

RESOLUTION NO. P-\_\_\_\_\_-23

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A USE PERMIT REQUEST TO ALLOW THE DEMOLITION OF THE EXISTING ONE-STORY, TWENTY-FOUR (24) FEET HIGH, 32,000 SQUARE FEET (SF) RECREATION CENTER AND CONSTRUCTION OF A NEW, APPROXIMATELY 40,000 SF, TWO STORY, FORTY (40) FEET HIGH RECREATION CENTER IN APPROXIMATELY THE SAME LOCATION WITH SUPPLEMENTAL LANDSCAPING LOCATED AT 650 SHELL BOULEVARD – CITY OF FOSTER CITY – APN 094-470-130 AND 094-470-150 – UP2023-0003

CITY OF FOSTER CITY PLANNING COMMISSION

WHEREAS, on May 5, 1994, the Planning Commission approved a Use Permit request to allow remodeling and an 8,800 sq. ft. expansion to the existing Recreation Center, including modifications to the existing landscaping (UP-94-002); and

WHEREAS, on June 6, 1996, the Planning Commission approved a Use Permit Modification request to amend the approved color palette for the Recreation Center remodel and expansion project (UP-94-002A); and

WHEREAS, on October 20, 1997, the City Council approved the General Plan Amendment (GPA) to the Parks, Open Space and Conservation Element to include policies related to construction of a Senior Center and landscaping of the Recreation Center (GP-97-001) and associated Initial Study and Mitigated Negative Declaration (IS/MND) to facilitate the approval from Planning Commissioner to approve the Use Permit for the construction of the Senior Center (UP-94-002C); and

WHEREAS, throughout the subsequent years, the City has approved multiple Use Permits and minor modification to the Recreation Center including replacements to the boat house (UP-94-002d) and construction of a Teen Center (UP-94-002E) in 2008; and

WHEREAS, a proposal for a new recreation center was approved and added to the 5-Year Capital Improvement Program to begin initial and ongoing funding; and

WHEREAS, discussions and plans for a comprehensive rebuild of the Recreation Center began in 2016 with the authorization of a Recreation Center Master Plan Study and in 2018, the proposed project was added to the 5-Year Capital Improvement Program (CIP) to identify initial and ongoing funding for the proposed project; and

WHEREAS, In 2019, the City Council agreed on a design concept, but ultimately opted for a build-to-budget option with a cost not to exceed \$40 million; however, the proposed project was essentially placed on hold until August 2019; and

WHEREAS, in 2021, the proposal was reinitiated, and efforts began to collect community inputs in the overall project; and

WHEREAS, in January 2023, a formal Use Permit was filed and initiated under UP2023-0003, for a new, approximately 40,000 SF two stories forty feet high Recreation Center and environmental review efforts began; and

WHEREAS, the City of Foster City, as lead agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in full compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, three Joint Planning Commission (PC) and Parks and Recreation Committee (PRC) meetings to discuss design were completed on March 2, 2023, April 6, 2023, and June 1, 2023; and

WHEREAS, the Department of Parks and Recreation has presented the proposed project to the City Council numerous times to provide updates on design, cost, and timeline throughout this year; and

WHEREAS, the proposed design for the new Recreation Center builds upon the extensive input and direction received over the last several months from the Project Task Force, the Joint Committee (Planning Commission and the Parks and Recreation Committee), City staff, City Council, and the community; and

WHEREAS, a notice of public hearing was mailed to residents within a 500 foot mailing radius of consideration of the Use Permit at the Planning Commission meeting of November 16, 2023, and on the said date the Public Hearing was opened, held and closed; 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 Initial Study and Mitigated Negative Declaration (SCH # 20231009) with Standards Conditions and Mitigation Monitoring and Reporting Program (SCAMMRP), and CEQA Findings, which, combined, adequately analyze the environmental impacts of the proposed Project and mitigate the potential environmental impacts such that they are reduced to levels below established thresholds of significance (EA2023-0003) as set forth more fully in Planning Commission Resolution No. P- -23; and

WHEREAS, the Planning Commission of the City of Foster City has carefully reviewed and considered the staff report and all attachments thereto presented as part of the agenda for the public hearing regarding a new, approximately 40,000 SF two stories forty feet high Recreation Center as referenced above including any and all timely submitted correspondence, all information submitted at or prior to the public hearing, and all public comment and testimony presented at the public hearing (collectively, the "Record"); and

NOW, THEREFORE, BE IT RESOLVED pursuant to Foster City Municipal Code section 17.06.070, the Planning Commission hereby finds that establishment, maintenance or cooperation of the use applied for, under the circumstances of the

particular case, will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use or it will not be injurious or detrimental to property and improvements in the neighborhood or general welfare of the city because:

