

ORDINANCE NO. 954
EXHIBIT C

**PRECISE DEVELOPMENT PLAN AND DESIGN REVIEW
FOR THE HOTEL COMPONENT OF THE 2000 LARKSPUR LANDING
CIRCLE MIXED-USE DEVELOPMENT PROJECT
FINDINGS, DEVELOPMENT STANDARDS AND CONDITIONS OF
APPROVAL**

FINDINGS

Precise Development Plan

1. **That the Precise Development Plan for the hotel component of the 2000 Larkspur Landing Circle Project is in conformance with the General Plan of the City.** The Precise Development Plan for the hotel component of the Project is substantially in conformance with the Preliminary Development Plan, Ordinance No. 948, and the proposed amendments to Ordinance 948 contained herein. A detailed discussion of General Plan conformance is provided in detail in the record, including the Planning Commission Staff Report dated July 19, 2005.
2. **That the Precise Development Plan for the hotel component of the 2000 Larkspur Landing Circle Project is found to be in conformance with the Preliminary Development Plan for 2000 Larkspur Landing Circle Project.** The Precise Development Plan for the hotel component of the 2000 Larkspur Landing Circle Project is found to be in substantial conformance with the Preliminary Development Plan, Ordinance No. 948, and the proposed amendments to Ordinance 948 contained herein. A detailed discussion of conformance is provided in detail in the record, including the Planning Commission Staff Report dated March 13, 2007.
3. **That the proposed P-D district, or a given phase thereof, can be substantially completed within four years of the establishment of the P-D district.** The applicants have indicated a desire to proceed with the project upon receiving entitlements from the City. All elements of the project could be completed within four years.
4. **That each individual phase of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not adequately be achieved under other zoning districts.** As demonstrated by this application, the hotel component of the Project can exist as a separate unit capable of creating an environment of sustained desirability and stability.
5. **That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P-D districts.** The traffic analysis prepared for the project by Dowling Associates, Inc. (dated November 20, 2003 and updated in an Addendum letter dated April 29, 2004), is still applicable and valid for the hotel component of the Project. It should be noted that the traffic analysis anticipated a 100-room hotel, even though the Precise Development Plan was revised to include an 80-room hotel. The analysis concluded that the project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system, and would not result in a project-specific traffic impact.

6. **That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed hotel development.** The subject hotel component of the Project is still an infill site, surrounded by properties that are either developed, are under construction, or a part of the same Preliminary Development Plan area. Therefore, it is not anticipated that the surrounding properties will be subject to rezoning. The redesigned project proposal provides additional open space and buffering between the hotel and residential uses, thereby avoiding potential impacts, and allowing the two uses to co-exist on the project site.
7. **That existing or proposed utility services are adequate for the population densities proposed.** The project has not been significantly altered from the Preliminary Development Plan such that the utility companies should not be able to adequately serve the proposed development.

Design Review

1. **Criteria.** The proposed structure or alteration is substantially in conformance with LMC 18.64.050, **Criteria for Approval of Applications.** The proposed development has been reviewed with regard to the criteria for approval listed in Section 18.64.050 and found to be consistent. As discussed in detail in the Staff Report to the Planning Commission dated March 13, 2007, the proposed site plan, building elevations and landscape plan reflect an attractively designed project that will blend with the surrounding development as well as its natural setting.
2. **Compatibility with Neighbors.** The height, elevations, and placement of the site of the proposed structure or addition are consistent with the prevailing neighborhood architectural character and scale and with the existing pattern of development in the neighborhood and/or commercial area. Further, the proposed structure or addition avoids significant and unreasonable loss or interference with privacy, light, solar access, and prominent scenic views (i.e. views of hillsides, Mt. Tamalpais, and San Francisco Bay from primary living areas.) Great care has been taken to ensure that the project will maintain views both on- and off-site. The hotel has been placed on the site to preserve views of Mt. Tamalpais from Tubb Lake and Miwok Park, while orienting rooms to take advantage of spectacular views towards Mt. Tamalpais, San Francisco Bay and the ferry terminal, and surrounding hillsides.
3. **Bulk.** The orientation and scale of the proposed structure or addition in relation to the immediate neighborhood minimizes the perception of excessive bulk. The proposed structure or addition employs architectural features and details, which minimize, rather than accentuate, the prominence of the structure. The building has been designed to sit into the terrain to minimize appearances of mass and bulk. The use of a variety of colors and finishes as well as building fenestrations and design details will avoid large unbroken architectural planes.
4. **Overall Design.** Architectural features of multiple structures, additions, or design elements combine together in an attractive and visually cohesive manner. Further, the overall composition of the proposed structure is compatible with and complements the historic, architectural, and/or aesthetic character of the neighborhood or commercial area. These considerations include, but are not limited to, the structure's architectural style, size and design quality, use of building materials, and similar elements (e.g., relative to residential development, garage location, garage doors, (number and size), window styles, front porches or entry stoops). The project design reflects architectural styles found in Larkspur and approved for the adjacent residential development, providing a modern interpretation of the historical arts and crafts styles. The proposed design incorporates authentic building elements such as large eave overhangs, truss supports, trellises, bay windows and stone columns. Exterior finishes for the hotel building include a mix of materials including stone veneer, plaster and vertical board and siding.

