MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." A Mitigation Monitoring and Reporting Program (MMRP) is required for the proposed project because the EIR identifies potential significant adverse impacts related to the project implementation, and mitigation measure have been identified to reduce those impacts. Adoption of the MMRP would occur along with approval of the proposed North Coast Land Holdings Master Plan and Community Plan Amendment Project (proposed project or project).

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner prior to implementation of the proposed project. The attached table has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies the impact, mitigation measures (as amended through the Final EIR), monitoring responsibility, mitigation timing, and provides space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the EIR. Mitigation measures that are referenced more than once in the EIR are not duplicated in the MMRP table.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the County of Marin is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed.

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The applicant (North Coast Land Holdings) is responsible for overall administration of the MMRP and County of Marin staff members are responsible for verifying that the applicant has completed the necessary actions for each measure.

REPORTING

Marin County shall document and describe the compliance of the activity with the required mitigation measures either within the attached table or a separate monitoring document.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

The categories identified in the attached MMRP table are described below.

- Mitigation Measure Number – This column provides the number and name of the mitigation measure.
- Mitigation Measure – This column provides the verbatim text of the adopted mitigation measure.
- Responsible Party and Verifying Party – This column identifies the party responsible for implementing the mitigation measure and the party responsible for verifying implementation of the measure.
- Timing – This column identifies the time frame in which the mitigation will be implemented.
- Method of Implementation - For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented and, in some instances, the criteria for determining whether a measure has been successfully implemented.

Mitigation Monitoring and Reporting Program

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Aesthetics				
Mitigation Measure 3.1-1a: Buffer Views	To visually buffer views into the project from adjacent streets, project plans, in compliance with County defensible space and landscape plan requirements, shall specify evergreen shrubs and trees along the north side of Chapel Drive, including the south slopes of Chapel Hill extending from Mission Drive to Willis Drive, that: ▶ Screen and/or block views of the project housing on the sides of Chapel Hill when driving along Chapel Drive. ▶ Screen and/or block views into the central area of the project on the south side of Chapel Drive west of Chapel Hill. ▶ Maintain a view corridor to Richardson and San Francisco Bays from Chapel Hill.	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project plans shall specify the specific elements outlined in the measure.
Mitigation Measure 3.1-1b: Screen Views	To screen views of the residential care facility as seen from Seminary Drive (KOP #3), project plans, in compliance with County defensible space and landscape plan requirements, shall specify native shade trees on the hillside created by fill placement immediately adjacent to Seminary Drive to extend over the top of the fill and onto the playing field level. Project plans shall also specify a naturalistic hedgerow of screening shrubs along the top edge of the slope to further block views uphill. Figure 3.1-27, Mitigation Planning Areas, identifies planting areas where this measure shall be implemented.	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project plans shall specify the specific elements outlined in the measure.
Mitigation Measure 3.1-1c: Specify Fast-Growing Trees	To mitigate the sky-lining effects of the residential care facility as seen from the west and southwest, project plans, in compliance with County defensible space and landscape plan requirements, shall specify a variety of fast-growing trees planted on the north and east sides of the facility so that, with time, a natural-appearing backdrop is created.	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project plans shall include a variety of fast-growing trees planted on the north and east sides of the residential care facility.
Mitigation Measure 3.1-1d: Reduce Color Contrast	To reduce the color contrast with the surrounding natural landscape and community setting created by the use of only light-valued cement plaster building material, project building materials shall use a variety of light and slightly darker-valued earth-toned materials that are flat and non-reflective (either integral to the material or painted).	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project plans shall specify the use of a variety of light and slightly darker-valued earth-toned materials that are flat and non-reflective.
Mitigation Measure 3.1-2: Reflectance	The reflectance coefficients for albedo surfaces (streets, pedestrian walks and plazas, and roofs) used for the project shall not exceed a maximum coefficient of 0.6 as higher values would entail glare issues. Compliance with this maximum	Applicant /	During final plan check review and prior to issuance of grading	Project plans shall ensure the reflectance coefficients for albedo

