RESOLUTION NO. 2009-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOSTER CITY CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CHESS DRIVE/HATCH DRIVE COMMERCIAL-INDUSTRIAL MASTER PLAN ON ±11.89 GROSS ACRES, MIXED COMMERCIAL AND INDUSTRIAL USES – APNS: 094-010-100, -500, -510 - EA-07-001

CITY OF FOSTER CITY

WHEREAS, Northwestern Mutual Life and Sea Cliff Properties have proposed a General Plan Amendment, Rezoning with a General Development Plan and Development Agreement to replace 190,000 square feet of low-scale one and two story commercial/industrial buildings with up to 800,000 square feet of office use in three (3) multi-story buildings up to 10 stories in height above 4 levels of parking served by a combination of at-grade parking lots and a shared parking structure; 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 environmental impacts of the proposed Project (SCH #2008122065, EA-07-001); and

WHEREAS, a Notice of Preparation of an Environmental Impact Report (May 9 2008) was prepared and circulated for the project as required by law and was reissued and submitted to the State Clearinghouse on December 18, 2008; and

WHEREAS, a Draft EIR (March 2009) was prepared by LSA Associates, Inc. and circulated for the period required by law; and

WHEREAS, the City transmitted for filing a Notice of Completion of the Draft EIR and in accordance with CEQA and the State CEQA Guidelines and the City of Foster City Environmental Guidelines forwarded the Draft EIR to the State Clearinghouse for distribution to those state agencies that have discretionary approval 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, a noticed Public Hearing to receive comments on the Draft Environmental Impact Report was held on April 21, 2009; and

WHEREAS, a Final Response to Comments Document (September 2009) was prepared by LSA Associates, Inc. responding to comments received on the Draft EIR; and

WHEREAS, a Notice of Public Hearing was duly posted for consideration of the Final EIR (consisting of the Draft EIR and the Final Response to Comments Document) at the Planning Commission meeting of October 1, 2009, on said date the Public Hearing was opened, held and closed; and,

WHEREAS, the City of Foster City Planning Commission considered the proposed Project, all of the written correspondence, verbal testimony, staff reports, and background reports prepared, and the information contained in the Final EIR on the Project; and

WHEREAS, the Planning Commission, by adoption of Resolution No. P-28-09, recommended that the City Council certify the Final EIR and adopt the mitigation monitoring and reporting program; and

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

WHEREAS, a lead agency must adopt a Mitigation Monitoring and Reporting Program 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 Mitigation Monitoring and Reporting Program set forth in the attached Exhibit A, which is incorporated herein by reference, accurately reflects the mitigation measures contained in the Final EIR.

NOW, THEREFORE BE IT RESOLVED, that the City Council, based on facts and analysis in the Final EIR, written and oral testimony, and exhibits, finds:

1. The Final EIR including documents incorporated by reference has been considered by the City Council, including the information contained therein prior to adoption of this Resolution; 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 independent judgment of the City.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Foster does hereby certify the Final EIR prepared by LSA Associates, Inc. comprised of the Public Review Draft dated March 2009 (SCH #2008122065) and the Response to Comments Document dated September 2009 as complete and adequate.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council hereby adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A.

PASSED AND ADOPTED as a Resolution of the City of Foster City City Council at the Regular Meeting held on November 2, 2009, by the following vote:

AYES: Councilmembers Frisella, Kiesel, Koelling, and Mayor Wykoff

NOES: None

ABSENT: None

ABSTAIN: None

Rick Wykoff
RICK WYKOFF, MAYOR

ATTEST:

Doris L. Palmer
DORIS L. PALMER, CITY CLERK

Exhibit A

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

Introduction

This document describes the Mitigation Monitoring and Reporting Program (MMRP) for ensuring the effective implementation of the mitigation measures required for City of Foster City approval of the Chess Hatch Master Plan (project), located on an 11.89-acre site bounded by Chess Drive to the northwest, the Foster City Lagoon to the northeast, State Route (SR) 92 to the southeast, and Foster City Boulevard to the southwest.

City of Foster City

When a lead agency adopts findings pursuant to Public Resources Code (PRC) Section 21081 and Section 15091 of the *CEQA Guidelines* upon completion of an Environmental Impact Report (EIR), it is required to adopt a reporting and monitoring program pursuant to PRC Section 21081.6 and Section 15097 of the *CEQA Guidelines*. The purpose of the MMRP is to ensure that measures adopted to mitigate or avoid significant environmental impacts are implemented. An MMRP does not need to be included with the EIR as at times the findings which trigger the program are made after considering the EIR. The MMRP will not only direct the implementation of mitigation measures by the specified responsible parties, but also facilitate the monitoring, compliance and reporting activities of the City and any monitors it may designate.

Project Background

The applicant is requesting approval of the Chess Hatch Master Plan, which would result in the demolition of 11 existing commercial/industrial buildings, totaling 190,000 square feet, and phased construction of three new multi-story office buildings, totaling 800,000 square feet, within which there could be up to 5,000 square feet of flexible space for retail uses and/or other amenities. Net new development on the site would total 610,000 square feet of office uses. The new development would be served by a combination of at-grade parking lots and a shared parking structure.

Development envisioned under the proposed Master Plan would require City entitlement actions including demolition, construction, and development permits. Specific entitlements would include: (1) a General Plan Amendment that would change the land use designation of the project site from Light Industrial to a new land use designation entitled Chess/Hatch Office/Research and adopt the *Chess Drive/Hatch Drive Commercial/Industrial Area* policies outlined in Minute Order 970; (2) rezoning from Light Industrial/Planned Development District (M-1/PD) to Commercial Mix/Planned Development (CM/PD) with a General Development Plan for implementation of the Master Plan for the project site; and (3) a Development Agreement between the City and the project sponsor.

The Final EIR for the Chess Hatch Master Plan found that the resulting actions would have potentially significant impacts in the areas of:

- Visual Quality

- Geology, Soils and Seismicity
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Transportation and Circulation
- Noise
- Air Quality
- Global Climate Change
- Cultural and Paleontological Resources

The proposed project would result in the following significant and unavoidable impacts, which mitigation measures included in this MMRP would lessen, but not reduce to a less-than-significant level:

- Conflicts with transportation policies adopted for environmental protection;
- Conflicts with noise policies adopted for environmental protection;
- Unacceptable level of service in the project condition on the southbound segment of US 101 north of East Third Avenue;
- Unacceptable level of service in the cumulative condition on the southbound segment of US 101 north of East Third Avenue;
- Unacceptable level of service in the cumulative condition at the Foster City Boulevard/Chess Drive and Foster City Boulevard/Marlin Avenue intersections;
- Unacceptable level of service in the cumulative condition on eastbound and westbound segments of SR 92 between US 101 and Edgewater Boulevard; and
- Unacceptable noise levels during the construction period.

