

**MITIGATION MONITORING PROGRAM
LUNA LANE / SPAULDING STREET MITIGATED NEGATIVE DECLARATION,
GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW AND GRADING
PERMIT**

INTRODUCTION

The California Environmental Quality Act (CEQA) requires a public agency to adopt a reporting or monitoring program when approving a project or changes to a project, in order to mitigate or avoid significant effects on the environment (Public Resources Code section 21081.6). The program is based on the findings and the required mitigation measures presented in the Mitigated Negative Declaration that has been prepared on the project and certified by the lead agency. The reporting or monitoring program must be designed to ensure compliance during project implementation.

Pursuant to the CEQA Guidelines, a Mitigation Monitoring or Reporting Program (MMRP) must cover the following:

- The MMRP must identify the entity that is responsible for each monitoring and reporting task, be it the Town of San Anselmo (as lead agency), other agency (responsible or trustee agency), or a private entity (i.e., the project sponsor).
- The MMRP must be based on the project description and the required mitigation measures presented in the environmental document prepared for the project and certified by the lead agency.
- The MMRP must be approved by the lead agency at the same time of project entitlement action or approvals.

MMRP's are typically designed in chart and checklist format for ease of monitoring and reporting.

LOCATION AND CUSTODIAN OF DOCUMENTS

Consistent with the California Environmental Quality Act, a Mitigated Negative Declaration was prepared to address the impacts of the proposed Luna Lane / Spaulding Street Parking Lot. The Mitigated Negative Declaration is on file with the Town of San Anselmo Planning Department, along with all the other documents which constitute the record of proceedings.

PURPOSE AND USE OF THE MONITORING PROGRAM

The purpose of the monitoring program is to provide the Town of San Anselmo with a simple guideline of procedures to ensure that the mitigation measures required under the Mitigated Negative Declaration are implemented properly.

Since each required mitigation measure must be implemented, a monitoring chart was created, which is attached to this report. This chart provides the following information and direction for use.

- 1) The required mitigation measures are listed in the first column, corresponding to the list of measures provided in the Mitigated Negative Declaration.
- 2) The second column lists the agency or entity responsible for implementing the mitigation measure.
- 3) The third column lists the timing as to when the mitigation measure is to be implemented.
- 4) The fourth column provides guidance on monitoring to ensure that implementation procedures are followed.
- 5) The fifth column provides a location for Town staff to verify that the mitigation has been implemented and the date of the verification.

MITIGATION MONITORING PROGRAM – Luna Lane / Spaulding Street Parking Lot

<i>Mitigation Measure</i>	<i>Implemented By</i>	<i>When Implemented</i>	<i>Monitored By</i>	<i>Verified By Date</i>
Air Quality				
<p>Mitigation Measure C.1</p> <p>The following measures recommended by the BAAQMD shall be incorporated into all construction contracts and grading specifications associated with the project:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times; • All trucks to maintain at least two feet of freeboard and all hauling trucks to be covered pursuant to governing agency requirements. Dust-proof chutes shall be used as appropriate to load debris onto trucks during demolition; • Sweep as necessary (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads; • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for ten days or more); • Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles; • Limit traffic speeds on any unpaved roads to 15 mph; • Replant vegetation in disturbed areas as quickly as possible; 	Project Applicant	<p>Condition of approval of Design Review / Use Permit / Grading Permit</p> <p>Implemented as part of issuance of grading plan and/or building permits</p>	<p>Town Planning and Building Staff</p> <p>Town Public Works Department</p>	

<i>Mitigation Measure</i>	<i>Implemented By</i>	<i>When Implemented</i>	<i>Monitored By</i>	<i>Verified By Date</i>
<p>Mitigation Measure C.1 (continued)</p> <ul style="list-style-type: none"> • Suspend construction activities that cause visible dust plumes to extend beyond the construction site; • Visibly post signs indicating that idling times for all diesel-powered construction equipment shall be limited to five minutes per California State Law (Title 13, Section 2485 of the California Code of Regulations); • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications; and • Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. This person shall respond to air quality complaints and take any necessary corrective action within 48 hours. 	<p>Project Applicant</p>	<p>Condition of approval of Design Review / Use Permit / Grading Permit</p> <p>Implemented as part of issuance of grading plan and/or building permits</p>	<p>Town Planning and Building Staff</p> <p>Town Public Works Department</p>	

