

**EXHIBIT C**  
**PLANNING COMMISSION RESOLUTION PC \_\_\_\_\_**  
**APPROVED MITIGATION MONITORING PLAN**

| Mitigation Measure  | Monitoring Responsibility                                     | Monitoring Schedule   | Monitoring Procedure   | Date Completed | Initials |
|---|---|---|--|----------------|----------|
| <b>A. AESTHETICS</b>  |   |   |  |                |          |
| <p><u>AES-1:</u> To minimize visual impacts of the buildings from the backyards of existing residents, the project proponent shall implement the following first story and second story building setbacks on Lots 1-23</p> <ul style="list-style-type: none"> <li>- First Story Setback: Backyard setbacks to the first story of a building on Lots 1-23 shall not be less than 30 feet from the backyard property line;</li> <li>- Second Story Setback: Backyard setbacks to the second story of a two-story building on Lots 1-23 shall be not less than 35 feet from the backyard property line. Note: the second story setback requirement does not prohibit the construction of a single story portion of a two story building in accordance with the above requirement for a first story setback.</li> </ul> | City of Martinez Planning and Building divisions              | Prior to the issuance of building permits for each home.                                  | <p>Planning review of architectural plans for consistency with setback requirements as detailed in AES-1</p> <p>Design Review Committee to review setbacks as final design review process, Planning Commission to approve design</p> |                |          |
| <p><u>AES-2:</u> Outdoor lighting at the residential lots, including building and landscape lighting, shall be designed so that light is not directed off the site (ie onto adjacent lots or into the public right-of-way) and the light source is shielded downward from overhead viewing and from direct off-site viewing. Light spill and glare shall not exceed 0.1 foot-candle on adjacent properties or the public right-of-way. These requirements shall be shown on the plot plans for each single family unit.</p>   | City of Martinez Planning, Engineering and Building Divisions | Prior to final occupancy  | Submit a lighting plan for review by the Planning, Building and Engineering division with photometrics   |                |          |
| <p><u>AES-3:</u> Street light fixtures shall use LED or other similar lighting fixtures approved by the City of Martinez and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane of the light</p>   | City of Martinez Planning/Engineering Divisions               | As part of review of plans. Review of lights and approval in the field as part of inspec- | Verify in the field.   |                |          |

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| source. High- Intensity discharge lamps shall be prohibited. Street lighting plans shall be submitted with project improvement plans for City review and approval.   |                                      | tion and final approval.                                |  |                |          |
| <u>AES-4:</u> Building Plans shall incorporate materials that minimize glare to the extent feasible. Metal siding for roofing shall be prohibited, unless paint or other non-glare materials are applied to the material to minimize glare. Building plans shall be submitted to the City for review and approval  | City of Martinez Building Department | During plan check                                       | Prior to building permits.   |                |          |
|  |                                      |   |  |                |          |
|  |                                      |   |  |                |          |
|  |                                      |   |  |                |          |
| <b>B. AIR QUALITY &amp; GREENHOUSE GAS EMISSIONS</b>   |                                      |   |  |                |          |
| <p><u>AIR-1:</u> The following mitigation measure shall be implemented:</p> <p>Water all active construction areas (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) at least twice daily.</p> <p>Cover all trucks transporting soil, sand, or other loose material off-site or require all trucks to maintain at least two feet of free-board.</p> <p>All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</p> | City of Martinez Building Division   | Ongoing throughout grading and/or construction activity | Make regular site visits to the project site to ensure that all dust control mitigation measures are being implemented |                |          |

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| <p><u>AIR 2:</u> Prior to approval of improvement plans, the project applicant shall submit an Air Quality Impact Assessment to the BAAQMD for an Indirect Source Review. The submittal shall be subject to the BAAQMD fees. The project applicant shall consider opportunities for incorporating renewable energy sources into buildings as an emissions offset option. The BAAQMD shall consider all mitigation incorporated into the design, as well as the mitigation measures and conditions of approval incorporated into the project through the CEQA process. The intent of the Indirect Source Review is to require payment to the BAAQMD as compensation for the air quality impact, and for the compensation to then be used by the BAAQMD to fund programs and measures within the region that would directly and/or indirectly reduce emissions on behalf of the project.</p> |   |   |                      |                |          |
| <p><u>AIR-2:</u> As part of the City’s design review and entitlement process, the City shall require future building plans to implement the following:</p> <ul style="list-style-type: none"> <li>• Only natural gas burning fireplaces shall be installed in the housing units to reduce Area Source criteria pollutants</li> <li>• Only low Volatile Organic Compound paint (150 g/L) interior and exterior shall be used on the project site</li> <li>• The developer shall install high efficiency appliances</li> <li>• The developer shall install low flow faucets, toilets and showers</li> <li>• The developer shall install water efficient irrigation systems</li> </ul>  | <p>City of Martinez Building and Planning Divisions</p> | <p>During plan check, site inspection and before finalization of buildings.</p> |                      |                |          |