5. **Other Plans and Regulations.** The project is consistent with any applicable specific area, or precise plans and conforms to the standards and regulations of all applicable provisions of the Larkspur Municipal Code. The Design Review to link this building to the site's history of brick application has been found to be consistent with the Preliminary Development Plan and Precise Development Plan for the 2000 Larkspur Landing Circle Project. The project has been reviewed for consistency with the Larkspur Municipal Code, and with the granting of exceptions as described in detail in the Planning Commission Staff Reports dated July 19, 2005 and March 13, 2007, the project is consistent with the provisions of the Larkspur Municipal Code, including the Zoning Ordinance. A detailed discussion of General Plan conformance is provided in detail in the public record for this project, including the Planning Commission Staff Report dated July 19, 2005.
6. **Public Health, Safety and Welfare.** For multi-unit residential, mixed-use or nonresidential projects, the location, size, design, and characteristics of the proposed structure(s) are compatible with and will not be detrimental to the public health, safety and welfare of the persons residing in or working in the proposed structures or in developments adjacent to the proposed project. This includes the layout of the structures, parking, circulation, pathways, landscaping, and other amenities proposed for the site. The project has been designed to promote the health, safety and welfare of the project employees as well as those visiting the site. The hotel has been oriented to maximize views from individual rooms of Mount Tamalpais, Corte Madera Creek, the hills surrounding Miwok Park, and ferry activity at the Golden Gate ferry terminal. In addition, the proposed development includes a swimming pool and spa as well as outdoor terrace areas.

Design Review

7. **Criteria.** The proposed structure or alteration is substantially in conformance with LMC 18.64.050, **Criteria for Approval of Applications.** The proposed development has been reviewed with regard to the criteria for approval listed in Section 18.64.050 and found to be consistent. As discussed in detail in the Staff Report to the Planning Commission dated March 13, 2007, the proposed site plan, building elevations and landscape plan reflect an attractively designed project that will blend with the surrounding development as well as its natural setting.

DEVELOPMENT STANDARDS

(Note: The following development standards are revised from the Preliminary Development Plan, Ordinance No. 948, to reflect the Amended Preliminary Development Plan, the Precise Development Plan, and Design Review for the hotel component of the 2000 Larkspur Landing Circle Project.)

1. Purpose of P-D District

- a. To provide an attractive entryway at the eastern gateway to the City.
- b. To protect environmental resources by clustering development.
- c. To promote the Larkspur economy by creating a quality hotel.

2. Regulations Established

For purposes of complying with section 18.55.020 (3) of the Zoning Ordinance, the commercial uses proposed for 2000 Larkspur Landing Circle Preliminary Development Plan are deemed to be most similar to the C-2, Commercial District for the hotel portion of the development. Except as otherwise specified herein, the regulations applicable to properties zoned C-2, Commercial District, as listed in Chapter 18.48 of the City of Larkspur Municipal Code shall apply to the hotel component of the 2000 Larkspur Landing Circle Project.

