

RESOLUTION NO. P- 09 -21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY RECOMMENDING CITY COUNCIL ADOPTION OF THE CEQA FINDINGS AND STANDARD CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM FOR CONSTRUCTION OF A SEVEN-STORY, APPROXIMATELY 89'-0"-TALL, ±83,187 SQUARE-FOOT LIMITED-SERVICE HOTEL WITH 151 GUEST ROOMS – SOUTHWEST CORNER OF METRO CENTER BOULEVARD AND SHELL BOULEVARD IN TOWN CENTER NEIGHBORHOOD (TC) – APN 094-522-350– MPQ FOSTER CITY METRO CENTER LLC – EA2019-0001

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, MPQ Foster City Metro Center LLC, as project applicant, has requested Planning Commission approval of an Environmental Assessment and Rezoning with an amendment to the General Development Plan (GDP) for construction of a seven-story, approximately 89'-0" tall, approximately 83,187 square-foot limited-service hotel with 151 guest rooms at the southwest former of Metro Center Boulevard and Shell Boulevard (APN 094-522-350) in the Town Center neighborhood; and

WHEREAS, the City of Foster City, in accordance with the requirements of the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) and implementing guidelines ("CEQA") adopted by the Secretary of Resources, and the City of Foster City Environmental Review Guidelines, has prepared an Environmental Impact Report (EIR) (SCH #2019049065), Standard Conditions and Mitigation Monitoring and Reporting Program (SCAMMRP), and CEQA Findings, which, combined, adequately analyze the environmental impacts of the proposed Project and mitigate potential environmental impacts such that they are reduced to levels below established thresholds of significance (EA2019-0001); and

WHEREAS, on January 22, 2019, a City Council Development Project Preliminary Review meeting was held to introduce the proposed project to the City Council and public and to receive feedback prior to initiating the entitlement process; and

WHEREAS, the City of Foster City, in accordance with the requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines adopted by the Secretary of Resources, and the City of Foster City Environmental Review Guidelines, has prepared an Environmental Impact Report ("EIR") which analyzes the potential environmental impacts of the proposed project and identifies recommended measures to reduce potential impacts to a less-than-significant level (SCH #2019049065, EA2019-0001); and

WHEREAS, a Notice of Preparation (NOP) of an EIR for the project was prepared and circulated for the required 30-day public review period commencing on April 9, 2019 and ending on May 10, 2019; and

WHEREAS, on April 18, 2019, a Public Scoping Session was held in conjunction with the Planning Commission meeting; and

WHEREAS a Draft EIR (March 2020) was prepared by Urban Planning Partners, Inc. and circulated by the City for the required 45-day public review period commencing on March 13, 2020 and ending on April 27, 2020. Comments were received by two outside agencies during the 45-day public review period; and

WHEREAS, on April 27, 2020, the City transmitted for filing a Notice of Completion (NOC) of the Draft EIR and, in accordance with requirements of CEQA and provisions of the State CEQA Guidelines, forwarded the Draft EIR to the State Clearinghouse for distribution to those State agencies having discretionary approval of, or jurisdiction by law over, natural resources affected by the Project; and

WHEREAS, the City provided notice to all interested persons and agencies inviting comments on the Draft EIR in accordance with the provisions of CEQA, the State CEQA Guidelines and the City of Foster City Environmental Review Guidelines; and

WHEREAS, on May 7, 2020, a noticed Public Hearing was held to receive comments on the adequacy of the Draft EIR. Comments were received by one property owner prior to the Public Hearing; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration of the Final EIR (consisting of the Draft EIR and Response to Comments document) dated May 2020 at the Planning Commission meeting on June 18, 2020, and, on said date, the Public Hearing was opened, held and closed; and

WHEREAS, at the June 18, 2020 public hearing, the Planning Commission, on a vote of 5-0, recommended to the City Council certification of the Final EIR; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration of the Standard Conditions and Mitigation and Monitoring Program (SCAMMRP) dated June 2020 and Statement of Findings under the California Environmental Quality Act (CEQA Findings) at the Planning Commission meeting on June 17, 2021, and, on said date, the Public Hearing was opened, held and closed; and

WHEREAS, the City of Foster City Planning Commission has reviewed and considered the proposed project, all written correspondence, verbal testimony, staff reports, and supporting documents and reports prepared, and the information contained in the Final EIR; and

WHEREAS, copies of the Final EIR and other documents and materials which constitute the records of the proceedings upon which this decision is based are available for public review on the City of Foster City website and from the custodian of these records, namely, the Community Development Department, located at City Hall, 610 Foster City Boulevard, Foster City; and

WHEREAS, copies of the Final EIR are available for public review on the City of Foster City website and at the Community Development Department, City Hall, 610 Foster City Boulevard, Foster City; and

WHEREAS, a lead agency must adopt a Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) for changes to a project that it adopts or makes a condition of project approval in order to ensure compliance with the measures during project implementation; and

WHEREAS, the Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) set forth in the attached Exhibit A, which is incorporated herein by reference, accurately reflects the mitigation measures contained in the Final EIR.

Resolution No. P-09-21
EA2019-0001

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on the facts and analysis in the Final EIR, all written and oral testimony, and evidence submitted in connection with the Final EIR and exhibits, continues to find, and continues to recommend that the City Council find that:

1. The Final EIR, including documents incorporated by reference, including the information contained therein prior to adoption of this Resolution, has been reviewed and considered by the Planning Commission; and

2. The Final EIR has been completed in accordance with CEQA, the State CEQA Guidelines, and the City of Foster City Environmental Review Guidelines; and

3. The Final EIR adequately describes the environmental impacts of the proposed project; and

4. The Final EIR reflects the City's independent judgment and analysis.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Foster City does hereby recommend that the City Council: 1) approve the Statement of Findings under the California Environmental Quality Act (CEQA Findings) and 2) approve the Standard Conditions and Mitigation Monitoring and Reporting Program (SCAMMRP) for the Final EIR prepared by Urban Planning Partners, LLC as completed and adequate.

PASSED AND ADOPTED as a Resolution of the Planning Commission at a Regular Meeting held on June 17, 2021, by the following vote:

AYES, COMMISSIONERS: Bronitsky, Haddad, Jagtiani, Adams and Chairman Wykoff

NOES, COMMISSIONERS:

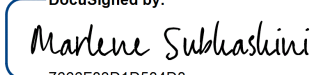
ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:

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RICK WYKOFF, CHAIRMAN

ATTEST:

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MARLENE SUBHASHINI, SECRETARY

Resolution No. P-09-21
EA2019-0001

EXHIBIT A

**STANDARD CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND
REPORTING PROGRAM**

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

This Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) was formulated based on the findings of the Environmental Impact Report (EIR) prepared for the new hotel in the Metro Center General Development Plan (GDP) area (the project) in the City of Foster City. This SCAMMRP is in compliance with Section 15097 of the *CEQA Guidelines*, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The SCAMMRP lists Standard Conditions of Approval (SCOAs) and mitigation measures recommended in the EIR and identifies mitigation monitoring requirements.