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Coefficients for Albedo Surfaces	coefficient shall be verified by the Architect of Record as part of the design review process.	Architect of Record as part of the design review process	permits/building permits for work within the respective planning areas	surfaces does not exceed a maximum coefficient of 0.6.
Air Quality				
Mitigation Measure 3.2-1: Apply Tier 4 Final Emission Standards to All Diesel-Powered Off-Road Equipment	The project applicant shall require the construction contractor to only use off-road construction equipment that meet EPA's Tier 4 final emission standards as defined in 40 CFR 1039 and to comply with the appropriate test procedures and provisions as contained in 40 CFR Parts 1065 and 1068. This measure can also be achieved by using battery-electric off-road equipment as it becomes available. Implementation of this measure shall be required in the contract the project applicant establishes with its construction contractors. The applicant shall demonstrate its plan to fulfill the requirements of this measure in a report or in project improvement plan details submitted to the County prior to the use of any off-road, diesel-powered construction equipment on the site.	Applicant / County Community Development Agency	Prior to the start of construction activities and ongoing during construction activities	Construction bid documents shall specify the use of EPA Tier 4 equipment. A report or project improvement plan details shall be submitted to the County prior to the use of any off-road, diesel-powered construction equipment on the site.
Archaeological, Historical, and Tribal Cultural Resources				
Mitigation Measure 3.3-2: For All Ground-Disturbing Construction Activities, Halt Ground Disturbance Upon Discovery of Subsurface Archaeological Features	Consistent with Marin County Code Chapter 22.20.040 Section E, if any precontact or historic-era subsurface archaeological features or deposits (e.g., ceramic shard, trash scatters), including locally darkened soil ("midden"), which may conceal cultural deposits, are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and a qualified professional archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) shall be retained to assess the significance of the find (i.e., whether the find may contain unique archaeological resources, historical resources of an archaeological nature, or tribal cultural resources). If the qualified archaeologist determines the archaeological material to be Native American in nature, the archaeologist under contract to North Coast Land Holdings shall contact the Federated Indians of Graton Rancheria. A tribal representative from Federated Indians of Graton Rancheria may make recommendations for further evaluation and treatment as necessary and provide input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource, an historical resource of an archaeological nature, or a tribal cultural resource, as appropriate), the archaeologist and tribal representative, as appropriate, shall develop, for consideration and approval (possibly with modifications) by the Director of Marin County Community Development Agency (Director) or his or	Applicant; Qualified Archaeologist / County Community Development Agency	Ongoing during construction activities	Compliance with the qualified professional archaeologist's determinations if inadvertent discovery occurs.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	her designee, appropriate mitigation procedures to protect the integrity of the resource and ensure that no additional resources are affected. (a) Where the find is determined to be a tribal cultural resource, the Director or designee shall obtain the approval of the representative from Federated Indians of Graton Rancheria, or provide a reasonable opportunity to solicit and obtain such approval, before approving the proposed mitigation procedures and requiring North Coast Land Holdings or another appropriate party to implement them. (b) Where the find is a unique archaeological resource but not an historical resource of an archaeological character, mitigation procedures shall be developed and implemented in accordance with PRC Section 21083.2, subdivisions (b) through (f), except as provided below. (c) Where the find is an historical resource of an archaeological character, mitigation procedures shall be developed and implemented consistent with Section 15126.4(b) of the State CEQA Guidelines, with a preference for preservation in place. Avoidance or preservation of unique archaeological resources or historical resources of an archaeological nature shall not be required where such avoidance or preservation in place would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the Director or designee. Where avoidance or preservation are not appropriate for these reasons, the professional archaeologist, in consultation with the Director or designee, shall prepare a detailed recommended a treatment plan for consideration and approval by the Director or designee, which may include data recovery. Work may not resume within the no-work radius until the Director or designee, in consultation with the professional archaeologist, determines that the site either: 1) does not contain unique archaeological resources or historical resources of an archaeological nature; or 2) that the preservation and/or treatment measures have been completed to the satisfaction of the Director or designee.			
Mitigation Measure 3.3-3: Retain Archaeological and Tribal Monitors for Culturally Sensitive Areas	A minimum of three weeks prior to ground disturbance within 100 feet of the precontact archaeological sites identified within the project site (the Culturally Sensitive Areas), North Coast Land Holdings shall retain and compensate for the services of an archaeological monitor. This archaeological monitor shall contract directly with the Federated Indians of Graton Rancheria for tribal monitoring services. The archaeological monitor shall contact the Tribal representatives a minimum of 14 days prior to beginning earthwork or other ground disturbing activities within the Culturally Sensitive Areas; construction activities shall proceed if no response is received from the Federated Indians of Graton	Applicant; Qualified Archaeologist / County Community Development Agency	Minimum of three weeks prior to the start of earthwork or ground disturbing construction activities within the Culturally Sensitive Areas	Applicant retention of a qualified archaeological monitor who shall contract directly with the Tribe for monitoring services, and the completion of daily monitor logs during construction phases

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	Rancheria 48 hours prior to ground disturbing activities. The monitors shall only be present onsite during the construction phases that involve ground disturbing activities within the Culturally Sensitive Areas. The monitors shall complete daily monitoring logs that describe each day's activities, including construction activities, locations, soil, and any cultural materials identified.			involving ground disturbing activities within Culturally Sensitive Areas.
Biological Resources				
Mitigation Measure 3.4-1a: Avoid and Minimize Impacts to Special-Status Plants	To avoid and minimize potential impacts to special-status botanical species, prior to construction the applicant shall implement the following measures: ▸ Prior to site preparation, vegetation removal, or construction, a qualified botanist shall conduct surveys following the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (current version dated March 20, 2018) (CDFW 2018) during the blooming period for the species shown in Table 3.4-1 in areas where potentially suitable habitat for these species would be disturbed by project activities (e.g., perennial and annual grasslands, coastal scrub, coastal oak woodland, closed-cone pine-cypress) (Figure 3.4-1, "Land Cover on the Project Site"). Surveys are not required in habitat that does not have the potential to support special-status plants (i.e., developed, disturbed, and landscaped areas). ▸ If special-status botanical species are found on the project site but are located outside of work areas or can be avoided, the applicant shall establish and maintain a 15-foot buffer around special-status plants to be retained, to prevent direct and indirect disturbance to the plants. The size of the buffer may be modified by a qualified botanist considering the species present, the work to be performed adjacent to the plants, and other appropriate variables. ▸ If special-status plants are found during rare plant surveys and cannot be avoided, the applicant's qualified botanist shall make a formal recommendation in writing to the County of Marin <u>and CDFW</u> for review, regarding the appropriate compensation to offset the loss of occupied habitat or individuals. <u>If direct or indirect impacts to CESA or NPPA listed plants are identified, the applicant will consult with CDFW to learn whether CDFW asserts that an Incidental Take Permit is required notwithstanding the exceptions found in CDFG Section 1913. Regardless of whether an ITP is required, m</u>~~M~~itigation measures <u>shall be required if CESA or NPPA listed plants are found on site. These measures, which shall be required by the County in the absence of an ITP, shall be sufficient to ensure the avoidance of any net loss of such plants. Measures</u> may include, but are not limited to, ~~measures such as~~ preserving and enhancing existing populations in portions of the project site outside	Applicant; Qualified Botanist / County Community Development Agency	Prior to the start of construction activities	Applicant retention of a qualified botanist to conduct surveys as outlined in the measure. Botanist and/or Applicant shall submit the Botanist report and findings to Marin County Community Development Agency as verification.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	of the development footprint (the Woodland Buffer [Figure 2-3, "Project Site Planning Areas"]), creating off-site populations on mitigation sites through seed collection or transplantation at a 1:1 ratio, and restoring or creating suitable habitat in sufficient quantities to achieve a minimum of a no net loss 1:1 replacement of occupied habitat and individuals. Potential mitigation sites could include suitable locations within or outside of the project site. The implementing party shall develop and implement a site-specific mitigation strategy describing how unavoidable losses of special-status plants shall be compensated. Success criteria for preserved and compensatory populations shall include: The extent of occupied area and plant density (number of plants per unit area) in compensatory populations shall be equal to or greater than the affected occupied habitat for a no net loss of occupied habitat. Compensatory and preserved populations shall be self-producing. Populations shall be considered self-producing when: ▪ plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and ▪ reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the Project vicinity. If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long-term viable populations. The applicant shall provide the County of Marin and CDFW with the results of surveys conducted. If special-status plants are found during surveys and measures are taken to avoid or compensate for removal of these plants, the applicant shall send a report detailing the measures taken to the County of Marin and CDFW.			
Mitigation Measure 3.4-1b: Avoid and Minimize Introduction and	To avoid and minimize potential impacts from the introduction and spread of invasive plants on special-status plants, the applicant shall implement the following measures.	Applicant; Qualified Biologist / County Community Development Agency	Prior to the start of construction activities and ongoing during construction activities	A report detailing the locations of any significant infestations of invasive plant species will be provided to the