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| <b>C. BIOLOGICAL RESOURCES</b>   |                                 |                     |   |                |          |
| <p><u>BIO-1</u>: If project construction activities, including vegetation clearing, are to occur during nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (approximately March 1-August 31) the project applicant shall retain a qualified biologist to perform preconstruction surveys for protected birds, including nesting raptors, on the project site and in the immediate vicinity. At least two surveys shall be conducted no more than 15 days prior to the initiation of construction activities, including vegetation clearing. In the event that protected birds, including raptors, are found on the project site, offsite improvements corridors, or the immediate vicinity, the project applicant shall:</p> <ul style="list-style-type: none"> <li>• Locate and map the location of the nest site. Within 2 working days of the surveys prepare a report and submit to the City and CDFW</li> <li>• A no disturbance buffer of 250 feet shall be established</li> <li>• On- going weekly surveys shall be conducted to ensure that the no disturbance buffer is maintained</li> </ul> <p>In the event of destruction of a nest with eggs, or if a juvenile or adult raptor should become stranded from the nest, injured or killed, the qualified biologist shall immediately notify the CDFW. The qualified biologist shall coordinate with the CDFW to have the injured raptor recovery center or, in the case of mortality, transfer it to the CDFW within 48 of notification. If directed/authorized by the CDFW during notification, the qualified</p> | <p>City, Applicant and CDFW</p> | <p>Applicant</p>    | <p>Provide monitoring schedule to City and CDFW when required</p> |                |          |

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| <p>biologist may transfer the injured raptors to a raptor recovery center.</p>   |                           |   |  |                |          |
| <p><u>BIO-2</u>: A tree and building preconstruction survey for bat roosting habitat shall be conducted by a qualified biologist 15 days prior to commencing construction. Tree canopies and cavities and any structures slated for removal shall be examined for evidence of bat roosting. All bat surveys shall be conducted by a biologist with known experience surveying bats. If no bats are found during the survey, structure demolition and tree removal work shall be conducted within one month of the survey.</p> <p>If a maternity colony is found during the surveys, the project proponent shall consult with CDFW. No eviction/exclusion shall be allowed during the maternity season (typically between April 15 and July 30), and impacts to this tree/structure shall be avoided until the young have reached independence. If a non-reproductive group of bats are found within a building or roost tree, the project proponent will consult with CDFW, and they shall be evicted by a qualified biologist and excluded from the roost site prior to work activities during the suitable time frame for bat eviction/exclusion (ie. February 20 to April 14, and July 30 to October 15).</p> | <p>City of Martinez</p>   | <p>Prior to issuance of a grading permit and during all construction activity</p> | <p>Confirm preconstruction survey has been completed and an analysis of the results has taken place.</p> |                |          |
| <p><u>BIO-3</u> If a tree removal permit is granted for the removal of the 47 trees on the project site that are protected under the Martinez Municipal Code (Title 8 Health and Safety Chapter 8.12 Preservation of Trees on Private Property - Preservation, Protection and Removal), the project applicant shall re-plant at a 3:1 ratio (141 trees) on the project site. The trees shall be indigenous tree species (i.e. Q. agrifolia (cost live oak), Q. douglasii (blue oak) and Q. lo-</p>   | <p>City of Martinez</p>   | <p>Trees planted in fall after irrigation installed and monitored</p>             | <p>Confirm replacement trees are planted and maintained consistent with planting plan</p>                |                |          |

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| <p>bata (valley oak)) and shall be 24 inch box at a minimum. The 141 trees shall be planted in the landscape buffer area located along Vine Hill Way, Center Avenue, and Morello Avenue so that they also function to provide visual relief from adjacent properties.</p>   |                           |                                 |   |                |          |
| <b>D. CULTURAL RESOURCES</b>  |                           |                                 |   |                |          |
| <p><u>CULT-1</u> If cultural resources (i.e., prehistoric sites, historic sites, isolated artifacts/features, and paleontological sites) are discovered work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Martinez shall be notified, and a qualified archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards in prehistoric or historical archaeology (or a qualified paleontologist in the event paleontological resources are found) shall be retained to determine the significance of the discovery. The City of Martinez shall consider recommendations presented by the professional for any unanticipated discoveries and shall carry out the measures deemed feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. Specific measures are developed based on the significance of the find.</p> | Project Contractor        | During grading and construction | Ensure that all work is halted if any archaeological materials are encountered and the measures detailed are followed |                |          |
| <p><u>CULT-2:</u> If any human remains are found during grading and construction activities, all work shall be halted immediately within 50 meters (165 feet) of the discovery and the County</p>   | Project Contractor        | During grading and construction | Ensure that all work is halted if any paleontological resources are   |                |          |

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| <p>Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. Additionally, if the Native American resources are identified, a Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required and, if required, shall be retained at the applicant's expense.</p>  |                                     |                                | <p>encountered and the measures detailed are followed</p> |                |          |
| <p><b>E. GEOLOGY AND SOILS</b></p>  |                                     |                                |   |                |          |
| <p><u>GEO -1:</u> The project proponent shall incorporate the recommendations from the Geotechnical Feasibility Investigation and Supplemental Grading Recommendations into project plans and specifications. In addition, prior to earthmoving activities, a certified geotechnical engineer shall be retained to perform a geotechnical evaluation of the soils at a design-level as required by the California Building Code Title 24, Part 2, Chapter 18, Section 1803.1.1.2 related to expansive soils and other soil conditions. The evaluation shall be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapter 16, Chapter 17, and Chapter 18, which addresses structural design, tests and inspections, and soils and foundation standards. The geotechnical evaluation shall include design recommendations to ensure that soil conditions do not pose a</p> | <p>Project Applicant/Contractor</p> | <p>Project Contractor/City</p> |   |                |          |

