

## **MITIGATION MONITORING AND REPORTING PROGRAM MARIN COUNTYWIDE PLAN UPDATE**

### **INTRODUCTION**

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

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

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

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

### **LOCATION AND CUSTODIAN OF DOCUMENTS**

Consistent with the California Environmental Quality Act, an EIR was prepared to address the impacts of the *Draft 2005 CWP Update*. This document, entitled *Marin Countywide Plan Update EIR* consists of two volumes (Draft EIR dated January 2007, and Response to Comments to the Draft Environmental Impact Report dated June 2007), and is on file with the Marin County Community Development Agency, along with all the other documents which constitute the record of proceedings.

### **PURPOSE AND USE OF THE MONITORING AND REPORTING PROGRAM**

The purpose of the monitoring and reporting program is to provide Marin County with a simple guideline of procedures to ensure that the mitigation measures required under the Final EIR are implemented properly.

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

- 1) The required mitigation measures are listed in the first column, corresponding to the list of measures provided in the Final EIR.
- 2) The second column lists the agency or entity responsible for implementing the mitigation measure.
- 3) The third column lists the timing as to when the mitigation measure is to be implemented.
- 4) The fourth column provides guidance on monitoring and reporting actions to ensure that implementation procedures are followed.

California Government Code section 65400 provides that after adoption of a plan (such as a county General Plan) planning agencies (such as Marin County) provide an annual report on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs.

The *State CEQA Guidelines* (section 15097) state in part where the project at issue is the adoption of a general plan, the monitoring plan shall apply to policies and any other portion of the plan that is a mitigation measure or adopted alternatives. The monitoring plan may consist of policies included in plan-level documents. The annual report on general plan status required pursuant to the Government Code is one example of a reporting program for adoption of a city or county general plan.

As listed in the fourth column this MMRP relies on the county's General Plan Annual Report to report on the status of the policies and programs adopted in response to the Final EIR mitigation measures.

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<b>Land Use, Population and Housing</b>			
<p><b>4.1-2</b> Add the following policies and programs to the Community Development Section of the Built Environment Element.</p> <p>Policy <b>CD-5.1</b> <i>Provide Adequate Infrastructure Capacity.</i> Plan the circulation system and public infrastructure and services to provide capacity for the unincorporated County’s realistic buildout.</p> <p>Policy <b>CD-5.2</b> <i>Correlate Development and Infrastructure.</i>: For health, safety and general welfare, new development should only occur when adequate infrastructure is available consistent with the following findings:</p> <p>a) Project related traffic will not cause level of service established in the circulation element to be exceeded (See TR-1.e);</p> <p>b) Any circulation improvements or programs needed to maintain the level of service standard have been programmed and funding has been committed;</p> <p>c) Environmental review of needed circulation improvement projects or programs has been completed;</p> <p>d) The time frame for completion of the needed circulation improvements or programs will not cause the level of service to be exceeded.</p> <p>e) Wastewater, water (including for adequate fire flows) and other infrastructure improvements will be available to serve new development by the time the development is constructed.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the 2007 Marin Countywide Plan.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p>Program <b>CD-5.k</b> <i>Monitor Growth and Circulation.</i> At least every five years review the unincorporated County’s growth, planned land use, traffic capacity, funded traffic improvements, traffic mitigation list and traffic fees. Assess growth assumptions and modify land use and circulation policies as needed to ensure adequate circulation capacity to serve development.</p> <p>Program <b>CD-5.a</b> <i>Review and Correlate Countywide Growth and Infrastructure.</i> Work with the proposed City- County Committee or a similar collaborative venue (to be established pursuant to Policy CD-4) to review the countywide growth, planned land use and traffic and service capacity. As warranted by the monitoring information, encourage all jurisdictions to amend their respective general plans and zoning from allowing “theoretical full buildout” of non-residential uses to allowing “realistic buildout” to ensure correlation of planned land uses and traffic capacity and the capacity of all</p>			

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<p>essential public services.</p> <p>Program <b>CD-5.m Development Review</b>: Ensure that policy provisions are evaluated and implemented through the development and environmental review processes. If required by statute or case law, the County Review Authority may waive or modify policy requirements determined to have removed all economically viable use of the property.</p>			
<p><i>Mitigation Measure 4.1-4(a)</i></p> <p>Revise Program <b>AG-2.c</b> of the Draft 2005 CWP Update as follows</p> <p><b>AG-2c Review Existing Development Code Criteria and Standards</b>. Review and amend the Development Code as appropriate to include new and/or modified criteria and standards for agricultural processing and sales while limiting uses that are not compatible with sustainable agriculture. Consideration should be given to development code revisions that ensure agricultural processing and sales-related uses that will not result in any significant impacts, such as those related to traffic, noise, and views. Continue to support the efforts of the UC Cooperative Extension, Marin Resource Conservation District, the Marin County Farm Bureau, Marin Agricultural Land Trust, Marin Organic, Marin County Agriculture Commissioner, and the Marin County Farmer’s Market to plan for agriculture in Marin and ensure that the new criteria and standards are consistent with the County’s goals of improved agricultural viability and preservation and restoration of the natural environment.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.1-4(b)</i></p> <p>The County shall obtain funding for Program <b>AG-2.c</b>.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>

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<p><i>Mitigation Measure 4.1-5</i></p> <p>In order to reduce impacts associated with development of Housing Overlay Designation sites those individual parcels that do not meet the criteria listed in Policy <b>CD-2.3</b> shall be removed from further consideration.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the 2007 Marin Countywide Plan.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<b>Transportation</b>			
<p><i>Mitigation Measure 4.2-1</i></p> <p>Add a new policy and program to the Transportation section of the Built Environment Element:</p> <p><b>Policy TR-1.8 Reduce Vehicle Miles Traveled (VMT)</b> Reduce the rate of increase for total vehicle miles traveled by single-occupant automobile to not exceed the population growth rate.</p> <p><b>Program TR-1.s VMT Reduction Monitoring and Implementation and Transportation Demand Management Program.</b> Develop and implement a countywide program for monitoring and reducing VMT consistent with state and regional efforts and based on information from state and regional planning agencies. Identify and require in new developments specific transportation demand management (TDM) strategies for reducing the VMT below levels that would otherwise occur. Consider the following types of strategies for inclusion in the VMT Reduction Monitoring and Implementation and Transportation Demand Management Program:</p> <ul style="list-style-type: none"> <li>• Increased Transit</li> <li>• All new residential projects consisting of 25 units or more should be located within ½ mile of a transit node, shuttle service, or bus route, regularly scheduled service.</li> <li>• New multi-family projects consisting of 25 units or more should include TDM measures such as reduced parking for affordable or senior projects, subsidized public transportation passes, or ride-matching programs based on site specific review. For</li> </ul>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the 2007 Marin Countywide Plan.</p>	<p>Community Development Agency (CDA) and Department of Public Works would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>