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Spread of Invasive Plants	▸ Prior to project implementation, a qualified biologist will conduct training with construction and forestry crews on the methods to be implemented to avoid the introduction and spread of invasive plants. ▸ Construction crews shall inspect all heavy equipment, vehicles, and tools for sand, mud, or other signs that invasive plant seeds or propagules could be present prior to use on the project site. If equipment is clean, then it may be used off road on the project site. ▸ Pressure wash or otherwise decontaminate all heavy equipment, vehicles and tools at a designated weed-cleaning station prior to use on the project site unless the equipment has been inspected and determined to be clean and fee of sand, mud or other signs that invasive plant seeds or propagules could be present. ▸ Prior to project implementation, a qualified biologist shall identify and map significant infestations of invasive plant species (i.e., those rated as invasive by Cal-IPC or designated as noxious weeds by the California Department of Food and Agriculture). A report detailing the locations of any significant infestations of invasive plant species shall be provided to the County of Marin prior to project implementation. ▸ Stage equipment in areas free of invasive plant infestations identified and mapped by the qualified biologist unless there are no uninfested areas present on the project site.			County of Marin prior to project implementation. Applicant and building contractors shall inspect equipment continuously during construction activities in relation to the map produced by the qualified biologist.
Mitigation Measure 3.4-2a: Avoid Disturbance of Overwintering Monarch Butterflies	To avoid or minimize impacts to monarch butterflies, the applicant shall implement the following measures. ▸ Prior to site preparation and vegetation removal, the applicant shall retain a qualified biologist to conduct monitoring within the stands of mature trees along the Woodland Buffer and within the Seminary Point Planning Area for monarch butterflies during the overwintering period (October through March) (Xerces Society 2017) to determine use of the site by the species. The results of monitoring shall be documented and submitted to the County prior to any vegetation removal. ▸ If monarch butterflies are found to be using stands on the project site, the applicant shall avoid vegetation removal within occupied stands during the overwintering period (October through March).	Applicant; Qualified Biologist / County Community Development Agency	Prior to the start of construction activities / ongoing avoidance of vegetation during construction activities if monarch butterflies are positively identified by qualified biologist	Applicant shall hire a qualified biologist to produce a report with findings as to whether monarch butterflies are likely present on the site. The report shall be submitted to the County Community Development Agency and as necessary the Applicant shall implement the qualified biologist's findings prior to and for the duration of construction activities.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Mitigation Measure 3.4-2b: Minimize Loss of Monarch Butterfly Overwintering Stands	To minimize impacts to monarch butterfly overwintering habitat, the applicant shall implement the following measures. ▸ If monarch butterflies are detected during monitoring pursuant to Mitigation 3.4-2a, prior to any site preparation or vegetation removal within suitable monarch overwintering stands, the applicant shall, in coordination with the County and USFWS (upon formal listing of the monarch butterfly under the Endangered Species Act), follow the guidelines in *Protecting California's Butterfly Groves, Management Guidelines for Monarch Butterfly Overwintering Habitat* (Xerces 2017) to maintain or improve the suitability of stands within undeveloped portions of the project site for overwintering monarchs. a. These actions shall include requirements and specifications for maintaining or improving key habitat variables, removal or trimming of trees to facilitate solar radiation within the stand and to remove hazards, and the planting of trees where appropriate, and shall maintain or improve habitat structure for overwintering monarchs within undeveloped portions of the Woodland Buffer and within the Seminary Point Planning Area on the project site.	Applicant; Qualified Biologist / County Community Development Agency; USFWS	Prior to any site preparation or vegetation removal within suitable monarch overwintering stands	The Applicant shall implement *Protecting California's Butterfly Groves, Management Guidelines for Monarch Butterfly Overwintering Habitat* in coordination with the County and USFWS.
Mitigation Measure 3.4-4: Avoid Disturbance of ~~White-tailed Kite~~ Special-Status Birds	To avoid or minimize impacts to nests of bald eagle and white-tailed kite, the applicant shall implement the following measures. ▸ The applicant may choose to schedule site preparation, construction, demolition, grading, or vegetation clearing after October 31 or before February 1 to avoid the nesting period for bald eagle and white-tailed kite within or adjacent to suitable nesting habitat for the species (e.g., the Woodland Buffer and along Seminary Drive). ▸ If work is required during the bald eagle nesting season (February 1 to August 31) or white-tailed kite nesting season (February 1 to October 31), a qualified biologist, retained by the applicant, shall conduct a pre-construction survey prior to site preparation, demolition, grading, or vegetation clearing to identify bald eagle nests within 0.5 mile of the project site or white-tailed kite nests within 500 feet of work area as access allows. The survey shall be conducted no more than 7 calendar days before the beginning of construction demolition, grading, or vegetation clearing. If project activity ceases for 7 days or longer, resurvey shall be conducted prior to restarting activities. ▸ If bald eagle nests are located, no site preparation, construction, demolition, grading, or vegetation clearing shall occur within 0.5 mile of the nest during the nesting season or until the young have fledged, as determined by a qualified biologist. The distance of this buffer may be reduced by a qualified biologist based on topographic	Applicant; Qualified Biologist / County Community Development Agency	Prior to the start of construction activities / ongoing during construction activities if work is required during the nesting seasons outlined in the measure	The Applicant shall implement qualified biologist's findings prior to and for the duration of construction activities as outlined in the measure. A report describing the methods and results of any nest pre-construction surveys conducted, and any nest buffers implemented shall be submitted to the County.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	and vegetative screening, existing land use between the activity and the nest, the nature of the proposed development activities potentially affecting the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether there are visual or acoustic barriers between the proposed activity and the nest), what (if any) nest monitoring is proposed, and other factors. ▶ If white-tailed kite nests are located, no site preparation, construction, demolition, grading, or vegetation clearing shall occur within 500 feet of the nest during the nesting season or until the young have fledged, as determined by a qualified biologist. To avoid impacts to nests of California black rail and California Ridgway's rail, the applicant shall implement the following measures. ▶ The applicant may choose to schedule site preparation, outside construction, demolition, grading, or vegetation clearing within 700 feet of marsh habitat potentially suitable for nesting by California black rail and California Ridgway's rail after August 31 or before January 15 to avoid the nesting period for these species. ▶ If work is required during the California black rail and California Ridgway's rail nesting season (January 15 to August 31), a qualified biologist, retained by the applicant, shall conduct a pre-construction survey prior to site preparation, demolition, grading, or vegetation clearing to identify California black rail and California Ridgway's rail nests within 700 feet of the project site. The survey shall be conducted no more than 7 calendar days before the beginning of construction demolition, grading, or vegetation clearing. If project activity ceases for 7 days or longer, resurvey shall be conducted prior to restarting activities. ▶ If California black rail and California Ridgway's rail nests are located, no site preparation, construction, demolition, grading, or vegetation clearing shall occur within 700 feet of the nest during the nesting season or until the young have fledged, as determined by a qualified biologist. The distance of this buffer may be reduced to an adequately protective distance by a qualified biologist in contact with CDFW based on topographic and vegetative screening, use of a temporary noise curtain between the activity and the nest, the nature of the proposed development activities potentially affecting the nest, the nest occupants' habituation to existing or ongoing activity, nest concealment (i.e., whether there are visual or acoustic barriers between the proposed activity and the nest), what (if any) nest monitoring is proposed, and other factors. A report describing the methods and results of any nest pre-construction surveys conducted, and any nest buffers implemented will be submitted to the County.			