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| <p>threat to the health and safety of people or structures. The grading and building plans shall be designed in accordance with the recommendations provided in the geotechnical evaluation.</p> <p><u>GEO-2:</u> The Project Applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Martinez and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.</p> |                           |                     |                      |                |          |
| <b>F: HAZARDS AND HAZARDOUS MATERIALS</b>   |                           |                     |                      |                |          |
| <p><u>HAZ 1:</u> All construction activities must have designated staging/maintenance areas, standard operating proce-</p>  | Contractor/City           | City                |                      |                |          |

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| <p>dures, and emergency response planning. To minimize the potential for accidental spills from equipment and to provide for a planned response in the event that an accidental spill does occur, the project proponent shall implement the following construction best management practices:</p> <ul style="list-style-type: none"> <li>• Designate a restricted area for on-site fueling of vehicles and construction equipment, and for handling and storage of hazardous materials;</li> <li>• The restricted area must be equipped with a spill containment basin;</li> <li>• Maintain spill cleanup equipment onsite; and,</li> <li>• Ensure that construction personnel are trained in proper material handling, cleanup, and disposal procedures.</li> </ul> <p><u>HAZ 2:</u> All demolition activities shall be performed in accordance with the Bay Area Air Quality Management District Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation, and Manufacturing. The purpose of this Rule is to control emissions of asbestos to the atmosphere during demolition, renovation, milling and manufacturing and establish appropriate waste disposal procedures. These requirements specify the appropriate methods for survey, demolition/removal, and disposal of asbestos materials to control emissions and prevent hazardous conditions. Specifications developed for the demolition activities shall include the proper packaging, manifesting, and transport of demolition wastes by trained workers to a permitted facility for disposal, in accordance with local, State, and federal requirements.</p> <p><u>HAZ 3-</u> Prior to demolition or renovation activities that may</p> |                           |                     |                      |                |          |

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| <p>disturb suspect lead-based paint (LBP), actual material samples shall be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead are subject to certain requirements of the Occupational Safety and Health Administration (OSHA) lead standard contained in 29 CFR 1910.1025 and 1926.62. If lead-based paint is identified, the paint shall be removed by a qualified lead abatement contractor. Specifications developed for the demolition activities shall include the proper packaging, manifesting, and transport of demolition wastes by trained workers to a permitted facility for disposal, in accordance with local, State, and federal requirements.</p> <p><u>HAZ 4:</u> Prior to grading, mechanical excavation and disposal of the diesel and oil range petroleum hydrocarbons release (area of the petroleum product storage shed) shall be completed by a qualified contractor. Specifications developed for the excavation and disposal activities shall include the proper packaging, manifesting, and transport of demolition wastes by trained workers to a permitted facility for disposal, in accordance with local, State, and federal requirements. Confirmation soil samples following excavation shall be performed to confirm that the release has been effectively removed.</p> |                           |                     |                      |                |          |
| <p><b>G. HYDROLOGY/WATER QUALITY</b></p>   |                           |                     |                      |                |          |
| <p><u>HYD 1:</u> The storm drainage plan shall be designed and engineered to ensure that post-project runoff is equal to or less</p>   | Contractor                | City of Martinez    |                      |                |          |

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| than pre-project runoff. The applicant shall provide the City Engineer with all stormwater runoff calculations with the improvement plan submittal.   |                                      |                                       |   |                |          |
| <b>H. NOISE</b>   |                                      |                                       |   |                |          |
| <u>NOISE-1</u> : All project construction activities shall comply with the City of Martinez Municipal Code requirements for construction noise which limits noise generating construction activities to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays, Sundays, and holidays.                    | City of Martinez Building Department | As needed                             | Observe construction activities at site and confirm compliance with measure |                |          |
| <u>NOISE-2</u> : All construction equipment utilizing combustion engines shall be equipped with "critical" grade (rather than "stock" grade) noise mufflers or silencers that are in good condition. Back up "beepers" shall be tuned to insure lowest possible noise levels while also serving the safety purpose of the backup sound indicator. | City of Martinez Building Department | Prior to issuance of building permits | Observe construction activities and confirm compliance with measure         |                |          |
| <u>NOISE-3</u> : Stationary noise sources shall be located at least 300 feet from any occupied residential dwellings unless noise-reducing engine housing enclosures or other appropriate noise screens are provided.   | City of Martinez Building Department | During construction                   | Observe construction activities and confirm compliance with measure         |                |          |

F:\Community Development\All Projects\MAJOR SUBDIVISIONS\Sub-9358 - Pine Meadows approved-MMMP