

Chapter VI

MITIGATION MONITORING AND REPORTING PROGRAM



This MMRP (see Table VI-1) has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of a mitigation monitoring program when mitigation measures are required to avoid significant impacts. The monitoring program is intended to ensure compliance during implementation of the project.

This MMRP has been formulated based upon the findings of the Draft EIR and the comments received on the Draft EIR and addressed herein. This MMRP identifies mitigation measures recommended in the EIR to avoid or reduce identified impacts, and specifies the agencies/parties responsible for implementation and monitoring of the measure.

The first column identifies the mitigation measure. The second column entitled "Party Responsible for Ensuring Implementation" refers to the person(s) who will undertake the mitigation measures. The third column entitled "Party Responsible for Monitoring" refers to the person/agency responsible for ensuring that the mitigation measure has been implemented and recorded. The fourth column entitled "Monitoring Timing" identifies when and/or for how long the monitoring shall occur.

For the Corte Madera Inn Rebuild Project, many of the mitigation measures would be overseen by the Town of Corte Madera Planning Department and/or Public Works Department. If an impact was found to be less than significant and did not require mitigation, no monitoring would be required.

TABLE VI-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Implementation	Party Responsible for Monitoring	Compliance Verification		
			Monitoring Timing	Initial	Date
AESTHETICS					
VISUAL-1a: The applicant shall complete the landscaping of the proposed parking areas, site entrances, and site edges as shown in the proposed landscape plans to minimize the visual impacts on an increased floor area ratio on the site. The applicant shall provide proof to the Town of Corte Madera that the Marin Municipal Water District has approved the proposed landscape plan prior to issuance of a grading/building permit. Landscaping shall incorporate native landscaping whenever possible to both reduce water demands and to be compatible with Town policy. Any new vegetation added to the site shall be no smaller than 36-inch boxes for trees and 5-gallon containers for perennials at the time of planting.	Project applicant	Town of Corte Madera Planning Department	Review plans prior to issuance of building permit; verify compliance prior to issuance of occupancy permit		
VISUAL-1b: The applicant shall prepare a Tree Protection Plan and a monitor acceptable to the Town shall be on-site during construction to ensure that existing trees are not damaged during construction.	Project applicant	Town of Corte Madera Planning Department	Review and accept Tree Protection Plan prior to issuance of grading permit; verify presence of on-site monitor during construction		
VISUAL-1c: The applicant shall consider amending the design to include colors that are lighter overall and shall evaluate potential means of creating a less "corporate style" of design for the new building. These issues shall be considered at the time of design review for the project. The combination of these three measures would reduce the potential impact to a less-than-significant level.	Project applicant	Town of Corte Madera Planning Department	Verify at time of design review and as part of staff report for project approval		
VISUAL-2: The applicant shall incorporate the following specifications into the proposed project: <ul style="list-style-type: none"> ▪ All lighting shall be shielded so that lighting is cast downward and "spillover" is minimized. ▪ Lighting for exterior locations shall be designed primarily for public safety and shall not result in unnecessary glare for nearby residences. ▪ Whenever possible, lighting for pathways shall be low path lighting. ▪ The overall lighting design approach shall be to provide 1-foot candle of light on all parking lots and major pathways, while ½-foot candle could be provided at minor pedestrian paths. ▪ Over-lighting shall be prevented and full-cut off fixtures shall be used to minimize light 	Project applicant	Town of Corte Madera Planning and Building Department	Verify that contract specifications include these provisions; confirm prior to issuance of occupancy permit		

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<p>pollution and trespass.</p> <p>This measure would reduce the potential impact to a less-than-significant level.</p>						
AIR QUALITY						
<p><u>AIR-1:</u> The project shall include the following measures recommended by the Bay Area Air Quality Management District (BAAQMD) (i.e., best management practices) to reduce construction dust and on-site construction dust emissions:</p> <ul style="list-style-type: none"> ▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. ▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered. ▪ 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. ▪ All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). ▪ 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. ▪ Idling times shall be minimized 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]). Clear signage shall be provided for construction workers at all access points. ▪ 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. ▪ A publicly visible sign shall be posted with the telephone number and person to contact at BAAQMD regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. <p>The above procedures shall be included in contract specifications that shall be reviewed by the Town of Corte Madera prior to issuance of grading and building permits.</p>	Project applicant	Town of Corte Madera Planning and Building Departments	Verify that contract specifications include these items			
<p><u>AIR-2:</u> The project applicant shall implement Mitigation Measure AIR-1, which would reduce the impact of construction dust on sensitive receptors to a less-than-significant level.</p>						See AIR-1 above.

