduce potential noise and vibration impacts.</p>	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	
	Incorporate measures into final construction plans	Planning Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Measures to be installed by Project Sponsor	Project Sponsor Building Division	Complete site inspections during construction	Halt grading and construction until measures are implemented	
	Implement control measures	Project Sponsor	During grading and construction activities	Halt grading and construction until measures are implemented	
<p>3.6-2: Prior to the issuance of Building Permits the Applicant shall demonstrate that electrical and mechanical equipment (i.e., ventilation and air conditioning units) for commercial buildings shall be located as far away as possible from residential areas. Additionally, the following shall be considered prior to installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design. In the event there are significant changes to the proposed project site plan prior to approval of a Building Permit, a subsequent noise analysis may be prepared, in addition to the WIAI report, to the satisfaction of the city of San Rafael, demonstrating and verifying that all feasible noise attenuation measures have been incorporated into the construction design of the commercial buildings and the residential units. The acoustical analysis must be performed to demonstrate and verify that the noise levels do not result in exceeding the City standards within</p>	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	
	Incorporate measures into final construction plans	Planning Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Measures to be installed by Project Sponsor	Project Sponsor Building Division	Complete site inspections during	Halt grading and construction until	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
exterior living areas.	Implement control measures	Project Sponsor	construction During grading and construction activities	measures are implemented Halt grading and construction until measures are implemented	
<p>3.6-3: Prior to the issuance of Building Permits, the Applicant shall demonstrate to the City of San Rafael that proper noise attenuation is provided to residential units within 220 feet of the centerline of Point San Pedro Road. In order to meet the California Building Code acoustical design requirements and the City's interior noise standards, residents must have the option to keep the windows permanently closed, requiring alternate means for ventilation that does not compromise the acoustical integrity of the Building shell. The alterative ventilation shall be incorporated in exterior walls of every habitable room within 220 feet from the centerline of Point San Pedro Road that does not have at least one window facing away from the road.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate measures into final construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Measures to be installed by Project Sponsor</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Planning Division Building Division</p> <p>Project Sponsor Building Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of a Building Permit</p> <p>Prior to issuance of a Building Permit</p> <p>Complete site inspections during construction</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not issue Building Permit</p> <p>Do not issue Building Permit</p> <p>Occupancy of Buildings is denied until measures are installed</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
BIOLOGICAL RESOURCES					
<p>3.7-1a: All planned vegetation removal within the Project footprint, shall occur only during the non-breeding season (September through February), unless, as recommended by Mitigation Measures 3.7-1b, a pre-construction survey is completed.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate into demolition, grading and/or construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Measures to be installed by Project Sponsor</p>	<p>Planning Division</p> <p>Project Sponsor</p> <p>Planning Division Building Division</p> <p>Project Sponsor Building Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to filing an application for demolition, grading or building</p> <p>Prior to issuance of demolition, grading, and Building Permits</p> <p>City Staff completes site inspections</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not issue demolition, grading or building permit</p> <p>Do not issue demolition, grading or building permit</p> <p>Do not issue demolition, grading, and Building Permits</p>	
<p>3.7-1b: Prior to the issuance of grading permits or building permits, preconstruction surveys shall be conducted within a 100-foot radius of the proposed Project by a qualified biologist approved by the City in order to identify any nesting birds on or near the Project site. In the event no nesting birds are present during the survey, no buffer is required. If nesting birds are present, a 50-foot buffer shall be established and maintained throughout the breeding season and will be subject to periodic inspection by the Project Proponent or designee by the City around any active nest of a migratory species that is found. A 50-foot buffer shall also be established around any San Pablo song sparrow nesting colony or salt marsh yellowthroat nest found. These buffers shall remain in effect until the young have fledged. It should be noted that surveys are not required if vegetation removal is initiated during non-nesting season.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate into demolition, grading and/or construction plans</p> <p>Incorporate results into grading and final construction Permits</p>	<p>Planning Division</p> <p>Project Sponsor</p> <p>Project Sponsor</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to filing an application for demolition, grading or building</p> <p>Prior to issuance of demolition, grading, and Building Permits</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not issue demolition, grading or building permit</p> <p>Do not issue demolition, grading, and Building Permits</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of demolition, grading, and Building Permits	Do not issue demolition, grading, and Building Permits	
	Measures to be installed by Project Sponsor	Project Sponsor Building Division	City Staff completes site inspections	Halt demolition, grading, or construction	
<p>3.7-1c: The existing seasonal wetland habitat shall be expanded and enhanced pursuant to the proposed Wetland Management Plan to create a larger more complex habitat capable of supporting a higher diversity of wildlife species and greater plant density for nest building relative to the existing conditions. Implementation of the Wetlands Management Plan would create a larger, more diverse, higher functioning seasonal wetland than the former smaller, low value seasonal wetlands by combining the two largest seasonal wetland areas, and by replacing non-native vegetation with vegetation native to the area. In addition, the newly restored/created wetlands would be fenced off in order to reduce human and pets from intruding into the sensitive habitats, which could cause special-status birds to abandoned their nests. The newly restored/created seasonal wetland would increase the amount of high quality nesting habitat for special status species and other birds. The Wetlands Mitigation Plan shall fully monitor the expanded wetlands for five years to ensure proper hydrologic function and establishment of wetland vegetation.</p>	Require as a condition of approval for Vesting Tentative Tract Map and Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	
	Review plan as part of the Design Review Permit application process	Planning Division	Prior to approval of Design Review Permit	Deny Design Review Permit application	
	Incorporate into final construction plans	Project Sponsor	Prior to filing an application for a Building Permit	Reject Building Permit application	
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of Building Permit	Do not issue Building Permit	
	Wetlands are constructed	Project Sponsor Planning Division	City staff completes site inspections	Occupancy of Buildings is denied until wetlands are constructed	