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market rate projects, consider TDM programs such as charging parking fees separate from rent. <ul style="list-style-type: none"> <li>• Safe, convenient connections should be provided to existing pedestrian and bicycle facilities and secure bicycle parking should be provided in new nonresidential developments.</li> <li>• TDM should be required for new or expanded projects with 50 employees or more, including programs such as parking cash out, subsidized transit passes, ridesharing incentives, and bicycle storage facilities.</li> </ul>			
<i>Mitigation Measure 4.2-4</i> Expand State Route 131 from two to three lanes in the eastbound direction from U.S. 101 to southbound Strawberry Dr.	Caltrans in cooperation with Marin County	Caltrans in cooperation with Marin County would be responsible to implement improvements would be responsible to implement improvements	Caltrans in cooperation with Marin County would be responsible for monitoring
<i>Mitigation Measure 4.2-5</i> Expand Sir Francis Drake Boulevard between Bon Air Road and Wolfe Grade in the westbound direction from two to three lanes.	Marin County	Marin County would be responsible to implement improvements	Marin County would be responsible for monitoring
<i>Mitigation Measure 4.2-6</i> Widen Sir Francis Drake Boulevard from two to three lanes in each direction from U.S. 101 to Eliseo Dr.	Marin County and City of Larkspur	Marin County and City of Larkspur would be responsible to implement improvements	Marin County and City of Larkspur would be responsible for monitoring
<i>Mitigation Measure 4.2-8</i> Expand I-580 from two to three lanes in the westbound direction from the Richmond Bridge to East Sir Francis Drake Boulevard.	Caltrans in cooperation with Marin County and the City of San Rafael	Caltrans in cooperation with Marin County and the City of San Rafael would be responsible to implement improvements	Caltrans in cooperation with Marin County and the City of San Rafael would be responsible for monitoring
<i>Mitigation Measure 4.2-9</i> Expand U.S. 101 between I-580 and Sir Francis Drake Boulevard from three to four mixed-flow lanes in the southbound direction.	Caltrans in cooperation with Marin County and the City of San Rafael	Caltrans in cooperation with Marin County and the City of San Rafael would be responsible to implement improvements	Caltrans in cooperation with Marin County and the City of San Rafael would be responsible for monitoring

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<p><i>Mitigation Measure 4.2-10</i></p> <p>Widen U.S. 101 northbound and southbound from three lanes and one auxiliary lane to four lanes one auxiliary lane between Second Street and I-580.</p>	Caltrans in cooperation with the City of San Rafael and Marin County	Caltrans in cooperation with the City of San Rafael and Marin County would be responsible to implement improvements	Caltrans in cooperation with the City of San Rafael and Marin County would be responsible for monitoring
<p><i>Mitigation Measure 4.2-11</i></p> <p>Expand South Novato Boulevard from one to two lanes in each direction from U.S. 101 to Sunset Parkway.</p>	City of Novato	City of Novato would be responsible to implement improvements	City of Novato would be responsible for monitoring
<p><i>Mitigation Measure 4.2-12</i></p> <p>Expand Lucas Valley Road from one to two lanes in both directions from Las Gallinas Avenue to Los Gamos.</p>	Marin County	Marin County would be responsible to implement improvements	Marin County would be responsible for monitoring
<p><i>Mitigation Measure 4.2-13</i></p> <p>Expand U.S. 101 from two to three lanes in each direction from north of Atherton Avenue, where U.S. 101 drops to two lanes, to the Sonoma County Line.</p>	Caltrans in cooperation with Marin and Sonoma Counties	Caltrans in cooperation with Marin and Sonoma Counties would be responsible to implement improvements	Caltrans in cooperation with Marin and Sonoma Counties would be responsible for monitoring
<p><i>Mitigation Measure 4.2-14</i></p> <p>Add an eastbound through lane on Tiburon Boulevard and a northbound right turn lane on the Redwood Highway Frontage Road.</p>	Caltrans and Marin County	Caltrans and Marin County would be responsible to implement improvements	Caltrans and Marin County would be responsible for monitoring
<p><i>Mitigation Measure 4.2-15</i></p> <p>Add a right turn lane to the northbound Grand Avenue approach at the Second Street and Grand Avenue intersection.</p>	City of San Rafael	City of San Rafael would be responsible to implement improvements	City of San Rafael would be responsible for monitoring
<p><i>Mitigation Measure 4.2-16</i></p> <p>Add a westbound thru lane on Third Street at the intersection of Third Street and Grand Avenue.</p>	City of San Rafael	City of San Rafael would be responsible to implement improvements	City of San Rafael would be responsible for monitoring
<p><i>Mitigation Measure 4.2-17</i></p> <p>Signalize the Miller Creek Road and Las Gallinas intersection plus add a westbound left turn pocket on Miller Creek Road.</p>	Marin County	Marin County would be responsible to implement improvements	Marin County would be responsible for monitoring

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<p><i>Mitigation Measure 4.2-18</i>                      Signalize the Miller Creek Road and U.S. 101 SB off-ramp intersection.</p>	<p>Caltrans in cooperation with Marin County</p>	<p>Caltrans in cooperation with Marin County would be responsible to implement improvements</p>	<p>Caltrans in cooperation with Marin County would be responsible for monitoring</p>
<p><i>Mitigation Measure 4.2-19</i>                      Signalize the Miller Creek Road and U.S. 101 NB off ramp intersection plus add eastbound and northbound left turn pockets.</p>	<p>Caltrans in cooperation with Marin County</p>	<p>Caltrans in cooperation with Marin County would be responsible to implement improvements</p>	<p>Caltrans in cooperation with Marin County would be responsible for monitoring</p>
<b>Air Quality</b>			
<p><i>Mitigation Measure 4.3-2(a)</i>                      Add a new program to the Design Section of the Built Environment Element as follows:  <b>DES-2.d</b> Require new office developments with more than 50 parking spaces to offer a <i>Parking “Cash-Out” Program</i>. Consider the feasibility of a parking cas-out program for other new development located in the City-Centered Corridor.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.                       CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.3-2(b)</i>                      It would be necessary to identify a funding source, make a higher priority or implemented sooner Programs <b>AIR-3.a</b> (funding source, higher priority, implement sooner), <b>AIR-3.d</b> (higher priority), <b>AIR-3.e</b> (higher priority), <b>TR-2.k</b> (higher priority, implement sooner), and <b>TR-1.c</b> (funding sources, higher priority, implement sooner)</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.                       CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>