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BIOLOGICAL RESOURCES					
<p>BIO-1: Tree removal, landscape grubbing, building demolition, and off-site sewer line replacement shall be performed in compliance with the Migratory Bird Treaty Act and relevant sections of the California Fish and Wildlife Code to avoid loss of nests in active use. This shall be accomplished by scheduling tree removal, building demolition, and off-site sewer line replacement outside of the bird nesting season (which occurs from February 1 to August 31) to avoid possible impacts on nesting birds if new nests are established in the future. Alternatively, if tree removal, building demolition, and off-site sewer line replacement cannot be scheduled during the non-nesting season (September 1 to January 31), a pre-construction nesting survey shall be conducted. The pre-construction nesting survey shall include the following:</p> <ul style="list-style-type: none"> ▪ A qualified biologist (Biologist) shall conduct a pre-construction nesting bird (both passerine and raptor) survey within 7 days prior to tree removal, landscape grubbing, building demolition, and/or off-site sewer line replacement. ▪ If no nesting birds are observed, no further action is required and tree removal, landscape grubbing, and building demolition shall occur within 7 days of the survey to prevent take of individual birds that could begin nesting after the survey. ▪ Another nest survey shall be conducted if more than 7 days elapse between the initial nest search and the beginning of tree removal, landscape grubbing and building demolition. ▪ If any active nests are encountered, the Biologist shall determine an appropriate disturbance-free buffer zone to be established around the nest location(s) until the young have fledged. Buffer zones vary depending on the species (i.e., typically 75 to 100 feet for passerines and 300 feet for raptors) and other factors such as ongoing disturbance in the vicinity of the nest location. If necessary, the dimensions of the buffer zone shall be determined in consultation with the California Department of Fish and Wildlife. ▪ Orange construction fencing, flagging, or other marking system shall be installed to delineate the buffer zone around the nest location(s) within which no construction-related equipment or operations shall be permitted. Continued use of existing facilities such as surface parking and site maintenance may continue within this buffer zone. ▪ No restrictions on grading or construction activities outside the prescribed buffer zone 	Project applicant	Town of Corte Madera Planning Department	Verify timing of construction and completion of surveys, if needed, prior to issuance of grading permit		

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<p>are required once the zone has been identified and delineated in the field and workers have been properly trained to avoid the buffer zone area.</p> <ul style="list-style-type: none"> Construction activities shall be restricted from the buffer zone until the Biologist has determined that young birds have fledged and the buffer zone is no longer needed. A survey report of findings verifying that any young have fledged shall be submitted by the Biologist for review and approval by the Town of Corte Madera prior to initiation of any tree removal, landscape grubbing, building demolition, and other construction activities within the buffer zone. Following written approval by the Town, tree removal and construction within the nest-buffer zone may proceed. 	Project applicant	Town of Corte Madera Planning Department	Verify completion of surveys prior to issuance of demolition or grading permit			
<p>BIO-2: Tree removal and building demolition shall be coordinated to ensure no loss of any bat roosts in active use. This shall be accomplished in the following way:</p> <ul style="list-style-type: none"> A qualified bat biologist (Biologist) shall conduct a focused survey prior to building demolition and/or tree removal to determine whether any bat roosting activity is present on the site, including any location used for either winter hibernation or maternity roosts. The survey shall focus on attic and roof spaces of existing structures, cavities and exfoliating bark of mature trees, and other locations with a potential for use by bats. The focused survey shall remain valid for a period of 1 year, given the potential for establishing a new roost(s), and preconstruction surveys may be required depending on the timing of the focused survey in relation to building demolition and/or tree removal, as specified below. If any evidence of active bat roost(s) are encountered during the focused survey, building demolition and/or tree removal shall not take place until a Bat Monitoring and Exclusion Plan (BMEP) has been prepared by the Biologist. The BMEP shall define method(s) for bat exclusion, any required construction restrictions and monitoring activities to ensure no loss of bats and any appropriate buffer zone around the roost location, if necessary. The BMEP shall be prepared in coordination with the California Department of Fish and Wildlife (CDFW) and reviewed and approved by the Town prior to implementation, and the Biologist shall monitor all exclusion activities and ensure any required exclusion has been successful. Any required exclusion actions defined in the BMEP shall occur either prior to or after the hibernation season for hibernacula (November 1 through March 31) or after the nursery season for maternity roosting colonies (April 1 through August 31), and following confirmation by Biologist that the hibernacula and/or maternity roost(s) are no longer essential for survival. 						