In addition, no mitigation measures were identified for the following areas as all potential project impacts were determined to be less than significant:

- Land Use
- Population, Employment and Housing
- Public Services, Utilities and Recreation

Roles and Responsibilities

As the lead agency under CEQA, the City of Foster City will be responsible for ensuring full compliance with the provisions of this monitoring program and will have primary responsibility for implementation of the monitoring program. The City of Foster City has the authority to halt any activity associated with the construction and operation of the Chess Hatch Master Plan if the activity is determined to be a deviation from the approved project or the adopted mitigation measures.

Mitigation Monitoring and Reporting Program

The attached table presents a compilation of the mitigation measures in the Final EIR, together with the required monitoring and reporting actions, effectiveness criteria, and timing. The attached table includes columns that show: (1) each impact identified in the Final EIR; (2) each mitigation measure included in the Final EIR; (3) the procedure for implementing each mitigation measure; (4) the responsible entity and procedure for monitoring and reporting implementation of each mitigation measure; (5) the timing for implementation of each mitigation measure; and (6) the date of completion and signature of the monitoring entity.

Table 1: Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
PLAN-1: The proposed Master Plan would conflict with transportation policies in the General Plan, and this conflict would result in an environmental impact.	PLAN-1: Implement Mitigation Measures TRANS-2a and -2b and TRANS-3b (see Section V.G, Transportation and Circulation).	See Mitigation Measures TRANS-2a and -2b and TRANS-3b.	See Mitigation Measures TRANS-2a and -2b and TRANS-3b.	See Mitigation Measures TRANS-2a and -2b and TRANS-3b.	Date: Signature:
PLAN-2: The proposed Master Plan would conflict with noise policies in the General Plan, and this conflict would result in an environmental impact.	PLAN-2: Implement Mitigation Measure NOI-1a and NOI-1b (see Section V.H, Noise).	See Mitigation Measures NOI-1a and NOI-1b.	See Mitigation Measures NOI-1a and NOI-1b.	See Mitigation Measures NOI-1a and NOI-1b.	Date: Signature:
A. LAND USE					
There are no significant Land Use impacts.					
B. VISUAL QUALITY					
VIS-1: The proposed project would create additional sources of day and nighttime light and glare in Foster City.	VIS-1a: The specific reflective properties of project building materials shall be assessed by the City during Design Review prior to approval of each Specific Development Plan for the proposed project. Design review shall ensure that the use of reflective exterior materials is minimized and that proposed reflective material would not create a substantial source of glare that would adversely affect day or nighttime views in the area.	The project sponsor shall provide the City of Foster City Community Development Department with a list of exterior project building materials.	The Community Development Department shall review the specific reflective properties of project building materials during the Design Review process to ensure that additional day and nighttime glare is minimized.	Prior to approval of the Specific Development Plan.	Date: Signature:
	VIS-1b: Specific lighting proposals shall be submitted for each new building on the project site and shall be assessed by the City as part of Design Review prior to approval of each Specific Development Plan for the proposed project. This review shall ensure that any outdoor night lighting for the project is downward facing and shielded so as not to create substantial light or glare that would adversely affect nighttime views in the area and that lighting conforms to the performance standards established by Section 17.68.080 of the Zoning Code.	The project sponsor shall provide the Community Development Department with specific lighting proposals that include the specifications, height and placement, and design of proposed exterior lighting fixtures.	The Community Development Department shall review and approve the specific lighting proposals as part of the Specific Development Plan for each new building on the project site to ensure that additional nighttime glare is not created and that required performance standards are met.	Prior to issuance of a building permit.	Date: Signature:
C. POPULATION, EMPLOYMENT AND HOUSING					
There are no significant Population, Employment and Housing impacts.					