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<p><i>Mitigation Measure 4.3-3(a)</i></p> <p>Revise Policy <b>AIR 2-1</b> of the Natural Systems &amp; Agriculture Element as follows:</p> <p><b>AIR-2.1</b> <i>Buffer Emission Sources and Sensitive Land Uses.</i> Consider potential air pollution and odor impacts from land uses that may emit pollution and/or odors when locating (a) air pollution sources, and (b) residential and other pollution-sensitive land uses in the vicinity of air pollution sources (which may include freeways, manufacturing, extraction, hazardous materials storage, landfill food processing, wastewater treatment, and other similar uses).</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the 2007 Marin Countywide Plan.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.3-3(b)</i></p> <p>Revise Program <b>AIR-2.a</b> of the Natural Systems &amp; Agriculture Element as follows:</p> <p><b>AIR-2.a</b> <i>Require Separation Between Air Pollution Sources and Other Land Uses.</i> Only allow (a) emission sources or (b) other uses in the vicinity of air pollution or odor sources if the minimum screening distances between sources and receptors established in the BAAQMD CEQA Guidelines can be met, unless detailed project-specific studies demonstrate compatibility with adjacent uses despite separations that do not meet the screening distance requirements.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the 2007 Marin Countywide Plan.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.3-3(c)</i></p> <p>Add a new program to the Natural Systems &amp; Agriculture Element as follows:</p> <p><b>AIR-2.c</b> <i>Health Risk Analysis for Sensitive Receptors.</i> Require that projects involving sensitive receptors proposed within 150 feet of freeways shall include an analysis of the potential health risks. Mitigation measures shall be identified in order to reduce these risks to acceptable levels.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the 2007 Marin Countywide Plan.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>

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<p><i>Mitigation Measure 4.3-6(a)</i></p> <p>Revise Program <b>AIR-4.f</b> of the Natural Systems &amp; Agriculture Element as follows:</p> <p><b>AIR-4.f</b> <i>Establish a Climate Change Planning Process.</i> Continued implementation of the approved <i>Marin County Greenhouse Gas Reduction Plan</i>. Integrate this plan into long range and current planning functions and other related agencies. Establish and maintain a process to implement, measure, evaluate, and modify implementing programs, using the Cities for Climate Protection Campaign as a model.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.3-6(b)</i></p> <p>Implement proposed State programs to reduce greenhouse gas emissions including the Renewable Portfolio Standards, California Fuel Efficiency (CAFÉ) standards and a carbon cap and trade programs</p>	<p>State of California</p>	<p>California State Air Resources Board would be responsible for implementation.</p>	<p>California State Air Resources Board would be responsible for monitoring</p>
<b>Noise</b>			
<p><i>Mitigation Measure 4.4-5</i></p> <p>Revise Program <b>NO-1.i</b> of the <i>Draft 2005 CWP Update</i> as follows:</p> <p><b>NO-1.i</b>; <i>Regulate Noise Sources.</i> Sections 6.70.030(5) and 6.70.040 of the Marin County Code establish allowable hours of operation for construction-related activities. As a condition of permit approval for projects generating significant construction noise impacts during the construction phase, construction management for any project shall develop a construction noise reduction plan and designate a disturbance coordinator at the construction site to implement the provisions of the plan.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<b>Hydrology</b>			
<p><i>Mitigation Measure 4.5-1(a)</i></p> <p><b>4.5-1(a)</b> Revise Program <b>WR-2.i</b> of the <i>Draft 2005 CWP Update</i> as follows:</p> <p><b>WR-2.i</b>; <i>Establish a Septic Inspection, Monitoring, and Maintenance District.</i> Establish a countywide Septic Inspection Monitoring and Maintenance District that would include all portions of unincorporated areas with septic systems. Modify applicable codes to</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Department of Public Works would be responsible for monitoring implementation of program.</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
enable the inspection and monitoring of on-site septic systems in a risk-based, comprehensive and cost effective way. Establishment requires a petition or election to put the district in place.			CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.
<p><i>Mitigation Measure 4.5-1(b)</i></p> <p>Continue to implement County ordinances addressing nonpoint source pollution, erosion and sediment control, and surface runoff pollution control plans to ensure that project related and cumulative impacts to water quality standards are minimized or avoided through conditions on project approval as required by the ordinances.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.5-3(a)</i></p> <p>In order to reduce impacts to groundwater resources to a less-than-significant level, the County would revise the timeframe of implementation of Program <b>PFS-2.0</b> to the medium-term or sooner.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.5-3(b)</i></p> <p>Continue to implement County ordinances that maintain continued groundwater recharge, require surface runoff pollution control plans and best management practices for new developments and redevelopments to ensure that project related and cumulative impacts to groundwater recharge are minimized or avoided through conditions on project approval as required by the ordinances.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>Marin Countywide Plan 2005</i> .	<p>Community Development Agency (CDA) and the Department of Public Works would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this</p>

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			program as a part of the County's General Plan Annual report.
<p><i>Mitigation Measure 4.5-4(a)</i></p> <p>Add a new policy to the Natural Systems &amp; Agricultural Element</p> <p><b>BIO-4.19 Maintain Channel Stability.</b> Applicants for new development projects may be required to prepare a hydraulic and / or geomorphic assessment of on-site and downstream drainageways that are affected by project area runoff. This assessment should be required where evidence that significant current or impending channel instability is present, such as documented channel bed incision, lateral erosion of banks (e.g. sloughing or landsliding), tree collapse due to streambank undermining and/or soil loss, or severe in-channel sedimentation, as determined by the County.</p> <p>Characteristics pertinent to channel stability would include hillslope erosion, bank erosion, excessive bed scour or sediment deposition, bed slope adjustments, lateral channel migration or bifurcation, channel capacity and the condition of riparian vegetation. The hydraulic and / or geomorphic assessment shall include on-site channel or drainageway segments over which the applicant has control and access. In the event that project development would result in or further exacerbate existing channel instabilities, the applicant could either propose his/her own channel stabilization program, or defer to the mitigations generated during any environmental review required by the County for the project, which could include maintenance of peak flows at pre-project levels, or less. Proposed stabilization measures shall anticipate project-related changes to the drainageway flow regime.</p> <p>All project improvements should be designed to minimize flood hydrograph peak flow or flood volume increases into drainage courses. To this end, design features such as porous pavement, pavers, maximizing overall permeability, drainage infiltration, disconnected impervious surfaces, swales, bioretention, green roofs, etc., should be integrated into projects as appropriate.</p> <p>For projects subject to discretionary review the applicant may be required, as appropriate, to submit a pre- and post-project hydrology and hydraulic report detailing the amount of new impervious surface area an accompanying surface runoff from all improvement areas including driveways - with a goal of zero increase in runoff (no net increase in peak off-site run-off). The applicant may be required to participate in a peak stormwater runoff management program developed pursuant to new Policy BIO-4.20.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the 2007 Marin Countywide Plan.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>