Cultural Resources	Implemented By	When Implemented	Monitored By	Verified By Date
<p>Mitigation Measure E.1 In the event any unique historic resource is discovered on the site, work shall be halted in the vicinity until a qualified paleontologist or geologist inspects the discovery and, if necessary, implements plans for further evaluative testing and / or retrieval of endangered materials.</p>	Project Applicant	Incorporate requirements into grading and/or building permit.	Town Planning Staff	
<p>Mitigation Measure E.2 In the event any archaeological resource is discovered on the site, work shall be halted in the vicinity until a qualified paleontologist or geologist inspects the discovery and, if necessary, implements plans for further evaluative testing and / or retrieval of endangered materials.</p>	Project Applicant	Incorporate requirements into grading and/or building permit.	Town Planning Staff	
<p>Mitigation Measure E.3 In the event any unique paleontological or geologic resource is discovered on the site, work shall be halted in the vicinity until a qualified paleontologist or geologist inspects the discovery and, if necessary, implements plans for further evaluative testing and / or retrieval of endangered materials.</p>	Project Applicant	Incorporate requirements into grading and/or building permit.	Town Planning Staff	
<p>Mitigation Measure E.4 In the event of an accidental discovery or recognition of any human remains, the following steps should be taken as per <i>CEQA Guidelines</i> 15064.5(e): There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (A) the Marin County Coroner is contacted to determine no investigation of the cause of death is required, and (B) the coroner determines the remains to be Native American. The coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The most likely descendent may make</p>	Project Applicant	Incorporate requirements into grading and/or building permit.	Town Planning Staff	

<p>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.</p> <p>In the event the NAHC 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 NAHC, or the landowner or his authorized representative rejects the recommendation of the descendent and the mediation by the NAHC fails to provide measures acceptable to the landowner, then the landowner or his authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. This mitigation should be a condition of project approval and applied to all grading and construction permits.</p>				
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Geology and Soils	Implemented By	When Implemented	Monitored By	Verified By Date
<p>Mitigation Measure F.1</p> <p>The project shall include the implementation of all of the recommendations contained in the geotechnical report by John C. Hom and Associates, Inc. July, 29, 2010. Furthermore, project development shall meet requirements of the California Building Code Vol. 1 and 2, 2010 Edition, including the California Building Standards, 2010 Edition, published by the International Conference of Building Officials, and as modified by the amendments, additions and deletions as adopted by the Town of San Anselmo. Incorporation of seismic construction standards would reduce the potential for catastrophic effects of ground shaking, such as complete structural failure, but would not completely eliminate the hazard of seismically induced ground shaking</p>	Project Applicant	<p>Condition of approval of Design Review / Use Permit / Grading Permit</p> <p>Completed prior to issuance of grading permit / building permit</p>	<p>Town Planning Staff</p> <p>Town Public Works Department</p>	
<p>Mitigation Measure F.2</p> <p>The project applicant shall complete an Erosion Control Plan to be submitted to the Town in conjunction with the Grading Permit Application. The Erosion Control Plan shall include winterization, dust, erosion, and pollution control measures conforming to the ABAG Manual of Standards for Erosion and Sediment Control Measures, with sediment basin design calculations. The Erosion Control Plan shall describe the "best management practices" (BMPs) to be used during and after construction to control pollution resulting from both storm and construction water runoff. The Erosion Control Plan shall include locations of vehicle and equipment staging, portable restrooms, mobilization areas, and planned access routes. Recommended soil stabilization techniques include placement of straw wattles, silt fences, berms, and gravel construction entrance areas or other control to prevent tracking sediment onto city streets and into storm drains.</p> <p>Public Works staff or representatives shall visit the site during</p>	Project Applicant	<p>Condition of approval of Design Review / Use Permit / Grading Permit</p> <p>Completed prior to issuance of grading permit / building permit</p>	<p>Town Planning Staff</p> <p>Town Public Works Department</p>	