The SCAMMRP table below presents the SCOAs and mitigation measures identified in the New Hotel in Metro Center GDP Area Project EIR necessary to mitigate potentially significant impacts. SCOAs are existing requirements and standard conditions that are based on local, state, or federal regulations or laws that are frequently required independently of CEQA review and serve to offset or prevent specific impacts. Because SCOAs are not project specific they are not considered to be mitigation measures. However, since these conditions are required by law, they are incorporated as part of the SCAMMRP to ensure compliance. Each mitigation measure is numbered according to the topical section to which it pertains in the EIR. As an example, Mitigation Measure AIR-1 is the first mitigation measure identified in the EIR for the new hotel in Metro Center GDP area project in *Section V.D, Air Quality*.

Note that the SCOAs referenced in the Draft EIR published on March 13, 2020, have been updated in the SCAMMRP to reflect the current SCOAs. The current SCOAs were compared against the SCOAs referenced in the Draft EIR and determined to be functionally equivalent or more protective than the previous SCOAs referenced in the Draft EIR.

The first column of the SCAMMRP table identifies the Mitigation Measure or SCOA. The second column identifies implementation action and responsibility, while the third column identifies the monitoring schedule or timing, and the fourth column names the party responsible for monitoring and the required monitoring action. The fifth column provides a place to record compliance with monitor dates and initials. These last columns will be used by the City to ensure that individual mitigation measures and SCOAs are monitored.

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

JUNE 2021

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
A. LAND USE				
<i>Implementation of the project would not result in any significant land use impacts.</i>				
B. AESTHETICS AND SHADE AND SHADOW				
<p>SCOA 1.59: An exterior lighting plan including fixture and standard design, coverage and intensity, to be reviewed and approved by the Community Development Department and the Police Department. In its review of the lighting plan, the City shall ensure that any outdoor night lighting proposed for the project is downward-facing, and shielded so as to minimize nighttime glare and lessen impacts to neighboring properties. The City shall also ensure that all development plans for the proposed project conform to the performance standards provided under Section 17.68.080 of the Foster City Municipal Code.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Prepare and submit an exterior lighting plan including fixture and standard design, coverage, and intensity. 	<p>Prior to issuance of any building permit</p>	<p>Foster City Community Development Department and Police Department:</p> <ul style="list-style-type: none"> ▪ Review exterior lighting plan for consistency with SCOA 1.59. 	
C. TRAFFIC AND TRANSPORTATION				
<i>Implementation of the project would not result in any significant traffic and transportation impacts.</i>				
D. AIR QUALITY				
<p>AIR-1: During project construction, the contractor shall use off-road diesel equipment with Tier 2 or higher engines equipped with Level III diesel particulate filters certified by the California Air Resources Board. Contract specifications shall include this requirement prior to the start of construction.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Include the Mitigation Measure AIR-1 requirements in the contract and performance standards for the project contractor. 	<p>Prior to issuance of the first building permit.</p>	<p>City of Foster City Building Inspection Division:</p> <ul style="list-style-type: none"> ▪ Make regular, periodic visits to the project site to ensure that all exhaust control mitigation measures required by Mitigation Measure AIR-1 are being implemented. 	
	<p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Fully implement all exhaust control measures required by Mitigation Measure AIR-1. 	<p>Ongoing throughout demolition, grading, trenching, and construction period.</p>		

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
<p>SCoA 2.38: The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. The following controls shall be implemented at all construction sites within the project to control dust production and fugitive dust.</p> <ul style="list-style-type: none"> ▪ Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing sensitive land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers to control dust; ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; ▪ 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; ▪ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets; ▪ Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible; ▪ Water trucks shall be present and in use at the construction site; 	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Include SCoA 2.38 requirements in the contract and performance standards for the project contractor. <p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Fully implement all air quality dust control measures as required by the BAAQMD and Foster City general construction practices. 	<p>Prior to execution of project contractor contract.</p> <p>Ongoing throughout demolition, grading, trenching, and construction period.</p>	<p>Foster City Building Inspection Division:</p> <ul style="list-style-type: none"> ▪ Make regular visits to the project site to ensure that all dust-control and emissions mitigation measures are being implemented. 	

JUNE 2021

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ▪ All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City in order to ensure proper control of blowing dust for the duration of the project; ▪ Watering on public streets shall not occur; ▪ All vehicle speeds on unpaved roads shall be limited to 15 mph; ▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR). Clear signage shall be provided for construction workers at all access points; ▪ All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator; ▪ Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the City; ▪ Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 7 p.m. and shall include at least one late- 				

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<p>afternoon watering to minimize the effects of blowing dust; and</p> <ul style="list-style-type: none"> All public streets and medians soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the City. 				
E. GREENHOUSE GAS EMISSIONS				
<i>Implementation of the project would not result in any significant greenhouse gas emissions impacts.</i>				
E. GEOLOGY AND SOILS				
<p>SCOAs 2.3: Two (2) sets of a site specific, design level, fault zone geotechnical report satisfactory to the Chief Building Official, including one electronic or pdf version, shall be submitted for review and approval to the Building Division and contain design recommendations for grading, footings, retaining walls, and provisions for anticipated differential settlement for each construction site within the project area. Specifically:</p> <ul style="list-style-type: none"> Each investigation shall include an analysis of expected ground motions at the site identified faults. The analysis shall be in accordance with applicable City ordinances and policies, and consistent with the most recent version of the California Building Code, which requires structural design that can accommodate ground accelerations expected from identified faults. The analysis presented in the geotechnical investigation report shall provide recommendations to minimize seismic damage to structures from total and differential settlements and to protect steel and concrete (and any other material that may be placed in the 	<p>Project Sponsor:</p> <ul style="list-style-type: none"> Submit geotechnical report to the Building Division as detailed in SCOAs 2.3. Submit final seismic considerations to the Building Division for review and approval. Implement all design measures, recommendations, design criteria, and specifications set forth in the final geotechnical investigation report. <p>Geotechnical Engineer:</p> <ul style="list-style-type: none"> Review geotechnical report and provide recommendations. Provide geotechnical observation and testing. Provide supplemental recommendations as necessary. Prepare and submit final geotechnical investigation report (including any supplemental recommendations) to the Building Division. Conduct geotechnical observation and testing during all earthwork 	<p>Prior to issuance of grading or building permits.</p> <p>Prior to commencement of the project.</p> <p>Prior to issuance of grading or building permits.</p> <p>During all earthwork and foundation construction activities</p>	<p>Foster City Building Division:</p> <ul style="list-style-type: none"> Review geotechnical report for conformance with SCOAs 2.3. Conduct site visits to verify that all measures identified in the geotechnical reports are implemented, and that geotechnical engineer is present during earthwork and foundation activities. Review and approve final seismic considerations and final geotechnical investigation report. 	