	Wetlands are monitored to ensure proper function	Project Sponsor Planning Division	Periodic inspections by City Staff	Revoke Use Permit if wetlands fail to function and are not maintained	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>3.7-3a: All breakwater repair work below the MHWL shall be conducted during a low tide. Both breakwater repair and yacht club piling replacement work shall be undertaken during the season when migratory fish are absent or, in the case of some salmonid species, when only adults are present (i.e., between early August and early November). All grading and Building Permits issued by the City for work in this regard shall reflect these restrictions. Implementation of these provisions by the Project Proponent shall be subject to periodic inspection by the City. The Project Proponent shall conduct pile-driving activities only within one of the work windows established by NOAA and CDFG to avoid impacts on protected fish species. Construction of the proposed Project in these biologically sensitive areas would occur between the work windows of 7 AM-6 PM Monday through Friday, and only during the NOAA and CDFG approved months of August to November (refer to Section 3.6, <i>Noise</i>). The combination of conducting work below the MHWL during low tide and during a NOAA/CDFG work window would reduce potential impacts to a less than significant level. Prior to the issuance of Building Permits for the yacht club, the Project Proponent shall demonstrate to the satisfaction of the Community Development Director and the City Engineer that proposed pile-driving techniques would not generate acoustic levels above 180 decibels.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate measures into construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Measures to be installed by Project Sponsor</p> <p>Incorporate into demolition, grading, and construction plans</p>	<p>Planning Division</p> <p>Project sponsor</p> <p>Planning Division Building Division</p> <p>Project Sponsor Building Division</p> <p>Project Sponsor</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to application filing</p> <p>Prior to issuance of demolition, grading, and Building Permits</p> <p>City Staff completes site inspections</p> <p>Prior to filing an application for demolition, grading, and Building Permits</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not accept applications</p> <p>Halt demolition, grading, or construction</p> <p>Do not issue demolition, grading, and Building Permits</p> <p>Halt demolition, grading, or construction</p>	
<p>3.7-3b: The Project Proponent shall utilize pile repair techniques that do not generate acoustic levels above 180 decibels. Decibel levels under 180 are considered below the threshold in which significant impacts to migratory fish can occur.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate measures into final construction plans</p> <p>Construction drawings reviewed by City staff</p>	<p>Planning Division</p> <p>Project Sponsor</p> <p>Planning Division Building & Safety Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of a demolition, grading, or building Permit</p> <p>Prior to issuance of a Building Permit</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not issue permit</p> <p>Do not issue permit</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	<p>Measures to be installed by Project Sponsor</p> <p>Implement control measures</p>	<p>Public Works Department</p> <p>Project Sponsor Building Division</p> <p>Project Sponsor</p>	<p>Complete site inspections during construction</p> <p>During grading and construction activities</p>	<p>Halt grading and construction until measures are implemented</p> <p>Halt grading and construction until measures are implemented</p>	
<p>3.7-4: All work below the MHWL shall be conducted only at low tide and only during June through October to avoid disturbing waterfowl during winter foraging periods. All grading and Building Permits issued by the City shall illustrate these restrictions. Work in this regard shall be subject to periodic inspections by the City.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate into demolition, grading, and construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Measures to be installed by Project Sponsor</p>	<p>Planning Division</p> <p>Project Sponsor</p> <p>Planning Division Building Division</p> <p>Project Sponsor Building Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to filing an application for demolition, grading, and Building Permits</p> <p>Prior to issuance of demolition, grading, and Building Permits</p> <p>City Staff completes site inspections</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not issue demolition, grading, and Building Permits</p> <p>Do not issue demolition, grading, and Building Permits</p> <p>Halt demolition, grading, or construction</p>	
<p>3.7-8a: Prior to the issuance of Certificates of Occupancy, the Project Proponent shall install weather resistant signs in common areas near the onsite wetlands explaining the importance of keeping pets away from wildlife and maintaining the tidal marsh and wetland habitats for</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p>	<p>Planning Division</p>	<p>Draft and incorporate condition as part of project approval</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>native species such as the California clapper rail and other sensitive species. In addition, the Project's proposed Property Owners Association (POA) shall be responsible maintaining these signs. These signs should:</p> <ol style="list-style-type: none"> 1) Communicate the prohibition of allowing dogs or cats to roam freely and explain why; 2) Explain the importance of keeping all cats indoors, especially those living near the marsh; and 3) Communicate the prohibition of feeding wild animals that may draw predators to marsh birds. Furthermore, the CC&Rs or bylaws of the HOA shall incorporate language that prohibits dogs from being off leash while on common areas belonging to the HOA. The HOA may establish areas where dogs are allowed off leash; however, these areas must be located away from the onsite tidal and seasonal wetlands. The CC&Rs or bylaws shall also restrict any homeowner from allowing their cat to roam free outside. In addition, the CC&Rs or bylaws shall allow the board of directors to assess fines for any homeowner not abiding by the above requirements. 	<p>Measures to be installed by Project Sponsor</p>	<p>Project Sponsor Building Division</p>	<p>City Staff completes site inspections</p>	<p>Application Occupancy of Buildings is denied until measures are installed</p>	
<p>3.7-8b: Should the City determine that the proposed improvements that encroach within the 50-foot wetland setback are not minor and would be inconsistent with <i>General Plan 2020</i> Policy CON-4, then these proposed improvements should be removed and the current conditions shall be retained. Should the City determine that the proposed improvements that encroach within the 50-foot wetland setback are minor and consistent with <i>General Plan 2020</i> Policy CON-4, then Project Proponent shall be required to implement a landscape and fencing buffer designed by a qualified biologist. However, the cul-de-sac located at the eastern terminus of the marina parking area should be reconfigured to increase and improve the buffer zone in this area to the extent feasible, while maintaining minimum requirements for emergency vehicle access and maneuvering. The cul-de-sac reconfiguration, however, would not be required if the City finds that the proposed cul-de-sac encroachment to the wetland setback is minor. The wetland buffer shall include the installation of a protective vinyl-clad fence and vegetative screening to reduce the potential for wildlife disturbance by humans, dogs, and cats. The vinyl fence shall be constructed around the perimeter of the seasonal wetland to protect these areas. The vinyl fence shall be constructed in accordance with</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate measures into final construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Measures to be installed by Project Sponsor</p> <p>Implement control measures</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Planning Division Building Division</p> <p>Project Sponsor Building Division</p> <p>Owner's Association</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of a Building Permit</p> <p>Prior to issuance of a Building Permit</p> <p>Complete site inspections during construction</p> <p>Periodic inspections by City Staff</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Do not issue Building Permit</p> <p>Do not issue Building Permit</p> <p>Do not issue Certificate of Occupancy</p> <p>Consider fine and revocation of Use</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>the existing wetland setbacks and encroachments, unless otherwise decided by the City, and shall be maintained by the Property Owners' Association in perpetuity.</p> <p>Prior to the issuance of a Certificate of Occupancy for the first Building, the Project Proponent shall install fencing and vegetative screening to the satisfaction of the City to further reduce potential impacts on foraging shorebirds. Vegetative screening shall be capable of attaining six feet in height in order to provide the most effective visual barrier. Fencing and screening shall be installed along the eastern edge of the proposed pedestrian nature trail from Point San Pedro Road to the parking lot just southwest of the existing seasonal wetlands. The fencing and screening can be a combination of native vegetation and physical barriers. The fencing and screening shall extend along the western and southern boundaries of the seasonal wetlands to just north of the eastern arm of the breakwater. In addition, access to the existing eastern levees shall be prohibited through the placement of barriers at access points and/or planting of dense native wetland buffer shrubs along the top of the levees. All fencing and screening shall be maintained in perpetuity by the Property Owners' Association.</p>				Permits	