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<ul style="list-style-type: none"> ▪ If any active roost(s) is encountered, the Biologist shall specify in the BMEP an appropriate disturbance-free buffer zone to be established until the required exclusion has been accomplished. Buffer zones vary depending on location, species, and other factors such as ongoing disturbance in the vicinity of the roost location. ▪ Orange construction fencing, flagging, or other marking system shall be installed under the supervision of the Biologist to delineate the buffer zone around the roost location(s) within which no construction-related equipment or operations shall be permitted. Continued use of existing facilities such as surface parking and site maintenance may continue within this buffer zone. ▪ No restrictions on grading or construction activities outside the prescribed buffer zone are required once the zone has been identified and delineated in the field and workers have been properly trained to avoid the buffer zone area. ▪ Construction activities shall be restricted from the buffer zone until the Biologist has completed the required exclusion as defined in the BMEP and approval to perform building demolition and/or tree removal within the buffer zone obtained in writing from the Town, as specified below. ▪ If an active maternity roost(s) of a special-status bat species is encountered, the BMEP shall specify that it not be disturbed until vacated and juveniles have fledged, as determined by the Biologist. Once all young have fledged and access has been adequately excluded from the roost location, the building demolition and/or tree removal may proceed. ▪ If an active maternity roost(s) of a special-status bat species is encountered, the Biologist shall consult with the CDFW to determine appropriate compensatory mitigation and any required mitigation defined as part of the BMEP. This may include installation of species-appropriate replacement roosting habitat (e.g., bat boxes) on trees to be retained on the site. ▪ A new focused survey shall be conducted if building demolition and/or tree removal does not occur within 1 year of conducting the field inspection to determine presence or absence of any bat roost(s). ▪ If building demolition and/or tree removal does not occur outside the hibernation and nursery season (from September 1 through September 31), and more than 60 days has passed since the initial focused survey was conducted, a preconstruction survey shall also be conducted by the Biologist no more than 30 days prior to building demolition and/or tree removal to confirm that no new hibernacula or maternity roosting colonies have become established since the initial focused survey was conducted. If a new active 						

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<p>roost(s) is encountered during the preconstruction survey, the above provisions and procedures shall apply to the new roost location as well.</p> <ul style="list-style-type: none"> A survey report of findings from implementing the BMEP shall be submitted by the Biologist for review and approval by the Town of Corte Madera prior to initiation of any tree removal, building demolition or other construction activities within the buffer zone. The survey report shall verify that any roosting bats have been successfully excluded from the roost location, and appropriate alternative roost habitat has been installed, if necessary. Following written approval by the Town, building demolition, tree removal and construction within roost-buffer zone may proceed. 	Project applicant	Town of Corte Madera Planning Department	Approve WPRP prior to issuance of grading permit; verify compliance with WPRP during construction			
<p>BIO-3a: A Wetland Protection and Replacement Program (WPRP) shall be prepared by a qualified wetland specialist and implemented to provide compensatory mitigation for the proposed fill of 0.64 acre of jurisdictional waters on the site, and any other areas of jurisdictional waters affected by the project, and to ensure compliance with Town policies related to wetland protection and mitigation. The WPRP shall contain the following components:</p> <ul style="list-style-type: none"> If on-site avoidance of jurisdictional waters is not feasible, the WPRP shall provide compensatory mitigation at a minimum 2:1 ratio (ratio of mitigation acreage or credits to affected jurisdictional waters), subject to the review and approval by the Town and regulatory agencies. In 2002, the applicant purchased 1.20 acres of wetlands credits from the Burdell Ranch Wetlands Conservation Bank. An additional 1/10th of an acre mitigation credit is needed to achieve the full 2:1 ratio under the Wetlands Protection and Replacement Program. An alternative on-site or off-site method to achieving the full 2:1 ratio may be necessary as part of the WPRP if additional wetland credits are no longer available from Burdell Ranch Wetlands Conservation Bank. Orange construction fencing shall be installed at the edge of adjacent jurisdictional waters to be preserved, specifically the drainage ditch along the west side of Highway 101, to ensure no disturbance to this feature. An encroachment permit from Caltrans may be required to remove the existing culvert with slide gate that connects the existing on-site pond to the drainage ditch and restore the area to natural conditions. A qualified biologist/restoration specialist shall be available during construction to provide situation-specific avoidance measures during removal of existing culverts and other facilities that connect hydrologically to adjacent jurisdictional waters, such as the 30-inch pipe that connects to Lagoon #1 and the culvert with slide gate at the northeastern edge of the existing pond that connects to the drainage ditch along the west side of Highway 101. 						