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<p><i>Mitigation Measure 4.5-4(b)</i></p> <p>Continue to implement NPDES Phase II permit requirements relating to peak flow controls to ensure that project related and cumulative impacts to peak flows are minimized or avoided through conditions on project approval as required by the ordinances.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i></p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.5-7(b)</i></p> <p>The Marin County Development Code would need to be amended to include construction standards for areas threatened by future sea level rise.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation this measure.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.5-7(c)</i></p> <p>Continue to implement County ordinances that regulate floodplain development to ensure that project related and cumulative impacts to flooding are minimized or avoided through conditions on project approval as required by the ordinances.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>Marin Countywide Plan 2005</i>.</p>	<p>Community Development Agency (CDA) and the Department of Public Works would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>

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<b>Biological Resources</b>			
<p><i>Mitigation Measure 4.6-1</i></p> <p>Add a new policy to the Biological Resources section as follows:</p> <p><b>BIO-2.e:</b> <i>Participate in FishNet4C Program.</i> Continue to actively participate in the FishNet4C program and work cooperatively with participating agencies to implement recommendations to improve and restore aquatic habitat for listed anadromous fish species and other fishery resources.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan.</i>	<p>Community Development Agency (CDA) and Department of Public Works would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.6-2</i></p> <p>In order to reduce the impact to sensitive natural communities to a less-than-significant level, the County would obtain funding for Program <b>BIO-1.b</b>, revise its priority to medium, and improve the timeframe of its implementation to the medium-term or sooner.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan.</i>	<p>Community Development Agency (CDA) and Department of Public Works would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.6-4(a)</i></p> <p>Adopt Option 2 in <b>Map 2-5a</b> of the <i>Draft 2005 CWP Update</i> to provide for greater consideration of the remaining sensitive biological features on larger undeveloped properties including the St. Vincent's / Silveira properties and in the vicinity of Gness Field. This larger corridor would ensure that any future development applications must consider how individual biological features contribute to the overall habitat values of the larger baylands ecosystem, provide adequate setbacks for areas qualifying for protection under the WCA and SCA, and ensure protection of essential linkages to permanently protected habitat. By extending the boundary of the proposed Baylands Corridor on the</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan.</i>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p>St. Vincent's / Silveira properties to U.S. 101, additional emphasis would be given on providing essential linkages between the entire Miller Creek corridor, the scattered seasonal wetlands, and the oak woodlands along Pacheco Ridge. The Baylands Corridor under Option 2 would also encompass the entire 300-foot distance landward of the historic bay marshlands on the St. Vincent's / Silveira properties recommended as a minimum setback distance from historic tidelands in the <i>Baylands Ecosystem Habitat Goals</i> report. Including the historic tidelands and adjacent uplands as part of the Baylands Corridor on the St. Vincent's / Silveira properties would provide for recognition of the potential for possible future restoration and enhancement of the baylands on the undeveloped portion of this property. Any efforts to restore or enhance wetlands located west of Gness Field would have to be balanced with the possible safety concerns that increased activity by birds and other wildlife may have on airport operations.</p>			<p>Annual report.</p>
<p><i>Mitigation Measure 4.6-4(b)</i></p> <p>In order to reduce impacts to wildlife habitat and movement opportunities, the County would obtain additional funding for Program <b>BIO-2.b</b> and revise the timeframe of its implementation to the medium-term or sooner.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><b>Geology</b></p>			
<p><i>Mitigation Measure 4.7-1(a)</i></p> <p>Revise Policy <b>EH-2.2</b> (<i>Comply with the Alquist-Priolo Act</i>) and Program <b>EH-2.d</b> (<i>Limit Building Sites in Alquist-Priolo Zones</i>) of the <i>Draft 2005 CWP Update</i> as follows:</p> <p><b>Policy EH-2.2;</b> <i>Comply with the Alquist-Priolo Act.</i> Continue to implement and enforce the Alquist-Priolo Earthquake Fault Zoning Act.</p> <p><b>Program EH-2.d;</b> <i>Limit Building Sites in Alquist-Priolo Zones.</i> Prohibit new building sites in any Alquist-Priolo Earthquake Fault Zone, unless a geotechnical report prepared by a professional geologist establishes that the development will comply with all applicable State and County earthquake standards and regulations.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan</p>

Mitigation Measure	Implemented by	When Implemented	Monitoring or Reporting Action
			Annual report.
<p><i>Mitigation Measure 4.7-1(b)</i></p> <p>Add a new program to the <i>Draft 2005 CWP Update</i> in order to reduce adverse effects of surface fault rupture to critical public lifelines and access (i.e., evacuation) routes that cross an active fault trace.</p> <p><b>Program EH-2.1</b> <i>Reliability of Lifelines and Access (Evacuation) Routes.</i> In cooperation with utility system providers, emergency management agencies, and others, assist in the development of strategies to reduce adverse effects of geologic hazards, especially fault surface rupture and landslides to critical public lifelines and access (i.e., evacuation) routes in an emergency.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-1(c)</i></p> <p>Continue to implement County ordinances requiring geological assessment (e.g., Preliminary Soils, Soils Investigation, and Geologic / Geotechnical reports) for new subdivisions and grading permits to identify the presence of surface fault rupture.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>Marin Countywide Plan 2005</i> .	<p>Community Development Agency (CDA) and the Department of Public Works would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-2(a)</i></p> <p><b>4.7-2(a)</b> Revise Policy <b>EH-2.3</b> (<i>Ensure Safety of New Structures</i>) and Programs <b>EH-2.e</b> (<i>Retrofit County Buildings</i>), <b>PS-3.f</b> (<i>Promote Structural Safety</i>), and <b>PS-3.g</b> (<i>Locate Emergency Services Facilities Appropriately</i>) to ensure seismic safety of all new structures, to address the proper location and retrofit of County buildings and essential critical facilities, and to promote structural and nonstructural safety (e.g., proper securing of nonstructural items within buildings).</p> <p><b>Policy EH-2.3;</b> <i>Ensure Seismic Safety of New Structures.</i> Design and construct all new buildings to be earthquake resistant. The minimum level of design necessary would be in</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this</p>