<p>3.7-8c: Prior to the issuance of a Certificate of Occupancy for the Building, permanent, all-weather signs shall be strategically posted by the Project Proponent along the pedestrian nature trail and along the parking lot directly adjacent to the created seasonal wetlands that contain information to:</p> <ol style="list-style-type: none"> 1) Educate the public about the sensitive habitat and wildlife that are within the Project vicinity; 2) Inform the public that intrusions into the wetlands by people and pets can be very harmful to wildlife; and 3) Notify the public to keep out of the wetland areas and put their dogs on leashes. These signs shall be maintained in perpetuity by the Property Owners' Association. 	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Measures to be installed by Project Sponsor</p>	<p>Planning Division</p> <p>Project Sponsor Building Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>City Staff completes site inspections</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Occupancy of Buildings is denied until measures are installed</p>	
<p>3.7-8d: Prior to the issuance of Certificates of Occupancy, a platform viewing location shall be provided for birdwatchers, near the newly restored/created wetlands, in order to further discourage human intrusion into prohibited wetland areas.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Use Permit</p> <p>Incorporate into final</p>	<p>Planning Division</p> <p>Project Sponsor</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to filing an</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Reject Building</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	<p>construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Platform is installed</p>	<p>Planning Division Building Division</p> <p>Project Sponsor Planning Division</p>	<p>application for a Building Permit</p> <p>Prior to issuance of Building Permit</p> <p>City staff completes site inspections</p>	<p>Permit application</p> <p>Do not issue Building Permit</p> <p>Occupancy of Buildings is denied until platform is installed</p>	
<p>3.7-9: Should the City policy makers determine that the wetland fill is unavoidable consistent with Policy CON-3, then prior to the issuance of Certificates of Occupancy, the Project Proponent shall be required to implement a Wetlands Management Plan, to the satisfaction of the City of San Rafael. This plan shall be required to mitigate the loss of the up to 622 square feet of wetlands (minimum 2:1 ratio for creation of new wetlands) and to preserve and protect the two large valuable non-tidal seasonal wetlands on the Project site. In addition, the Property Owners Association will be responsible for maintaining the Wetlands Management Plan to ensure that exotic plant species do not invade the wetlands areas. If the City policy makers determine that fill of wetlands is avoidable, the proposed site plan shall be redesigned do avoid filling the roadside drainage swale located directly north of the road serving the marina parking lot, and a human made drainage ditch connection to San Rafael Bay that is located southeast of the Loch Lomond Market (wetland areas C and E) identified on Exhibit 3.7-1.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Use Permit</p> <p>Review plan as part of the Design Review Permit application process</p> <p>Incorporate into final construction plans</p> <p>Construction drawings reviewed by City staff</p> <p>Wetlands are constructed</p> <p>Wetlands are monitored to ensure proper function</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Project Sponsor</p> <p>Planning Division Building Division</p> <p>Project Sponsor Planning Division</p> <p>Project Sponsor Planning Division</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to approval of Design Review Permit</p> <p>Prior to filing an application for a Building Permit</p> <p>Prior to issuance of Building Permit</p> <p>City staff completes site inspections</p> <p>Periodic inspections by City Staff</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Deny Design Review Permit application</p> <p>Reject Building Permit application</p> <p>Do not issue Building Permit</p> <p>Occupancy of Buildings is denied until wetlands are constructed</p> <p>Revoke Use Permit if wetlands fail to function and are not maintained</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
3.7-11a: Before beginning construction the Project Proponent shall install a stabilized construction entrance/exit at the site access to reduce the tracking of sediment by construction vehicles onto adjacent roadways.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	
	Incorporate measures into final construction plans	Planning Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Measures to be installed by Project Sponsor	Project Sponsor Building Division	Complete site inspections during construction	Halt grading and construction until measures are implemented	
	Implement control measures	Project Sponsor	During grading and construction activities	Halt grading and construction until measures are implemented	
3.7-11b: Before beginning construction the Project Proponent shall install silt fences around or down slope of disturbed areas not immediately under construction. Most importantly, silt fencing must be placed around the northern, western, and southern boundaries of the seasonal wetlands.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	
	Incorporate measures into final construction plans	Planning Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Measures to be installed by Project Sponsor	Project Sponsor Building Division	Complete site inspections during construction	Halt grading and construction until measures are	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	Implement control measures	Project Sponsor	During grading and construction activities	implemented Halt grading and construction until measures are implemented	
3.7-11c: During construction, the Project Proponent shall cover soil stockpiles and surround them with berms or gravel bags, and shall not locate them within 50 feet of the high tide line of San Francisco Bay, seasonal wetlands, any drainage facility, or any roadway.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Incorporate measures into final construction plans Construction drawings reviewed by City staff Measures to be installed by Project Sponsor Implement control measures	Planning Division Planning Division Planning Division Building Division Project Sponsor Building Division Project Sponsor	Draft and incorporate condition as part of project approval Prior to issuance of a Building Permit Prior to issuance of a Building Permit Complete site inspections during construction During grading and construction activities	Deny Vesting Tentative Tract Map and Master Use Permit Application Do not issue Building Permit Do not issue Building Permit Halt grading and construction until measures are implemented Halt grading and construction until measures are implemented	
3.7-11d: Upon completion of final grading of Phase I and upon completion of final grading of Phase II, all disturbed areas shall receive a final seeding and mulching in accordance with a Soil Erosion and Sediment Control Plan to be developed by the Project Proponent.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Incorporate measures into final construction plans	Planning Division Planning Division	Draft and incorporate condition as part of project approval Prior to issuance of a Building Permit	Deny Vesting Tentative Tract Map and Master Use Permit Application Do not issue Building Permit	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Measures to be installed by Project Sponsor	Project Sponsor Building Division	Complete site inspections during construction	Halt grading and construction until measures are implemented	
	Implement control measures	Project Sponsor	During grading and construction activities	Halt grading and construction until measures are implemented	
3.7-11e: Upon completion of final grading of Phase I and upon completion of final grading of Phase II, all soil slopes shall be protected from erosion by top hydro seeding or soil binders as much as is feasible.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and incorporate condition as part of project approval	Deny Vesting Tentative Tract Map and Master Use Permit Application	
	Incorporate measures into final construction plans	Planning Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Construction drawings reviewed by City staff	Planning Division Building Division	Prior to issuance of a Building Permit	Do not issue Building Permit	
	Measures to be installed by Project Sponsor	Project Sponsor Building Division	Complete site inspections during construction	Halt grading and construction until measures are implemented	
	Implement control measures	Project Sponsor	During grading and construction activities	Halt grading and construction until measures are implemented	
3.7-11f: All soil erosion and sediment control measures shall be kept in place until construction is complete and the disturbed areas are stabilized.	Require as a condition of approval for Vesting	Planning Division	Draft and incorporate	Deny Vesting Tentative Tract	