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Mitigation Measure 3.4-5: Avoid Disturbance of Special-Status and Common Bat Maternity and Hibernation Roosts	To avoid and minimize impacts to special-status and common bats the applicant shall implement the following measures which meet and exceed the protections in Marin County Code Section 22.20.040(F). ▸ Within 14 days prior to initiating site preparation, demolition, grading, or vegetation clearing, a qualified bat biologist shall inspect the area of disturbance and areas adjacent (within 50 feet) for bat roosts (most likely buildings and mature trees with crevices, cavities and dense vegetation of broad leaves). Surveys shall consist of a daytime pedestrian survey by a qualified bat biologist looking for evidence of bat use (e.g., guano) and/or an evening emergence survey to note the presence or absence of bats. If no bat roosts are found, then no further study is required. If evidence of bat use is observed, the approximate number and species of bats using the roost would be determined. Acoustic bat detectors may be used to supplement survey efforts but are not required. ▸ If roosts of bats are determined to be present within buildings and other structures, direct disturbance to the roost, such as demolition or renovation of buildings, shall be avoided during the maternity season (April 15 through August 31) and hibernation season (~~September 1 through~~ October 15 to February 28). Eviction and exclusion of bats may be implemented using daytime installation of one-way exits and blocking material during the period of March 1 through April 15, or September 1 through October 15 outside of the of the maternity season and hibernation season. ▸ If roosts of bats are determined to be present within trees on the project site, any project-related removal or pruning of trees occupied by bats shall occur during the period of March 1 through April 15, or September 1 through October 15 outside of the ~~of the~~ maternity season and hibernation season, and consistent with scoping comments provided by CDFW. To remove whole trees, pruning of branches and limbs that do not provide habitat shall occur the day prior to removal of the bole of the tree; this initial planned disturbance may prompt and allow bats to leave the tree during the night between limb and bole removal. The bole of the tree may be removed the following day. ▸ A report describing the methods and results of any bat surveys conducted, and any nest buffers implemented shall be submitted to the County.	Applicant; Qualified Biologist / County Community Development Agency	Prior to the start of construction activities / ongoing during construction activities	Ongoing avoidance during construction activities as outlined in the measure if bats are positively identified by qualified biologist. A report describing the methods and results of any bat surveys conducted, and any nest buffers implemented shall be submitted to the County.
Mitigation Measure 3.4-7: Avoid and Minimize Introduction and	To avoid loss of oak woodland by avoiding or minimizing the introduction and spread of sudden oak death, when working in oak woodlands on the project site, the applicant shall implement the following best management practices.	Applicant / County Community Development Agency	Ongoing during construction activities in oak woodlands on the project site	Applicant shall retain a qualified arborist to inform construction management plan. Bid documents shall specify