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
D. GEOLOGY, SOILS AND SEISMICITY					
GEO-1: Prnject nccupants would be subject to seismic shaking hazards.	GEO-1: Prior to the issuance of any site-specific grading or building permits, a design-level geotechnical investigation, in compliance with Foster City guidelines, shall be prepared by a licensed professional and submitted to the City Building Inspection Division fnr review, approval, and a finding that the proposed development fully complies with the CBC, as amended by Foster City ordinances and Building Inspection Division guidance. The report shall determine the proposed prnject's geotechnical conditinns and address potential seismic hazards. The report shall identify building techniques appropriate to minimize seismic damage. In addition, the following guidance fnr the design-level geotechnical investigation shall be addressed: • Analysis presented in the geotechnical report shall conform to the California Division of Mines and Geology recommendations presented in the *Guidelines for Evaluating Seismic Hazards in California*. Briefly, the guidelines recommend that the report include: a site screening evaluation; evaluation of on- and off-site geologic hazards; quantitative evaluation of hazard potential; detailed field investigation; estimation of ground-motion parameters; evaluation of landslide, liquefaction, lateral-spreading and ground-displacement hazards; and recommendations to reduce identified hazards. • All recnmmendations, design criteria, and specifications set forth in the design-level geotechnical investigation shall be implemented as a cnnditinn nf project approval.	The project applicant shall retain a licensed professinnal to prepare a final design-level geotechnical investigation for the proposed project. The report shall be submitted to and approved by the Building Inspection Division and shall meet the requirements of Mitigation Measure GEO-1. All recommendations in the report shall be incorporated into plans for specific development projects.	The Building Inspection Division shall review and apprnve the final-design level geotechnical investigation to ensure that all recommendations, design criteria, and specifications set forth in the report are adequate and will be implemented to reduce the risk of seismic shaking hazards.	Prior to issuance of site-specific grading or building permits.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
GEO-2: Damage to structures or property related to man-made fill, unstable soils, or unstable subsurface materials resulting in settlement or differential settlement could occur.	GEO-2: In addition to the requirements of all other GEO mitigation measures in this sectinn, the designers of the proposed project's building foundations and improvements (including sidewalks, roads, driveways, parking areas, and utilities) shall consider the site to be underlain by Bay Mud and/or non-engineered fill. The design-level geotechnical investigation shall include measures to ensure that 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 needed, with properly conditioned and compacted fill, to design and construction of improvements to withstand the forces exerted during the expected settlement. All recommendations, design criteria, and specifications set forth in the site-specific design-level geotechnical report, and the City of Foster City Building Inspection Division standards shall be followed to reduce impacts associated with problematic soils and unstable subsurface materials.	The project applicant shall retain a licensed prnfessional to prepare a final design-level geotechnical investi-gation for the proposed project. The report shall be submitted to and approved by the Building Inspection Division and shall meet the requirements of Mitigation Measure GEO-2. All recommen-dations in the report shall be incorporated into plans for specific development projects.	The Building Inspection Division shall review and approve the final design-level geotechnical investigation to ensure that all recommendations, design criteria, and specifications set forth in the report are adequate and will be implemented to reduce the risk of settlement.	Prior to issuance of site-specific grading or building permits.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
GEO-3: Damage to structures or property of the prnposed project related to expansive (shrink-swell) and corrosive soils could occur.	GEO-3a: In addition to the requirements of all other GEO mitigation measures in this section, in locations underlain by soils of unknown character, 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. The site-specific design-level geotechnical investigation, prepared by a licensed professional and submitted to the City Building Inspectinn Division for review and confirmation that the proposed development fully complies with the CBC, as amended by Foster City ordinances and Building Inspection Division guidance, shall iaclude measures to ensure potential damage related to expansive soils and non-uniformly compacted fill and engineered fill are mininiized. 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.	The project applicant shall retain a licensed professional to prepare a final design-level geotechnical investigation for the propnsed project. The report shall be submitted to and approved by the Building Inspection Divisinn and shall meet the requirements nf Mitigation Measure GEO-3a. All recom-mendations in the report shall be incorp-orated into plans for specific development projects.	The Building Inspection Divisinn shall review and approve the final design-level geotechnical investigation to ensure that all recommendations, design criteria, and specifications set forth in the report are adequate and will be implemented to reduce the risk of impacts associated with expansive soils.	Prior to issuance of site-specific grading or building permits.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
GEO-3 *Continued*	GEO-3b: In addition to the requirements of all other GEO mitigation measures in this section, the design-level geotechnical investigation shall include an evaluation of the potential for corrosive soils on the site and be submitted to the City Building Inspection Division for review and confirmation that the proposed development fully complies with the CBC, as amended by Foster City ordinances and Building Inspection Division guidance. If the results indicate corrosive soil cnnditions, appropriate measures to mitigate these conditions shall be incorporated into the design of project improvements that mny come into contact with site soils. Wherever corrosive soils are found in sufficient concentrations, recommendations shall be made 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. In general, these recommendations are expected to include, but not be limited to, the following provisions. All recommendations of the geotechnical investigations shall be implemented. • Protect buried iron, steel, cast iron, ductile iron, galvanized steel, and dielectric coated steel or iron (including all buried metallic pressure piping) against corrosion from soil. • Prntect buried metal and cement structurcs in contact with earth surfaces from chloride ion concentrations. • Use sulfate-resistant concrete mix for all concrete in contact with the ground. • Consult a corrosion expert during the project's detailed design phase to design the most effective cornsinn protection.	The project applicant shall retain n licensed professional to prepare a final design-level geotechnical investigation for the proposed project. The report shall be submitted to and approved by the Building Inspection Division and shall meet the requirements of Mitigation Measure GEO-3b. All recommendntions in the report shall be incorporated into plans for specific development projects.	The Building Inspection Division shall review and approve the finnl design-level geotechnical investigation to ensure that all recommendations, design criteria, and specifications set forth in the report are adequate and will be implemented to reduce the risk of inpacts associated with corrosive soils.	Prior to issuance of site-specific grading or building permits.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
E HYDROLOGY AND WATER QUALITY					
HYD-1: Construction period and operation period Master Plan activities could result in degradation of water quality in the Foster City Lagoon and San Francisco Bay by reducing the quality of storm water runoff.	HYD-1a: In compliance with the terms of the Construction General Permit, the project sponsor shall prepare a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential impacts to surface water quality through the construction period of each and any individual development project, or group of projects, built as part of the proposed project. It is not required that the SWPPP be submitted to the Regional Water Quality Control Board (Water Board), but it must be maintained on-site and made available to Water Board or City staff upon request. The SWPPP shall include specific and detailed Best Management Practices (BMPs) designed to mitigate construction-related pollutants. At a minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, and adhesives) with storm water. The SWPPP shall specify properly-designed centralized storage areas that keep these materials out of the rain. BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, fiber rolls, 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	1) The project applicant shall prepare a SWPPP which includes specific and detailed BMPs and measures designed to mitigate construction-related pollutants, and adheres to the requirements of Mitigation Measure HYD-1a. 2) The Construction Site Supervisor shall conduct regular meetings of site personnel to ensure SWPPP guidelines are observed by on-site personnel. 3) The project applicant shall retain an independent monitor to conduct weekly inspections and provide written monthly reports to the City Planning and Code Enforcement Divisions to ensure compliance with the SWPPP.	1) The Building Inspection Division shall review the SWPPP for consistency with the requirements of Mitigation Measure HYD-1a prior to approval. 2) The Building Inspection Division shall conduct periodic inspections of the project site during wet and dry days to ensure compliance with the SWPPP.	1) Prior to issuance of any site-specific demolition, grading, or building permit. 2) Periodically through the construction and period, at the discretion of the Building Inspection Division.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
HYD-1 *Continued*	only as secondary measures. Ingress and egress from construction sites 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. To educate on-site personnel and maintain awareness of the importance of storm water 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. 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 with State Water Resources Control Board Resolution No. 2001-046, monitoring shall be required during the construction period for pollutants that may be present in the runoff that are "not visually detectable in runoff." The project sponsor shall retain an independent monitor to conduct weekly inspections and provide written monthly reports to the City Planning and Code Enforcement Division 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.				