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<ul style="list-style-type: none"> Any areas disturbed as part of pond filling and culvert removal shall be restored to prevent erosion and contamination of nearby receiving waters. This shall include required revegetation of the adjacent drainage ditch along the west side of Highway 101 if the bank is disturbed during removal of the existing culvert (with slide gate) that connects to the on-site pond. If the culvert that connects to the adjacent ditch is to be removed, monitoring shall be provided for a minimum of 3 years to ensure the disturbed area is successfully revegetated. Annual monitoring reports shall be provided to the Town, Caltrans, and resource agencies before December 31 of each monitoring year. summarizing the status of revegetation efforts, and any maintenance activities performed or required. Photographs of the location from either side of the treatment area shall be included. Maintenance and monitoring shall continue until the area is completely revegetated with a minimum of 80 percent absolute cover. Authorization for modifications to jurisdictional waters on the site shall be obtained by the applicant from the U.S. Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) under Section 401 of the Clean Water Act, and the California Department of Fish and Wildlife (CDFW) under Section 1602 of the State Fish and Game Code, if required. All legally required permits or other authorizations shall be obtained by the applicant from the U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NOAA Fisheries), and CDFW for the potential "take" of protected species under the federal and California Endangered Species Acts, if required. Although considered unlikely given the absence of suitable habitat for state- or federal-listed special-status species, the resource agencies make the determination on the need for any consultation or incidental take permits. Proof that all appropriate authorizations have been secured from the Corps, RWQCB, and CDFW and that adequate mitigation credits have been purchased shall be furnished to the Town prior to the issuance of a grading permit. 	Project applicant	Town of Corte Madera Public Works Department	Review and approve SWPPP and SCP prior to issuance of grading permit			
<p><u>BIO-3b:</u> To address potential indirect impacts on water quality and downgradient receiving waters in the vicinity of the site, the applicant shall implement best management practices (BMPs) under the Storm Water Pollution Prevention Plan (SWPPP) called for in Mitigation Measure HYDRO-1a and the Stormwater Control Plan (SCP) called for in Mitigation Measure HYDRO-1b.</p> <p><u>BIO-4:</u> Mitigation Measures BIO-1, BIO-2, and BIO-3a shall be implemented.</p>		See BIO-1, BIO-2, and BIO-3a above				

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<p><u>BIO-5a:</u> The applicant shall comply with the provision of Chapter 15.50 of the Town Municipal Code regarding proposed tree removal and requirements for adequate protection of trees to be preserved and replacement tree plantings. A Tree Protection, Removal and Replacement Plan (TPRRP) shall be prepared by the applicant and submitted for review and approval by the Town. Trees to be removed shall be replaced at a minimum 2:1 ratio for 15-gallon sized plantings, or as determined by the Town based on size of replacement plantings and other criteria. As part of the TPRRP, a certified arborist shall be responsible for defining appropriate tree avoidance and protection measures to ensure that trees to be preserved are not damaged during construction. Further review shall be provided by the Town to verify adequate replacement tree plantings, refine tree preservation and protection guidelines, and determine whether soil amendment and other requirements are necessary for successful establishment and long-term tree health. This shall occur prior to issuance of grading permits.</p>	Project applicant	Town of Corte Madera Planning Department	Review and approve TPRRP prior to issuance of grading permit			
<p><u>BIO-5b:</u> Implementation of Mitigation Measures BIO-3a and BIO-3b would ensure adequate mitigation is provided for the loss of 0.64 acre of jurisdictional waters on the site, that protection and restoration of nearby waters is provided by the project, and that required authorizations are secured by regulatory agencies with evidence of compliance provided to the Town prior to issuance of a grading permit. These measures would collectively ensure that the proposed project complies with the relevant provision in the Town's General Plan and Municipal Code related to jurisdictional waters.</p>	See BIO-3a and 3b above					
CULTURAL RESOURCES						
<p><u>CULTURAL-1:</u> The applicant shall complete a geoarchaeological testing program at the project site prior to issuance of a grading permit by the Town. The testing program shall be designed to 1) characterize the subsurface paleoenvironmental conditions of the project site, including the age and composition of stratigraphic units; 2) assess the presence/or absence of archaeological deposits underlying the project site; and 3) produce a report of findings that includes recommendations for further study of archaeological resources, as appropriate. These recommendations may include archaeological monitoring of areas where there is a potential to encounter buried archaeological deposits during construction or additional excavation to recover and study buried archaeological deposits. A monitor designated by the Federated Indians of Graton Rancheria shall be on-site during the geoarchaeological excavations to be conducted for the testing program in the event that archaeological deposits are unearthed. The Town shall ensure that the recommendations of the report of findings are followed as a condition of the project's grading permit.</p>	Project applicant	Town of Corte Madera Planning Department	Prior to issuance of grading permit; review and approve geoarchaeological testing program; verify compliance with program 1-2 times during construction; verify that construction documents/specific actions include the recommended			

