WESTPOINT MARINA
MITIGATION AND MONITORING PROGRAM

This Mitigation Monitoring and Reporting Program has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6) which requires the adoption of a mitigation monitoring and reporting program when mitigation measures are required to avoid significant impacts. The monitoring and reporting program is intended to ensure compliance with mitigation measures during implementation of the Project.

This Mitigation Monitoring and Reporting Program has been formulated based upon the findings of the *Mitigated Negative Declaration for the Westpoint Slough (Sanders) Marina Project* in Redwood City (EA-10913-00). The program lists mitigation measures recommended in the Mitigated Negative Declaration for the proposed Project. Mitigation monitoring and reporting requirements are provided only for mitigation measures that would avoid or reduce significant impacts of the Project. The mitigation monitoring and reporting table specifies the responsible parties for implementation and monitoring.

The first column of Table 1 identifies the mitigation measure. The second column entitled "Implementation Procedure" refers to the procedures associated with mitigation implementation. The third column entitled "Monitoring Responsibility" refers to the responsible party for ensuring the mitigation measure is implemented. The fourth column entitled "Monitoring/Reporting Action and Schedule" refers to how the City will ensure mitigation measures are implemented and schedule for when monitoring and demonstration of compliance will occur. The last column will be used by the agency to document who and when the mitigation monitoring occurred.

Table 1
Westpoint Slough Marina Mitigation and Monitoring Plan

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action and Schedule	Monitoring Compliance (Name/Date)
1. The applicant shall obtain a Conditional Use Permit from the Zoning Administrator prior to issuance of a building permit.	Obtain conditional use permit	Applicant	Prior to grading permit	
2. The applicant shall obtain an exception from the Planning Commission per the requirements of Chapter 30 of the Redwood City Code (relating to parcels which do not have frontage on a public right of way) prior to any construction activities.	Obtain exception	Applicant	Prior to Construction activities	
3. A maximum of 65 liveaboards shall be allowed in order to limit traffic impacts.	Use permit condition	Marina Operator/ Harbor Master	Ongoing, annual report to Planning and Community Development Services	
4. A Soils and Geotechnical Report shall be prepared, and submitted to the Engineering Division of Redwood City Community Development Services, as well as to BCDC, the U.S. Army Corps of Engineers (Section 404 permit) prior to issuance of a Building Permit. In addition, a drainage plan, an erosion and sedimentation plan and a storm water pollution prevention plan (conforming to NPDES requirements) shall be submitted and approved by the City Engineering Division, BCDC, U.S. Army Corps of Engineers prior to the beginning of development and construction activities. All disturbed portions of the drainage ditch which separates the project site from Pacific Shores shall be restored to preexisting conditions prior to issuance of final permit by the Redwood City Building Division.	Report review and approval by Engineering Division Documentation of review and approval by BCDC, Corps, RWQCB submitted to Planning and Community Development Services Field review by Engineering Division of ditch conditions	Applicant	a) and b) - Prior to Issuance of Building Permit c) Prior to final permit	