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Spread of Sudden Oak Death	▶ Clean and sanitize vehicles, equipment, tools, footwear, and clothes before arriving at the project site. ▶ Include training on sudden oak death by a qualified biologist or certified arborist in worker awareness training. ▶ Minimize soil disturbance as much as possible by limiting the number of vehicles, avoiding off-road travel as much as possible, and limiting use of mechanized equipment for forest management activities. ▶ Follow the relevant procedures listed in the *Guidelines to Minimize Phytophthora Contamination in Restoration Projects* (Working Group for Phytopthoras in Native Habitats 2016) when working within oak woodlands on the project site. ▶ A report detailing the procedures implemented to prevent the introduction of sudden oak death shall be submitted to the County on an annual basis.			the best management practices for minimizing sudden oak death training as outlined in the measure. Annual report shall be submitted to the County detailing the procedures implemented to prevent the introduction of sudden oak death.
Geology and Soils				
Mitigation Measure 3.6-2: Geotechnical Engineering to Address Seismically Induced Ground/Structural Failure	The PRA reports recommended that geotechnical engineering of potential seismic induced slope instability areas be included in the design-level geotechnical report to be prepared as part of compliance with Marin County Code, Section 23.08. These additional engineering measures shall include exploration and laboratory testing of soil samples in or near mapped potentially liquefiable areas or areas mapped as underlain by bay mud. Geotechnical engineering shall be performed to confirm a factor of safety above 1.0 is achieved for the design level seismic acceleration calculated at the project site. If the calculated factor of safety is less than 1.0, seismic displacement analyses shall be performed as part of geotechnical engineering to confirm seismic induce displacements are equal or less than pre-construction conditions, and will not affect planned or existing improvements. If the calculated displacement caused by the project exceeds the pre-project condition, engineering improvements shall be implemented to reduce seismic deformations to acceptable levels. For CEQA purposes, the performance standard for the engineering improvements to mitigate the impact would be to maintain risks of lateral spreading and instability at the same or less than existing conditions. The engineering improvements must also meet building codes for safety and structural integrity, which would provide an additional margin of safety for avoiding lateral spreading and instability. The design-level geotechnical engineering shall include geotechnical seismic design recommendations and criteria per the most recent version of the CBC for structures in Seismic Zone 4. In addition, the geotechnical report shall include seismic surcharge loads for retaining structures over 7 feet. While the specific	Applicant ; Qualified Geotechnical Engineer/ Marin County Department of Public Works	Prior to issuance of grading permits/building permits	Compliance with the geotechnical recommendations as outlined in the measure. Design-level geotechnical report to be submitted to the County for review and approval and submittal of certification letter for compliance of design level plans.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	engineering improvements to reduce the risk of lateral spreading and instability would be determined based on project site conditions, typical examples of design features potentially effective in meeting the performance standard could include: retaining walls to hold back spreading soil or downslope movement; surface and subsurface drainage features to direct stormwater away from areas of instability; soil stabilization techniques like surcharging, compaction, or geosynthetic reinforcement; creating terraces or stepped slopes with gabion or retaining wall support; slope contouring to reduce slope angle or profile; and replanting of stabilizing vegetation.			
Mitigation Measure 3.6-4: Geotechnical Engineering to Address Slope Instability and Landsliding	To minimize potential risks of the project exacerbating existing hazards related to slope instability and landsliding, the project shall be designed and constructed in accordance with the geotechnical engineering design requirements as part of compliance with Marin County Code, Section 22.100.040, as well as all applicable provisions of the PRA report and latest edition of the California Building Code (or any superseding local code in effect) at the time of building permit application. Currently, the 2023 CBC is the latest applicable site grading design code including setback distances from graded slopes, and drainage terraces for taller slopes. The geotechnical engineering design shall provide grading requirements for keying, benching, fill compaction, subsurface drainage, and maximum inclinations of both temporary and permanent cut and fill slopes. Specific foundation design shall be provided for structures on fill or weak soils. The project Civil Engineer shall provide surface drainage collection and/or drainage terraces above and on graded slopes. An updated, site-specific geologic map shall be prepared and included in the geotechnical engineering design that clearly identifies and delineates the limits of the geologic materials present at the site, including all existing landslides, colluvial deposits, undocumented fills, or other areas of instability. The applicant's geotechnical engineer shall also individually catalogue and evaluate mapped areas of instability and undocumented fills and assign each a "Risk Level" in the geotechnical engineering design. Risk level A landslides would include active and dormant landslides within 100 feet of a building envelope, debris flow source areas, and flow paths that crosses building envelopes / residential use areas, or active landslides that could impact public or private property. Risk Level B landslides would present a lower risk of damage and include all active, dormant or potential landslide areas on the property that do not have the potential to significantly damage property or improvements within or outside the property. In most instances, Risk Level B landslides would be located in proposed open space areas or in areas outside of	Applicant; Qualified Geotechnical Engineer/ Marin County Department of Public Works	Prior to issuance of grading permits / building permits / improvement plans	Compliance with the geotechnical recommendations as outlined in the measure. Design-level geotechnical report to be submitted to the County for review and approval and submittal of certification letter for compliance of design level plans.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	any building envelope and any residential use area. The risk level assignments shall guide site-specific geotechnical engineering design. The geotechnical consultant shall perform supplemental subsurface exploration, laboratory testing, and engineering analyses to define the slope stabilization and landslide avoidance, improvement, or repair required in the design of project features in each catalogued area of instability. In general, landslides that have a higher potential of being mobilized by construction (Risk Level A landslides) should be improved or repaired, while Level B landslides should be improved or avoided in accordance with the definitions below: ▶ Landslide Avoidance - requires locating structures and improvements an adequate distance from an existing landslide so that any future movement of the landslide would not affect the structures or improvements. ▶ Landslide Improvement - requires increasing the slope stability to a level such that the calculated factor of safety is at least 1.2 for static conditions. Improvement may also include the construction of protective structures below the landslide to protect down slope improvements. ▶ Landslide Repair – shall improve the slope stability of the landslide area such that the calculated factor of safety defined as the ratio of the resisting forces to the driving forces) is at least 1.3~~5~~ for static conditions (a factor of safety less than 1.5 is often utilized for landslide repair due to the ability to better define subsurface conditions and residual soil strength through a combination of exploration, laboratory testing and back-calculation of the original failure. If landslide specific exploration, laboratory testing and back-calculation is not performed, the factor of safety should be 1.5.) and greater than 1.0 for pseudo-static (seismic) conditions using the calculated design level acceleration at the project site. If the calculated pseudo-static factor of safety is less than 1.0, displacement analyses should be performed to determine if acceptable for the landslide specific conditions and if displacements could adversely impact existing or proposed improvements. The improved stability may be accomplished by various methods including: (1) excavation of unstable material, installation of subsurface drainage and construction of a compacted earth fill buttress; (2) design and construction of retaining structures; (3) de-watering with subsurface drainage; (4) removal of the entire unstable landslide mass; or (5) other methods for landslide stabilization acceptable to the County of Marin. Examples of repair and/or improvement of landslides may include one or a combination of the following methods, or other engineering strategies defined during geotechnical engineering design:			