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<p>If deposits of prehistoric or historical archaeological materials are discovered during project activities, all work within 50 feet of the discovery shall be redirected. Project personnel shall not collect or move any archaeological materials. A qualified archaeologist shall be contacted—if one is not on-site—to assess the situation and consult with agencies as appropriate, including the Town of Corte Madera Planning Department. If archaeological materials are inadvertently identified within the Caltrans right-of-way, the Caltrans Office of Cultural Resource Studies, District 4, Brett Rushing shall be immediately contacted at 510-286-6336. A Caltrans archaeologist will evaluate the finds within one business day after contact and make recommendations for the treatment of the discovery.</p> <p>The project applicant shall inform its contractor(s) of the sensitivity of the project site for archaeological resources. The Town shall verify that the following directive has been included in the appropriate construction documents:</p> <p><i>If prehistoric or historical archaeological deposits are discovered during project activities, all work within 50 feet of the discovery shall be redirected. The project applicant shall notify the Town of Corte Madera Planning Department and Caltrans, should the archaeological deposit be identified within that agency's right-of-way. A qualified archaeologist shall also be contacted to assess the situation and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological resources that may be encountered include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian or chert toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.</i></p>	Project applicant	Town of Corte Madera Planning Department	information			
<p>CULTURAL-2: Prior to project approval, the City shall ensure that the following compulsory specification be included in the project construction contract plans:</p> <p>"Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the resources are found to be significant, and they cannot be avoided by project activities, adverse effects on such</p>	Project applicant	Town of Corte Madera Planning Department	Verify this condition is included as Condition of Approval for project; verify that contract specifications include the			

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resources shall be mitigated. Mitigation may include monitoring, recording of the fossil locality, data recovery and analysis, a final report, and accessioning of the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the Town for review, and (if paleontological materials are recovered) a paleontological repository, such as the University of California Museum of Paleontology."			recommended material			
CULTURAL-3: Mitigation Measure CULTURAL-1 shall be implemented, and the project shall comply with Section 7050.5 of the California Health and Safety Code.	See CULTURAL-1 above					
GEOLOGY AND SOILS						
GEO-1: As a condition of approval for any grading or construction permits for the project, a design-level geotechnical review shall be prepared by a licensed professional and submitted to the Town Engineer for review and approval. The geotechnical review shall verify that the project plans incorporate the recommendations for design contained in the preliminary geotechnical report, the current California Building Code (CBC), and other applicable design standards. All design measures, recommendations, design criteria, and specifications set forth in the design-level geotechnical review shall be implemented as a condition of project approval.	Project applicant	Town of Corte Madera Building Department	Ensure completion of geotechnical review prior to issuance of grading permit; ensure compliance during construction			
GEO-2: Implementation of Mitigation Measure GEO-1, requiring a design-level geotechnical review as a condition of approval for grading and construction permits, would reduce potential geologic impacts to less-than-significant levels. No additional mitigation is required.	See GEO-1 above					
GREENHOUSE GAS EMISSIONS						
<i>The project would not result in any potentially significant greenhouse gas impacts.</i>						
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1: As a condition of approval for project construction and demolition permits, a hazardous building materials survey shall be conducted by a qualified and licensed professional for all structures proposed for demolition or renovation as part of the project. Prior to demolition, all loose and peeling lead-based paint and asbestos-containing material (ACM) shall be abated by a certified contractor in accordance with local, state, and federal requirements. All other hazardous materials shall be removed from buildings prior to demolition in accordance with California Division of Occupational Safety and Health (DOSH) and California Department of Toxic Substances Control (DTSC) regulations. All hazardous	Project applicant	Town of Corte Madera Building Department	Review and approve survey prior to issuance of grading or demolition permit; verify compliance during demolition			