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5. A Dirt Hauling Permit shall also be required for the anticipated importation of topsoil to the site. A similar permit will be required in the event that soil is exported from the site, (the bittern materials referred to in section III will be exported by rail but will require that the applicant submit a Closure Plan to the Redwood City Engineering Division prior to the issuance of a grading permit).	Issuance of dirt hauling permit review and approval of closure plan by Engineering Division	Applicant	prior to grading prior to grading permit	
6. The applicant will be required to implement dust control measures during site preparation and construction activity in order to help reduce this temporary impact.		Applicant Engineering Division	During construction and site bittern removal/cleanup	
7. The applicant shall provide a second point of access to the perimeter road around the marina basin at a location as shown on figure 2, page 6 of the RKH traffic study for the proposed project, prior to issuance of a Building Permit. The secondary access point could be designated for emergency access only and be controlled by a locked chain gate, as determined by the Redwood City Fire Department	Agreement with Pacific Shores Center for location	Applicant	Prior to Building Permit	
8. The marina access road connection to the Pacific Shores Center perimeter street should be "Stop" sign controlled.		Applicant Engineering Division	Prior to Final Permit	
9. A Traffic Impact fee of $285.30 per boat berth shall be paid by the applicant prior to issuance of a Building Permit.	Payment of fee	Applicant	Prior to Building Permit	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action and Schedule	Monitoring Compliance (Name/Date)
10. The applicant shall coordinate with the U.S. Fish and Wildlife Service and California Department of Fish and Game to determine an appropriate location for the recreating the roost site. The applicant shall also submit specific design plans for the island to Community Development Services for review and approval prior to obtaining the grading permits for the project. Community Development Services may accept written approvals from U.S. Fish and Wildlife Service and California Department of Fish and Game of roost site mitigation plan as evidence of compliance with this measure.	Letter(s) of concurrence from applicable agencies	Applicant	Prior to grading permit	
11. The applicant shall obtain all necessary permits, (including a Section 401 permit or certification) from the San Francisco Regional Water Quality Control Board for all applicable activities, as determined by that agency.	Provide copies of permit to Planning and Engineering Services	Applicant	Prior to grading permit	
12. The applicant shall obtain an Architectural Permit for all landscaping improvements prior to installation. These plans shall comply with the regulations of the concerned agencies (including BCDC and Fish and Wildlife Service and the Department of Fish and Game) and shall also conform to the Redwood City Water Conservation Guidelines.	Architectural Permit	Applicant	Prior to grading permit	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action and Schedule	Monitoring Compliance (Name/Date)
13. Noise levels during project construction as well as noise levels occurring during the regular course of operation of the marina facility shall be kept to a level of compliance with all applicable agency standards (including the BCDC, Fish and Wildlife Service, Department of Fish and Game standards for noise mitigation) in order not to detrimentally impact any neighboring "habitat". The applicant shall coordinate a wildlife-monitoring program with the Department of Fish and Game and the Fish and Wildlife Service.	Construction Monitoring Program	Applicant	Ongoing, quarterly reports to Planning and Community Development Services during construction	
14. The applicant shall submit a Lighting Plan with a photometrics study for review and approval by Community Development Services, and all applicable agencies (for example, BCDC, Fish and Wildlife Service, Department of Fish and Game) to insure that the site is adequately, but not excessively lit for night time use and security.	Lighting Plan approved by Planning and Community Development Services	Applicant	Prior to grading permit	
15. The applicant shall coordinate with the Redwood City Fire Department and San Mateo County Office of Environmental Health a Hazardous Materials Plan prior to issuance of a Building Permit for the project.	Approved Hazardous Materials Plan	Applicant	Prior to building permit	
16. The applicant shall obtain all necessary clearances from the San Mateo County Health Services Agency pertaining to soil contamination on the site prior to construction.	Concurrence letter from San Mateo County Health Services Agency	Applicant	Prior to construction	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action and Schedule	Monitoring Compliance (Name/Date)
17. The applicant shall obtain an Architectural Permit for site, building, signs, lighting and landscape/irrigation improvements from Redwood City Community Development Services.	Architectural Permit	Applicant	Prior to grading permit	
18. The project shall meet all necessary requirements of the Redwood City Fire Department which could include the installation of a fire sprinkler system for all applicable buildings.	Letter of concurrence from Redwood City Fore Department	Applicant	Prior to building permit	
19. The applicant shall underground all overhead utility lines.	Plan review by Engineering Services	Applicant	Prior to grading permit	
20. The applicant shall obtain a Building Permit from Redwood City Community Development Services prior to construction.	Building Permit	Applicant		
21. The applicant shall install and maintain buoys down the centerline of Westpoint Slough to identify the "No Wake" speed zone, delineate the center of the channel for adequate draw, and discourage boats from deviating off the navigable channel. The applicant shall also install and maintain a buoy system 100 feet from the salt marsh on Greco Island along Westpoint Slough and Redwood Creek. The buoys shall contain signs informing the public that public access into the marshlands of the San Francisco Bay National Wildlife Refuge is prohibited. The applicant shall coordinate with the San Francisco Bay National Wildlife Refuge on specific wording and locations of the buoys.	Buoys in place	Applicant	Prior to occupancy Ongoing, annual reports to Planning and Development Community Services	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action and Schedule	Monitoring Compliance (Name/Date)
22. The Marina Operator/Harbor Master shall be responsible for maintenance of the buoys and annual reporting to the City Planning Department on the conditions of the buoy system, effectiveness of the buoys, and information on observed or reported intrusions onto Greco and other islands. The Harbor Master shall be responsible for reporting intrusions/unauthorized landings on the island to appropriate enforcement agencies (i.e., San Francisco Bay National Wildlife Refuge, Redwood City Police, Coast Guard, etc.).	Annual Reports	Marina Operator/ Harbor Master	Ongoing, annual reports to Planning and Community Development Services	
23. The Applicant shall redesign the project to provide a two story Harbor Master's office in a location that will provide a view of the marina as well as Westpoint Slough/Greco Island. The intent of this measure is provide a regularly staffed observation location for compliance. The location of the Harbor Masters office shall be submitted to Community Development Services for review and approval prior to obtaining a grading permit for the project.	Architectural Permit	Applicant	Prior to Grading Permit	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action and Schedule	Monitoring Compliance (Name/Date)
24. The Marina Operator/Harbor Master shall also adopt appropriate language for all rental contracts for marina slips and for boat launching that include progressive penalties (maximum one warning with the second time expulsion for a minimum of 1 year) for violating access restrictions onto Greco and other islands. The applicant shall submit the wording and draft contract to Community Development Services for review and approval prior to issuing the certificate for occupancy.	Approved rental agreement	Marina Operator/ Harbor Master	Prior to Occupancy, Ongoing, annual report to Planning and Community Development Services regarding complaince	
25. The Marina Operator/Harbor Master shall also install and maintain information signs at the boat launch and other public access areas informing the public of the access restrictions on Greco Island and other wetlands in the San Francisco Bay National Wildlife Refuge. The draft wording and locations of the signs shall be coordinated with the U.S. Fish and Wildlife Service San Francisco Bay National Wildlife Refuge and Bay Conservation and Development Commission and shall submit the plans for the locations, layout, and wording for the signs to Community Development Services for review and approval.	Approved plans for signs	Marina Operator/ Harbor Master	Prior to grading permit	
26. The applicant shall erect and maintain a minimum 6-foot tall fence east along Westpoint Slough from the end of the public access area around the eastern and southern edges of the property to prevent informal trail establishment and access to adjacent pond levees and fringe marshes.	Building permit	Applicant	Review of as-built conditions prior to certificate of occupancy	

