

**Mitigation Monitoring and Reporting Program - 285 Magnolia Avenue Mixed-Use Project**

The following Mitigation Monitoring and Reporting Program for the 285 Magnolia Avenue Mixed-Use Project lists the potentially significant impacts for which mitigation measures are recommended in the Mitigated Negative Declaration adopted by the Larkspur City Council.

In the absence of an adopted City of Larkspur mitigation monitoring ordinance or program, a project-specific monitoring program is described below to ensure that those mitigation measures from the Mitigated Negative Declaration which have been incorporated into the final project are implemented. Implementation of most of the mitigation measures could be effectively monitored through the City's normal plan check and field inspection procedures. However, to satisfy AB 3180, a documented record of implementation will be necessary. The City shall prepare a report or checklist that confirms compliance with and implementation of all recommended mitigation measures.

The following table describes the monitoring responsibilities for each potentially significant impact for which mitigations were recommended and incorporated into the final project.

285 Magnolia Avenue Mixed-Use Project  
MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL CHECKLIST ITEM NO.	MITIGATION	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p><b>Air Quality</b></p> <p>Checklist Items III(a) through III(d)</p>	<p>AQ-1 In accordance with the BAAQMD CEQA Guidelines, the project shall implement the following standard actions (that are pertinent to this project) to control dust from escaping from the site:</p> <ol style="list-style-type: none"> <li>1. If construction occurs during the dry season, water all exposed surfaces twice daily;</li> <li>2. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;</li> <li>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;</li> <li>4. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;</li> <li>5. Minimize idling time either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]);</li> <li>6. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and</li> <li>7. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance.</li> </ol>	<p>Applicant's contractor</p>	<p>Throughout grading and construction</p>	<p>City Public Works Dept.</p>	<p>City Public Works Dept.  Completion of construction</p>

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<p><b>Biological Resources</b>  Checklist Item IV(e)</p>	<p>BR-1 The Landscaping Plan shall be revised to replace two of the proposed non-native landscaping trees with at least two buckeyes (24-inch box size) or other native tree species acceptable to the City. Alternatively, if adequate area is not available on site for required tree planting, the applicant may opt to pay into a tree planting fund, managed by the City. The City uses these funds to plant trees in the parks or a right-of-way where appropriate area is available.</p>	<p>Applicant</p>	<p>Landscaping plan revised prior to issuance of building permit.  Planting done with the other landscaping</p>	<p>City Planning Dept.</p>	<p>City Planning Dept.  Completion of construction</p>
<p><b>Cultural Resources</b>  Checklist Items V(a) and V(b)</p>	<p>CR-1 If cultural resources are encountered during project construction, avoid altering the materials and their context until a cultural resources consultant has evaluated the situation. If applicable, a qualified archaeologist shall monitor subsequent excavations and spoils in the vicinity of the find for additional archaeological resources. If the archaeologist determines the discoveries are of importance, the resources shall be properly recovered and curated. The archaeologist shall prepare a summary outlining the methods followed and summarizing the results of the mitigation program. The report shall list and describe the resources recovered, map their exact locations and depths, and include other pertinent information. Identified cultural resources shall be recorded on DPR 523(A-J) historic recordation forms. The City shall submit the report to the Northwest Information Center and the California State Historic Preservation Officer. This condition shall be noted on all grading and construction plans and provided to all contractors and superintendents on the job site.</p>	<p>Applicant's contractor  City provides notification</p>	<p>Whenever cultural resource materials are encountered during construction</p>	<p>City Planning Dept.</p>	<p>City Planning Dept.  Completion of construction</p>