- a) The Land Use Map of the General Plan designates the use of the subject site as "Park and Recreation." The proposed redevelopment of the subject site includes the demolition of the existing 32,000-square foot recreational center for the construction of a new two-story, approximately 40,000-square foot recreational center is consistent with the General Plan Land Use and Circulation Element; and
- b) The subject site and proposal is consistent with the split zoning districts of Open Space and Conservation District (OSC) to the northern parcel and the southern parcel is zoned as Public Facilities (PF) District/Planned Development (PF/PD), because the proposal to redevelop the site with a new recreational center remains consistent with the allowable public facilities use within the OSC and PF; and
- c) On-site circulation and parking continue to be suitable and adequate to carry anticipated traffic generated by the project; and
- d) Existing and proposed utility services and facilities and other public improvements such as fire and police protection; school services; open space and recreation; water supply; wastewater treatment; solid waste and electricity, gas and telecommunications are adequate for the proposed development; and
- e) The proposed project will be required to meet all Fire Department and Fire Code requirements and will not reduce the ability of the Foster City Fire Department to meet existing performance standards or exceed the capabilities of the existing or planned staffing levels; and
- f) The proposed project will promote local employment opportunities for Foster City residents per General Plan Goals and/or Policies LUC-B, LUC-C, LUC-C-12, LUC-E-8, LUC-F, LUC-G, LUC-H, LUC-L-5, and PC-1.

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves Use Permit UP2023-0003 to allow the demolition of the existing one-story, twenty-four (24) feet high, 32,000-square foot (SF) recreation center and construction of a new, approximately 40,000 SF, two story, forty (40) feet high recreation center with supplemental landscaping, subject to the conditions of approval in Exhibit A, attached hereto and hereinafter incorporated by reference.

PASSED AND ADOPTED as a Resolution by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on November 16, 2023, by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:

Resolution No. P-\_\_\_\_\_  
UP\_\_\_\_\_

\_\_\_\_\_  
RAVI JAGTIANI, CHAIR

ATTEST:

\_\_\_\_\_  
SOFIA MANGALAM, SECRETARY

**EXHIBIT A**  
**RECREATION CENTER REBUILD PROJECT USE PERMIT CONDITIONS OF APPROVAL**

(Conditions attached to approval of UP2023-0003 by the  
Planning Commission on November 16, 2023)

**1. COMMUNITY DEVELOPMENT DEPARTMENT**

**GENERAL**

- 1.1. The project shall be built according to plans approved by the Planning Commission on November 16, 2023 labeled City of Foster City Recreation Center ,prepared by Group 4 Architecture Research + Planning, Inc., and dated September 22, 2023. Any modification to the project shall require Planning Commission or Community Development Director review and approval. The Community Development Director shall have the authority to approve minor changes. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans. Any changes which affect the exterior character of the work, including minor changes to materials and colors, shall be resubmitted for approval. The construction or placement of unapproved features or unapproved changes to buildings or structures which were a part of approved plans can and will result in the issuance of a “Stop Work Order” by the City, the need to revise plans and obtain City approval for all changes prior to recommending work, and the possibility of penalty fees being assessed for unauthorized work.
- 1.2. The project approval shall expire two years from the date of approval on November 16, 2025.
- 1.3. This Use Permit may be modified by the implementation of new or revised conditions when, in the judgment of the Planning Commission, imposition of such new or revised conditions is essential in order to address a violation of the Foster City Municipal Code or EMID Code to protect the public health, safety, morals, or general welfare.
- 1.4. Any modifications subsequent to the Planning Commission approval of the Use Permit of the approved design shall be reviewed and approved by the Community Development Director or if the Community Development Director so determines, the Planning Commission.
- 1.5. Pursuant to Section 66020 of the California Government Code, the applicant shall have 90 days from date of project approval, or 90 days from the date of the imposition of the fees, dedications, reservations or other exactions to be imposed on a development project, to protest any fees, dedications, reservations or other exactions.
- 1.6. All applicable Mitigation Measures required in the “Foster City Recreation Center

Rebuild Project Initial Study/Mitigated Negative Declaration” and the Mitigation Monitoring and Reporting Program (MMRP) as shown in Exhibit B shall at all times be in use and adhered to pursuant to Exhibit B attached hereto and incorporated herein.

## **PRIOR TO ISSUANCE OF ANY PERMIT**

1.7. Prior to the commencement of any work, the general contractor shall:

a) Along with the project applicant, attend a pre-construction meeting with the Community Development Director, Chief Building Official and other departments the Community Development Director invites to discuss the project conditions of approval, working hours, site maintenance and other construction matters; and

b) Acknowledge in writing that they have read and understand the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.