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	▶ excavation of unstable material, installation of subsurface drainage and construction of a compact earth fill buttress; ▶ design and construction of retaining structures (above and below ground pile walls and shear keys); ▶ de-watering with subsurface drainage; ▶ removal of the entire unstable landslide mass; or ▶ other methods as deemed acceptable to Marin County. Design drainage facilities shall also be documented during geotechnical engineering. On cut and fill slopes, terrace drains shall be included at intervals necessary to adequately drain slopes, such as every 30 feet of vertical height. The terrace drains shall have a minimum flowline gradient of six percent to make them self-cleaning (per the California Building Code). Storm drainage facilities shall convey surface water away from areas of instability and discharge into the storm drainage system. The Geotechnical Engineer shall review the planned storm water discharge locations (bio-swales and dissipators) and identify design requirements to avoid the potential for this water to exacerbate any existing areas of mapped instability or induce new instability as confirmed during Marin County engineering review of the applicant's geotechnical engineering design.			
Greenhouse Gas Emissions and Climate Change				
Mitigation Measure 3.7-1: Installation of EV Charging Stations Meeting the Tier 2 Requirements of the Most Recent CALGreen Code	Prior to the issuance of construction permits, the project applicant shall incorporate the appropriate number of EV chargers to meet the Tier 2 requirements of Part 11 of the Title 24 California Building Code (CalGreen code) in effect at the time of project construction. The Tier 2 requirements of the 2022 CalGreen code require that nonresidential projects (which includes academic land uses) introducing more than 201 parking spaces require 45 percent of all parking spaces be EV capable and 33 percent be EV Charging Stations (EVCS) – EV capable with installed chargers. Furthermore, EVCS parking spaces count towards EV Capable Spaces. Considering the project's proposed 241 spaces for academic uses, the project shall install 109 EV capable spaces (spaces equipped with the electrical infrastructure to support an EV charger), 80 of which shall have EVSE. In other words, the project shall install 109 EV capable spaces, 80 of which shall have EVCS.	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Approval of project development plans by the County Community Development Agency detailing CalGreen code requirements.
Mitigation Measure 3.7-1b: Decarbonize Buildings or	The applicant shall reduce GHG emissions from buildings to the maximum extent feasible. As one option, the applicant may voluntarily commit to the County that the new buildings in the project will be constructed entirely without	Applicant / County Community Development Agency	During final plan check review or prior to the issuance of occupancy	Approval of project development plans or demonstrated by

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Purchase Offsets If Marin County Has an Adopted GHG Offset Policy and Program	natural gas infrastructure or, if not fully avoiding natural gas infrastructure, new buildings will use all-electric appliances (e.g., heating and cooling systems, stoves/ovens, dishwashers, and water heaters) to the extent feasible. The applicant shall provide the information necessary for the County to confirm that the applicant has met this voluntary commitment prior to the issuance of occupancy permits, as demonstrated by constructed buildings or approved design plans. If new buildings in the project will rely on natural gas, which contributes to GHG emissions, the applicant shall provide other GHG-reducing measures consistent with BAAQMD and CARB recommendations to reduce building-related GHG emissions to the maximum extent feasible. The Bay Area Air Quality Management District (BAAQMD) and California Air Resources Board (CARB) recommend that lead agencies prioritize on-site design features, such as those listed under Mitigation Measure 3.7-1a and Mitigation Measure 3.14-2, and direct investments in GHG reductions within the communities surrounding the project site to provide potential local air quality and economic co-benefits. While emissions of GHGs and their contribution to climate change is a global problem, emissions of air pollutants, which have an adverse localized effect, are often emitted from similar activities that generate GHG emissions (i.e., mobile, energy, and area sources), so reductions in GHG emissions can also result in the accessory benefit of reduced local air pollutant emissions. For example, direct investment in a local building retrofit program in existing nearby Marin County communities could pay for cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting, energy efficient appliances, energy efficient windows, insulation, and water conservation measures for homes within the vicinity of the project. Directing local investments to low-income and middle-income households can address equity in the investments. Other examples of local direct investments include financing the installation of regional EV charging stations, paying for electrification of public school buses, and investing in local urban forests. These investments would help achieve GHG reductions as well as improve regional and local ambient air quality. The actions to reduce GHG emissions must meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and in addition to any GHG emission reductions otherwise required by law or regulation, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). At this time, Marin County has no identifiable GHG emission off-set policy or program that has been codified and/or adopted for development purposes. However, if at the time of the project's consideration for approval by the Board		permits for work within the respective planning areas	constructed buildings that new buildings would be constructed without natural gas infrastructure or will use all-electric appliances to the extent feasible. If new buildings in the project will rely on natural gas, Applicant shall provide verification of other GHG-reducing measures as outlined in the measure.

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	of Supervisors, if Marin County has adopted a GHG offset policy and implementation program, the applicant shall define offsets that feasibly meet the County program requirements and state protocols and standards. If a County policy and implementation program do not exist at the time of project consideration for approval, use of GHG offsets would be administratively infeasible to monitor and enforce. Such credits shall comply with protocols approved by CARB, consistent with Section 95972 of Title 17 of the California Code of Regulations. Credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) through the California Air Pollution Control Officers Association's (CAPCOA's) GHG Rx and BAAQMD, if available.			
Noise and Vibration				
Mitigation Measure 3.11-1: Prepare Construction Noise Control Plan	Prior to commencement of any construction activities and in consultation with an acoustic professional, the applicant shall prepare a construction noise control plan that demonstrates with substantial evidence, based on finalized project-specific information (e.g., specific equipment profiles, location of construction activities, precise construction durations), that construction noise would not exceed existing daytime noise levels at nearby residences by more than 5 dBA, if feasible. If it is determined infeasible to reduce construction noise to more than 5 dBA above existing daytime noise levels at nearby residents, based on the distance to sensitive receptors and construction site topography, the construction noise control plan shall provide substantial evidence of infeasibility and inclusion of all feasible measures to reduce construction noise. The construction noise control plan shall be provided to County Community Development Agency staff prior to the start of project construction to document achievement of the following standards and measures. The plan shall include, at a minimum, the following measures: ▸ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation. ▸ All construction equipment with back-up alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over	Applicant; Construction Contractor; Qualified Noise Specialist/ County Community Development Agency	Prior to the start of construction activities	Applicant shall submit Construction Noise Control Plan prepared by a noise specialist to County Community Development Agency. Noise reduction measures shall be included in construction document specifications and the construction contractor shall implement noise reduction measures as specified in the measure