<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p>accordance with seismic provisions and criteria contained in the most recent version of the State and County Codes. Construction would require effective oversight and enforcement to ensure adherence to the earthquake design criteria.</p> <p><b>Program EH-2.e; Retrofit County Buildings and Critical Facilities.</b> Identify and remedy any County owned structures and critical facilities in need of seismic retrofit or other geotechnical / structural improvements, including eliminating any potentially hazardous features, and / or relocating services if necessary.</p> <p><b>Program PS-3.f; Promote Structural and Nonstructural Safety.</b> Provide and inform the public of the available educational guides promoting structural and nonstructural earthquake safety. Encourage natural gas safety and water heater bracing. Encourage retrofit of older buildings and securing nonstructural elements of a building to prevent the falling or throwing of objects.</p> <p><b>Program PS-3.g; Locate Emergency Services Facilities Appropriately.</b> Locate and design emergency buildings and vital utilities, communication systems and other public facilities so that they remain operational during and after an emergency or disaster. Encourage that these structures and facilities are designed to be earthquake proof to ensure continuous operation even during extreme seismic ground shaking.</p>			<p>program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-2(b)</i></p> <p>Add a new program to the <i>Draft 2005 CWP Update</i> that would create a process for systematic assessment of damaged and collapsed buildings immediately following a significant earthquake in order to determine recovery needs. This should begin with evaluation of essential service buildings and facilities and then continue with other structures.</p> <p><b>Program EH-2.n; Post-earthquake Damage Assessment.</b> Undertake immediate damage assessment of essential service buildings and facilities and then other buildings as part of the County's emergency response plan in response to a damaging earthquake.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-2(c)</i></p> <p>Obtain funding for the revised Program <b>EH-2.e</b> (<i>Retrofit County Buildings and Critical Facilities</i>) and revise the time frame of its implementation to the medium-term or sooner.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
			implementation of program.  CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.
<p><i>Mitigation Measure 4.7-2(d)</i></p> <p>Continue to implement County ordinances to ensure new construction utilize California Building Code seismic design requirements, seismic shut off devices, and anchoring of liquid petroleum gas tanks as well as require geological assessment (e.g., Soils Investigation and Geologic / Geotechnical reports) for grading permits to determine the effects of seismic ground shaking on proposed grading.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.  CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.
<p><i>Mitigation Measure 4.7-3(a)</i></p> <p>Revise Programs <b>EH-2.a</b> (<i>Require Geotechnical Reports</i>) and <b>EH-2.b</b> (<i>Require Construction Certification</i>) of the <i>Draft 2005 CWP Update</i> as follows:</p> <p><b>Program EH-2.a; Require Geotechnical Reports.</b> Continue to require any applicant for land division, master plan, development approval, or new construction in a geologic hazard area to submit geotechnical report prepared by a State-Certified Engineering Geologist or a Registered Geotechnical Engineer that:</p> <ul style="list-style-type: none"> <li>Evaluates soil, slope, and other geologic hazard conditions;</li> <li>Commits to appropriate and comprehensive mitigation measures sufficient to reduce risks to acceptable levels, including post-construction site monitoring, if applicable; and</li> <li>Addresses the impact of the project on adjacent lands, and potential impacts of off-site conditions.</li> </ul>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.  CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p>Meets the requirements of other agency regulations with jurisdiction in the hazard area, such as BCDC requirements for the safety of fills consistent with the Bay Plan.</p> <p><b>Program EH-2.b; Require Construction Observation and Certification.</b> Require any work or construction undertaken to correct slope instability or mitigate other geologic hazard conditions to be supervised and certified by a geotechnical engineer and / or an engineering geologist.</p>			
<p><i>Mitigation Measure 4.7-3(b)</i></p> <p>Add a new program to the <i>Draft 2005 CWP Update</i> that would continue to create Geologic Hazard Area maps based on the most up to date geologic and geotechnical information as it becomes available. This would be incorporated into County GIS data so that updates can be implemented as new information is obtained.</p> <p><b>Program EH-2.o; Geologic Hazard Areas.</b> Update Geologic Hazard Area maps as updated information as it becomes available. These maps should be used to determine the need for geologic and geotechnical reports for a proposed development or redevelopment.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-3(c)</i></p> <p>Continue to implement County ordinances requiring geological assessment (e.g., Preliminary Soils, Soils Investigation, and Geologic / Geotechnical reports) for new subdivisions and grading permits to identify hazards associated with seismic-related ground failure.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-4(b)</i></p> <p><b>Implement Stability Report Ordinances.</b> Continue to implement County ordinances requiring a Stability Report for new construction in specified areas on County slope stability maps, assessment of storm related landslide damage, limits to slope steepness.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>Marin Countywide Plan 2005</i>.</p>	<p>Community Development Agency (CDA) and the Department of Public Works would be</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p>In addition, continue to implement County ordinances requiring geological assessment (e.g., Preliminary Soils, Soils Investigation, and Geologic / Geotechnical reports) for new subdivisions and grading permits to identify hazards associated with landsliding.</p>			<p>responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-5(b)</i>                      Revise the timeframe of implementation of Program <b>EH-2.g</b> to the medium-term or sooner.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-5(c)</i>                      Continue to implement County ordinances that provide guidelines for subsidence evaluations of land that are or could be prone to subsidence as well as requiring geological assessment (e.g., Preliminary Soils, Soils Investigation, and Geologic / Geotechnical reports) for new subdivisions and grading permits to identify hazards associated with subsidence and settlement.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>Marin Countywide Plan 2005</i>.</p>	<p>Community Development Agency (CDA) and the Department of Public Works would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p><i>Mitigation Measure 4.7-6(b)</i></p> <p>Continue to implement County ordinances that provide soil classification guidelines and design considerations for development in areas of expansive soils as well as requiring geological assessment (e.g., Preliminary Soils, Soils Investigation, and Geologic / Geotechnical reports) for new subdivisions and grading permits to identify hazards associated with expansive soils.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>Marin Countywide Plan 2005</i>.</p>	<p>Community Development Agency (CDA) and the Department of Public Works would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-7</i></p> <p>In order to reduce adverse effects from septic system use in unsuitable soils to a less-than-significant level, the County would obtain funding for Program <b>WR-2.e</b> (<i>Continue Providing High-Priority Inspections</i>) in order to continue no-cost inspections of septic systems in high priority areas.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Environmental Health Services would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<p><i>Mitigation Measure 4.7-8(a)</i></p> <p>Revise Policy <b>EH-2.4</b> (<i>Protect Coastal Areas from Tsunamis</i>) and Programs <b>EH-3.a</b> (<i>Regulate Development in Flood and Inundation Areas</i>) and <b>EH-3.g</b> (<i>Locate Critical Facilities Safely</i>) as follows.</p> <p><b>Policy EH-2.4; Protect Coastal Areas from Tsunamis.</b> When inundation maps become available, address tsunami wave runup and inundation impacts when reviewing proposed development along coastal areas of Marin County.</p> <p><b>Program EH-3.a: Regulate Development in Flood and Inundation Areas.</b> Continue to require all improvements in Bayfront, Floodplain, Tidelands, and Coastal High Hazard Zones to be designed to be more resistant to damage from flooding, tsunamis, seiches</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan</p>