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
HYD-1 *Continued*	HYD-1b: The project sponsor shall fully comply with the San Mateo Countywide Water Pollution Prevention Program, which maintains compliance with the NPDES Stormwater Discharge Permit. Responsibilities include, but are not limited to, designing Best Management Practices (BMPs) into project features and operations to reduce potential impacts to surface water quality associated with operation of specific development projects undertaken as part of the proposed Master Plan. These features shall be included in the drainage plan and final development drawings for individual projects. Specifically, the final design shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. All requirements of the San Mateo Countywide Water Pollution Prevent Program, previously called the San Mateo Water Pollution Prevention Program – Part C.3, as outlined in the San Mateo County Stormwater Handbook, shall be incorporated. The final design team for each development project shall also review and incorporate as many concepts as practicable from *Start at the Source, Design Guidance Manual for Storm-water Quality Protection*. Passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are preferred in all areas. Higher-maintenance BMPs may only be used if the development of at-grade treatment systems is not possible, or would not ade-quately treat runoff. Funding for long-term maintenance of all BMPs must be specified (as the City will not assume maintenance responsibilities for these features). The project sponsor shall establish a self-perpetuating drainage system maintenance program for the life of the project (to be managed by a	1) The project applicant shall prepare a final drainage plan that includes measures designed to mitigate potential water quality degradation of runoff and adheres to the requirements of Mitigation Measure HYD-1b. 2) The project applicant shall establish a self-perpetuating drainage system maintenance program for the life of the project that includes annual inspections of any storm water detention devices and drainage inlets.	1) The Building Inspection Division shall review the final drainage plan for consistency with the requirements of Mitigation Measure HYD-1b. 2) The Public Works Department and/or Building Inspection Division shall review and approve the annual report documenting the inspection and any remedial action conducted.	1) Prior to issuance of any site-specific demolition, grading, or building permit. 2) Annually throughout the post-construction period.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
HYD-1 *Continued*	business and/or property-owners association or similar entity) that includes annual inspections of any storm water 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 Department and/or Building Inspection Division for review and approval. The Public Works Department and/or Building Inspection Division shall ensure that the SWPPP and drainage system maintenance plan are approved by the City prior to approval of the grading plan.				
	HYD-1c: The project sponsor shall comply with all requirements of the City's Standard Conditions of Approval (COA). At a minimum, a hydrology/hydraulic analysis shall be completed on the existing storm drain system to verify it is adequately sized to accommodate the runoff from the project. The existing storm drains shall be cleaned as necessary. Pre-construction and post-construction survey reports shall be completed on the existing storm drain system. Any necessary repairs to restore the facilities shall be an element of the report. Required pre-construction reports documenting work performed in compliance with the COAs shall be submitted to the Public Works Department and/or Building Inspection Division for review and approval prior to the issuance of grading and building permits. Required post-construction reports shall be submitted to the Public Works Department and/or Building Inspection Division for review and approval prior to the issuance of occupancy permits.	1) The project applicant shall prepare a hydrology/hydraulic analysis on the existing storm drain system to verify it is adequately sized to accommodate the runoff from the project. 2) The project applicant shall prepare pre-construction and post-construction survey reports for the existing storm drain system. The drains shall be cleaned as necessary.	1) The Building Inspection Division shall review the hydrology/hydraulic analysis for the existing storm drain system as required by Mitigation Measure HYD-1c. 2) The Public Works Department and/or Building Inspection Division shall review and approve the pre-construction and post-construction survey reports to ensure that the storm drain system is adequately sized.	1) Prior to issuance of any site-specific demolition, grading, or building permit. 2) Reports shall be prepared for both the pre- and post-construction period prior to issuance of certificate of occupancy permits.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
F. HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1: Upset and accidents involving hazardous materials releases and transport and use during construction activities could result in adverse effects to public health or the environment.	HAZ-1a: The contractor(s) shall designate storage areas suitable for material delivery, storage, and waste collection. These locations must be as far away from catch basins, gutters, drainage courses, and water bodies as feasible. 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. All maintenance and fueling of vehicles and equipment shall be performed in a designated, bermed area, or over a drip pan that will not allow run-off of spills. Vehicles and equipment shall be regularly checked and leaks shall be 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.	The construction contractor shall ensure that the provisions for the handling, treatment, and storage of hazardous wastes and vehicle maintenance on the project site are implemented as described in Mitigation Measure HAZ-1a.	The Building Inspection Division shall periodically monitor the handling, storage, treatment, and storage measures for hazardous materials and vehicle maintenance on the project site. The City shall also confirm that the Material Safety Data Sheets are maintained on-site.	Throughout the construction period.	Date: Signature:
	HAZ-1b: 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, and required personal protective equipment, as appropriate, in responding to the emergency. The contractor(s) shall submit these procedures to the City for approval prior to demolition or development activities.	The construction contractor shall develop emergency procedures identified in Mitigation Measure HAZ-1b. These procedures shall be submitted to the City for review and approval.	The Building Inspection Division shall review and approve the emergency preparedness and procedures plan to ensure that the appropriate measures will be implemented in an emergency involving hazardous materials release.	Prior to issuance of any site-specific demolition, grading, or building permit.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
HAZ-1 *Continued*	Compliance with these mitigation measures may occur in coordination with compliance with the Storm Water Pollution Prevention Plan and Best Management Practices required for the proposed project (See Section V.E., Hydrnlogy and Water Quality, for additional detail).				
HAZ-2: Construction workers and the public may be exposed to existing or previously unknown contamination in soil and/or groundwater, or other safety hazards encountered during site preparation, grading, and excavation activities.	HAZ-2a: If previnusly unknnwn contaminated soil and/or groundwater is encountered at any time during construction activities (e.g., identified by odnr or visual staining, or if any underground storage tanks, abandoned drums, or other hazardous materials or wastes are encountered), the contractor(s) shall ensure that all appropriate response measures are taken to protect human health and the environment. A contingency plan for identification, sampling, and analysis of previously unknown hazardous substances shall be prepared by the contractor(s), with the approval of the City, prior to grading and earthwork activities. As part of this pre-approved contingency plan, soil and/or groundwater samples shall be collected by a qualified environmental professional (e.g., Professional Geologist, Professional Engineer) prior to further work in the area, as appropriate, in case of discovery of unknown contamination. The samples shall be submitted for laboratory analysis by a State-certified laboratory under chain-of-custody procedures. The analytical results of the sampling shall be reviewed by a qualified environmental professional and submitted to the appropriate regulatory agency. The professional shall provide recommendations,	The construction contractor shall prepare a contingency plan for sampling and analysis of previously unknown hazardous substances that adheres to the requirements of Mitigation Measure HAZ-2a.	The Building Inspection Division shall review and approve the contingency plan to ensure that appropriate measures will be implemented in the event that previously unknown contaminated soil and/or groundwater is encountered on-site during construction activities.	Prior to issuance of any site-specific demolition, grading, or building permit.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
HAZ-2 *Continued*	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 or regulatory agency, as appropriate.				
	HAZ-2b: Engineering fill to be 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 groundwater (e.g., Water Board Environmental Screening Levels (ESLs)). The engineered fill shall be characterized by a qualified environmental professional via representative sampling in accordance with U.S. EPA's SW-846 Test Methods, 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 Building Inspection Division for approval prior to transporting engineering fill onto the project site.	The construction contractor shall submit the results of sampling and waste characterization for engineered fill to the City Building Inspection Division.	The Building Inspection Division shall review and approve the results of the sampling and waste characterization analysis to ensure that engineered fill brought onto the site does not pose an unacceptable risk to human health or the environment.	Prior to issuance of site-specific grading or building permits.	Date: Signature:
	HAZ-2c: 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 and handling methods required to minimize the potential for exposure, and shall establish procedures for the safe storage of contaminated materials, stockpiling of soils,	The construction contractor shall prepare a Waste Disposal and Hazardous Materials Transportation Plan that adheres to the requirements of Mitigation Measure HAZ-2c.	The Building Inspection Division shall review and approve the Waste Disposal and Hazardous Materials Transportation Plan to ensure that it complies with the requirements of Mitigation Measure HAZ-2c.	Prior to issuance of site-specific demolition, grading, or building permits.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
HAZ-2 *Continued*	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 Mitigation Measure HAZ-3, 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 commencement of demolition or development activities and submitted to the City for approval. The Waste Disposal and Hazardous Materials Transportation Plan may be prepared as an addendum to the Waste Management Plan required by Ordinance 523.				
	HAZ-2d: If the project would result in disturbance of soils within 30 feet of SR 92 then, prior to excavation or earthworking activities, the applicant shall hire a qualified professional to characterize the lead content of the soils to be disturbed within 30 feet of SR 92 by undertaking soil sampling. If the results of the studies indicate that lead in the soil is present above regulatory action levels, the soils shall be removed and disposed of at an approved offsite facility in accordance with all applicable regulations. The findings of the investigation and remediation shall be documented in a written report and shall be submitted the City for review and approval.	The project applicant shall retain a qualified professional to characterize the lead content of soils that would be disturbed within 30 feet of SR 92 (if the project would disturb soils within 30 feet of SR 92).	The Building Inspection Division shall review and approve the findings of the investigation and remediation documentation to ensure compliance with the requirements of Mitigation Measure HAZ-2d.	Prior to issuance of site-specific grading or building permits.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