<p>grading and construction to ensure compliance with the grading ordinance and plans, and note any violations, which shall be corrected immediately.</p> <p>In accordance with the Clean Water Act and the State Water Resources Control Board (SWRCB), the applicant shall file a Storm Water Pollution Prevention Plan (SWPPP) prior to the start of construction. The SWPPP shall include specific best management practices to reduce soil erosion. This is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).</p>				
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Hydrology and Water Quality	Implemented By	When Implemented	Monitored By	Verified By Date
<p>Mitigation Measure I.1</p> <p>The applicant shall implement a finalized Stormwater Pollution Prevention Plan (SWPPP), which shall include a drainage and erosion control plan for the construction phase of the project. This plan shall be finalized prior to obtaining a building permit from the Town of San Anselmo.</p> <p>The finalized SWPPP shall include strategies to minimize any impacts from erosion and sedimentation during grading and site construction. The SWPPP shall include proper winterization methods and adequate phasing to cover the entire term of proposed construction. The project description shows a three phased construction schedule:</p> <p>Phase 1 – July 2012 through December 2015 Phase 2 – April 2017 through December 2017 Phase 3 – June 2020 through November 2030</p> <p>The SWPPP shall be updated prior to Phase 2 and again prior to Phase 3. During Phase 3, the SWPPP shall be updated every three years.</p> <p>The most appropriate control method, as recommended by the San Francisco Bay Area Regional Water Quality Control Board, shall be used. The plan may include, but is not limited to, the following methods:</p> <ul style="list-style-type: none"> • Restricting grading to the dry season, if necessary and practical; protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; protecting downstream storm drainage inlets from sedimentation; • Using silt fencing and straw wattles to retain sediment on the project site; use of temporary water conveyances and water diversion structures to eliminate surface runoff; and, • Other suitable measures outlined in the Association of Bay Area Governments' (ABAG) Manual of Standards for Erosion and Sediment Control Measures or the San Francisco Bay Regional Water 	<p>Project Applicant</p>	<p>Prior to issuance of grading permit</p>	<p>Town Public Works Department</p>	

<p>Quality Control Board's Erosion and Sediment Control Field Manual; in case of a conflict between the two Manuals, the latter shall prevail.</p> <ul style="list-style-type: none"> • After construction is complete, all drainage culverts shall be inspected for accumulated sediment. If sediment accumulation has occurred, it is the applicant's responsibility to clear all drainage structures of debris and sediment. 				
<p>Mitigation Measure L-1 The following measures shall be incorporated into all project construction specifications. Restrictions on idling of construction equipment and trucks. Limit shall be applied to noise from construction workers radios so as not to be audible off the site. At all time during grading and construction, stationary noise-generating equipment shall be located as far as practical from sensitive receptors and placed so that emitted noise is directed away from nearby residences. Designate a disturbance Coordinator for the duration of applicant-implemented construction. The disturbance coordinator shall: Receive and act on complaints about construction disturbances throughout the construction process. Determine the cause(s) and implement remedial measures as necessary to alleviate significant problems. Clearly post his / her name and phone number(s) on a sign at each construction site</p>	<p>Project Applicant</p>	<p>Condition of Approval Prior to issuance of grading permit.</p>	<p>Town Public Works Department</p>	

Noise	Implemented By	When Implemented	Monitored By	Verified By Date
<p>Mitigation Measure L.4</p> <p>The following measures shall be incorporated into all project construction specifications.</p> <ul style="list-style-type: none"> • Restrictions on idling of construction equipment and trucks. • Limit shall be applied to noise from construction workers radios so as not to be audible off the site. • At all time during grading and construction, stationary noise-generating equipment shall be located as far as practical from sensitive receptors and placed so that emitted noise is directed away from nearby residences. • Designate a disturbance Coordinator for the duration of applicant-implemented construction. The disturbance coordinator shall: <ul style="list-style-type: none"> Receive and act on complaints about construction disturbances throughout the construction process. Determine the cause(s) and implement remedial measures as necessary to alleviate significant problems. Clearly post his / her name and phone number(s) on a sign at each construction site 	Project Applicant	Prior to issuance of grading permit and/or building permit	Town Planning Staff	