JUNE 2021

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>subsurface) from long-term deterioration caused by contact with corrosive on-site soils. All design measures, recommendations, design criteria, and specifications set forth in the final geotechnical investigation report shall be implemented.</p> <ul style="list-style-type: none"> ▪ The investigations shall determine final design parameters for the walls, foundations, foundation slabs, surrounding related improvements, and infrastructure (utilities, roadways, parking lots and sidewalks). The investigations shall be reviewed and approved by a registered geotechnical engineer. All recommendations by the project engineer, geotechnical engineer, shall be included in the final design, as approved by the City of Foster City. ▪ The geotechnical report shall include a map prepared by a land surveyor or civil engineer that shows all field work and location of the "No Build" zone. The map shall include a statement that the locations and limitations of the geologic features are accurate representations of said features as they exist on the ground, were placed on this map by the surveyor, the civil engineer or under their supervision, and are accurate to the best of their knowledge. ▪ Final seismic considerations for the site shall be submitted to and approved by the Building Division prior to commencement of the project. ▪ If deemed necessary by the Chief Building Official, a peer review may be required for the geotechnical report. Personnel reviewing the geologic 	<p>and foundation construction activities</p> <ul style="list-style-type: none"> ▪ Prepare and submit a letter regarding contractor compliance with project plans and specifications and the final geotechnical investigation report and any supplemental recommendations issued during construction to the Building Division 	<p>Prior to final building inspection.</p>		

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>report shall approve the report, reject it, or withhold approval pending the submission by the applicant or subdivider of further geologic and engineering studies to more adequately define active fault traces.</p> <ul style="list-style-type: none"> ▪ A licensed geotechnical engineer or their representatives shall be retained to provide geotechnical observation and testing during all earthwork and foundation construction activities. The geotechnical engineer shall be allowed to evaluate any conditions differing from those encountered during the geotechnical investigation and shall provide supplemental recommendations, as necessary. At the end of construction, the geotechnical engineer shall provide a letter regarding contractor compliance with project plans and specifications and with the recommendations of the final geotechnical investigation report and any supplemental recommendations issued during construction. The letter shall be submitted for review to the Building Division. ▪ In locations underlain by Bay Mud and/or non-engineered fill, the designers of proposed building foundations and improvements (including sidewalks, roads, driveways, parking areas, and utilities) shall consider these conditions. The design-level geotechnical investigation shall include measures to ensure potential damage related to compressible materials or soils and non-uniformly compacted fill are minimized. Mitigation options may range from removal of the problematic soils, and replacement, as 				

JUNE 2021

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>needed, with properly conditioned and compacted fill to design and construction of improvements to withstand the forces exerted during the expected settlements. All mitigation measures, design criteria, and specifications set forth in the site-specific design-level geotechnical report, and the City of Foster City Building Department standards shall be followed to reduce impacts associated with problematic soils to a less-than-significant level.</p> <ul style="list-style-type: none"> ▪ In locations underlain by expansive soils the designers and engineers of proposed building foundations and improvements (including piles, sidewalks, roads, driveways, parking areas, and utilities) shall consider the site’s potential to be underlain by soils with high shrink-swell potential. A site-specific design-level geotechnical investigation, prepared by a licensed professional, shall include measures to ensure potential damage related to expansive soils and non-uniformly compacted fill and engineered fill are minimized. Mitigation options may range from removal of the problematic soils, and replacement, as needed, with properly conditioned and compacted fill to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlements. All design criteria and specifications set forth in the design-level geotechnical investigation shall be implemented to reduce impacts associated with problematic soils. 				

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCOA	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ▪ The final geotechnical investigation report shall provide recommendations to minimize the potential damage to structures from total and differential settlement and to protect steel and concrete (and any other material that may be placed in the subsurface) from long-term deterioration caused by contact with corrosive on-site soils. All design measures, recommendations, design criteria, and specifications set forth in the final geotechnical investigation report shall be implemented. ▪ The final geotechnical investigation report shall provide recommendations to minimize the potential damage to utilities and flatwork due to settlement. Analysis and investigation shall include, but not be limited to, historic, and proposed grade changes, sensitivity to new loading, increased densities due to over-excavation and re-compaction, secondary compression, and induced settlement within the building area in the evaluation of the potential range of future settlements, and the need for special measures such as flexible utility connections, hanging underslab utilities, hinges slabs at building/flatwork transitions, etc. 				
G. HAZARDS AND HAZARDOUS MATERIALS				
<p>SCOA 2.10: Prior to commencement of any site work or placement of any construction trailers, the applicant shall submit a Site Logistics Plan showing proposed haul routes, placement of the construction trailers (if any) and areas for materials/equipment materials/equipment delivery, materials/equipment</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Include SCOA 2.10 requirements in the contract and performance standards for the project contractor. 	<p>Prior to issuance of the first building permit.</p>	<p>Project Contractor, City of Foster City Building Inspection Division, and Public Works Department:</p> <ul style="list-style-type: none"> ▪ Review and approve the location of designated storage areas. 	

JUNE 2021

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>storage, waste collection and maintenance/fueling of vehicles/equipment. The Site Logistics Plan shall be subject to approval by the Community Development Director.</p> <ul style="list-style-type: none"> ▪ The Site Logistics Plan designated storage areas for material delivery, storage, and waste collection shall be as far away from catch basins, gutters, drainage courses, and water bodies as possible. All hazardous materials and wastes used or generated during project site development activities shall be labeled and stored in accordance with applicable local, state, and federal regulations. In addition, an accurate up-to-date inventory, including Material Safety Data Sheets, shall be maintained on-site to assist emergency response personnel in the event of a hazardous materials incident. ▪ The Site Logistics Plan designated area for all maintenance and fueling of vehicles and equipment shall be bermed or over a drip pan that will not allow run-off of spills. Vehicles and equipment shall be regularly checked and have leaks repaired promptly at an off-site location. Secondary containment shall be used to catch leaks or spills any time that vehicle or equipment fluids are dispensed, changed, or poured. <p>The Site Logistics Plan shall locate equipment staging in areas that will create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p>	<p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Submit Site Logistics Plan identifying the location of designated storage areas in compliance with SCOA 2.10. ▪ Designate storage areas suitable for material delivery, storage, and waste collection. ▪ Label and store hazardous materials and wastes in accordance with local, state, and federal regulations. ▪ Maintain an up-to-date inventory on-site, including Material Safety Data Sheets. ▪ Ensure maintenance and fueling of vehicles and equipment are performed as detailed in SCOA 2.10. 	<p>Ongoing throughout construction.</p>	<ul style="list-style-type: none"> ▪ Monitor construction activity to ensure compliance with SCOA 2.10. 	