3. **Permitted Uses.** The following uses are permitted in the Precise Development Plan area for the hotel component of the 2000 Larkspur Landing Circle Project:
 - a. 100-room, four-story, approximately 64,001-square-foot hotel with swimming pool and spa.
4. **Building Height Limit.** An exception to allow the hotel structure to a height of 51 feet.
5. **Floor Area Ratio.** A floor area ratio not to exceed 1.0 for the hotel portion of the project.
6. **Setbacks.** Setbacks shall be as shown on Project Plan Sheet A1.01 Site Plan.
7. **Signs.** An exception to allow a wall sign that is located 8'6" out from the exterior wall of the structure to which it is attached. An exception to allow a directional sign that includes the word hotel and the company logo. Signs for the hotel development are approved as shown on the plans for the Scope of Approval pursuant to the conditions listed herein.
8. **Off-Street Parking Spaces.** 76 parking spaces shall be provided on the hotel site and 26 spaces shall be provided on the adjacent Sanitary District parcel, subject to a recorded Shared Parking Easement Agreement. Parking shall be provided in accordance with Chapter 18.56 of the City of Larkspur Municipal Code. An exception to allow three (3) less parking space than required for a 100-room hotel.
9. **Conditions of Approval.** The following conditions of approval shall be applied to the Precise Development Plan and Design Review for the hotel portion of the property at 2000 Larkspur Landing Circle:

A. Scope of Approval.

1. Project Plans. Approval is based on the plans entitled "Larkspur Landing Hotel" Sheets A0.00 through A3.06, SL-1, L 1.0 through L4.0, and A1.01A and A1.01B (Alternate Site Entry) prepared by Patri Merker Architects, Smith & Smith Landscape Architects and Environmental Planners, and Royston, Hanamoto, Alley and Abbey, Landscape Architects and Planners dated January 24, 2007, and stamped received February 5, 2007. Conceptual approval is granted to Sheets C-1 through C-6, prepared by Land Development Solutions, Inc. dated January 25, 2007. Prior to issuance of a final grading plan or building permit, the applicant must receive final approval of engineering drawings (Sheets C-1 through C-6). At a minimum, plans shall be revised to include the following:
 - a. Concrete paving shall be provided within and in front of the trash enclosures.
 - b. All pathways and accesses (e.g., sidewalks to buildings, entry portico, and parking spaces) shall be designed and installed to meet ADA standards as determined by the Department of Public Works and the Building Official.
 - c. Detail, including civil engineer calculations, of how treatment of storm water runoff, at the rainfall intensity level specified by Regional Water Quality Control Board, will be met.
 - d. An interim drainage system at the southeast corner of the hotel site.
 - e. Consistency between all plan sheets; for example, Sheet A.1.01 indicates a low wall between the Sanitary District parking area and the Sanitary District building site, however, no wall is shown on the civil engineering sheets and Section D does not extend to the sidewalk or wall on the east side.
 - f. Dimensions of the triangular islands in the parking area, including clarification of whether the dimensions are from the back of curb or face of curb.

- g. On Sheet C-3, the wall is proposed, not existing.
 - h. Sections of the proposed drainage swale.
 - i. Delineation of the pedestrian access to the Sanitary District building site and the Miwok Park expansion area.
 - j. Soils engineer statement and signature on plans that the grades shown will not be affected by site settlement.
 - k. Storm drain calculations for a comprehensive drainage system.
2. Plan Modifications.
- a. Building modifications shall be governed by the C-2 District standards as they relate to setbacks, accessory buildings, height, and parking. The Planning Director shall have the authority to grant minor modifications to a Precise Development Plan not to exceed ten percent (10%) of the number or area currently shown on the Precise Plan and proposed for modification, limited to percentage of lot coverage, floor area ratio, usable outdoor area requirements, landscaping, and façade changes. The intent of this provision is to allow for minor changes in the site plan as construction drawings are finalized and to allow for possible future additions/modifications to the buildings once they are constructed and occupied. Further, once constructed, facade modifications proposed by the property owner, that do not impact the Development Standards, are subject to Zoning Administrator approval. The management company shall also approve future additions/modifications to the site.
 - b. Other modifications from the Development Standards may be permitted, subject to the approval of a Variance as allowed by Chapter 18.72 of the City of Larkspur Municipal Code.
 - c. Major modifications to the Precise Development Plan shall be made in accordance with the procedures set forth in City of Larkspur Municipal Code Section 18.55.140, Modification.
3. List of Conditions. All of the project conditions of approval shall be listed on the cover sheet of the construction plans.
4. Fireplaces. All fireplaces within the development, whether indoor or outdoor, shall be gas fireplaces.
5. Tentative and Final Maps. Prior to issuance of a building permit, the applicant shall file with the County Recorder's Office an approved Final Map, consistent with a Tentative Map approval, creating the individual hotel lot. Conditions applicable to the Tentative Map may be applied as building permit conditions of approval.
6. Solar Technology. Solar technology shall be installed for the swimming pool and spa.
7. At the time of building permit submittal, project applicant shall demonstrate that efforts have been made to meet, at a minimum, a LEED certification at the LEED Certified level (the lowest of the four LEED certification levels for commercial buildings).