HAZ-3: Demolition activities may result in the exposure of construction workers and the general public to added health risk from lead, asbestos, and other hazardous building materials.	HAZ-3: Prior to the issuance of any demolition permit for structures located on the project site, a lead-based paint, hazardous building materials survey (PCBs, mercury), and asbestos survey shall be performed by a qualified environmental professional. Based on the findings of the survey, all loose and peeling lead-based paint, and identified asbestos hazards shall be abated by a certified contractor in accordance with local, State, and federal requirements (including the requirements of the BAAQMD, District Regulation 11, Rule 20) and requirements for worker health and safety. Other hazardous materials and wastes generated during demolition activities, such as fluorescent light tubes, mercury switches, and PCB wastes, 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 demolition activities, and any required worker health and safety procedures shall be incorporated into the contractor's specifications for the proposed 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 (see also Mitigation Measure HAZ-2c, above). Documentation of the surveys and abatement activities shall be provided to the City prior to the demolition of structures located at the project site.	The project applicant shall retain a qualified environmental professional to conduct a lead-based paint, hazardous building materials survey (PCBs, mercury), and asbestos survey and adhere to the requirements of Mitigation Measure HAZ-3.	The Building Inspection Division shall review and approve the findings of the lead-based paint, hazardous building materials survey (PCBs, mercury), and asbestos survey and ensure compliance with the results of the surveys as described in Mitigation Measure HAZ-3.	Prior to issuance of a demolition permit.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
G. TRANSPORTATION AND CIRCULATION					
TRANS-1: The addition of project traffic would increase the volume on the freeway segment of southbound US 101 north of East Third Avenue by over 1 percent of its capacity.	TRANS-1: The City/County Association of Governments (C/CAG) is the Congestion Management Agency for San Mateo County that develops the Congestion Management Program (CMP). As part of the land use element of the CMP, all projects that generate 100 or more net new trips during the AM or PM peak hour are required to implement TDM programs that have the capacity to reduce the demand for new peak-hour trips. The project sponsor shall develop and maintain an appropriate TDM Program (as outlined in C/CAG, 2004. *Guidelines for the Implementation of the Land Use Component of the Congestion Management Program*. September 21.) for the life of the Master Plan. This TDM Program shall be updated as requested by the City, and subject to City approval.	The project applicant shall develop and maintain an appropriate TDM Program for the life of the Master Plan.	The Community Development Department shall review and approve the TDM Program and periodically review for needed updates.	Prior to issuance of a certificate of occupancy and for the life of the Master Plan.	Date: Signature:
TRANS-2: The addition of project traffic would increase the average delay by more than 4 seconds at the intersection of Foster City Boulevard/Chess Drive during the PM peak hour, which is expected operate at unacceptable LOS F under Cumulative Conditions.	TRANS-2a: The project sponsor shall contribute a pro rata share to the following improvements: • Close the driveway on the north side of Chess Drive at the Westbound SR 92 Ramps. Although relatively low traffic volumes use this driveway, each time the signal phase associated with this driveway is actuated, crucial traffic flows are restricted onto westbound SR 92, causing the system of intersections to deteriorate. Closure of this driveway would not eliminate access to the development it serves, as there are other driveways just to the west on Chess Drive and to the north on Vintage Park Drive.	The project applicant shall contribute a pro rata share (as described in the Engineering Feasibility Analysis) to the improvements outlined in Mitigation Measure TRANS-2.	The Community Development Department shall verify the pro rata fee has been paid.	Prior to issuance of a certificate of occupancy.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
TRANS-2 *Continued*	• Implement REC-1, REC-2, and REC-6, and REC-9. REC-1 is reconstruction of the on-ramp to Westbound SR 92 from Chess Drive; REC-2 is the installation of signal interlock for signals on Chess Drive at Foster City Boulevard and Westbound SR 92 Ramps; REC-6 is construction of a second eastbound through lane on Metro Center Boulevard and Triton Drive at Foster City Boulevard. REC-9 includes the construction of a 200-foot northbound right-turn lane on Foster City Boulevard at Chess Drive and the addition of a northbound right-turn overlap signal phase. These are a subset of improvements listed as recommendations to achieve acceptable LOS under Baseline Conditions and under conditions with the Chess-Hatch project in place. These recommendations, particularly those that involve changes to Caltrans-operated facilities would require planning, further study, and ultimate approval by Caltrans prior to being deemed feasible.				
	TRANS-2b: Implement Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	Date: Signature:
TRANS- 3: The addition of project traffic would increase the average delay by more than 4 seconds at the intersection of Foster City Boulevard/Marlin Avenue, which is expected to operate at unacceptable LOS F under Cumulative Conditions.	TRANS-3b: Implement Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	Date: Signature:
TRANS-4: The addition of project traffic would increase the volume on the freeway segment of southbound US 101 north of East Third Avenue by over 1 percent of its capacity.	TRANS-4: Implement Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
TRANS-5: The addition of project traffic would increase the volume on the freeway segment of eastbound SR 92 between US 101 and Edgewater Boulevard (which is expected to exceed its CMP LOS standard) by more than 1 percent of its capacity.	TRANS-5: Implement Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	Date: Signature:
TRANS-6: The addition of project traffic would increase the volume on the freeway segment of westbound SR 92 between US 101 and Edgewater Boulevard (which is expected to exceed its CMP LOS standard) by more than 1 percent of its capacity.	TRANS-6: Implement Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	See Mitigation Measure TRANS-1.	Date: Signature:
TRANS-7: The project would increase demand for shuttles that are over-capacity.	TRANS-7: The project sponsor shall fund expansion of existing shuttle services or provide new shuttle services to local transit hubs such as the East Hillsdale Caltrain Station and the Millbrae BART/Caltrain station at a level commensurate with the project's transit demand. The project sponsor shall prepare an analysis of the project's projected shuttle ridership, determine the number of added shuttles needed to accommodate the added ridership, develop a financing and operations plan, and submit it to the City for approval.	1) The project applicant shall prepare an analysis of projected shuttle ridership and develop a plan on how it will be accommodated. 2) The project applicant shall contribute to the expansion of existing shuttle services as required by Mitigation Measure TRANS-7.	The Community Development Department shall review and approve the shuttle ridership plan and ensure that the project applicant develops or funds its fair share of improvements to the shuttle system.	Prior to approval of a Specific Development Plan.	Date: Signature:
TRANS-8: The proposed driveway in the southwest corner of the site that connects to the intersection of Foster City Boulevard/Chess Drive could reduce the operation of the intersection and create hazards associated with truck ingress/egress.	TRANS-8: The proposed service driveway in the southwest corner of the site shall be removed from development plans. Access to the service road shall be provided via one of the other three proposed driveways in the site.	The project applicant shall remove the service driveway in the southwest corner of the site from the development plans.	The Community Development Department shall verify that the noted driveway is removed from the development plans.	Prior to approval of a Specific Development Plan.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
TRANS-9: Construction activities could interfere with circulation patterns.	TRANS-9: During the use permit process, the project applicant shall develop and submit a construction management plan for City approval that specifies measures that would reduce impacts to motor vehicle, bicycle, pedestrian, and transit circulation. The construction management plan shall include the following: • Location of construction staging areas for materials, equipment, and vehicles. • Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur. • Identification of haul routes for movement of construction vehicles that would minimize impacts on vehicular and pedestrian traffic, circulation and safety; and provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project applicant. • Provisions for removal of trash generated by project construction activity. • A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an on-site complaint manager. The measures outlined in the construction plans shall be to the satisfaction of the City and shall be devised to reduce circulation impacts during the construction period to the maximum extent feasible.	The project applicant shall develop and submit a construction management plan that specifies measures that would reduce impacts to the circulation system during the construction period, as required by Mitigation Measure TRANS-9.	The Public Works Department and/or Building Inspection Division shall review and approve the construction management plan to ensure that it adheres to Mitigation Measure TRANS-9.	Prior to issuance of site-specific demolition, grading, or building permits.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
H. NOISE					
NOI-1: Construction period activities could create significant temporary noise impacts on existing noise sensitive land uses adjacent to the site.	NOI-1a: The construction contractor(s) 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. A notice shall be mailed to all affected residents within 1,000 feet of the construction site.	The construction contractor shall designate a noise disturbance coordinator to receive and resolve noise complaints throughout the construction period, and adhere to the notification procedures required by Mitigation Measure NOI-1a.	The Building Inspection Division shall maintain the name and contact information for the noise disturbance coordinator on file throughout the construction period.	Prior to issuance of site-specific demolition, grading, or building permits.	Date: Signature:
	NOI-1b: The construction contractor(s) shall implement the following measures at the project site during all demolition and construction activities: • During all project site excavation and on-site grading, fit all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. • Locate stationary noise generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA.	The construction contractor shall implement a series of noise reduction measures during all demolition and construction activities, as required by Mitigation Measure NOI-1b.	The Building Inspection Division shall conduct regular site inspections throughout the construction period to ensure that the noise reduction measures listed in Mitigation Measure NOI-1b are implemented on the site.	Throughout the construction period.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
NOI-1 *Continued*	• 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. • Utilize "quiet" air compressors and other stationary noise sources where such technology exists. • Route all construction traffic to and from the project site via designated truck routes and prohibit construction related heavy truck traffic in residential areas where feasible. • Control noise from construction workers' radios to a point that they are not audible at existing residences bordering the project site. • Prepare and submit to the City for approval a detailed construction plan identifying the schedule for major noise-generating construction activities. • Pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. • Use multiple pile driving rigs to expedite this phase of construction. • Use "acoustical blankets" to shroud the pile hammer.				