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<p>and related water-borne debris and to be located so that buildings and features such as docks, decking, floats, and vessels would be resistant to damage.</p> <p><b>Program EH-3.g; Locate Critical Facilities Safely.</b> Amend the Development Code to prohibit placement of public safety structures within tsunami inundation or flood-prone areas.</p>			Annual report.
<p><i>Mitigation Measure 4.7-8(b)</i></p> <p>Add a new program to the <i>Draft 2005 CWP Update</i> that would require Marin County’s participation in the National Weather Service’s <i>TsunamiReady</i> program to create public awareness and community preparedness in hazard areas. Certification would be accomplished by satisfying criteria including 1) establishing an emergency operations center; 2) creating multiple ways of receiving National Weather Service tsunami warnings; 3) the ability to disseminate a tsunami warning; 4) having a tsunami hazard plan; and 5) creating a community awareness program.</p> <p><b>Program EH-2.s; Make Marin County TsunamiReady.</b> Become a National Weather Service <i>TsunamiReady</i> community in order to promote public awareness, community preparedness, and facilitate quick recovery in the event of a tsunami.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	<p>Community Development Agency (CDA) and Division of Building and Safety would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><b>Water Supply and Demand</b></p>			
<p><i>Mitigation Measure 4.9-1(a)</i></p> <p>Revise Programs <b>PFS-2.c, PFS-2.d, PFS-2.g, PFS-2.h, PFS-2.j, PFS-2.m, PFS-2.o, PFS-2.p, PFS-2.q, WR-2.k, and WR-3.b</b> of the <i>Draft 2005 CWP Update</i> as follows:</p> <p><b>PFS-2.c; Promote Ahwahnee Principles for Water Supply.</b> Support guidelines for local water providers to enact programs that promote the Ahwahnee Principles for water supply. These should include investigations of new sustainable sources such as groundwater, surface water, recycled water, graywater or desalination facilities that match water quantity and quality to the beneficial uses and the perfection or securing of additional water rights for the water purveyors.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><b>PFS-2.d; Support Water Demand Planning.</b> Provide Countywide Plan buildout information in the form of letters for water supply purveyors to use in the development of their respective Urban Water Management Plans (UWMPs). Assist the water purveyors in the preparation of these UWMPs by reviewing these documents and providing comments. Initiate discussion with or letters to small water systems, which are</p>			

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<p>not required by the California Water Code to prepare UWMPs because they have fewer than 3,000 connections, urging them to adopt use of the UWMP format for planning. The water shortage contingency plan portion of the UWMP would provide the means to identify shortages on a consistent basis, to define water shortage stages and appropriate response measures, and to develop relevant ordinances, resolutions, or rules to manage water shortages.</p>			
<p><b>PFS-2.g; Promote Xeriscaping and Native Plants.</b> Amend the Development Code to require site appropriate, drought-tolerant, low water use, native landscaping and ultra-efficient irrigation systems where appropriate for development applications and re-landscaping projects. For parcels adjacent to publicly managed open space, appropriate landscaping will also be non-invasive and have low flammability, and be prepared in strict conformance with the County’s list of appropriate plants. Limit the amount of water intensive landscaping particularly the lawn area allowed, in order to reduce the amount of water needed for irrigation.</p> <p><b>PFS-2.h; Promote Site Appropriate, Low-water Use and Drought Tolerant Native Plants in Public Facilities.</b> Restore and promote the native plants garden at the Civic Center, and the development of similar landscaping for all public facilities. Create a Landscaping Master Plan for Public Facilities that specifies appropriate species, methods, and technologies for water-wise landscaping.</p> <p><b>PFS-2.j; Upgrade West Marin Systems.</b> Promote assistance to water service providers to upgrade the water delivery systems in West Marin to reduce the incidence of saltwater intrusion and leakage by reviewing plans and initiating discussion among West Marin water providers of viable programs. The County should promote the upgrade and improvement of water supply development (e.g., wells), water treatment, water delivery and water storage facilities for the purpose of providing supplemental and backup water supplies for peaking and emergency purposes. Upgrade of water systems should be consistent with the Ahwahnee Principles for water supply that encourage a diverse water portfolio, matching of water supply with intended use, protection of natural systems and water resources, and evaluation of the multiple benefits of a water system upgrade program, among others.</p>			
<p><b>PFS-2.m; Promote Onsite Rainwater Capture and Retention.</b> Encourage use of on-site rainwater capture, storage, and infiltration for irrigation and other non-potable uses and work with Environmental Health Services and water service providers to establish standards for rainwater quality and use. Ensure that catchments do not adversely affect</p>			