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
<p>SCOA 2.13: Hazardous materials and wastes generated during demolition activities, such as fluorescent light tubes, mercury switches, lead based paint, asbestos containing materials, and PCB wastes, and subsurface hazardous building materials generated during grading and trenching activities, such as asbestos-cement piping, shall be managed and disposed of in accordance with the applicable universal waste and hazardous waste regulations. Federal and state construction worker health and safety regulations shall apply to the removal of hazardous building materials and demolition activities, and any required worker health and safety procedures shall be incorporated into the contractor's specifications for the project. The disposition of hazardous building material wastes shall also be considered in the preparation of the Waste Management Plan required pursuant to the City's Ordinance 523. Documentation of the surveys and abatement activities shall be provided to the City prior to the demolition of structures located at the project site.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Include SCOA 2.13 requirements in the contract and performance standards for the project contractor. <p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Manage and dispose of hazardous materials and waste in accordance with applicable universal waste and hazardous waste regulations. ▪ Incorporate worker health and safety procedures into specifications for the project. ▪ Prepare a Waste Disposal and Hazardous Materials Transportation Plan that adheres to the requirements of Mitigation Measure SCOA 2.13. ▪ Provide documentation of surveys and abatement activities to the Fire Department. 	<p>Prior to issuance of site-specific demolition, grading, or building permits.</p>	<p>Foster City Fire Department:</p> <ul style="list-style-type: none"> ▪ Review and approve surveys and abatement activities as detailed in SCOA 2.13. 	
<p>SCOA 2.38: If the presence of hazardous materials is found on site, site remediation may be required by the applicable state or local regulatory agencies. Specific remedies would depend on the extent and magnitude of contamination and requirements of the regulatory agency(ies). Under the direction of the regulatory agency(ies) and the City, a Site Remediation Plan shall be prepared, as required, by the applicant. The Plan shall: 1) specify measures to be taken to protect workers and the public from exposure to the potential hazards and, 2)</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Prepare and submit a Site Remediation Plan in compliance with SCOA 2.38 if the presence of hazardous materials is found on site and it is determined that a Site Remediation Plan is necessary. 	<p>Upon discovery of hazardous materials on site.</p>	<p>Foster City Fire Department and appropriate regulatory oversight agency(ies):</p> <ul style="list-style-type: none"> ▪ Ensure Remediation Plan is submitted and approved prior to allowing affected work on site to resume. 	

JUNE 2021

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>certify that the proposed remediation would protect the public health in accordance with local, state, and federal requirements, considering the land use proposed. Excavation and earthworking activities associated with the proposed project shall not proceed until the Site Remediation Plan has been reviewed and approved by the regulatory oversight agency and is on file with the City.</p>				
<p>SCOA 2.41: Engineering fill brought on-site shall be demonstrated, by analytical testing, not to pose an unacceptable risk to human health or the environment. Threshold criteria for acceptance of engineered fill shall be selected based on screening levels and protocols developed by regulatory agencies for protection of human health and leaching to groundwater (e.g., Water Board ESLs). The engineered fill shall be characterized by representative sampling in accordance with U.S. EPA's SW-846 Test Methods, by a qualified environmental professional and demonstrated to meet the threshold criteria above. The results of the sampling and waste characterization shall be submitted by the contractor(s) to the City and SMCEHD prior to construction.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Include SCOA 2.41 requirements in the contract and performance standards for the project contractor. <p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Test engineering fill, consistent with SCOA 2.41. ▪ Submit results of sampling and waste characterization for engineered fill to the City and SMCEHD. 	<p>Prior to transporting engineered fill onto the project site.</p>	<p>City of Foster City Building Inspection Division and San Mateo County Environmental Health Department:</p> <ul style="list-style-type: none"> ▪ Review and approve the results of the fill sampling and waste characterization analysis. 	
<p>SCOA 3.20: The contractor shall prepare a Waste Disposal and Hazardous Materials Transportation Plan prior to construction activities where hazardous materials or materials requiring off-site disposal would be generated. The Plan shall include a description of analytical methods for characterizing wastes, handling methods required to minimize the potential for exposure, and shall establish procedures for the safe storage of</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Include SCOA 3.20 requirements in the contract and performance standards for the project contractor. <p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Prepare a Waste Disposal and Hazardous Materials Transportation Plan. 	<p>Prior to issuance of any demolition or building permit.</p>	<p>Foster City Fire Department and Public Works Department:</p> <ul style="list-style-type: none"> ▪ Review and approve of the Waste Disposal and Hazardous Materials Transportation Plan for compliance with the requirements of SCOA 3.20. 	

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
<p>contaminated materials, stockpiling of soils, and storage of dewatered groundwater. The required disposal method for contaminated materials (including any lead-based paint, asbestos, or other hazardous building materials requiring disposal, see SCOA 3.20, below), the approved disposal site, and specific routes used for transport of wastes to and from the project site shall be indicated. The Plan shall be prepared prior to demolition or development activities and submitted to the City.</p>				
<p>SCOA 4.2: The applicant shall prepare a project-specific Construction Risk Management Plan (CRMP) to protect construction workers, the general public, and the environment from subsurface hazardous materials previously identified and to address the possibility of encountering unknown contamination or hazards in the subsurface. The CRMP shall:</p> <ul style="list-style-type: none"> ▪ Provide procedures for evaluating, handling, storing, testing and disposing of soil and groundwater during project excavation and dewatering activities, respectively; ▪ Require the preparation of a project specific Health and Safety Plan that identifies hazardous materials present, describes required health and safety provisions and training for all workers potentially exposed to hazardous materials in accordance with state and federal worker safety regulations, and designates the personnel responsible for Health and Safety Plan implementation; ▪ Require the preparation of a Contingency Plan that shall be applied should 	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Prepare a project-specific Construction Risk Management Plan (CRMP) in compliance with SCOA 4.2 and submit to the Foster City Fire Department. ▪ Include Emergency Preparedness and Response Procedures in the contract and performance standards for the project contractor. ▪ Designate personnel responsible for implementation of the CRMP. <p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Prepare and implement an Emergency Preparedness and Response Procedures Plan in compliance with SCOA 4.2 for review and approval. 	<p>Prior to the issuance of the first demolition and/building permit for construction activities.</p> <p>Ongoing throughout construction.</p> <p>Prior to the issuance of any demolition and/building permit for construction activities.</p>	<p>Foster City Fire Department:</p> <ul style="list-style-type: none"> ▪ Review and approve of CRMP for compliance with the requirements of SCOA 4.2. ▪ Review emergency procedures plan and verify that emergency hazardous materials release response measures are appropriate and implementable. <p>Project Sponsor and Foster City Fire Department:</p> <ul style="list-style-type: none"> ▪ Monitor construction activity to ensure compliance with CRMP. 	

JUNE 2021

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>previously unknown hazardous materials be encountered during construction activities. The Contingency Plan shall be developed by the contractor(s), with the approval of the City and/or appropriate regulatory agency, prior to demolition or issuance of the first building permit. The Contingency Plan shall include provisions that require collection of soil and/or groundwater samples in the newly discovered affected area by a qualified environmental professional prior to further work, as appropriate. The samples shall be submitted for laboratory analysis by a state-certified laboratory under chain-of-custody procedures. The analytical methods shall be selected by the environmental professional. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency, if appropriate. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under the oversight of the City of regulatory agency, as appropriate; and</p> <ul style="list-style-type: none"> ▪ Designate personnel responsible for implementation of the CRMP. The CRMP shall be submitted to the Fire Department for review and approval prior to construction activities. 				