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	Tentative Tract Map and Master Use Permit Incorporate measures into final construction plans Construction drawings reviewed by City staff Measures to be installed by Project Sponsor Implement control measures	Planning Division Planning Division Building Division Project Sponsor Building Division Project Sponsor	condition as part of project approval Prior to issuance of a Building Permit Prior to issuance of a Building Permit Complete site inspections during construction During grading and construction activities	Map and Master Use Permit Application Do not issue Building Permit Do not issue Building Permit Halt grading and construction until measures are implemented Halt grading and construction until measures are implemented	
3.7-11g: The discharge of untreated stormwater into the adjacent waters (San Francisco Bay and seasonal wetlands) shall be minimized, and shall not exceed the standards set forth by the NPDES Permit guidelines.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Incorporate measures into final construction plans Construction drawings reviewed by City staff Measures to be installed by Project Sponsor	Planning Division Planning Division Planning Division Building Division Project Sponsor Building Division	Draft and incorporate condition as part of project approval Prior to issuance of a Building Permit Prior to issuance of a Building Permit Complete site inspections during construction	Deny Vesting Tentative Tract Map and Master Use Permit Application Do not issue Building Permit Do not issue Building Permit Halt grading and construction until measures are implemented	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>Regional Water Quality Control Board (RWQCB), the Association of Bay Area Governments' <i>Manual of Standards for Erosion and Sediment Control</i>, or equivalent document, as required by the City of San Rafael <i>General Plan 2020 Policy S-19 (Erosion)</i>;</p> <ul style="list-style-type: none"> • Soil stabilization techniques (such as short-term biodegradable erosion control blankets and hydroseeding) to be utilized; • The post-construction inspection of all drainage facilities for accumulated sediment, and the cleaning of these drainage structures of debris and sediment; and • Treat the first ¼" of runoff from the first 1 inch of rainfall. 	<p>Maintain erosion and sediment control measures through all phases of construction.</p>	<p>Project Sponsor City Stormwater Program Manager</p>	<p>Perform and complete site inspections during grading and construction</p>	<p>Halt construction until measures are installed</p>	
<p>3.8-1b: Prior to issuance of a grading or Building Permit, whichever occurs first, and following the preparation of Project site grading plan, the Project Proponent shall comply with NPDES General Construction Activities Storm Water Permit Requirements established by the Clean Water Act (CWA), including the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall identify specific types and sources of stormwater pollutants, determine the location and nature of potential impacts, and specify appropriate control measures to eliminate any potentially significant impacts on receiving water quality from stormwater runoff. In addition to complying with the standards established by the CWA for preparation of a SWPPP, the SWPPP shall also comply with the directions for preparing a SWPPP contained in the latest edition of the <i>Guidelines for Construction Projects</i>, published by the San Francisco Regional Water Quality Board (RWQCB). Furthermore, in conjunction with the Marin County Stormwater Pollution Prevention Program (MCSTOPPP), and as required by the City's <i>General Plan 2020 Policy S-21 (RWQCB Requirements)</i>, the Project Proponent shall consult with City staff and implement recommended measures that would reduce pollutants in stormwater discharges from the site to the maximum extent practicable. In addition, prior to preparation of the SWPPP, the Marin/Sonoma Mosquito & Vector Control District shall be consulted to ensure that the measures do not have the potential to promote mosquito breeding.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Prepare and submit a Storm Water Pollution Prevention Plan</p> <p>Consult with the Marin/ Sonoma Mosquito & Vector Control District</p> <p>Measures to be installed by Project Sponsor</p> <p>Implement control measures</p>	<p>Planning Division</p> <p>Project Sponsor City Stormwater Program Manager</p> <p>Project Sponsor City Stormwater Program Manager</p> <p>Project Sponsor Building Division</p> <p>Project Sponsor</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to issuance of grading/ Building Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Complete site inspections during construction</p> <p>During grading and construction activities</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Reject Application for grading or Building Permit</p> <p>Reject application for Grading Permit</p> <p>Halt grading and construction until measures are implemented</p> <p>Halt grading and construction until measures are implemented</p>	
<p>3.8-1c: Prior to issuance of a grading or Building Permit, whichever occurs first, and following the preparation of the Project site grading plan, the</p>	<p>Require as a condition of approval for Vesting</p>	<p>Planning Division</p>	<p>Draft and Incorporate</p>	<p>Deny application for VTTM and</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>Project Proponent shall submit to the City Engineer for review a draft copy of the Notice of Intent (NOI) and SWPPP. After approval by the City, the NOI and SWPPP shall be sent to the State Water Resources Control Board. (The SWPPP follows the preparation of the Project site grading plan because Best Management Practices (BMPs) for erosion control are selected to meet the specific site requirements.)</p>	<p>Tentative Tract Map and Master Use Permit</p> <p>Submit a Storm Water Pollution Prevention Plan to the State Water Resources Control Board</p>	<p>Project Sponsor City Stormwater Program Manager</p>	<p>condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to issuance of grading/ Building Permit</p>	<p>Master Use Permit</p> <p>Reject Application for grading or Building Permit</p>	
<p>3.8-1d: Prior to issuance of a grading or Building Permit, whichever comes first, the Project engineer shall incorporate into the final site plan features that would clean site waters in accordance to RWQCB and MCSTOPPP standards before they enter San Rafael Bay. Features that could be used to clean site waters include, but are not limited to, bioswales, Continuous Deflective Separation (CDS) or Vortechmics stormwater treatment units (which may need to be modified to accommodate backwater effects), filters inserted into the site drainage inlets to filter runoff, and landscaped and unimproved areas that would act as bio-swales to allow microorganisms in the soil to clean and filter site waters before release into San Rafael Bay. In addition, prior to preparation of the SWPPP, the Marin/Sonoma Mosquito & Vector Control District shall be consulted to ensure that the measures do not have the potential to promote mosquito breeding.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Incorporate features within the site plan that clean site waters in accordance with RWQCB and MCSTOPPP standards.</p> <p>Consult with the Marin/ Sonoma Mosquito & Vector Control District</p>	<p>Planning Division</p> <p>Project Sponsor City Stormwater Program Manager</p> <p>Project Sponsor City Stormwater Program Manager</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to issuance of grading/ Building Permit</p> <p>Prior to issuance of Grading Permit</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Reject Application for grading or Building Permit</p> <p>Reject application for Grading Permit</p>	
<p>3.8-1e: Where grassed swales are to be used to filter pollutants from runoff, they shall consist of a dense, uniform growth of fine-stemmed herbaceous plants best suited for filtering pollutants and tolerant to the water, climatological, and soil conditions of the development area. In addition, the swale design shall include, but not be limited, to the following:</p> <ol style="list-style-type: none"> 1) Design methods for increasing detention, infiltration, and uptake by wetland-typed plants. 2) A flow path adequate to provide for efficient pollutant removal in accordance with the standards of the RWQCB and 	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Prepare and submit a final site plan, design, construction details, and maintenance</p>	<p>Planning Division</p> <p>Project Sponsor Engineering Services Manager</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to issuance of Grading Permit</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Reject Application for grading or Building Permit</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>MCSTOPPP.</p> <p>3) The Project Proponent shall submit a final site plan, design, construction details, and maintenance program for the proposed grassed swale(s) to the City's Engineering Services Manager for review and approval prior to issuance of a grading or Building Permit, whichever occurs first.</p>	<p>program for proposed grass swales</p> <p>Install grass swale improvements within the project site</p> <p>Maintain grass swale improvements within the project site through all phases of construction.</p>	<p>Project Sponsor Engineering Services Manager</p> <p>Project Sponsor Engineering Services Manager</p>	<p>Prior to or during grading and construction phase</p> <p>Complete site inspections during grading and construction</p>	<p>Halt construction until measures are installed</p> <p>Halt construction until measures are installed</p>	
<p>3.8-1f: After Project completion, the Project Proponent shall properly maintain parking lots and other paved areas, by sweeping or other appropriate means, to prevent the majority of litter from washing into storm drains.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Implement parking lot/ paved area maintenance plan.</p>	<p>Planning Division</p> <p>Project Sponsor</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>During operation of development</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Consider revocation of Use Permit if project is not in compliance with approved maintenance plan</p>	
<p>3.8-3: Prior to issuance of a grading or Building Permit, whichever comes first, the Project engineer shall incorporate into the final site plan features that would store site waters, where necessary, while tide levels are too high to allow flap gates to open and release water into the San Rafael Bay (i.e., during the 2.37-year storm event v. highest estimated tide [6.0 NGVD]). Features that would be used to store site waters include the storm drain system itself and/or additional underground pipes for increased storage capacity. The storm drain system shall be subject to review and approval by the City.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Prepare and submit a final site plan for proposed site water storage facilities during high tide</p> <p>Install water storage</p>	<p>Planning Division</p> <p>Project Sponsor Engineering Services Manager</p> <p>Project Sponsor</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to or during</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Reject Application for grading or Building Permit</p> <p>Halt construction</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	<p>improvements within the project site</p> <p>Implement water storage improvements</p>	<p>Engineering Services Manager</p> <p>Project Sponsor</p>	<p>grading and construction phase</p> <p>Complete site inspections during construction</p>	<p>until measures are installed</p> <p>Do not issue Certificate of Occupancy</p>	
3.9 GEOLOGY, SOILS AND SEISMICITY					
<p>3.9-2: During construction, the Project contractor shall follow the seismic requirements stipulated in the Uniform Building Code (UBC) for Seismic Zone 4, the zone of highest seismic risk. These requirements are listed in Table 3.9-1, <i>1997 UBC Site Categorization and Site Coefficients for the Project Site</i>.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Construction drawings designed to comply with latest provisions of the Uniform Building Code</p> <p>Project improvements are constructed to comply with approved plans and Uniform Building Code provisions</p>	<p>Planning Division</p> <p>Planning Division Engineering Services Division</p> <p>Planning Division Engineering Services Division</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to filing an application for a Grading Permit</p> <p>Complete site inspections during grading and construction</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Reject Application for grading or building permit</p> <p>Halt grading and construction until appropriate measures are implemented</p>	
<p>3.9-3a: Prior to commencement of grading, a certified geotechnical engineer shall be retained by the City to review the geotechnical aspects of the final Project design plans for conformance with the recommendations of the Project's geotechnical investigation prepared by Lowney Associates (May 2005) regarding fill materials, compaction, grading, and foundation design. A letter report summarizing findings and recommendations shall be submitted by the geotechnical engineer to the City Engineer for review and approval, as well as incorporation into grading plans.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Prepare and submit a detailed peer review of the geotechnical investigation prepared by the Project Sponsor.</p>	<p>Planning Division</p> <p>City-retained Geotechnical Consultant Engineering Services Division</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to filing an application for a Grading Permit</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Reject Application for grading or Building Permit</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	Project improvements are constructed to comply with approved plans and geotechnical recommendations	City-retained Geotechnical Consultant Engineering Services Division	Complete site inspections during grading and construction	Halt grading and construction until appropriate measures are implemented	
3.9-3b: Prior to commencement of grading, additional exploration shall be performed for townhouses planned to be constructed on shallow mat foundations in the area of the former Chevron gas station to identify the presence and extent of potential fill variability as a result of past excavation and backfilling. If differences in fill material is found and determined to likely cause problems for buildings spanning the two materials, additional excavation and re-compaction and/or alternative foundation types (i.e., deep foundation) that would tolerate variable settlement shall be considered and implemented where appropriate in order to ensure structures would not be susceptible to ground failure. Final grading plans and/or foundation designs shall be (a) developed by a certified geotechnical engineer and (b) reviewed and approved by the City prior to issuance of a Grading Permit.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Prepare and submit Final grading and/or foundation plans. Conduct additional exploratory borings and/ or trenches to locate undocumented artificial fill deposits	Planning Division Project Sponsor Engineering Services Division Project Sponsor Engineering Services Division	Draft and Incorporate condition as part of VTTM and Master Use Permit Approval Prior to filing an application for a Grading Permit Review exploratory information and grading plans prior to approval of Grading Permit	Deny application for VTTM and Master Use Permit Reject Application for grading or Building Permit Reject Application for grading or Building Permit	
3.9-3c: During construction and grading activities, the geotechnical engineer shall provide observations and testing services to confirm that the surcharge material is appropriately placed and settled and, thus, conditions are similar to those assumed for design and to verify that construction and grading are performed in accordance with the Project plans.	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Monitor grading and construction	Planning Division Planning Division Engineering Services Division	Draft and Incorporate condition as part of VTTM and Master Use Permit Approval Complete site inspections during grading and construction	Deny application for VTTM and Master Use Permit Halt grading and construction until appropriate measures are implemented	
3.9-4: Prior to issuance of Grading Permits, a California-Certified Geotechnical Engineer shall be retained by the Project Proponent to evaluate the final Project plans for conformance with the recommendations of the Project's geotechnical investigation. A final design-level geotechnical investigation shall be prepared to develop specific recommendations for	Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit	Planning Division	Draft and Incorporate condition as part of VTTM and Master Use Permit	Deny application for VTTM and Master Use Permit	