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p>habitat dependent on in-stream flow.</p> <p><b>PFS-2.o;</b> <i>Assess Project Impacts to Surface Water and Groundwater.</i> Require documentation that new development projects (including installation of wells) with the potential to degrade or deplete surface water or groundwater resources will not adversely affect a basin or subbasin, including in-stream flows for aquatic habitat.</p> <p><b>PFS-2.p;</b> <i>Investigate and Consider Appropriate Small-Scale Wastewater Reduction, Treatment, and Use Technologies.</i> Work with water agencies to resolve conflicting regulations regarding pre-treated septic drip dispersal systems and appropriate graywater use, evaluate the potential of small-scale portable graywater converter systems as sources for landscaping water, and to modify regulations as necessary to encourage safe graywater use (such as by allowing dual systems that employ graywater to support landscaping). Evaluate the potential to use composting toilets, waterless urinals and other appropriate water saving technologies.</p>			
<p><b>PFS-2.q;</b> <i>Adopt Tiered Billing Rates.</i> Encourage all Marin County water agencies to adopt the California Urban Water Conservation Council’s Best Management Practice of tiered billing rates to encourage water conservation. Encourage the establishment of tiers that are based on conserving levels of per capita water use, rather than those based on historical non-conserving levels. Offer comprehensive conservation incentive programs to assist customers to achieve conserving levels of use.</p> <p><b>WR-2.k;</b> <i>Establish Educational Partnerships to Protect Water Quality.</i> Initiate discussions with the Regional Water Quality Control Boards, Marin Resource Conservation District, University of California Cooperative Extension, Natural Resources Conservation Service, Marin County Stormwater Pollution Prevention Program, watershed groups, the public, stakeholders and other interested parties to develop and implement public education programs and provide technical assistance to find alternatives and minimize erosion and sedimentation, pathogen and nutrient, and chemical sources of water pollution. This would begin with letters to establish a lead agency to direct the effort. It would include soliciting input from local, State, and Federal recreation management agencies to educate boaters and other recreational groups regarding proper management and disposal of human waste.</p> <p><b>WR-3.b;</b> <i>Support and Integrate Water District Conservation Efforts.</i> Assist the efforts of the water districts to reduce waste and increase reuse through integrated planning of programs and complementary land use and building regulations. Assess and remove barriers to integrated water planning and mitigate the demand for water in new development. Assess the degree of demand hardening. (Also see policies and programs</p>			



<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p>under Goals AG-1 in the Agricultural and Food section of this Element, and PF-2 in the Public Facilities and Services section of the Built Environment Element).</p>			
<p><i>Mitigation Measure 4.9-1(b)</i></p> <p>Add the following policies to the Public Facilities and Services section of the Built Environment Element.</p> <p><b>PFS-2.s Sustainable Water Supply Required.</b> No new construction or uses requiring an additional water meter or increased water supply as determined by the district shall be approved without a specific finding, supported by facts in the administrative record, that an adequate, long-term, and sustainable water supply is available to serve the project. These measures should be achieved in partnership with the applicable water district.</p> <p><b>PFS-2.r Offset New Water Demand.</b> In water districts where there is insufficient water to serve new construction or uses requiring an additional water meter or increased water supply as determined by the district or Marin County the County shall require new construction or uses to offset demand so that there is no net increase in demand. One or more the of the following measures may be required to achieve no net increase in demand: use of reclaimed water; water catchments and reuse on site; water retention serving multiple sites; retrofits of existing uses in the district to offset increased demand; other such means. These measures should be achieved in partnership with the applicable water district and shall serve as evidence that an adequate, long-term, and sustainable water supply is available to serve the project.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.9-1(c)</i></p> <p>The County would be required to obtain funding for Programs <b>PFS-2.e, PFS-2.k, PFS-2.n, PFS-2.p, WR-2.k, WR-3.a, and WR-3.b</b>, set the priority of <b>PFS-2.k, WR-2.k</b>, and to “medium” or higher, and revise the time frame of implementation of <b>PFS-2.f, PFS-2.n, PFS-2.o, and WR-2.k</b> to the medium-term or sooner.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.9-4(a)</i></p> <p>Revise Programs <b>PFS-2.m, PFS-2.p, WR-2.d, and WR-2.h</b> of the <i>Draft 2005 CWP Update</i> and add a new program to the Water Resources section as follows:</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p><b>PFS-2.m;</b> <i>Promote Onsite Rainwater Capture and Retention.</i> Encourage use of on-site rainwater capture, storage, and infiltration for irrigation and other non-potable uses, and work with Environmental Health Services and water service providers to establish standards for rainwater quality and use. Ensure that catchments do not adversely affect habitat dependent on in-stream flow.</p>			<p>program.                      CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><b>PFS-2.p;</b> <i>Investigate and Consider Appropriate Small-Scale Wastewater Reduction, Treatment, and Use Technologies.</i> Work with water agencies to resolve conflicting regulations regarding pre-treated septic drip dispersal systems and appropriate graywater use, <del>to</del> evaluate the potential of small-scale portable graywater converter systems as <del>possible</del> sources for landscaping water, and modify regulations as necessary to encourage safe graywater use (such as by allowing dual systems that employ graywater to support landscaping). Evaluate the potential to use composting toilets, waterless urinals and other appropriate water saving technologies.</p> <p><b>WR-2.d;</b> <i>Continue Alternative Septic / Waste System Monitoring.</i> Establish a Septic / Waste Alternatives Maintenance and Inspection Program to ensure the proper installation, maintenance and use of alternative septic systems. Work with manufacturers, supplies and installers to provide guideline for approvable alternative septic / waste systems.</p>			
<p><b>WR-2.h;</b> <i>Establish Additional County Service Areas.</i> Establish a Marshall County Service Area to relocate septic systems away from Tomales Bay, and to initiate monitoring of on-site septic systems in a risk based, comprehensive and cost effective manner. The proposed boundary of the County Service Area should include the entire East Shore planning area. Additional County Service Areas should include the rural communities of Tomales and Nicasio. In addition to wastewater services, County service areas should provide water supply services.</p> <p><b>WR-2.o;</b> <i>Establish a Groundwater Monitoring Program for Unincorporated County Areas.</i> Establish a countywide groundwater monitoring program that would include all or portions of unincorporated areas that use groundwater. Conduct periodic water level measuring and water quality sampling with regular reporting (at least annual) to the Board of Supervisors.</p>			
<p><i>Mitigation Measure 4.9-4(b)</i></p> <p>The County would be required to obtain funding for Programs <b>PFS-2.k, PFS-2.n, PFS-2.p, WR-2.d, WR-2.h, WR-2.i,</b> and the new programs. The County would also be</p>			

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
required to set the priority of Program <b>PFS-2.k</b> , and the new program to “medium” or higher, and revise the time frame of implementation of Program <b>PFS-2.n</b> , and the new program to the medium-term or sooner.			
<b>Public Services</b>			
<p><i>Mitigation Measure 4.10-1(a)</i></p> <p>Add a new program to facilitate public education regarding the safe use, transport, and disposal of hazardous materials and to encourage the use of less-toxic or non-toxic materials as a substitute.</p> <p><b>Program PS-4.h; Hazardous Materials Education.</b> Continue to educate the public about the safe use, transport, and disposal of hazardous materials and encourage (e.g. through incentive programs) the use of less-toxic substances in residential and County operations.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	<p>Community Development Agency (CDA) and the Department of Public Works – Waste Management Division would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.10-1(b)</i></p> <p>Add a new program to inform and encourage the public to use the available hazardous waste disposal facilities in Marin County.</p> <p><b>Program PS-4.i; Hazardous Materials Disposal.</b> Promote, educate and encourage the public and businesses to properly dispose of any hazardous materials or waste at Marin County’s permanent household hazardous waste collection facility.</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide Plan</i> .	<p>Community Development Agency (CDA) and the Department of Public Works – Waste Management Division would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.10-2(a)</i></p> <p>Revise Policy <b>EJ-1.1</b> in order to ensure that mapping would locate known sources of</p>	Marin County Board of Supervisors	Adopted as a part of the <i>2007 Marin Countywide</i>	Community Development Agency (CDA) and the