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<p>materials removed or abated shall be disposed of off-site at a permitted disposal facility in accordance with applicable laws and regulations. The completion of the abatement activities shall be documented by a qualified environmental professional and submitted to the Town with applications for issuance of demolition and construction permits.</p> <p>HAZ-2: Implementation of Mitigation Measure HAZ-1, which would require abatement of hazardous building materials prior to demolition, would reduce this potential impact to a less-than-significant level. No additional mitigation is required.</p>	See HAZ-1 above					
HYDROLOGY AND WATER QUALITY						
<p>HYDRO-1a: Consistent with the requirements of the statewide Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce impacts on surface water quality through the project construction period.</p> <p>The SWPPP shall be prepared by a qualified stormwater professional (QSP). The SWPPP shall include the minimum best management practices (BMPs) required in Attachment C for Risk Level 1 discharges, Attachment D for Risk Level 2 dischargers, or Attachment E for Risk Level 3 dischargers (as applicable, based on final determination of the proposed project's Risk Level status [to be determined as part of the Notice of Intent for coverage under the Construction General Permit]). BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or similar guidance. BMPs shall include all measures necessary to prevent sediment from the project site pond from being discharged during drainage.</p> <p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate, depending on the proposed project Risk Level, sampling of the site effluent and receiving waters (receiving water monitoring is only required for some Risk Level 3 dischargers). If the proposed project is Risk Level 2 or 3, the project applicant shall also include requirements for Rain Event Action Plans as part of the SWPPP; a Rain Event Action Plan is a written document that must be prepared within 48 hours of any likely precipitation event, describing actions that will be implemented to protect all exposed portions of the site from the predicted precipitation. BMPs shall include measures for dust control, erosion prevention, sediment control, construction vehicle traffic controls and tire washes, and material storage, spill prevention, and housekeeping protocols.</p>	Project applicant	Town of Corte Madera Public Works Department	Review and approve SWPPP prior to issuance of grading permit; verify compliance during construction			

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<u>HYDRO-1b:</u> As a condition of approval for all grading and construction permits for the project site, the applicant shall prepare and implement a Stormwater Control Plan (SCP) for the project site consistent with all requirements of the Marin County Stormwater Pollution Prevention Program (MCSTOPP) and provision E.10 of the Phase II MS4 National Pollutant Discharge Elimination System (NPDES) Permit. The SCP shall meet the requirements outlined in the "BASMAA Post-Construction Manual" to control pollutant sources; control runoff volumes, rates, and durations; and treat runoff before discharge from the site.	Project applicant	Town of Corte Madera Public Works Department	Review and approve SCP prior to issuance of grading permit; verify compliance during construction			
<u>HYDRO-2:</u> Prior to issuance of construction and grading permits for the project site, the applicant shall submit verification that project design complies with Corte Madera Municipal Code Chapter 16.10, as modified by proposed Federal Emergency Management Agency (FEMA) tidal elevation changes and that all finished floors for the project are located at an elevation of at least 1 foot above the revised 100-year base flood elevation.	Project applicant	Town of Corte Madera Public Works Department	Verify design plan compliance prior to issuance of grading permit			
LAND USE AND PLANNING						
<u>LAND-1:</u> Refer to mitigation measures for the topics of aesthetics, biological resources, cultural resources, geology, hazards, hydrology, noise, transportation, and utilities that would reduce potential policy conflicts.	Refer to applicable mitigation measures elsewhere in this table					
NOISE						
<u>NOISE-1:</u> The following mitigation measures shall be incorporated into the project:	Project applicant	Town of Corte Madera Building Department	Verify prior to approval of building designs			
<ul style="list-style-type: none"> ▪ A qualified acoustical consultant shall review the final site plan, building elevations, and floor plans prior to construction to calculate expected interior noise levels. Building facades with a view of U.S. Highway 101 would require analysis for potential sound-rated construction methods and building façade treatments to maintain interior noise levels at or below acceptable levels. These treatments would include, but are not limited to, sound-rated windows, sound-rated wall constructions, acoustical caulking, and sound-insulating ventilation systems. A preliminary review of the building floor plans and elevations indicates that windows with a minimum Sound Transmission Class (STC) rating of 26 to 32 would be needed at units having direct line-of-sight to U.S. Highway 101. The specific determination of what noise insulation treatments are necessary shall be conducted on a room-by-room basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the Town along with the building plans and approved design prior to issuance of a building permit. ▪ Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all hotel rooms, so that windows could be kept closed at the 						