B. Utilities.

- 1. All utilities shall be placed underground.
- 2. The project site shall obtain a sewer connection permit and connect to the public sewer.

3. Surface and subsurface drainage flows shall not be combined, but shall be carried in separate drainage facilities.

C. Biological/Landscaping.

1. Proposed off-site wall and landscaping shall be installed prior to issuance of a building permit for the hotel. On-site Landscaping shall be installed pursuant to Project Plan Sheets SL-1 and L-1.0 thru 4.0 prior to issuance of an occupancy permit/final inspection.
2. Landscaping shall be reviewed and approved by Marin Municipal Water District prior to issuance of a building permit; any substantial changes to the landscape plan based on MMWD's review shall require review and approval by the Planning Commission. As required by the Preliminary Development Plan, the landscape plan provides appropriately defensible space around each structure and avoids all potentially combustible landscaping, such as Scotch broom or Eucalyptus species, within 30 feet of structures, and shall avoid planting pine or Eucalyptus species in locations that could result in deposition of needles or leaves on building roofs.

D. Hazards.

1. Plans submitted for Precise Development Plan have been approved by the Fire Marshall relative to the accessibility of all roof areas in case of fire. The Fire Marshall shall approve any changes to the roof plans.
2. Prior to issuance of a building permit, applicant shall submit plans for review and approval by the Fire Department and shall install to the satisfaction of the Fire Marshall, including but not limited to the following safety features: (1) a fire sprinkler system throughout the building; (2) an interior standpipe/hose connection system per code and Fire Department requirements; (3) smoke and heat detectors throughout the building per all applicable codes; (4) exterior fire equipment located per the direction of the Fire Marshall; (5) Fire Department override systems for the elevators per all applicable codes; (6) a Fire Department internal telephone com line system adjacent to the main elevator hoist way system; and (7) operable windows inside guest rooms above the second floor shall have safety guards intended to prevent accidental falls. Further, all built in fire protection equipment shall be monitored by a qualified receiving station for emergency and tampering.

E. Transportation.

1. The applicant shall fully execute a Shared Parking Easement Agreement with the adjacent Sanitary District parcel to the satisfaction of the City Engineer and the Planning Director. The Shared Parking Easement Agreement shall be recorded against both the hotel property and the Sanitary District property prior to issuance of a building permit.
2. Off-site improvements for the entry road (Spine Road) up to the entrance to the hotel parking shall be completed prior to final inspection or issuance of an occupancy permit for the hotel.
2. All parking shall be designed and built to meet or exceed City standards.
3. Bike racks shall be installed as shown on Project Plan Sheet A1-01 Site Plan and the design shall be approved by the Director of Public Works prior to issuance of a building permit.

10. Mitigation Measures based on the Mitigated Negative Declaration that shall be incorporated as conditions of the Precise Development Plan approval. The following conditions are incorporated as conditions of the Precise Development Plan:

A. Aesthetics.

1. Exterior lighting from sources greater than 40 watts shall be shielded such that there is no output above a horizontal line parallel to the ground; the exterior light levels shall be 0.2 foot-candles at the dimmest locations of parking lots and no more than 4-5 foot-candles at the brightest locations on each site; and light spill across property lines shall be no more than 0.1 foot-candles and no direct light source shall be visible at the property line. The project sponsor shall submit a detailed outdoor lighting plan, including computer calculations substantiating dimmest and brightest outdoor light levels at property lines, and including fixture data sheets to substantiate shielding. The lighting plan, prepared by a professional lighting consultant, shall be submitted to the City for review and approval by the Planning and Building Departments prior to issuance of a building permit.