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	the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. ▶ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses, and/or located to the extent feasible such that existing or constructed noise attenuating features (e.g., temporary noise wall or blankets) block line-of-site between affected noise-sensitive land uses and construction staging areas. ▶ The construction contractor shall use noise reducing operation measures, techniques, and equipment. This requirement shall be enforced through its inclusion on all construction bid specifications for construction contractors hired within the project site. The bid specifications shall require that construction contractors provide an equipment inventory list for all equipment within the fleet with greater than 50 horsepower engines, that includes (at a minimum), make, model, and horsepower of equipment; operating noise levels at 50 feet, available noise control device that are installed on each piece of equipment; and associated noise reduction from the installed technology. Control devices shall include, but are not limited to, high-efficiency mufflers, acoustic dampening and protected internal noise absorption layers to vibrating panels, enclosures, and electric motors. In addition, the contractor shall specify how proposed alternative construction procedures shall be employed to reduce noise at sensitive receptors compared to other more traditional methods. Examples include, but are not limited to, welding instead of riveting, mixing concrete off-site instead of on-site, and the use of thermal lance instead of drive motors and bits. In all cases, the requirement is that the best commercially available noise-reducing technology and noise-reducing alternative construction method shall be used, provided that there are no safety concerns, engineering limits, or environmental constraints preventing it from being used. If a unique circumstance does exist that prevents an alternative quieter construction method to be used, the contractor shall provide evidence to support their proposal. The noise reduction elements of construction bid submittals shall be approved by the County of Marin, in coordination with a qualified acoustical professional. ▶ Combine noisy operations (e.g., riveting, cutting, hammering) to occur in the same time period (e.g., day or construction phase), such that the overall duration of these activities is reduced to the extent feasible. By performing the noisiest operations together within the same time period, the overall duration that excessive noise would occur is reduced, minimizing the disturbing effects of exposure to prolonged increased noise levels.			

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	▶ Stationary noise sources such as generators or pumps shall be located as far away from noise-sensitive uses as feasible. ▶ Based on the site-specific construction parameters and anticipated construction noise levels, temporary noise curtains or other similar barriers may also be considered to achieve further noise reduction. Should these measures be required, they must meet the following minimum requirements: ▪ Install temporary noise curtains as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s). ▪ Temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least one pound per square foot. ▶ No less than 1 week prior to the start of construction activities at a particular location, the construction contractor shall provide notification to nearby noise-sensitive land uses (e.g., residential uses) that are located within 1,200 feet (0.23 mile) of the construction site (i.e., based on the construction noise modeling, distance at which noise-sensitive receivers would experience noise levels of 5 dBA over existing ambient levels). ▶ The contractor shall designate a disturbance coordinator and post that person's telephone number conspicuously around the construction site and provide it to nearby residences. The disturbance coordinator shall receive all public complaints and be responsible for determining the cause of the complaint and implementing any feasible measures to alleviate the problem.			
Mitigation Measure 3.11-4: Reduce Operational Stationary Noise	For all new stationary equipment associated with newly constructed buildings (e.g., HVAC equipment, back-up generators), the applicant shall retain an acoustical professional to ensure compliance with the following standards: ▶ All equipment shall be located and designed such that noise generated would not exceed the County's stationary noise source criteria established in this analysis (noise standards for single family residential uses of 50 dB L_{eq} between the hours of 7:00 a.m. and 10:00 p.m. or 45 dB L_{eq} between the hours of 10:00 p.m. to 7:00 a.m.) at any nearby sensitive receptor. ▶ All equipment shall be located and designed such that noise generated at adjacent properties does not exceed the existing ambient noise levels (i.e., 36.1 dBA) by more than 5 dB. Examples of methods to reduce stationary source noise include the following:	Applicant / County Community Development Agency	Prior to issuance of occupancy permits	Final design, location, and orientation, shall be shown in a noise study prepared by a noise specialist under contract to the Applicant, with results submitted to the County.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	locating equipment as far away as possible from noise sensitive land uses, constructing noise barriers between the equipment and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation, as well as compliance with County Code shall be shown in a noise report prepared by the acoustic professional and submitted to the County to confirm compliance, prior to issuance of occupancy permit.			
Traffic and Transportation				
Mitigation Measure 3.14-2a: Develop and Implement a Transportation Demand Management Program for Market Rate Residential Uses	Prior to the issuance of the first building permit in the first phase of development, the project applicant shall develop a Transportation Demand Management (TDM) program for the proposed market rate residential units, including any anticipated phasing, and shall submit the draft TDM program to the County of Marin Public Works for review and approval. The performance goal of the TDM program shall ~~attempt to~~ be a 39 percent reduction in weekday home-based VMT per capita generated by the proposed market rate single family and multi-family residential uses to reduce impacts to a less-than-significant level. The project applicant shall be responsible for preparing and implementing the TDM Program. The project applicant shall be responsible for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies to achieve the maximum feasible trip reduction as determined in collaboration with County of Marin Public Works staff, which may include, but are not limited to, the following: ▸ Dedicated shuttle for residents of market units and/or academic campus employees and/or students; ▸ Establishment of carpool, buspool, or vanpool programs in coordination with Marin Transit in coordination with Marin Transit; ▸ Vanpool purchase incentives; ▸ Cash allowances, passes or other public transit subsidies and purchase incentives; ▸ Parking fees set at levels sufficient to incentivize alternative modes; ▸ Full or partial parking subsidies for ride-sharing vehicles (i.e., any form of carpooling or vanpooling where additional passengers are carried on the trip); ▸ Bicycle programs including bike purchase incentives, storage, maintenance program, and on-site education program; ▸ On-site bike share program;	Applicant / Marin County Department of Public Works	Prior to issuance of grading permits/building permits	Applicant shall develop a Transportation Demand Management Plan for Marin County Department of Public Works review and approval.