TABLE VI-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Compliance Verification			
			Monitoring Timing	Initial	Date	Project/ Comments
<p>discretion of the occupants.</p> <p>The combination of the above measures would reduce this impact to a less-than-significant level.</p> <p>NOISE-2: Due to the number of variables inherent in the mechanical equipment needs of the project (number and type of units, locations, size, housing or enclosures, etc.), the impacts of mechanical equipment noise on nearby noise-sensitive uses shall be assessed during the final stage of project design. Design planning shall take into account the noise criteria associated with such equipment and use site planning to locate equipment in less noise-sensitive areas, where feasible. Other controls could include, but shall not be limited to, fan silencers, enclosures, and screen walls.</p> <p>An acoustical study shall be prepared during final project design to evaluate the potential noise generated by building mechanical equipment and to identify the necessary noise controls that are included in the design to meet the Town's 55 dBA L_{max} daytime and 50 dBA L_{max} nighttime noise limits. The study shall be submitted to the Town of Corte Madera Building Department for review and approval prior to issuance of any building permits. Implementation of these mitigation measures would reduce this impact to a less-than-significant level.</p> <p>NOISE-3: The following best management practices shall be incorporated into the project:</p> <ul style="list-style-type: none"> ▪ Pursuant to the Town of Corte Madera General Plan Municipal Code, restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 AM to 5:00 PM, Monday through Friday, and to the hours of 10:00 AM to 5:00 PM, Saturday and Sunday. Construction shall be prohibited on legal holidays. ▪ Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. ▪ Strictly prohibit unnecessary idling of internal combustion engines. ▪ Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA. ▪ Use "quiet" air compressors and other stationary noise sources where technology exists. ▪ Route all construction traffic to and from the project site via designated truck routes, where possible. Prohibit construction-related heavy truck traffic in residential areas, where feasible. 	Project applicant	Town of Corte Madera Building Department	Verify and approve acoustical study; verify compliance during construction			
	Project applicant	Town of Corte Madera Building Department	Verify that contract specifications include these items prior to issuance of grading permit			

TABLE VI-1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Compliance Verification			
			Monitoring Timing	Initial	Date	Project/ Comments
<ul style="list-style-type: none"> ▪ Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. ▪ Require the contractor to prepare and submit to the Town for approval a detailed construction plan identifying the schedule for major noise-generating construction activities. ▪ Designate a "disturbance coordinator," who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. ▪ Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule. ▪ With the incorporation of these practices, the noise impact resulting from project construction would be reduced to a less-than-significant level. 						
PUBLIC SERVICES						
<p>SVCS-1: The project shall comply with all applicable mitigation measures identified in this EIR. Compliance with these measures would ensure that the impact of recreational facilities included in the project would be reduced to a less-than-significant level.</p>						
TRANSPORTATION/TRAFFIC						
<p>TRAFFIC-1: The project shall fund the design and construction of multimodal access and circulation improvements along Madera Boulevard between and including the Madera Boulevard/Tamal Vista Boulevard/Council Crest Drive intersection and the Highway 101 ramps, including an extended roundabout offset between the Town Center driveway and the proposed Corte Madera Inn driveway (see Appendix B of the Recirculated Environmental Impact Report [REIR]). The roundabout would substantially reduce potential conflicts—under current and future conditions—between turning vehicles along Madera Boulevard, by reducing merging, weaving, diverging, and turning movements, and would improve traffic flow and reduce motorist delays. The design and construction shall be overseen by the Town of Corte Madera, with operations and design input provided by Caltrans.</p> <p>The applicant may request that the Town of Corte Madera and Applicant enter into the Town's standard form Reimbursement Agreement so that future development may pay its fair share of the cost of the public improvement described above. Said Standard Form</p>						
	Project applicant	Town of Corte Madera Planning and Public Works Department	Verify completion of study within 12 months of project approval; verify payment of contribution prior to issuance of occupancy permit; review and approve TDM Plan prior to issuance of occupancy permit; verify compliance with TDM Plan at			