B. Air Quality.

1. The project sponsor shall employ the following measures to reduce the quantity of dust generated during demolition of existing structures and construction of new structures:
 - a. Water to control dust generation during demolition of structures and break-up of pavement and at least twice daily during construction.
 - b. Use dust-proof chutes to load debris into trucks whenever feasible.
 - c. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
 - d. Cover all trucks hauling demolition debris, soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - e. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - f. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - g. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
 - h. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more.)
 - i. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
 - j. Limit traffic speeds on unpaved areas to 15 mph.
 - k. Install sandbags or other erosion control measures to prevent silt run-off to public roadways.
 - l. Replant vegetation in disturbed areas as quickly as possible.
 - m. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
2. The project sponsor or prime contractor shall designate in the construction contract, a person at the superintendent level or higher to be the dust-control coordinator, subject to approval of the Planning Director, and shall provide this person's telephone number to the Remillard Cottage Children's Daycare Center personnel and surrounding homeowner's associations, and post this information on-site, in the nearby parks, commercial and office buildings and

apartment buildings. This person shall respond to complaints within 24 hours or less and have the authority to take corrective action.

3. Areas to be disturbed within 100 feet of the Remillard Cottage Children's Daycare Center and nearby residences shall be presoaked using sprinklers for 48 hours before commencement of excavation or grading activities and overnight each day during the period of excavation and earthmoving. The dust-control coordinator shall be responsible for ensuring that the required presoaking occurs.

C. Cultural Resources.

1. If any archaeological, historical, or paleontological materials are uncovered, discovered, or otherwise detected or observed during project grading and construction operations, work shall cease immediately and a qualified archaeologist shall be brought to the site for an assessment of the resources. The archaeologist shall coordinate with the City of Larkspur Planning Department to determine appropriate mitigation pursuant to the project's Mitigated Negative Declaration and Section 15064.5 (c) of the CEQA Guidelines. Such measures may include avoidance, removal, and preservation, and/or recordation in accordance with accepted professional archaeological practice.
2. In the event human remains are encountered during drilling activities, drilling at that location shall stop and the Marin County Coroner shall be notified (as required by California Health and Safety Code). In the event that the human remains are believed to be those of a Native American, the Most Likely Descendent will be identified, who will formulate an appropriate treatment plan in consultation with the archaeologist (as required by California Public Resources Code Section 5097.98). An appropriate treatment plan is expected to include removal of the remains with scientific recording and study, and timely return of the remains to the Most Likely Descendent for final re-interment.

D. Geology.

1. The project sponsor shall prepare and submit to the City Engineer for review and approval a Final Geotechnical Investigation Report for the proposed project buildings prior to or at the same time as building plans are submitted for building permit review and shall demonstrate compliance with all findings and recommendations in the Treadwell and Rollo preliminary geotechnical reports dated March 29, 1999, March 30, 2000, and October 9, 2003, unless these recommendations are expressly superseded in the Final Geotechnical Investigation Report. Prior to issuance of occupancy permits, a statement from the geotechnical engineer shall be provided verifying that the recommendations of all approved geotechnical reports have been completed.

E. Hazards.

1. Prior to issuance of a building permit, the project sponsor shall prepare plans that include fire suppression systems such as sprinklering of the building proposed on the project site, subject to the review and approval of the Fire Marshall.
2. Prior to issuance of grading permits associated with placement of imported fill, the project sponsor shall provide certification to the City that the imported fill has been tested and found to contain no California Code of Regulations Title 17 hazardous substances in concentrations exceeding San Francisco Bay RWQCB Environmental Screening Levels, or US Environmental Protection Agency, Region IX Preliminary Remediation Goals for residential sites.