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ▪ Emergency Preparedness and Response Procedures shall be developed by the contractor(s) for emergency notification in the event of an accidental spill or other hazardous materials emergency during project site preparation and development activities. These Procedures shall include evacuation procedures, spill containment procedures, required personal protective equipment, as appropriate, in responding to the emergency. The contractor(s) shall submit these procedures to the City prior to demolition or development activities. 				
H. HYDROLOGY AND WATER QUALITY				
<p><u>HYD-1</u>: If the project would be constructed prior to substantial completion of the Foster City Levee Protection Improvements Project, the applicant shall submit plans and hydrological calculations to demonstrate that the new structures would not interfere with the flow of water or increase existing flooding conditions during a 100-year (or greater) flood event. The plans and hydrological calculations shall be submitted for City review and approval prior to the issuance of a grading permit.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Submit plans and hydrological calculations to the Public Works Department, as detailed in Mitigation Measure HYD-1 	<p>Prior to issuance of grading permit.</p>	<p>City of Foster City Public Works Department:</p> <ul style="list-style-type: none"> ▪ Review and approve plans and hydrological calculations. 	
<p>SCOA 1.69: The Developer shall submit a letter signed and stamped by the licensed landscape architect verifying that the plants that have been selected for the bioretention area/swale are drought tolerant, inundation tolerant, and require minimal maintenance consistent with the C.3/C.6 Checklist, as provided in Appendix A of the San Mateo County Wide Water Pollution Prevention Program's C.3</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Submit letter verifying that plants selected for the bioretention area/swale are consistent with SCOA 1.69. 	<p>Prior to issuance of a building permit.</p>	<p>City of Foster City Planning Division and Public Works Department:</p> <ul style="list-style-type: none"> ▪ Review and verify letter. 	

JUNE 2021

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA'S AND MITIGATION AND MONITORING REPORTING PROGRAM

Mitigation Measures/SCOA's	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
Stormwater Technical Guidance Handbook at www.flowstobay.org .				
SCOA 2.5. Prior to issuance of a building permit, the Construction Best Management Practices (BMPs) from the San Mateo Countywide Stormwater Pollution Prevention Program shall be included as notes on the building permit drawings.	Project Sponsor: <ul style="list-style-type: none"> ▪ Include Construction BMPs in building permit drawings, as detailed in SCOA 2.5. 	Prior to issuance of building permit.	City of Foster City Public Works Department: <ul style="list-style-type: none"> ▪ Verify that Construction BMPs are included in building permit drawings. 	
See SCOA 2.10 under <i>G. Hazards and Hazardous Materials</i> .				
SCOA 3.11. Prior to issuance of a building permit, any development involving one or more acres of total land area must obtain a General Permit from the State Water Resources Control Board. This permit requires the owner/developer to do the following: <ul style="list-style-type: none"> ▪ Submit a Notice of Intent (NOI) to the State Water Resources Control Board prior to commencement of construction activity; ▪ Copies of the NOI and the SWPPP must be submitted to the Engineering Division along with proof of compliance. 	Project Sponsor and Owner/ Developer: <ul style="list-style-type: none"> ▪ Obtain a General Permit from the State Water Resources Control Board. ▪ Submit proof of compliance to the Engineering Division, as detailed by SCOA 3.11. 	Prior to issuance of building permit.	City of Foster City Engineering Division: Verify proof of compliance.	
SCOA 3.12: Prior to issuance of a building permit, the plans shall demonstrate compliance with the San Mateo Countywide Water Pollution Prevention Program, (see http://flowstobay.org) including, but not limited to, submittal of checklists related to impervious surface and stormwater: <ul style="list-style-type: none"> ▪ C.3 and C.6 Data Collection Form ▪ Project Applicant Checklist for NPDES Permit Requirements ▪ Stormwater Control Plan: Any improvements identified in the SWCP shall be constructed prior to first occupancy to the satisfaction of the Engineering Division. 	Project Sponsor: <ul style="list-style-type: none"> ▪ Demonstrate compliance with the San Mateo Countywide Water Pollution Prevention Program. ▪ Prepare a SWCP and comply with all other requirements. ▪ Construct identified improvements. 	Prior to issuance of building permit. Ongoing during construction. Must be completed before final building inspection.	City of Foster City Engineering Division: <ul style="list-style-type: none"> ▪ Review submittal for compliance with the San Mateo Countywide Water Pollution Prevention Program. 	

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
<p>SCOA 3.13. The applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the construction period. The SWPPP shall be prepared by a Qualified SWPPP Developer (QSD). The SWPPP shall include the minimum BMPs required for the identified Risk level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction. The SWPPP shall be designed to address the following objectives:</p> <ul style="list-style-type: none"> ▪ All pollutants and their sources, including sources of sediment associated with construction activity are controlled; ▪ Where not otherwise required to be under a Regional Water Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; ▪ Site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity to the Best Available Technology and Best Conventional Technology (BAT/BCT) standard; and ▪ Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. ▪ Best Management Practices (BMPs) shall be designed to mitigate construction-related pollutants and at a minimum, include the following: 	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Hire a Qualified SWPPP Developer (QSD) to prepare a SWPPP in compliance with SCOA 3.13, instruct construction personnel, and submit monitoring reports. The SWPPP shall include specific and detailed BMPs and measures designed to mitigate construction-related pollutants and adheres to the requirements of SCOA 3.13. ▪ Hire a QSD/QSP to implement the SWPPP ▪ Retain an independent monitor to conduct weekly inspections and provide written monthly reports to the Public Works Department to ensure compliance with the SWPPP. <p>Construction site supervisor:</p> <ul style="list-style-type: none"> ▪ Conduct regular meetings of site personnel to ensure SWPPP guidelines are observed by on-site personnel. 	<p>Prior to issuance of site-specific demolition, grading, or building permits.</p> <p>Throughout construction period.</p>	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> ▪ Review the SWPPP for consistency with the requirements of SCOA 3.13 prior to approval. ▪ Conduct periodic inspections of the project site during wet and dry days to ensure compliance with the SWPPP. <p>City of Foster City Public Works Department:</p> <ul style="list-style-type: none"> ▪ Review monthly reports to verify that construction activities comply with the SWPPP. 	

JUNE 2021

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ○ Practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with stormwater. The SWPPP shall specify properly-designed centralized storage areas that keep these materials out of the rain. ○ Reduce erosion of exposed soil which may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales, and sediment basins. The potential for erosion is generally increased if grading is performed during the rainy season because disturbed soil can be exposed to rainfall and storm runoff. ○ If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control (i.e. keeping sediment on the site). End-of-pipe sediment control measures (e.g. basins and traps) shall be used only as secondary measures. Ingress and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall be designed to be accessible and functional during both dry and wet conditions. ▪ The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, and shall include both dry and wet weather inspections. In addition, in accordance 				

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
<p>with State Water Resources Control Board requirements, monitoring shall be required during the construction period for pollutants that may be present in the runoff that are “not visually detectable in runoff.”</p> <ul style="list-style-type: none"> o To educate on-site personnel and maintain awareness of the importance of stormwater quality protection, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list shall be specified in the SWPPP. o A Qualified SWPPP Developer/Practitioner (QSD/QSP) shall be responsible for implementing BMPs at the site. The QSD/QSP shall also be responsible for performing all required monitoring, and BMP inspection, maintenance and repair activities. The developer shall retain an independent monitor to conduct weekly inspections and provide written monthly reports to the City of Foster City Public Works Department to ensure compliance with the SWPPP. Water Board personnel, who may make unannounced site inspections, are empowered to levy considerable fines if it is determined that the SWPPP has not been properly prepared and implemented. <p>The SWPPP shall be prepared to the satisfaction of the Engineering Division.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Include stormwater improvement as specified in SCOA 3.29. 	<p>Prior to issuance of any site specific, grading, or building permit.</p>	<p>City of Foster City Public Works Department:</p>	