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
NOI-2: Mechanical equipment proposed as part of the project may generate noise levels that would exceed the noise level standards in the Foster City Municipal Code.	NOI-2: At the time that specific buildings envisioned under the Master Plan are proposed, conduct a design level acoustical analysis to ensure that mechanical equipment noise resulting from the project complies with applicable General Plan policies and Municipal Code noise level limits. The acoustical analysis shall include a calculation of noise levels resulting from the proposed equipment at the nearest sensitive receiving land uses, an assessment of noise levels relative to applicable standards, and recommendations to control noise levels in accordance with the applicable limits. The report shall be completed and submitted to the Community Development Department for approval prior to the issuance of building permits.	The project applicant shall conduct a design-level acnustical analysis to ensure that mechanical equipment noise resulting from the project would comply with applicable General Plan policies and Municipal Code noise level limits. The analysis shall adhere to the requirements of Mitigation Measure NOI-2 and shall be submitted to the Community Development Department.	The Building Inspectinn Division shall review and approve the acoustical analysis to ensure that the mechanical equipment on the project site would comply with applicable General Plan policies and Municipal Code noise level limits.	Prior to issuance of building permits.	Date: Signature:
I. AIR QUALITY					
AIR-1: Construction period activities could generate significant dust, exhaust, and organic emissions.	AIR-1a: The construction contractor(s) shall implement the following measures to control construction dust emissions. Implementation of the measures recommended by the Bay Area Air Quality Management District (BAAQMD) and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Analysis by the BAAQMD indicates that implementation of these measures would reduce particulate matter construction impacts by 90 percent. Measures to reduce diesel particulate matter and $PM_{2.5}$ from construction (measures that would reduce PM_{10} would also reduce $PM_{2.5}$ since PM_{10}, by definition, includes $PM_{2.5}$) are also required to ensure that short-term health impacts to nearby sensitive receptors would be avoided.	The project sponsor shall ensure that the construction contractor fully implements all air quality dust control measures as required by the BAAQMD and Mitigation Measure AIR-1a.	The Building Inspection Division shall conduct periodic site inspections throughout the construction period to ensure that construction period air pollution control measures are being implemented on the site.	Throughout the construction period.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
AIR-1 *Continued*	• Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences shall be kept damp at all times. • Cover all hauling trucks or maintain at least 2 feet of freebnard. • Pave, apply water at least twice daily, or apply non-toxic snil stabilizers nn all unpaved access roads, parking areas, and staging areas. • Sweep daily (with water sweepers) all paved uccess roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more). • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles. • Limit traffic speeds on any unpaved roads to 15 mph. • Replant vegetation in disturbed areas as quickly as possible. • Suspend construction activities that cause visible dust plumes to extend beyond the construction site.				
	AIR-1h: The construction contractor(s) shall implement the fnllowing measures tn contrnl construction diesel exhaust emissions:	The project applicant shall ensure that the construction contractor fully implements all diesel exhaust control measures listed in Mitigation Measure AIR-1b.	The Building Inspection Divisinn shall conduct periodic site inspections throughout the construction period to ensure that construction period air pollution control measures are being inplemented on the site.	Thmughnut the construction period.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
AIR-1 *Continued*	• Diesel equipment standing idle for more than 5 minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks may keep their engines running continuously as long as they are onsite. • Properly tune and maintain equipment to reduce emissions. • Avoid staging equipment within 100 feet of active land uses.				
J. PUBLIC SERVICES, UTILITIES AND RECREATION					
There are no significant Public Services, Utilities and Recreation impacts.					
K. GLOBAL CLIMATE CHANGE					
GCC-1: Implementation of the Master Plan could result in greenhouse gas emission levels that would substantially conflict with implementation of the greenhouse gas reduction goals under AB 32 or other State regulations.	GCC-1: To the extent feasible, commercially-available, and cost effective (as reasonably determined by the Community Development Director), the measures identified in Table V.K-6 in the column titled "MM GCC-1" shall be incorporated into the design and construction of the Master Plan (including specific building projects): ***Energy Efficiency Measures*** • Comply with the updated Title 24 standards for building construction. • Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping;	The project applicant shall incorporate the measures listed in column MM-GCC-1 on Table V.K-6 into each Specific Development Plan.	The Community Development Department shall ensure that appropriate greenhouse gas reduction measures are incorporated into the project.	Prior to approval of a Specific Development Plan.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
GCC-1 *Continued*	• Install efficient lighting and lighting controls/systems. Use daylight as an integral part of lighting systems in buildings; • Install light colored "cool" roof areas; • Install energy efficient heating and cooling systems, appliances and equipment, and control systems; • Install efficient lighting and controls for new outdoor lighting (e.g., fluorescent or LED, dusk to dawn sensors); • Consider developing an On-Site Renewable Energy System that consists of solar, wind, geothermal, biomass and/or bio-gas strategies. This system should reduce grid-based energy purchases and provide at least 2.5 percent of the project energy cost from renewable energy. Such a strategy can include installation of photovoltaic panels, wind turbines, and solar and tankless hot water heaters; and • Install light colored "cool" pavements for pathways, plazas, and sidewalks, where appropriate given the characteristics of those areas; • Incorporate ENERGY STAR or better rated appliances and electrical equipment; and				