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<p>hazardous materials.</p> <p><b>Policy EJ-1.1; Identify and Target Impacted Areas.</b> Use available measurement data to map locations with known toxins and other health-threatening pollutants.</p>		<p><i>Plan.</i></p>	<p>Department of Public Works – Waste Management Division would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.10-2(b)</i></p> <p>In order to reduce impacts related to hazardous emissions, materials, and waste, near Marin County’s schools to a less-than-significant level, the County would need to revise the time frame of implementation for programs <b>PS-4.a (Regulate Development Near Waste Sites)</b>, <b>EJ-1.g (Deny Pollution-Source Proposals)</b>, and <b>EJ-1.h (Require Pollution Analysis)</b> to the medium-term or sooner.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan.</i></p>	<p>Community Development Agency (CDA) and the Department of Public Works – Waste Management Division would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.10-3</i></p> <p>Revise Policy <b>EJ-1.1 (Identify and Target Impact Areas)</b> in order to ensure that mapping would locate known sources of hazardous waste.</p> <p><b>Policy EJ-1.1; Identify and Target Impacted Areas.</b> Use available measurement data to map locations with known toxins and other health-threatening pollutants</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan.</i></p>	<p>Community Development Agency (CDA) and the Department of Public Works – Waste Management Division would be responsible for monitoring implementation of program.</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
			CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.
<p><i>Mitigation Measure 4.10-4</i></p> <p>In order to reduce this impact to a less-than-significant level, the County shall continue to cooperate with the Bolinas Community Public Utilities District to maintain the existing moratorium on new development and deny discretionary projects until such time the district is able to construct new or expanded facilities with sufficient capacity to accommodate such growth.</p>	Marin County and Bolinas Community Public Utilities District	Ongoing	Ongoing
<p><i>Mitigation Measure 4.10-8</i></p> <p>In order to reduce energy impacts related to energy consumption from building construction and retrofit to a less-than-significant level, the County would be required to obtain additional funding for and implement <b>EN-1.a</b> (<i>Establish a Permanent Sustainable Energy Planning Process</i>) and <b>EN-3.h</b> (<i>Adopt LEED Standards for Public Buildings</i>) in a timely manner.</p>	Marin County Board of Supervisors	Adopted as a part of the 2007 Marin Countywide Plan.	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>
<b>Cultural Resources</b>			
<p><i>Mitigation Measure 4.11-1</i></p> <p>In order to reduce impacts to historical resources to a less-than-significant level, the County would be required to obtain additional funding for programs <b>HAR-1.g</b> (<i>Create a County Historical Commission</i>), <b>HAR1.1</b> (<i>Adopt Preservation Guidelines</i>), and <b>HAR-1.m</b> (<i>Require Design Compatibility</i>) and revise the time frame of their implementation to the medium-term or sooner.</p>	Marin County Board of Supervisors	Adopted as a part of the 2007 Marin Countywide Plan.	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County's General Plan Annual report.</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<b>Visual Resources</b>			
<p><i>Mitigation Measure 4.12-2</i></p> <p>In order to reduce impacts to the visual character of Marin County’s communities to a less-than-significant level, the County would be required to obtain funding for program <b>DES-1.a</b> and revise the time frame of its implementation to the medium-term or sooner. In addition, the Marin County Community Development Agency would be responsible for revising design guidelines of community plans to be consistent with the <i>Draft 2005 CWP Update</i>.</p>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>
<p><i>Mitigation Measure 4.12-4</i></p> <p>In order to minimize light trespass, light pollution, and glare, new development and projects that would make significant parking lot improvements or add new lighting would be required to prepare a lighting plan for design review by County staff. Therefore, the following new program would need to be added to the Built Environment Element of the <i>Draft 2005 CWP Update</i>:</p> <p>Program <b>DES-1.(new) Lighting Design Guidelines</b>. Amend the Development Code to include lighting design guidelines to be applied through design review and other discretionary permits. Explore the feasibility of amending the Building Code to include lighting specifications. Require new development and major remodel projects that would make significant parking lot improvements or add new lighting to submit a lighting plan consistent with these guidelines for design review by County staff. Lighting design guidelines and/or specifications should address:</p> <ul style="list-style-type: none"> <li>• Efficiency – Cost effective energy efficient standards for outdoor lighting shall be developed to conserve energy thereby reducing excessive lighting, light pollution, light trespass, and glare;</li> <li>• Reasonableness of Intensity – Acceptable standards shall be defined for various land uses and development types specifying the maximum allowable total lumens per acre;</li> <li>• Directional Control – Standards shall be developed to minimize the upward transmission and intensity of light at various distances from its source through the use of full-cutoff lighting, downward casting, shielding, visors etc;</li> </ul>	<p>Marin County Board of Supervisors</p>	<p>Adopted as a part of the <i>2007 Marin Countywide Plan</i>.</p>	<p>Community Development Agency (CDA) would be responsible for monitoring implementation of program.</p> <p>CDA shall report on the implementation of this program as a part of the County’s General Plan Annual report.</p>

<b>Mitigation Measure</b>	<b>Implemented by</b>	<b>When Implemented</b>	<b>Monitoring or Reporting Action</b>
<ul style="list-style-type: none"> <li>● Signage – Standards with respect to illuminated signs shall be developed that prohibit or limit the size, spacing, design, upward transmission of light, and hours of operation. In addition, signs should be white or light colored lettering on dark backgrounds;</li> <li>● Night Lighting – Hours of operation for various uses shall be specified in order to prohibit all-night lighting except when warranted for public safety reasons. On demand lighting shall be encouraged;</li> <li>● Education – A voluntary educational component of this program shall include the distribution of informational materials for use by county residents, developers, and lighting supply retailers. These materials shall provide specific methods and product information necessary for compliance of new development as well as aiding the conversion of existing lighting sources;</li> <li>● Incentives – The County shall develop incentives for residents and businesses encouraging the conversion of existing lighting sources to compliant ones; and</li> <li>● Enforcement – These standards shall be incorporated into the County Development Code and design review process for new development.</li> </ul>			