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27. The applicant shall provide a written commitment to the City, Department of Fish and Game and U.S. Fish and Wildlife Service San Francisco Bay National Wildlife Refuge to cooperate on any future restoration plans for the adjacent salt ponds.	Letter of commitment	Applicant	Prior to grading permit	
28. The applicant shall provide visual barriers between the active marina areas and the adjacent salt pond to reduce disturbance to water birds using the salt pond. The visual screening can be achieved through setbacks (85 to 90 feet in width) or through a combination of reduced setbacks combined with landscaping or other visual barriers (fence slats) that obscure near range views of the salt ponds (less than 100 feet from the human use areas).	Architectural Permit	Applicant	Prior to grading permit	
29. The applicant shall select and limit landscaping to species which are not considered to be problematic invasive exotics by the California Exotic Pest Plant Species Council. Trees and shrubs shall utilize the Landscape Tree Suitability Index developed for the Pacific Shores Center project. Only trees and shrubs with a High Landscaping Suitability Index rating (low potential for nest and roost sites) shall be used for general landscaping. High Suitability index trees shall exhibit at least two the following characteristics at tree maturity: Less than 20 to 25 feet in height; columnar shape; fine limbs; or closed, dense crown structure.	Architectural Permit	Applicant	Prior to grading permit	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action and Schedule	Monitoring Compliance (Name/Date)
30. The Marina Operator and any marina tenants shall implement and maintain best management practices (BMPs) to limit food sources and cover (nesting, roosting, and denning sites) for non-native and urban adapted predators.	Predator Control Plan	Marina Operator/ Harbor Master	Approved predator control plan Ongoing, annual compliance reports to Planning and Community Development Services	
31. The applicant shall develop and implement an ongoing education plan informing the tenants and public users of the need to follow the BMPs for minimizing predators.	Education Plan	Applicant Marina Operator/ Harbor Master	Approved Education Plan Ongoing, annual compliance reports to Planning and Community Development Services	
32. Operator/Harbor Master shall prohibit the establishment of feral cat feeding stations on the property.	Conditional Use Permit	Marina Operator/ Harbor Master	Ongoing, annual compliance reports to Planning and Community Development Services	
33. The Marina Operator/Harbor Master shall coordinate with the invasive Spartina control group and shall annually remove invasive cordgrass from marina property until regional control efforts are discontinued.	Exotic Spartina Control Plan	Marina Operator/ Harbor Master	Ongoing, annual compliance reports to Planning and Community Development Services	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action and Schedule	Monitoring Compliance (Name/Date)
34. The applicant shall develop a water quality control plan that address the State's NPS/CZARA Marina and Recreational Boating Management Measures and provide a copies of the Section 404 permit and authorization from the San Francisco Bay Regional Water Quality Board (401 certification or Waste Discharge Requirements) to Community Development Services in order to document that the Regional Board has reviewed and approved the plan. The plan and approvals shall be submitted prior to obtaining a grading permit for the project. Copies of any required monitoring for the Regional Board shall be submitted to City Planning Department.	Water Quality Control Plan - Evidence of compliance with 401 certification or Regional Board WDRs.	Applicant Marina Operator/ Harbor Master	Annual compliance reports to Planning and Community Development Services	
35. Personal watercraft shall not be allowed in the marina.	Conditional Use Permit	Marina Operator/ Harbor Master	Ongoing, annual compliance reports to Planning and Community Development Services	