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
GCC-1 *Continued*	• Design all buildings to exceed California Building Code's Title 24 energy standards, as follows: o Increase insulation such that heat transfer and thermal bridging is minimized to the extent consistent with the overall health and safety functioning of the building; and o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption to the extent consistent with the overall safe and healthy functioning of the building. • Design, construct and operate all newly constructed buildings as equivalent to "LEED Silver" or higher standards (e.g., "LEED Gold"); • Use locally produced and/or manufactured building materials for construction of the project, subject to consideration of quality, cost, and availability; • Develop a sustainability design checklist based upon green building rating systems to guide significant facility renovation projects by deploying newer construction and operating practices that conserve energy, water and materials while providing a reasonable return on investment; and				

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
GCC-1 *Continued*	• Incorporate "Green Building Materials," such as those materials which are resource efficient, have recycled content, and/or are manufactured in an environmentally friendly way, including low Volatile Organic Compound (VOC) materials. ***Water Conservation and Efficiency Measures*** • Create water-efficient landscapes within the development and/or landscape with native and drought-tolerant plants; • Install water-efficient irrigation systems and devices such as soil moisture-based irrigation controls, timers, and/or drip irrigation; • Design buildings to be water-efficient. Install water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and low-flow urinals; • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff; and • Consider using reclaimed water for landscape irrigation within the project, if reclaimed water is made available by the City. ***Solid Waste Reduction Measures*** • Use best efforts to reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard); • Provide adequate interior and exterior storage areas for recyclables; • Provide employee education about reducing waste and available recycling services; and • Provide adequate storage areas for green waste, to the extent needed in light of the actual operations of the facility.				