F. Water Quality.

1. The project sponsor shall prepare and implement a Construction Stormwater Pollution Prevention Plan (SWPPP) including Best Management Practices (BMPs) to minimize the discharge of sediment and other pollutants during the construction phase of the project. The exact locations, extent, nature, and details of the BMPs shall be worked out in consultation with, and subject to review and approval of, the City Engineer prior to the issuance of grading permits. BMPs shall include but not be limited to:
 - a. Project sponsor shall require that daily watering for dust control, soil stabilization controls, and perimeter silt fences be employed. Erosion control practices must be specified for the fill placement and compaction phase of the project. End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If, following the placement and compaction of fill, hydroseeding is selected as the primary soil stabilization method, then all areas shall be seeded by September 1 and irrigated as necessary to ensure that adequate root development has occurred prior to October 1.
 - b. Project sponsor shall require that site drainage shall be prevented from contacting stored construction materials, equipment, and maintenance supplies (i.e., fuels, lubricants, paints, solvents, and adhesives), as well as waste construction materials and supplies, through the use of elevated platforms or berms or other diversion structures. Supply and waste storage areas shall be located at least 50 feet from drainage facilities and watercourses and shall not be located in any area prone to flooding.
 - c. Project sponsor shall require that material and waste storage areas are protected from rainfall.
 - d. Site supervisors shall conduct weekly on-site meetings to discuss pollution prevention. All construction personnel shall be required to attend such meetings.
 - e. Project sponsor shall require that vehicle and equipment wash-down facilities be employed prior to exiting the site. These facilities shall be accessible and functional during both dry and wet conditions.
 - f. The Construction SWPPP shall be maintained on-site and made available to Regional Water Quality Control Board staff upon request.
2. The project sponsor shall prepare a Stormwater Management Plan (SWMP) specifying Best Management Practice to minimize impacts to surface water quality during the operational lifetime of the project. The sponsor shall incorporate as many concepts as practicable from *Start at the Source, Design Guidance Manual for Stormwater Quality Protection*. The exact locations, extent, nature, and details of the BMPs shall be worked out in consultation with, and subject to review and approval of, the City Engineer prior to the issuance of grading permits. Measures shall include but not be limited to:
 - a. Weekly street sweeping.
 - b. Implementing a Pesticide Management Program, including:
 - i. Properly identifying pests in order to select appropriate control.
 - ii. Not injuring non-target species.
 - iii. Not disposing of waste pesticides on site.
 - iv. Applying only the needed amount of pesticide.
 - c. Marking storm drain inlets "Drains to Bay".
 - d. Distributing pollution prevention educational materials to occupants of the completed project.

e. Using an in-line vortex device to remove debris, floatables, and sediment from storm drain flows not filtered through the bioswale.

The final design of project hydrologic features shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. The SWMP shall describe how funding for long-term maintenance of the swale and vortex treatment device will be accomplished.

3. All parking lot and building pad elevations shall be designed and constructed to be above 6.4 feet NGVD. In addition, the site drainage plan shall provide detailed plans for modification of the inlet structure to the 36-inch culvert crossing under East Sir Francis Drake Boulevard. The modified structure shall be designed to maximize the inlet efficiency and be designed in compliance with all requirements of the City of Larkspur Public Works Department and approved by the Director of Public Works.

G. Noise.

1. The project sponsor shall include in construction contracts a requirement that the construction contractor comply with the City Noise Ordinance limitations on hours of construction (Monday through Friday 7 a.m. to 6 p.m., Saturday, Sunday and legal holidays 9 a.m. to 5 p.m.), and with requirements to install intake and exhaust mufflers on construction equipment and install acoustical shields or shrouds on pavement breakers and jackhammers.
2. Portable generators shall be placed on the site as far as possible from the Remillard Cottage Children's Daycare Center and residences (at a minimum, far enough away to maintain an indoor noise level not to exceed 45 dBA and an outdoor noise level not to exceed 60 dBA), and the contractor shall be required to obtain line power within 4 weeks of initial use of a portable generator near these uses.
3. Noise insulation features shall be incorporated in the design of the proposed development pursuant to the 10 May 2006 Environmental Noise Assessment prepared by Charles M. Salter Associates, Inc. A written report from the qualified noise consultant shall be provided verifying that, the construction plans are consistent with his recommendations and the Mitigated Negative Declaration for the 2000 Larkspur Landing Circle Project, such that the activities at the traffic noise and Sanitary District facility will not cause the interior noise level standards (Goal 11 and Title 24) at the proposed hotel to be exceeded.

H. Transportation.

1. Prior to issuance of a building permit, the project sponsor shall contribute traffic impact fees as part of the Circulation Assessment Permit, which would, in turn, provide a portion of the funds for planned improvements along Sir Francis Drake Boulevard and East Sir Francis Drake Boulevard.