

EXHIBIT 'A'

MITIGATION MONITORING PROGRAM HO MINOR SUBDIVISION FILE # 60402 1655 MAR WEST STREET

Air Quality

Mitigation Measure:

Air Quality-1. The site shall be watered during construction to reduce the impacts of such dust to acceptable levels.

Implementation Procedure:

The Building Inspector shall observe the site during all inspections for evidence of watering or fugitive dust.

Non-Compliance Sanction:

Failure to comply with site watering requirements or observation of fugitive dust will result in the issuance of correction notices, citations, a project stop-work order, or other available enforcement methods.

Biology

Mitigation Measure

Biology-1. New landscaping shall be limited to non invasive plants to ensure that invasive species are not introduced to the preserve area.

Implementation Procedure:

The Planning Division shall review the landscape plan for the new home and conduct an inspection of the installed landscaping prior to building final inspection to ensure that appropriate landscaping is installed.

Non-Compliance Sanction:

No final sign-off or occupancy of new home.

Cultural Resources

Mitigation Measure

Cultural-1. If, during construction activities, any archaeological artifacts or human remains are encountered, the following measures shall be implemented:

- a. Construction shall cease and a qualified archaeologist shall visit the site to address the find. The Marin County Medical Examiner's office shall be notified to provide proper direction on how to proceed. If any Native American resources are encountered during construction, construction shall cease immediately until a Native American descendant, appointed by the Native American Heritage Commission of the State of California, is able to evaluate the site, make further recommendations, and be involved in mitigation planning.**
- b. Any artifacts or samples collected as part of the initial discovery or monitoring must be properly conserved, catalogued, analyzed, evaluated, and curated in a manner consistent with current professional archaeological standards.**
- c. The project sponsor is responsible for notifying the contractor in writing of the possibility of such findings and shall provide proof of this communication to the Town planning staff prior to the onset of construction.**

Implementation Procedure:

Project applicant/contractor and Building Inspector shall stop work and inform the appropriate authorities in the event archaeological resources are found.

Non-Compliance Sanction:

Failure to comply with requirements will result in stop-work orders and fines.

Geology and Soils

Mitigation Measure:

Geology-1. All improvements, including structures, fills, utilities and roads should be designed to resist earthquake groundshaking. The latest seismic safety building and engineering techniques should be employed in the design of the houses.

Implementation Procedure:

Construction drawings submitted by applicant for building permits must show proposed structural integrity reinforcements acceptable to the Town Engineer and other mechanical and architectural reinforcements acceptable to the Building Official. Responsibility of Building Official to ensure plans contain this information and that structural integrity reinforcements have been approved by the Town Engineer. Actual installation of approved structural integrity measures and other mechanical and architectural improvements shall be confirmed by the Building Official prior to final inspection and sign off on the building and/or grading permit

Non-Compliance Sanction:

No issuance of building permit if structural integrity measures and mechanical and architectural reinforcements are not shown on plans; no final sign off if these measures and reinforcements not installed; halt construction; fines.

Mitigation Measure:

Geology-2. Structures should be designed to accommodate settlement. When this is not acceptable, it will be necessary to support improvements (structures, utilities, roads, etc.) on piers extending into firm materials below fill. The areas of proposed improvements should be cleared and stripped to sufficient depth to remove any obstructions, debris, and surface vegetation. These materials should be removed from the site. If any obstructions (such as tree root system) are removed below the planned finished grades, the resulting holes should backfilled. Per the structural engineer's recommendation, a portion of the existing residence shall be removed to alleviate a seismic safety issue. If the lot line is revised to a 'straight division', then a drainage easement would be required to accept storm drain line and/or ditch from Parcel "B" thru Parcel "A".

Implementation Procedure:

Construction drawings submitted by applicant for building permit must show proposed structural integrity reinforcements acceptable to the Town Engineer and other mechanical and architectural reinforcements acceptable to the Building Official. Responsibility of Building Official to ensure plans contain this information and that structural integrity reinforcements have been approved by the Town Engineer. Actual installation of approved structural integrity measures and other mechanical and architectural improvements shall be confirmed by the Building Official prior to final inspection and sign off on the building and/or grading permit. Building Official is responsible for ensuring proper removal existing residence portion due to the seismic safety issue; Town Engineer is responsible for drainage easement should alternate lot line be approved.

Non-Compliance Sanction:

No issuance of building permit if structural integrity measures and mechanical and architectural reinforcements are not shown on plans; no final sign off if these measures and reinforcements not installed; halt construction; fines. No approval of Parcel Map without drainage easement shown as required.

Mitigation Measure:

Geology-3. Grading should be minimized in the construction of the driveway and home locations, and all pavement should be installed during dry season. Where landscape areas abut new pavement, a thickened asphalt section (or header bard) must extend a minimum of 2" below bottom of AB. All grading shall be

engineered and placed per recommendation of the Soils Report, Uniform Building Code and Town requirements.

Implementation Procedure:

Construction drawings and soils report submitted by applicant for building permit must show proposed grading and driveway improvements and design details. Town Engineer and Building Official shall review said drawings and specifications for conformance with the mitigation measure, and shall ensure dry season construction of the affected elements and compliance with soils report recommendations.

Non-Compliance Sanction:

No issuance of building permit if mitigation measure is not met. No final inspection or occupancy if compliance not achieved.

Hydrology and Water Quality

Mitigation Measure:

Hydrology-1. Project design and construction activities will utilize Best Management Practices as described in the California Storm Water Best Management Practice Handbook for Construction Activity, March 1993.

Implementation Procedure:

BMP program to be approved by Town Engineer prior to issuance of building or grading permits. Implementation of BMP program shall be by the contractor, under review of the Town Engineer.

Non-Compliance Sanction:

Failure to comply with the approved construction BMP's will result in the issuance of correction notices, citations, a project stop-work order, or other available enforcement methods.

Noise

Mitigation Measure:

Noise-1. All construction activities shall comply with the Town's limitations on construction hours as set forth in Chapter 13 of the Tiburon Municipal Code. Equipment engine doors on motorized equipment shall be closed during equipment operation. The quietest of alternative feasible equipment shall be used during demolition and construction work. When not in use, motorized construction equipment shall not be left idling.

Implementation Procedure:

Ensure contractor and any sub-contractors are aware of the Town's limited construction hours, including those for use of heavy equipment. Building Inspector shall ensure that these appear on the job card, and that equipment is used in compliance with this mitigation measure. Building Inspector and Police Department to enforce this measure.

Non-Compliance Sanction:

Police Department and/or Building Inspector to issue citations and/or halt construction.

Transportation/Traffic

Mitigation Measure:

Traffic-1. A staging, parking and materials storage plan shall be filed and approved by the Town of Tiburon prior to construction of subdivision improvements and for each building permit.

Implementation Procedure:

Staging, parking and materials storage plan to be approved by the Building Official prior to issuance of building or grading permits. Implementation of program shall be by the contractor, under review of the Building Official and Building Inspector.

Non-Compliance Sanction:

Failure to comply with the approved staging, parking and materials storage plan will result in the issuance of correction notices, citations, a project stop-work order, or other available enforcement methods. Police Department and/or Building Inspector to issue citations and/or halt construction.