EXH. B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>the proposed surcharge program that will minimize the effects that the construction activities (including surcharge program, fill placement, and Building loads) will have on the stability of the supporting soils and nearby shoreline slopes. The final geotechnical investigation shall include the following:</p> <ol style="list-style-type: none"> 1. Soils used as surcharge or permanent fill shall be placed in a controlled manner. During surcharge, the placement of the soils shall be limited to a maximum of eight feet thick during any single phase of filling. In areas where the total fill thickness will exceed eight feet, the fill shall be placed in multiple phases, with sufficient time in between phases to allow for pore pressure dissipation in the supporting clay soils. The pore pressures will be monitored by the Geotechnical Engineer during the fill placement and surcharge period, and subsequent filling shall not be allowed until the Geotechnical Engineer concludes that the pore pressures have dissipated sufficiently. 2. The fill soils used during the surcharge program shall be placed at a maximum slope of 3:1 (horizontal: vertical) extending from the top of the marina slope. 3. A site-specific assessment of slope stability shall be completed for the marina shoreline slopes under the influence of stockpile loading. The height and configuration of stockpiles placed within 50 feet of the shoreline shall be limited such that a static factor of safety of 1.5 or greater is demonstrated by limit equilibrium slope stability analyses. All stockpiling within 50 feet of the shoreline shall be done under the supervision of the Geotechnical Engineer or his representative. 4. A site-specific assessment of slope stability shall be completed for the marina shoreline slopes under the influence of heavy construction equipment. The size of equipment and the operating procedures shall be limited such that a static factor of safety of 1.5 or greater is demonstrated by limit equilibrium slope stability analyses. All use of heavy construction equipment within 40 feet of the shoreline shall be done under the supervision of the Geotechnical Engineer or his representative. 5. The final Project slopes shall be no steeper than 3:1 and the hinge point of permanent fill slopes shall be a minimum of 60 feet away from the top of the marina shoreline slopes, unless 	<p>Prepare and approve a final geotechnical investigation for the proposed project.</p> <p>Prepare and submit a detailed peer review of the geotechnical investigation prepared by the Project Sponsor.</p> <p>Project improvements are constructed to comply with approved plans and geotechnical recommendations</p> <p>Provide monthly status reports on the grading activities occurring within the project site.</p>	<p>Project Sponsor City-Retained Geotechnical Consultant Engineering Services Division</p> <p>City-retained Geotechnical Consultant Engineering Services Division</p> <p>City-retained Geotechnical Consultant Engineering Services Division</p> <p>Project Sponsor City-Retained Geotechnical Consultant Engineering Services Division</p>	<p>Approval</p> <p>Prior to filing an application for a Grading Permit</p> <p>Prior to filing an application for a Grading Permit</p> <p>Complete site inspections during grading and construction</p> <p>Complete site inspections and review status reports during grading and construction</p>	<p>Reject Application for grading or Building Permit</p> <p>Reject Application for grading or Building Permit</p> <p>Halt grading and construction until appropriate measures are implemented</p> <p>Halt grading and construction until appropriate measures are implemented</p>	