JUNE 2021

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>improvements in accordance with the City’s Standard Details/Specifications and to the satisfaction of the Engineering Division. Stormwater improvements items of construction should include at least the following:</p> <ul style="list-style-type: none"> ▪ surface and subsurface storm drain facilities; ▪ manholes with manhole frames and covers; ▪ catch basins and laterals; ▪ construct all catch basins as silt detention basins; ▪ And together with appurtenances, to any or all of the above. 			<ul style="list-style-type: none"> ▪ Review and approve improvement plans. 	
<p>SCOA 3.30. Prior to issuance of a building permit, a complete storm drainage study of the proposed development shall be prepared by a registered civil engineer and submitted as part of the improvement plans package. Drainage facilities shall be designed in accordance with accepted engineering principles and be approved by the Engineering Division. The hydrology/hydraulic analysis shall include the following:</p> <ul style="list-style-type: none"> ▪ The amount of runoff, and existing and proposed drainage structure capacities. ▪ Verification that the existing storm drain system is adequately sized to handle the run-off from the project. ▪ Conformance with the City’s Drainage Design Criteria/Standards available on the City’s website: https://www.foster-city.org/publicworks/page/city-standard-design-criteria ▪ Calculations and plans showing hydraulic gradelines. 	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Submit a complete storm drainage study, as detailed in SCOA 3.30, to the Engineering Division. 	<p>Prior to issuance of building permit.</p>	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> ▪ Review and approve storm drainage study. 	

Mitigation Measures/SCOA	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>▪ Evidence that the system is capable of handling a 25-year storm with the hydraulic grade line at least one foot below every grate.</p> <p>No overloading of the existing system will be permitted. All needed improvements shall be installed by the applicants at applicants' sole cost.</p>				
<p>SCOA 3.31. The applicant shall fully comply with the C.3 provisions of the Municipal Regional Stormwater NPDES Permit (MRP). Responsibilities include, but are not limited to, designing Best Management Practices (BMPs) into the project features and operation to reduce potential impacts to surface water quality associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development.</p> <p>All Stormwater control measures outlined in the current San Mateo Countywide Water Pollution Prevention Program's C.3 Stormwater Technical Guidance manual shall be incorporated into the project design. Low Impact Development features, including rainwater harvesting and reuse, and passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are required under the MRP. Higher-maintenance BMP's may only be used if the development of at-grade treatment systems is not possible, or would not adequately treat runoff. Funding for long-term maintenance for all BMPs must be specified (as the City will not assume</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Prepare a design-level drainage plan and final development drawings that includes measures designed to mitigate potential water quality degradation of runoff and adhere to the requirements of SCOA 3.31. ▪ Establish a self-perpetuating drainage system maintenance program for the life of the project. ▪ Perform annual inspections of any storm water detention devices and drainage inlets. ▪ Submit an annual report documenting the inspection of storm-water detention devices and any required remedial actions. 	<p>Prior to issuance of any site specific demolition, grading, or building permit.</p> <p>Prior to the final building inspection.</p> <p>Annually for the life of the project.</p>	<p>City of Foster City Public Works Department</p> <ul style="list-style-type: none"> ▪ Review and approve the annual report documenting the inspection and any remedial action conducted. ▪ Conduct periodic inspections of the drainage system after rain events to ensure the system is functioning properly. <p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> ▪ Review the final drainage plan for consistency with the requirements of Mitigation Measure HYD-1. 	

JUNE 2021

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
<p>maintenance responsibilities for these features).The applicant shall establish a self-perpetuating drainage system maintenance program for the life of the project that includes annual inspections of any stormwater detention devices and drainage inlets. Any accumulation of sediment or other debris would need to be promptly removed. In addition, an annual report documenting the inspection and any remedial action conducted shall be submitted to the Public Works Development for review and approval.</p> <p>The drainage plan shall be prepared to the satisfaction of the Engineering Division.</p>				
<p>SCOA 3.32: Prior to issuance of a building permit, should the City determine that the City's storm drain system or storm drain pumping capacity requires expansion or modification as a result of the applicants' development, the applicants shall pay for all necessary improvement costs. The timing and amount of payment shall be as determined by the City.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Pay for improvement costs, as required by the City. 	<p>Prior to issuance of a building permit.</p>	<p>City of Foster City Community Development Department and Public Works Department:</p> <ul style="list-style-type: none"> ▪ Determine whether the development requires expansion or modification of storm drain system. ▪ Determine timing and amount of payment, as required. 	
<p>SCOA 3.57. All stormwater improvements shall be constructed to the satisfaction of the Engineering Division.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Construct stormwater improvements. 	<p>Prior to first occupancy.</p>	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> ▪ Ensure that improvements are constructed to the satisfaction of the Public Works Director/City Engineer. 	
<p>SCOA 3.59. Prior to final building inspection, the property owner shall submit a Maintenance Agreement for Stormwater Treatment Measures and Hydromodification Management Controls, including a</p>	<p>Property Owner:</p> <ul style="list-style-type: none"> ▪ Submit Maintenance Agreement to the City. 	<p>Prior to final building inspection.</p>	<p>City of Foster City Building Inspection Division and Public Works Department:</p>	

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>Maintenance Plan pertinent to the type(s) of measures included in the project, pursuant to the San Mateo Countywide Water Pollution Prevention Program (www.flowstobay.org). Following review and approval by City staff, the property owner shall have the Maintenance Agreement recorded prior to building occupancy approval. The Maintenance Agreement shall be made a part of any CC&Rs recorded for the property and shall include the following statements:</p> <ul style="list-style-type: none"> ▪ The property owner shall be responsible for conducting all servicing and maintenance as described and required by the approved Maintenance Plan(s). Maintenance of all site design and treatment control measures shall be the owner's responsibility. ▪ Site access shall be granted to representatives of the City, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. 	<ul style="list-style-type: none"> ▪ Have Maintenance Agreement recorded, including statements detailed in SCOA 3.59. 	<p>Prior to building occupancy approval.</p>	<ul style="list-style-type: none"> ▪ Review and approve Maintenance Agreement. 	
I. NOISE				
<p>NOISE-1: The project applicant shall comply with the following restrictions to reduce potential noise impacts. The contractor shall maintain the following distances from the project site boundary (i.e., noise-generating equipment shall not be operated within these "buffer areas") during different phases of construction: 5 feet for architectural coating; 13 feet for site preparation, building construction, and paving; 29 feet for grading. Should construction activities be</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Obtain prior authorization for construction activity exemptions, as required. ▪ Comply with special mitigation measures as determined by the Community Development Director and detailed in Mitigation Measure NOISE-1. <p>Project Contractor:</p>	<p>Throughout construction period.</p>	<p>Community Development Director:</p> <ul style="list-style-type: none"> ▪ Authorize construction activity exemptions, as required. ▪ Determine special mitigation measures, as required. 	