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	▸ Dedicated employee or student housing for adjacent campus; ▸ Designation of an on-site transportation coordinator for the project; ▸ Coordination with Golden Gate Transit and Marin Transit to increase transit service in the project area. The project applicant shall be responsible for preparing and submitting annual monitoring reports to the County in order to inform the County on the effectiveness of the approved TDM program.			
Mitigation Measure 3.14-2b: Dedicate a Portion of Residential Units to Campus-Affiliated Residents	The County of Marin Board of Supervisors shall require a permanent dedication of a portion of the project's market rate residential units, within the limits of feasibility, to campus-affiliated residents (i.e., students, staff, and/or faculty) as a condition of approval.	County of Marin Board of Supervisors / County Community Development Agency	At the time of project approval	Measure shall be a condition of approval of the project.
Mitigation Measure 3.14-3a: Develop a Construction Traffic Control Plan	Prior to construction activities for the proposed project, the applicant shall prepare a detailed Construction Traffic Control Plan (TCP) and submit it for review and approval by the County of Marin (County) Department of Public Works. The applicant and the County shall consult with the California Department of Transportation (Caltrans), Golden Gate Transit (GGT), Marin Transit, Southern Marin Fire Protection District (SMFD) Headquarters staff, and other local emergency service providers for their input prior to approval of the TCP. Additionally, the fire district shall be notified prior to any short- or long-term obstruction of fire access roads that would potentially slow response times or require alternative routes for emergencies. At a minimum, the plan shall include: ▸ The number of truck trips, time, and day of street closures. ▸ Time of day of arrival and departure of trucks. ▸ Limitations on the size and type of trucks, provision of a staging area with a limitation on the number of trucks that can be waiting. ▸ Provision of a truck circulation pattern. ▸ Provision of a driveway access plan so that safe vehicular, pedestrian, and bicycle movements are maintained (e.g., steel plates, minimum distances of open trenches, and private vehicle pick-up and drop-off areas). ▸ Maintain safe and efficient access routes for emergency vehicles. ▸ Maintain safe and efficient access routes for vehicles.	Applicant; Construction Contractor / Civil Design Engineer Marin County Department of Public Works; Caltrans; Golden Gate Transit; Marin Transit; Southern Marin Fire Protection District	Prior to issuance of grading permits/building permits	Preparation of a Construction Traffic Control Plan in consultation with the specified agencies and approval by the Marin County Department of Public Works. The construction contractor shall implement the plan during construction activities.

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	▶ Manual traffic control when necessary. ▶ Proper advance warning and posted signage concerning street closures. ▶ Provisions for pedestrian safety. ▶ Contractor parking. ▶ Maintaining existing parking needs. A copy of the TCP shall be submitted to local emergency response agencies. Additionally, the local emergency response agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways.			
Mitigation Measure 3.14-3b: Widen Roads to Meet County of Marin Roadway Standards and ADA and PROWAG Guidelines for Transportation Accessibility	The project applicant shall provide roadway, parking, and pedestrian facilities that meet ADA and PROWAG guidelines. The project applicant shall incorporate into the project the widening of both public and private roads to meet County of Marin road design standards as identified in Marin County Code Section 24.04.110. The project shall be subject to review by County of Marin Public Works staff to ensure all federal and County requirements and regulations are met and ensure the safe movement of all modes of transportation navigating the project site. The project applicant shall submit a waiver request for any existing or planned road, pedestrian, bicycle, transit, or parking facilities or services on the site that will not meet County roadway, ADA, or PROWAG standards.	Applicant / Marin County Department of Public Works	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project development plans shall include the widening of both public and private roads to meet County of Marin road design standards as identified in Marin County Code Section 24.04.110 and approved by Marin County Department of Public Works.
Mitigation Measure 3.14-3c: Implement Measures to Reduce Parking Demand and/or Increase Supply for the Academic Campus	The project applicant shall prioritize implementation of parking demand reduction measures for faculty, staff, and students of the academic campus to address the estimated parking deficit of 144 parking spaces. Prior to achieving 50 percent enrollment of the academic campus, the project applicant shall submit a parking report that documents academic campus parking usage and any parking overflow onto adjacent residential streets (based on surveys conducted by an independent professional transportation consultant approved by County of Marin Public Works staff), as well as the status of all parking demand reduction measures. The report shall verify that campus parking occupancy levels do not exceed 90 percent and be submitted to County of Marin Public Works. Should there be excess parking occupancy and overflow conditions, the project applicant shall implement additional parking demand reduction measures and/or new parking supply improvements to address parking shortfalls before any additional enrollment could occur beyond 50 percent. All parking shall be located on the project site and within the vicinity of the facility that it serves. Off-site overflow parking shall not be an acceptable strategy.	Applicant / Marin County Department of Public Works	Prior to achieving 50 percent enrollment of the academic campus	A parking report shall be prepared as outlined in the measure and submitted to Marin County Department of Public Works.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Mitigation Measure 3.14-4: ~~Construct a Roundabout at the Intersection of Seminary Drive/Ricardo Road/Vista Del Sol~~ Install and Activate Emergency Vehicle Preemption Devices	The project applicant shall be responsible for designing, obtaining permits for, installing, and activating emergency vehicle preemption equipment subject to agency approvals and oversight. This includes emergency vehicle preemption detection technology in the traffic signals at the intersections of Redwood Highway Frontage Road/Seminary Drive and Redwood Highway Frontage Road/US 101 northbound ramps/De Silva Island Drive. The project applicant shall also be responsible for purchasing, installing, and activating emergency vehicle preemption emitting devices in seven fire station vehicles housed at Strawberry Fire Station 9 (Southern Marin Fire District). The measures shall be in place and activated prior to increasing the student enrollment above 100 or the number of occupied residential units above 145. The emergency preemption vehicle technology shall be reviewed and approved by the Southern Marin Fire Protection District, Marin County Transportation Division, and Caltrans prior to installation. ~~construct a roundabout at the intersection of Seminary Drive/Ricardo Road/Vista Del Sol. The design of the roundabout, and potential advance warning devices to stop traffic entering the roundabout when fire trucks are traveling through the intersection, shall be reviewed and approved by the Southern Marin Fire Protection District~~. ~~An alternative mitigation measure to the addition of a roundabout would be a traffic signal at the intersection of Seminary Drive/Ricardo Road/Vista Del Sol with interconnect to the traffic signal at the Redwood Highway Frontage Road/Seminary Drive intersection. Emergency vehicle preemption devices shall be implemented at both intersection traffic signals. If the alternative traffic signal is implemented, design of the improvements shall be reviewed and approved by the Southern Marin Fire Protection District~~.	Applicant / Southern Marin Fire Protection District; Marin County Transportation Division; Caltrans	Prior to increasing the student enrollment above 100 students or the number of occupied residential units above 145 units	Emergency vehicle preemption devices shall be installed and activated as outlined in the measure.

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