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<b>Cultural Resources</b>  Checklist Item V(c)	CR-2 If paleontological resources are found, all work in the vicinity of the find must cease, and a paleontologist and City staff must be notified to develop proper mitigation measures required for the discovery. No earthwork in the vicinity of the find shall commence until a mitigation plan is approved and completed subject to the review and approval of the paleontologist and City staff. This condition shall be noted on all grading and construction plans and provided to all contractors and superintendents on the job site.	Applicant's contractor  City engages specialist	Whenever paleontological resource materials are encountered during construction	City Planning Dept.	City Planning Dept.  Completion of construction
<b>Cultural Resources</b>  Checklist Item V(d)	CR-3 This mitigation incorporates the requirement established in Mitigation Measure CR-1 and adds the requirements that in the event that human remains are encountered, the contractor shall stop work in the area and the City shall contact the Marin County Coroner in accordance with Section 7050.5 of the State Health and Safety Code. This condition shall be noted on all grading and construction plans and provided to all contractors and superintendents on the job site.	Applicant's contractor  City provides notification	Whenever human remains are encountered during construction	City Planning Dept.	City Planning Dept.  Completion of construction
<b>Geology and Soils</b>  Checklist Items VI(a), (c), and (d)	GS-1 The project shall be constructed to withstand the maximum probable earthquake and to withstand other geologic and soil constraints or hazards on the site. The project shall be constructed consistent with all recommendations for site grading, seismic design for structures, foundation design, retaining wall design, and site drainage contained on pages 6-13 of the Earth Mechanics Consulting Engineers, November 26, 2012 Geotechnical Investigation for the project. These geotechnical recommendations are standard for development in this area and do not contain unusual design requirements. In addition, as recommended by Herzog Geotechnical, the following additional mitigations are required:  1. Prior to issuance of building permits, Earth Mechanics Consulting Engineers or another qualified geotechnical expert shall review and approve the geotechnical aspects of the	Applicant's geotechnical expert and contractor	Final plans reviewed by applicant's geotechnical expert prior to issuance of building permit.  Plans adjusted, if warranted, during review of site subsurface conditions.  Applicant's contractor responsible for complying with final plans and specifications	City Public Works Dept.	City Public Works Dept.  Completion of construction

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	<p>project plans (i.e. site grading, foundations, and drainage improvements, design parameters for foundations and retaining walls) to ensure conformance with their geotechnical recommendations. The results of the plan review shall be summarized by Earth Mechanics Consulting Engineers in a letter and submitted to the City for review and approval by City Staff.</p> <p>2. Prior to issuance of an occupancy permit, Earth Mechanics Consulting Engineers or another qualified geotechnical expert shall observe and test geotechnical aspects of the project construction. The inspections should include, but not be limited to, site preparation and grading, foundation excavation, and geotechnical drainage improvements. Upon completion, the results of the construction observation and testing shall be summarized in a letter which is submitted to the City Engineer prior to final project approval.</p>				
<p><b>Geology and Soils</b> Checklist Item VI(b)</p>	<p>GS-2 The project shall avoid causing soil erosion leading to sedimentation of storm channels leading to Larkspur Creek. Prior to grading, the applicant shall provide an erosion control plan as part of its grading permit application, which will be approved by the City prior to the onset of site grading. The plan can use erosion-control BMPs shown in <i>Marin County Stormwater Pollution Prevention Program Minimum Erosion/Sediment Control Measures for Small Construction Projects</i>.</p>	<p>Applicant</p>	<p>Plans approved prior to onset of grading.</p> <p>Applicant's contractor responsible for implementation of plans</p>	<p>City Public Works Dept.</p>	<p>City Public Works Dept. Completion of construction</p>
<p><b>Hydrology and Water Quality</b> Checklist Item IX(a)</p>	<p>H-1 As required by NPDS for Stormwater Treatment, the property owner is required to file a Certified Stormwater Treatment and Facilities Maintenance Program for all site drainage, retention facilities, etc. The Program shall be prepared by a registered engineer for review and approval by the Department of Public Works. Once approved, an agreement will be executed by property owner and City and recorded against</p>	<p>Applicant for plan Applicant or current property owner for implementation</p>	<p>Annually prior to rainy season or as listed in the Program</p>	<p>City Public Works Dept.</p>	<p>City Public Works Dept. By October 30 each year</p>

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	the property to insure the ongoing operation of the Stormwater Treatment and Facilities Maintenance Program. The CC&Rs for this property will be amended to include the maintenance program in the maintenance and operation budget of the Home Owner's Association.				
<b>Transportation/Traffic</b> Checklist Item XVI(d)	T-1 The City Engineer will review the project to insure adequate line of site is provided, taking into account the existing neighborhood development, traffic and roadway conditions. If the City finds the limited driveway sight lines to be a significant safety concern, then it could consider removing 1-2 additional parking spaces north of the project driveway..	City	Prior to occupancy	City Public Works Dept.	City Public Works Dept. Prior to occupancy