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
GCC-1 *Continued*	***Transportation and Motor Vehicle Measures*** • Specific regional emission targets for transportation emissions do not directly apply to this project. The proposed project would be required to implement a Transportation Demand Management (TDM) program as discussed in Mitigation Measure TRANS-1 of Section V.G and the Final MPTA The specific measures that could be implemented include a shuttle service to the nearby rail station, bicycle racks and lockers, on-site amenities, showers and lockers, video conferencing center, preferential parking for carpoolers and vanpoolers, commute assistance center, employee transportation surveys, assistance to employees looking for housing near work, bicycle share program, and local hiring preferences. • New refrigerant systems installed at the project site (after implementation of the high GWP gases reduction measures) shall comply with future CARB rules and regulations as these new rules and regulations are implemented by the agency.				

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
L. CULTURAL AND PALEONTOLOGICAL RESOURCES					
CULT-1: Ground-disturbing activities associated with site preparation and the construction of building foundations and underground utilities could adversely affect archaeological cultural resources.	CULT-1: If deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected and a qualified archaeologist contacted to assess the find, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. It is recommended that adverse effects to such deposits be avoided by project activities. If avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing in the California Register. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, avoidance of project impacts on the deposit shall be the preferred mitigation. If adverse effects on the deposits cannot be avoided, such effects must be mitigated.	1) If prehistoric or historical archaeological materials are encountered during project activities the project sponsor shall halt work within 25 feet of the find and retain a qualified archaeologist to assess the finds. 2) The project sponsor shall comply with the recommendations of the archaeologist.	1) The Community Development Department shall verify that construction activities halt in the event archaeological materials are discovered. 2) The Community Development Department shall review the archaeology report and verify that the recommended measures – if warranted – are undertaken.	Throughout the construction period, in the event that prehistoric or historical archaeological materials are encountered.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
CULT-1 *Continued*	Mitigation can include, but is not necessarily limited to: excavation of the depnsit in accordance with a data recovery plan (see CEQA Guidelines Section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; preparation of a brochure for public distribution that discusses the significance of the archaeological deposit; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials. The City shall ensure that any mitigation involving excavation of the deposit is implemented prior to the resumption of actions that could adversely affect the deposit. Upon completion of the assessment, the archaenlogist shall prepare a report documenting the methods and results of the analysis, and provide recommendations for the treatment of the archaeological deposits discovered. The report shall be submitted to the project applicant, the Foster City Cnmmunity Development Department and the Northwest Information Center.				

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
CULT-2: Ground-disturbing activities associated with site preparation and the construction of building foundations and underground utilities could adversely affect paleontological resources.	CULT-2: If paleontological resources are discovered during project activities, all work within 25 feet of the discovery shall be redirected and a qualified paleontologist shall be contacted to asses the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Paleontological resources include fossil plants and animals, and evidence of past life such as trace fossils and tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa, and vertebrate fossils such as fish, whale, and sea lion bones. Fossil vertebrate land animals may include bones of reptiles, birds, and mammals. Paleontological resources also include plant imprints, petrified wood, and animal tracks. It is recommended that adverse effects to paleontological resources be avoided by project activities. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, adverse effects on the resources shall be avoided, or such effects shall be mitigated. Mitigation can include, but is not necessarily limited to: excavation of paleontological resources using standard paleontological field methods and procedures; laboratory and technical analyses of recovered materials; production of a report detailing the methods, findings, and significance of recovered fossils; curation of paleontological materials at an	1) If paleontological materials are encountered during project activities the project sponsor shall halt work within 25 feet of the find and retain a qualified paleontologist to assess the finds. 2) The project sponsor shall comply with the recommendations of the paleontologist.	1) The Community Development Department shall verify that construction activities halt in the event paleontological materials are discovered. 2) The Community Development Department shall review the paleontological report and verify that the recommended measures – if warranted – are undertaken.	Throughout the construction period, in the event that paleontological materials are encountered.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
CULT-2 *Continued*	appropriate facility (e.g., the University of California Museum of Paleontology) for future research and/or display; an interpretive display of recovered fossils at a local school, museum, or library; and public lectures at local schools on the findings and significance of the site and recovered fossils. The City shall ensure that any mitigation involving excavation of the resource is implemented prior to project construction or actions that could adversely affect the resource. Upon completion of the assessment, the paleontologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the paleontological resources discovered. This report shall be submitted to the project applicant, the Foster City Community Development Department, and the paleontological curation facility.				
CULT-3: Ground-disturbing activities associated with site preparation and the construction of building foundations and underground utilities could disturb human remains, including those interred outside of formal cemeteries.	CULT-3: If human remains are encountered, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. The project applicant shall also be notified. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the	1) If human remains are encountered by project activities the project applicant shall ensure that the construction contractor notifies the City of Foster City and the County Coroner promptly.	1) The Community Development Department shall verify that, in the event human remains are discovered, the appropriate agencies are contacted, and an archaeologist is retained to evaluate the materials. 2) The Community Development Department shall review and approve the archaeological report as adequate.	Throughout the construction period, in the event that human remains are encountered.	Date: Signature:

Table 1 *Continued*

Environmental Impact	Mitigation Measure	Implementing Procedure	Responsible Party/Monitoring Action	Timing	Date Completed/ Signature
CULT-3 *Continued*	assessment, the archaeologist shall prepare a report documenting the methods and results and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the project applicant, the Foster City Community Development Department, the MLD, and the Northwest Information Center.	2) The project sponsor shall retain a qualified professional archeologist to recover scientifically valuable data if the remains are of Native American origin. If the remains are of Native American origin, the Coroner shall promptly notify the NAHC.			

Source: LSA Associates, Inc., 2009.