JUNE 2021

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>required within these buffer areas, consistent with Municipal Code Section 17.68.030(F) – Exemptions, the project applicant shall obtain prior authorization from the director of planning and development services. The project applicant shall also comply with any special mitigation measures as determined by the Community Development Director (referred to as director of planning and development services in the ordinance), which could include but are not limited to the control measures in applicable SCOAs to reduce temporary construction noise impacts. The applicable SCOAs are SCOA 2.7, SCOA 1.72, SCOA 2.37, SCOA 2.38, and SCOA 2.10. Other special mitigation measures could include, but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ <i>Electrical Power. Electrical power, rather than diesel equipment, shall be used to run compressors and similar power tools and to power temporary structures, such as construction trailers or caretaker facilities.</i> ▪ <i>Workers’ Radios. All noise from workers’ radios shall be controlled to a point that they are not audible at sensitive receptors near construction activity.</i> ▪ <i>Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels.</i> ▪ <i>Sound Barrier. Construct or use temporary noise barriers, as needed, to shield noise from the noise-generating construction phases from adjacent residential units to the south of the</i> 	<ul style="list-style-type: none"> ▪ Maintain distances from project site boundary as detailed in Mitigation Measure NOISE-1. 			

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p><i>project site to the extent feasible. To be most effective, the barriers shall block line of sight between noise-generating construction equipment and adjacent residential windows and shall be placed as close as possible to the noise source or the sensitive receptors. Examples of barriers include portable acoustically lined enclosure/housing for specific equipment (e.g., jackhammer and pneumatic-air tools, which generate the loudest noise), temporary noise barriers (e.g., solid plywood fences or portable panel systems, minimum 8 feet in height), and/or acoustical blankets, as feasible.</i></p> <ul style="list-style-type: none"> ▪ <i>Noise Monitoring. Monitor the effectiveness of noise attenuation measures by taking noise measurements at the project site boundary during grading and foundation work (which are typically the noisiest phases of construction).</i> 				
<p>NOISE-2: The project applicant shall comply with the following restrictions to reduce potential vibration impacts to adjacent buildings. The contractor shall maintain the following distances from adjacent buildings during use of the stipulated equipment: 110 feet for an impact pile driver; 20 feet for any piece of non-impact equipment (e.g., a vibratory roller, a large bulldozer, or a loaded truck. Should site conditions require the use of this construction equipment within that area, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment) for the adjacent buildings. The assessment shall be</p>	<p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Maintain distances from project site boundary as detailed in Mitigation Measure NOISE-2. <p>Project Sponsor, if required by Mitigation Measure NOISE-2:</p> <ul style="list-style-type: none"> ▪ Retain structural engineer or other appropriate professional to prepare vibration impact assessment and submit to the City. ▪ Retain structural engineer or other appropriate professional to prepare existing conditions study. ▪ Resurvey buildings and repair damage to pre-existing conditions 	<p>Throughout construction period.</p> <p>Prior to construction activities.</p> <p>Upon completion of building construction.</p>	<p>City of Foster City Building Inspection Division:</p> <ul style="list-style-type: none"> ▪ Review and approve vibration impact assessment. 	

JUNE 2021

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>conducted in accordance with Federal Transit Administration (FTA) guidance and include project-specific information such as the composition of the buildings, location of the various types of equipment used during each phase of the project, and the soil characteristics in the project area. If the assessment finds that the project may cause damage to these buildings, the structural engineer or other appropriate professional shall recommend design means and methods of construction to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the City of Foster City prior to construction activities. If there are no feasible design means and methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any buildings that may experience damage. The study shall be included in the project noise control plan and establish the baseline condition of adjoining buildings including, but not limited to, the location and extent of any visible cracks or spalls on the buildings. The study shall include written descriptions and photographs of the buildings. Upon completion of the project, the building shall be resurveyed, and any new cracks or other changes in the building shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. If it is determined that project construction has resulted in damage to the building, the damage shall be repaired to the pre-existing condition by the project sponsor,</p>	<p>as detailed in Mitigation Measure NOISE-2.</p>			

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
provided that the property owner approves of the repair.				
J. PUBLIC SERVICES, UTILITIES, AND RECREATION				
SCOA 2.5: Prior to issuance of a building permit, the Construction Best Management Practices (BMPs) from the San Mateo Countywide Stormwater Pollution Prevention Program shall be included as notes on the building permit drawings.	Project Sponsor: <ul style="list-style-type: none"> ▪ Include Construction BMPs in building permit drawings, as detailed in SCOA 2.5. 	Prior to issuance of demolition, grading or building permit.	City of Foster City Building Division and Public Works Department: <ul style="list-style-type: none"> ▪ Verify that Construction BMPs are included in building permit drawings. 	
SCOA 2.7: The construction contractor shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaints (e.g., beginning work too early, bad muffler) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.	Project Contractor: <ul style="list-style-type: none"> ▪ Designate “noise disturbance coordinator”, as detailed in SCOA 2.7. ▪ Protect all downstream sanitary sewer lines from construction debris. 	Prior to and during construction. During sanitary sewer construction.	City of Foster City Building Inspection Division: <ul style="list-style-type: none"> ▪ Make regular visits to the project site to ensure that all noise mitigation measures are being implemented. ▪ Maintain regular contact with noise disturbance coordinator. ▪ Inspect the means used to prevent construction debris. 	
SCOA 2.8: The construction contractor shall protect all downstream sanitary sewer lines from construction debris while performing sanitary sewer construction. Means to prevent construction debris must be used and shall be inspected by the construction inspector.	Project Contractor: <ul style="list-style-type: none"> ▪ Protect all downstream sanitary sewer lines from construction debris. 	During sanitary sewer construction.	City of Foster City Building Inspection Division: <ul style="list-style-type: none"> ▪ Inspect the means used to prevent construction debris. 	
SCOA 3.26: The applicant shall have a registered civil engineer prepare a sewer flow projection study and a hydraulic capacity study, to be submitted to the Engineering Division for review. The study shall meet the approval of the Engineering Division and should: <ul style="list-style-type: none"> ▪ Verify that the existing sewer system is properly sized to meet the projected 	Project Sponsor: <ul style="list-style-type: none"> ▪ Prepare and submit a sewer flow projection study and hydraulic capacity study to the Engineering Division, as detailed in SCOA 3.26. 	Prior to issuance of any site specific demolition, grading, or building permit.	City of Foster City Engineering Division: <ul style="list-style-type: none"> ▪ Review and verify existing sewer system as detailed in SCOA 3.26. 	