EXH. B

MITIGATION MONITORING AND REPORTING PROGRAM

The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>site-specific slope stability evaluations demonstrate a static factor of safety of 1.5 or greater.</p> <p>6. Site-specific analyses shall be performed for any fill materials in excess of one foot thick placed within 30 feet of the top of the marina shoreline slopes, including the harbor peninsulas and jetties. The analyses shall demonstrate that the static factor of safety against slope instability is 1.5 or greater. The analyses shall also include an evaluation of the expected amount and rate of settlement.</p> <p>7. Buildings constructed on shallow foundations shall have a minimum setback of 60 feet from the top of the marina shoreline slopes.</p> <p>8. In addition, during surcharging and grading activities, the Geotechnical Engineer shall provide regular monitoring, inspection and testing services to verify that the conditions are similar to those assumed for the Project design, that the construction activities are being performed in accordance with the Project plans and specifications, and that the performance of the supporting soils and nearby marina shoreline slopes are within acceptable limits. All plans, reports, monitoring, inspection, and testing for the proposed Project will be reviewed by an independent Geotechnical Engineer and/or Engineering Geologist retained by the City (at the expense of the Project Proponent). This third party consultant will review all plans, reports, monitoring, inspection, and testing data prior to appropriate approvals and/or certifications.</p>					
<p>3.9-6a: During excavation activities and prior to the placement of fill on the site, a certified geotechnical engineer shall be retained by the City to evaluate subgrade soils for the extent of their expansive potential. For areas found to contain soft, potentially expansive clays—and in areas where excavation activities extend into the underlying bay mud—the soil shall be removed (i.e., over excavated) and/or stabilized prior to the placement and compaction of fill. Stabilization techniques include, but are not limited to, the placement of 18 inches of ½-inch to ¾-inch crushed rock over stabilization fabric (such as Mirafi 500X or equivalent), placement of larger, angular stabilization rock (1-inch to 3-inch, clean) and use of chemical treatments such as lime to reduce the soil's expansive potential. In addition, building construction alternatives, such as the use of alternative foundation types (i.e., post-</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Monitor grading and construction</p>	<p>Planning Division</p> <p>Planning Division Engineering Services Division</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Complete site inspections during grading and construction</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Halt grading and construction until appropriate measures are implemented</p>	

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>six feet of competent soil. Should the applicant choose alternative construction techniques, such as deeper foundations, rather than construct pads underlain by a minimum of six feet of competent soil, the applicant shall provide a subsequent geotechnical report prepared by a certified geotechnical engineer or engineering geologist that documents the expansion indices of proposed building areas. Accordingly, the application for building permits shall clearly identify the documented expansion indices and propose foundation designs appropriate for those expansion indices as suggested by the UBC.</p>	<p>Prepare and submit a final grading summary report detailing the extent of grading activities during project construction.</p>	<p>Project Sponsor City-retained Geotechnical Consultant Engineering Services Division</p>	<p>Use Permit Approval Prior to filing an application for a Building Permit</p>	<p>Reject Application for Building Permit</p>	
<p>3.10 PUBLIC SERVICES</p>					
<p>3.10-2: Prior to approval of the final improvement plans, these plans shall be submitted to, and subject to the approval of, the San Rafael Police Department. The Police Department shall review the Project's light schematic to ensure that adequate lighting is provided along streets, in parking lots, at building entrances, pedestrian walkways, public spaces, and recreational areas in the Project. Emergency call boxes shall be installed near the docks, along waterfront trails, and in public spaces. The design of each phase shall incorporate Police Department recommendations to maximize natural surveillance of areas vulnerable to crime. Additionally, refer to Mitigation Measure 3.2-5a in Section 3.2 (Aesthetics), which requires the preparation of a detailed lighting plan.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Prepare and submit final improvement plans to the Police Department for review</p>	<p>Planning Division Planning Division San Rafael Police Department</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval Prior to filing an application for a Building Permit</p>	<p>Deny application for VTTM and Master Use Permit Reject Application for Building Permit</p>	
<p>3.12 CULTURAL RESOURCES</p>					
<p>3.12-1: Prior to the issuance of Demolition Permits a qualified archaeologist shall be retained by the Project Proponent to train the construction crew on mechanisms used to identify cultural resources. If buried cultural resources (such as chipped or ground stone tools, historic debris, building foundations, or nonhuman bone) are discovered during ground-disturbing activities, the construction contractor shall stop work in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City of San Rafael. Treatment measures shall include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit Implement cultural resources training program for construction personnel</p>	<p>Planning Division Qualified Archaeologist Project Sponsor Planning Division Engineering Services</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval Prior to issuance of Demolition Permits</p>	<p>Deny application for VTTM and Master Use Permit Deny issuance of Demolition Permits</p>	