TABLE VI-1 MITIGATION MONITORING AND REPORTING PROGRAM

	Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Compliance Verification			
				Monitoring Timing	Initial	Date	Project/ Comments
	<p>Reimbursement Agreement provides that the applicant may, to the extent collected, be reimbursed for the amount exceeding the project's fair share of the cost of these improvements. Public improvements installed by applicant that are not eligible for reimbursement are property frontage improvements such as curb, gutter, sidewalk, landscaping, street lighting, hydrants, landscaping, and any street widening along the property frontage necessary to install such improvements.</p> <p>In addition, the applicant shall prepare a Transportation Demand Management (TDM) Plan for the project that addresses measures such as employee carpool programs and incentives, car-sharing programs, bicycle parking/rental, showers for employees who walk/bike to work, and provision of transit passes. The TDM Plan shall be provided to the Town of Corte Madera for review and approval prior to issuance of the project occupancy permit and shall be updated as new strategies are identified.</p>			least twice during first year of operation			
	<p>TRAFFIC-2: The project shall abide by the Town of Corte Madera's provisions regarding transportation and parking management during demolition and construction activities. In addition, the project applicant shall develop a demolition/construction traffic management plan, defining hours of operation, specified truck routes, and construction parking provisions. The plan shall be approved by the Town of Corte Madera Public Works Department prior to the issuance of grading or building permits.</p>	Project applicant	Town of Corte Madera Public Works Department	Approve plan prior to issuance of grading or building permit			
	<p>TRAFFIC-3: To encourage pedestrians to cross Madera Boulevard at the Tamal Vista Boulevard/Council Crest Drive crosswalk (instead of at an uncontrolled midblock location), the project shall install a pedestrian barrier between the sidewalk adjacent to the project site and the roadway curb, along with signs directing pedestrians to the intersection's crosswalk. In addition, the project shall fund the design and construction of multimodal improvements at the Tamal Vista Boulevard/Madera Boulevard/Council Crest Drive intersection, including the removal of the intersection's "pork chop" island by extending Madera Boulevard's curb, converting the existing free-flow northbound-to-eastbound right-turn to a stop sign-controlled movement, extending the Madera Boulevard's northbound bicycle lane to the intersection, adding stop bars and new pavement markings, and upgrading all of the intersection's curb ramps to comply with the Americans with Disabilities Act (ADA) (see Appendix B of the REIR). The project shall also modify the curb ramp adjacent to the west side of the site's western driveway to bring it into compliance with ADA standards. The above improvements would reduce the potential for conflicts at the intersection, including for pedestrians crossing along one of its crosswalks. The design and construction shall be overseen by the Town of Corte Madera.</p>	Project applicant	Town of Corte Madera Public Works Department	Verify completion of all measures prior to issuance of occupancy permit			

TABLE VI-1 MITIGATION MONITORING AND REPORTING PROGRAM

	Mitigation Measure	Party Responsible for Ensuring Implementation	Party Responsible for Monitoring	Compliance Verification			
				Monitoring Timing	Initial	Date	Project/ Comments
	<u>TRAFFIC-4:</u> The project applicant shall remove the obsolete driveway within the Tamal Vista Boulevard sidewalk and replace it with standard curb, gutter and sidewalk. The project applicant also shall remove the sidewalk's tripping hazards by grinding or replacing sections of the sidewalk. The sidewalk shall be widened and its effective width and cross-slope shall abide or exceed with ADA standards prior to issuance of an occupancy permit.	Project applicant	Town of Corte Madera Public Works Department	Verify completion of measures prior to issuance of occupancy permit			
UTILITIES AND SERVICE SYSTEMS							
	<u>UTIL-1:</u> The project applicant shall advance funding for improvements to the sewer system in Monona Drive. The Town and applicant shall enter into the Town's standard form reimbursement agreement so that future development contributing to the need for these sewer improvements shall pay its fair share of the costs of said improvements. The applicant shall, to the extent actually collected from future development, be reimbursed for the amount exceeding the project's fair share of the costs of said sewer improvements. The Town shall verify that the sewer improvements have been completed before issuing occupancy permits for the project.	Project applicant	Town of Corte Madera Public Works Department	Verify compliance with funding prior to issuance of grading permit; verify reimbursement as necessary			
	To mitigate the environmental impact of the Monona Drive sewer system improvements, the project shall comply with all applicable mitigation measures identified in this EIR.						
	Compliance with these measures would ensure that the impact of the Monona Drive sewer improvements would be reduced to a less-than-significant level.						
ENERGY							
	<i>The project would not have any potentially significant impacts related to energy.</i>						

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