JUNE 2021

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>increase in wastewater generation on the project site.</p> <ul style="list-style-type: none"> ▪ Study the on and off-site sewer system (including lift stations) which services the project (both upstream and downstream). ▪ Show the new connecting points to the existing sewers and model the estimated flows and peaking factors, as they relate to the changes in land use for the proposed project. ▪ No on-site or downstream overloading of existing sewer system will be permitted. Any necessary improvements identified by the study shall be constructed by the developer/applicant at applicant's sole cost. 				
See SCOA 3.30 under <i>H. Hydrology and Water Quality</i> .				
<p>SCOA 3.32: Prior to issuance of a building permit, should the City determine that the City's storm drain system or storm drain pumping capacity requires expansion or modification as a result of the applicants' development, the applicants shall pay for all necessary improvement costs. The timing and amount of payment shall be as determined by the City.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Pay for improvement costs, as required by the City. 	<p>Prior to issuance of building permit.</p>	<p>City of Foster City Community Development Department and Public Works Department:</p> <ul style="list-style-type: none"> ▪ Determine whether the development requires expansion or modification of storm drain system. ▪ Determine timing and amount of payment, as required. 	
<p>SCOA 3.36: Prior to the issuance of a building permit, the improvement plans shall include the design of a domestic water system to the satisfaction of the Engineering Division. Water distribution system items of construction shall include at least the following:</p> <ul style="list-style-type: none"> ▪ backflow prevention devices; 	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Submit improvement plans that include the design of a domestic water system to the Engineering Division. 	<p>Prior to issuance of building permit.</p>	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> ▪ Review and approve improvement plans. 	

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCOA	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ▪ water mains - minimum main size is 8 in. in any area. Fire flow determined for buildings/areas per "The Guide for Determining Required Fire Flow; Insurance Services Office; Municipal Survey Service;" ▪ valves; ▪ tees; ▪ fittings; ▪ hydrants; ▪ meters; ▪ services; ▪ and together with appurtenances to any or all of the above; ▪ all water mains serving fire hydrants, shall be a minimum of 8" in diameter 				
<p>Water lines shall be designed for fire flows to meet California Fire Code and Fire Department requirements.</p>				
<p>SCOA 4.8: All on-site fire water service mains shall have two sources of supply connections to City/District water system and meet the requirements of the State Department of Health Services and the City Fire Marshal. A Fire Water Service Plan shall be submitted separate from civil drawings.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Prepare a Fire Water Service Plan. 	<p>Prior to issuance of any site specific demolition, grading, or building permit.</p>	<p>City of Foster City Fire Department:</p> <ul style="list-style-type: none"> ▪ Verify that project meets requirements of SCOA 4.8. 	
<p>SCOA 4.10: Prior to the issuance of a building permit, fire mains shall be designed to NFPA 24 specifications. Fire mains shall be constructed according to those specifications.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Design fire mains to NFPA 24 specifications. 	<p>Prior to issuance of building permit.</p>	<p>City of Foster City Fire Department:</p> <ul style="list-style-type: none"> ▪ Verify that fire mains are constructed to NFPA 24 specifications. 	
<p>SCOA 2.19: To properly evaluate necessary improvements, a complete water system capacity study of the on-and-off site water system which services the proposed project shall be prepared by a registered civil engineer approved by the</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Retain a registered civil engineer to prepare a complete water system capacity study, as detailed in SCOA 2.19. 	<p>Prior to approval of building permit.</p>	<p>City of Foster City Building Inspection Division, Fire Department, and Engineering Division:</p>	

JUNE 2021

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
<p>City/District Engineer, and retained by the project developer prior to approval of a building permit. The study shall include: a map showing the project location, utility drawings for the project area (pdf and CAD files), a project description (type of development, number of units, land use, acreage, etc.), and a system demand analysis (including average daily demand, maximum daily demand, peak hour demand, and fire flow requirements), specific to the proposed development. The study shall include a detailed water pipe hydraulic flow analysis to determine whether the existing water distribution system is properly sized to meet the projected new water demands on the project site. All needed construction improvements to upsize the existing water distribution system to meet the demands of the new project, shall be constructed by the applicant at the applicant's sole cost.</p>	<ul style="list-style-type: none"> ▪ Construct and pay for all needed construction improvements to upsize the existing water distribution system. 		<ul style="list-style-type: none"> ▪ Review and approve water system capacity study. 	
<p>SCOA 2.30: Submit documentation and plans showing compliance with Chapter 8.8 of the EMID Code, including, but not limited to submittal of the Outdoor Water Use Efficiency Checklist.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Submit documentation showing compliance with Chapter 8.8 of the EMID Code. 	<p>Prior to issuance of any site specific demolition, grading, or building permit.</p>	<p>City of Foster Engineering Division, Community Development Director, and Building Division:</p> <ul style="list-style-type: none"> ▪ Review and verify that project is compliant with Chapter 8.8 of the EMID Code. 	
<p>SCOA 2.41: All excess fill shall be disposed of in accordance with City requirements. The construction contractor shall protect all downstream sanitary sewer lines from construction debris while performing sanitary sewer construction. Means to prevent construction debris must be used and shall be inspected by the construction inspector.</p>	<p>Project Contractor:</p> <ul style="list-style-type: none"> ▪ Dispose of excess fill and building debris as detailed in SCOA 2.41. 	<p>During and upon completion of construction activities.</p>	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> ▪ Monitor construction activity to ensure compliance with SCOA 2.41. 	

NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOA AND MITIGATION AND MONITORING REPORTING PROGRAM

JUNE 2021

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>SCOA 3.56: Prior to occupancy the existing storm drain pipe lines on the project site and downstream to the nearest lagoon inlet shall be cleaned and sediment removed at the completion of the project. Applicant shall submit a map illustrating the route to be televised for approval of the City/District Engineer prior to sediment removal. The storm drain pipe lines shall be televised after cleaning to verify that the sediment has been removed and to identify any damages to the storm drain pipe lines during construction. A post construction survey report shall be prepared identifying facilities to be repaired and confirming removal of sediment from storm lines. Sediment left in mains shall be subject to re-cleaning at the applicant's sole cost.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Clean existing storm drain pipe lines as detailed in SCOA 3.56. ▪ Submit map illustrating route to be televised. ▪ Prepare a post-construction survey report. 	<p>Prior to occupancy.</p>	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> ▪ Review and approve map. ▪ Verify that sediment has been removed and identify any damages to the storm drain pipe lines. 	
<p>SCOA 3.58: Prior to occupancy the applicant shall arrange a joint field meeting with representatives of the Water Department to perform a visual survey of the condition of the existing water distribution system (including testing of valves and appurtenances) in the vicinity of the project site. The applicant shall prepare a post-construction survey report to be submitted to the Foster City Public Works Department for review. Report shall document any necessary repairs required to the existing water supply infrastructure. The applicant shall be responsible for constructing and financing any such repairs.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> ▪ Arrange joint field meeting with representatives of the Water Department, as detailed in SCOA 3.58. ▪ Prepare a post-construction survey report and submit to Public Works Department. ▪ Construct and finance any repairs to the existing water supply infrastructure, if required. 	<p>Prior to occupancy.</p>	<p>City of Foster Public Works Department:</p> <ul style="list-style-type: none"> ▪ Attend joint field meeting and perform visual survey. ▪ Review and approve post-construction survey report. 	

JUNE 2021

**NEW HOTEL IN METRO CENTER GDP AREA PROJECT EIR
SCOAs AND MITIGATION AND MONITORING REPORTING PROGRAM**