EXH. B

MITIGATION MONITORING AND REPORTING PROGRAM

The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
	Monitor grading and construction	Division Planning Division Engineering Services Division	Complete site inspections during grading and construction	Halt grading and construction until appropriate measures are implemented	
<p>3.12-2: If human remains are encountered at any time during earth disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be contacted to evaluate the remains. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission shall be contacted by the Coroner within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be most likely descended from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or;</p> <p>Where the following conditions occur, the landowner or the landowner's authorized representative(s) shall rebury the Native American human remains and associated grave goods, with appropriate dignity, on the property in a location not subject to further subsurface disturbance:</p> <ol style="list-style-type: none"> 1) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent fails to make a recommendation within 24 hours after being notified by the Commission; 2) The descendent identified fails to make a recommendation; or 3) The landowner or an authorized representative rejects the recommendation of the descendent, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. 	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Monitor grading and construction</p>	<p>Planning Division</p> <p>Qualified Archaeologist Planning Division Engineering Services Division</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Complete site inspections during grading and construction</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Halt grading and construction until appropriate measures are implemented</p>	
3.13 HAZARDOUS MATERIALS					
3.13-1a: In accordance with the Phase II Environmental Site Assessment (ESA) the Registered Environmental Assessor shall present the results of the ESA to the California Regional Water Quality Control Board (RWQCB)	Require as a condition of approval for Vesting Tentative Tract Map and	Planning Division	Draft and Incorporate condition as part of	Deny application for VTTM and Master Use Permit	

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>(or appropriate agency) and Department of Toxic Substances Control (DTSC) prior to remediating the site. If contamination is found and contamination levels exceed hazardous waste limits or human health screening levels that are above Federal and/or State limits for residential areas, the soil shall be treated and/or disposed of in accordance with the standards of the City of San Rafael Fire Department, RWQCB, and DTSC</p>	<p>Master Use Permit</p> <p>Preparation and submittal of a Phase II Environmental Site Assessment to RWQCB and DTSC</p> <p>Preparation of Soil Management Work Plan</p> <p>Monitor grading and construction</p>	<p>Qualified Registered Environmental Assessor</p> <p>Qualified Registered Environmental Assessor Engineering Services Division</p> <p>Qualified Registered Environmental Assessor Engineering Services Division</p>	<p>VTTM and Master Use Permit Approval</p> <p>Prior to remediation of project site and issuance of Demolition Permits</p> <p>Prior to filing an application for a Grading Permit</p> <p>Complete site inspections during grading and construction</p>	<p>Deny issuance of demolition permits</p> <p>Deny issuance of a grading permit</p> <p>Halt grading and construction until appropriate measures are implemented</p>	
<p>3.13-1b: Prior to issuance of Grading Permits, the Registered Environmental Assessor shall develop a Soil Management Work Plan, which would define the extent of soil to be excavated at the Project site. To limit potential impacts associated with soil and fill excavation, this Work Plan shall establish management guidelines for handling any presently unknown contaminated soil, in accordance with the Phase II ESA. The plan shall also present recommended risk management protocols during and after construction, including management of excavated soil, management of in-place soil, excavation dewatering, and long-term compliance with the Soil Management Work Plan. In particular, the Plan would contain a description of the following items, which are typically required by the DTSC for areas of contaminated soils:</p> <ul style="list-style-type: none"> • The methods to be used for site preparation, grading, excavation, trenching, backfilling, and management of chemically affected soil; • A map showing the location of areas proposed for grading, excavation, and trenching; • An estimate of the quantity of soil to be excavated and placed in the soil depository (note that DTSC may approve capping 	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Preparation and submittal of a Phase II Environmental Site Assessment to RWQCB and DTSC</p> <p>Preparation of Soil Management Work Plan</p> <p>Monitor grading and</p>	<p>Planning Division</p> <p>Qualified Registered Environmental Assessor</p> <p>Qualified Registered Environmental Assessor Engineering Services Division</p> <p>Qualified Registered</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to remediation of project site and issuance of Demolition Permits</p> <p>Prior to filing an application for a Grading Permit</p> <p>Complete site</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Deny issuance of demolition permits</p> <p>Deny application for Grading Permit</p> <p>Halt grading and</p>	

EXH. B

MITIGATION MONITORING AND REPORTING PROGRAM

The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>contaminated soil onsite in non-residential areas, which would require a deed restriction and management plan for the capped soil);</p> <ul style="list-style-type: none"> • The methods to be used for handling chemically affected soil; • The air monitoring procedures, on-site and off-site; • The dust control measures to be implemented for earthwork activities; • The procedures for soil sampling and chemical testing; • The methods for transporting soil; • The procedures for training workers in the provisions of the Soil Management Work Plan; • The record-keeping and inspection procedures to monitor compliance with the Soil Management Work Plan; and • A discussion of the resources to be allocated to implement the Soil Management Work Plan. • The Soil Management Work Plan shall be subject to review and approval by the City of San Rafael Public Works Department. 	<p>construction</p>	<p>Environmental Assessor Engineering Services Division</p>	<p>inspections during grading and construction</p>	<p>construction until appropriate measures are implemented</p>	
<p>3.13-2: Prior to issuance of Grading Permits, a Registered Environmental Assessor shall be retained by the Project Proponent to conduct a Phase II Environmental Site Assessment (ESA) in accordance with the American Society of Testing and Materials Standard E1903, the Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process for the dry cleaning and AST portions of the Project site to verify the presence or absence of hydrocarbons and/or tetrachloroethylene.</p> <p>If soil, groundwater, and soil vapor sampling indicates and laboratory analyses detects the presence of any contaminants in hazardous concentrations above Federal and/or State limits for residential areas, the Registered Environmental Assessor shall contact the California Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances Control (DTSC) prior to remediating the site according the procedures identified in the Soil Management Work Plan (see Mitigation Measure 3.13-1).</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Preparation and submittal of a Phase II Environmental Site Assessment to RWQCB and DTSC</p>	<p>Planning Division</p> <p>Qualified Registered Environmental Assessor</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to remediation of project site and issuance of Demolition Permits</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Deny issuance of Demolition Permits</p>	
<p>3.13-3: Refer to Mitigation Measure 3.13-1b.</p>	<p>Refer to Mitigation Measure 3.13-1b.</p>	<p>Refer to Mitigation Measure 3.13-1b.</p>	<p>Refer to Mitigation Measure 3.13-1b.</p>	<p>Refer to Mitigation Measure 3.13-1b.</p>	
<p>3.13-4: Refer to Mitigation Measure 3.13-1b.</p>	<p>Refer to Mitigation Measure 3.13-1b.</p>	<p>Refer to Mitigation Measure 3.13-1b.</p>	<p>Refer to Mitigation Measure 3.13-1b.</p>	<p>Refer to Mitigation Measure 3.13-1b.</p>	

EXH. B

MITIGATION MONITORING AND REPORTING PROGRAM

The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/ REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>3.13-5: Prior to issuance of Demolition Permits, a licensed asbestos abatement inspector shall be retained by the Project Proponent to conduct an asbestos survey in compliance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Bay Area Air Quality Management District's Regulation 11, Rule 2 (Asbestos Demolition, Renovation and Manufacturing) to determine the presence or absence of asbestos, and submit the results of the survey to the City of San Rafael. If asbestos-containing materials (ACMs) are found, any demolition activity that would disturb ACMs or create an airborne asbestos hazard shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Conduct an Asbestos Survey</p> <p>Monitor grading, demolition, and construction activities</p> <p>Implement control measures</p>	<p>Planning Division</p> <p>Licensed Asbestos Abatement Inspector Engineering Services Division</p> <p>Building Division</p> <p>Project Sponsor</p>	<p>Draft and incorporate condition as part of project approval</p> <p>Prior to issuance of Demolition Permits</p> <p>Inspect site during grading, demolition, and construction activities</p> <p>Inspect site during grading, demolition, and construction activities</p>	<p>Deny Vesting Tentative Tract Map and Master Use Permit Application</p> <p>Deny issuance of Demolition Permits</p> <p>Halt grading, demolition, and construction activities if asbestos is found.</p> <p>Halt grading, demolition, and construction activities if asbestos is found.</p>	
<p>3.13-6a: If any paint is separated from Building materials (chemically or physically) during demolition of structures, the Project Proponent shall retain a licensed lead-based paint inspector to implement the following steps:</p> <ol style="list-style-type: none"> 1) Evaluate paint waste independently from the Building material to determine whether or not lead-based paint (LBP) is present and to specify its proper management. 2) If LBP is found, complete abatement prior to any demolition activities that would create lead dust or fume hazard. 3) Remove LBP in accordance with California Code of Regulation Title 8, Section 1532.1, which regulates and specifies exposure limits, exposure monitoring, respiratory protection, and good worker practices by workers exposed to lead. 4) Provide evidence by any contractor performing LBP paint removal to the City Building Official and County Environmental Health Department of the contractor's certified training for lead-related construction work. 	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Conduct a Lead based paint Survey</p> <p>Implement measures</p>	<p>Planning Division</p> <p>Licensed Lead-Based Paint Inspector Engineering Services Division</p> <p>Planning Division Building Division</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to issuance of Demolition Permits</p> <p>Prior to issuance of Demolition Permits</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Deny issuance of Demolition Permits</p> <p>Deny issuance of Demolition Permits</p>	

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM
The Village at Loch Lomond Marina, San Rafael, California; Revised June 2007

MITIGATION MEASURE	IMPLEMENTATION PROCEDURE	MONITORING RESPONSIBILITY	MONITORING/REPORTING ACTION & SCHEDULE	NON-COMPLIANCE SANCTION/ACTIVITY	MONITORING COMPLIANCE RECORD (NAME/DATE)
<p>3.13-6b: If paint is not removed from the Building material during demolition (and is not flaking or peeling), the material shall be disposed of as construction debris (i.e., as a nonhazardous waste). The Project Contractor shall contact the landfill operator in advance to determine whether the landfill has any specific requirements regarding the disposal of lead-based paint materials.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Contact landfill regarding disposal of Building materials</p>	<p>Planning Division</p> <p>Project Contractor Engineering Services Division</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Complete site inspections during grading and construction</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Halt grading and construction until appropriate measures are implemented</p>	
<p>3.13-7: Prior to the issuance of Demolition Permits, the type of ballasts and capacitors in fluorescent light fixtures shall be identified to determine the appropriate remedial activities (i.e., proper disposal, if necessary). Fluorescent lighting known to contain polychlorinated biphenyls (PCBs) or mercury shall be removed off-site and properly disposed of at an approved landfill or recycling facility. In the event PCBs or mercury from fluorescent light fixtures are accidentally released into the environment, work shall be stopped, the City shall be notified, and the spilled PCBs and/or mercury shall be cleaned up per recommendations of the Fire Department.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Conduct a survey of lighting fixtures</p>	<p>Planning Division</p> <p>Qualified Registered Environmental Assessor Engineering Services Division</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Prior to issuance of Demolition Permits</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Deny issuance of Demolition Permits</p>	
<p>3.13-8: During grading and construction activities, if a transformer is to be removed, the transformer oil shall be tested for PCBs and any remedial activities (e.g. proper disposal) determined to be necessary by the City's Fire Department shall be implemented. Transformers known to contain PCBs shall be removed off-site and properly disposed of at an approved landfill facility. In the event PCBs from a transformer are accidentally released into the environment, work shall be stopped, the City shall be notified, and the spilled PCBs shall be cleaned up per recommendations of the Fire Department.</p>	<p>Require as a condition of approval for Vesting Tentative Tract Map and Master Use Permit</p> <p>Monitor grading and construction</p>	<p>Planning Division</p> <p>Qualified Registered Environmental Assessor Engineering Services Division</p>	<p>Draft and Incorporate condition as part of VTTM and Master Use Permit Approval</p> <p>Complete site inspections during grading and construction</p>	<p>Deny application for VTTM and Master Use Permit</p> <p>Halt grading and construction until appropriate measures are implemented</p>	
<p>3.13-9: Refer to Mitigation 3.13-1.</p>	<p>Refer to Mitigation 3.13-1.</p>	<p>Refer to Mitigation 3.13-1.</p>	<p>Refer to Mitigation 3.13-1.</p>	<p>Refer to Mitigation 3.13-1.</p>	