1.8. Prior to commencement of any site work or the introduction of any earth moving equipment or building materials onto the site, the applicant shall insure that a temporary 6 (six) foot tall chain-link fence (no portion of which contains barbed wire) with a dark green (or other color approved by the Community Development Director) vinyl or canvas interior liner placed on the exterior of the fence shall be placed around any yard or any portion of a yard which the Chief Building Official shall identify as requiring such. This fence shall be in place as approved until the Chief Building Official shall allow it to be removed or changed. The fence may only be expanded or contracted in size upon approval of the Chief Building Official. Failure to adhere to this condition of approval shall result in the permit being brought to the Planning Commission for its review and introduction of stricter site and building construction regulations. The gate to the fence shall be locked at all times that the fenced area is left unattended by either the owner or resident, the contractor or subcontractors. All construction materials and equipment, including temporary or portable equipment, such as generators, storage containers or facilities, shall be stored within the interior of the fenced area when construction activities are not occurring. If placed anywhere on site, portable toilets shall be placed within the interior of the fenced area at all times.

## **PRIOR TO UNDERGROUND UTILITIES**

1.9. The location and size of all building utility service connections, including water and gas & electric service, fire service and irrigation connections, shall be indicated on the drawings, to be reviewed and approved by the City. All changes to building utility connections shall be approved by the Community Development Department prior to construction. Building utility connections shall be located, sized and screened in such a manner that they have the least possible impact on the design of the building

and site. The architect or landscape architect of record shall be directly involved in the design and placement of all site and building service connections and shall sign their respective plans submitted to the City which locate, size and/or screen building utility connections.

- 1.10. During development of improvement plans, the location(s) of all above-ground utility equipment (Post Indicating Valves (P.I.V.), Backflow/Cross-Connection Devices, Fire Department Connections (FDC), fire hydrants and other such utilities shall be staked and the locations approved by staffs of the Planning/Code Enforcement Division, Building Inspection Division, Fire Department, and Public Works Department. Prior to final approval of the plans, the applicant shall arrange a joint field meeting with representatives from each of the Departments/Divisions listed above to confirm and verify locations for each above-ground utility component.

#### **PRIOR TO ARCHITECTURAL AND STRUCTURAL SHELL**

- 1.11. Elevations shall be included in the building permit plans indicating colors and materials, listing manufacturers' names and product identification, and shall be approved by the Community Development Director.
- 1.12. No rooftop equipment of any kind or exterior conduit shall be visible from the ground level on the site or from adjacent public rights-of-way or ground level on adjacent properties. At initial project construction and in the future, cross-sections and details of the proposed rooftop equipment, sight line studies demonstrating the visual impact of equipment, and related screening shall be submitted to the Community Development Director for approval.
- 1.13. All vents shall be shown on the exterior elevations. Where feasible, venting shall be directed to the roof and consolidated to minimize its visibility, subject to approval by the Community Development Director.
- 1.14. Prior to the issuance of a building permit, the applicant shall provide a letter to the City from the Manager, Customer Services, of the United States Postal Service/San Mateo Post Office, stating that the Postal Service has reviewed proposed plans and methods for providing a postal service to the tenants or residents of the proposed building(s) or development and has approved them.
- 1.15. The applicant shall provide a letter describing the sustainable practices that are included in the project and referencing the sheets in the building permit drawings that demonstrate the inclusion of the sustainable practices for review and approval by the Community Development Director.
- 1.16. Plans for trash enclosures and recycling facilities, including truck access to these facilities, shall be reviewed by the service provider and a letter provided from the service provider indicating their comments, if any, have been satisfactorily resolved.

- 1.17. Prior to issuance of the architectural/structural shell permit, all emergency vehicle access and location of building numbers shall be identified to the satisfaction of the City.
- 1.18. Prior to issuance of the architectural/structure shell permit, an addressing plan shall be provided, including proposed addresses and size, location and illumination of address signage, subject to approval by City.

#### **PRIOR TO LANDSCAPE AND FLATWORK**

- 1.19. 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.
  - 1.20. **An exterior lighting plan including fixture and standard design, coverage and intensity shall be submitted, 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, not overly bright at the property line 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.**
  - 1.21. Landscape plans shall include details of any fencing, walls and gates, to be reviewed and approved by the Community Development Director and the Chief Building Official.
  - 1.22. A planting plan neatly and accurately drawn to scale, indicating types, quantities, locations and sizes of all plant material including existing major vegetation designated to remain and street trees, method of protecting planting areas from vehicular traffic, and planting areas to be irrigated on separate valves shall be submitted for Planning staff review and approval.
  - 1.23. The planting plans shall show that the applicant will install and maintain landscaping in the unpaved areas within the public right-of-way abutting the development to the satisfaction of the Planning/Code Enforcement Division.
- A Tree Protection Plan shall be submitted to the City prior to any excavation. Tree Protection Plan shall include recommendation for maintenance and protection of all trees to remain on site during all parts of construction. Prior to removal of any trees on site, all trees to be preserved shall be identified with number tags and protected by fencing as determined by the City. Fencing shall be installed at the dripline of the trees unless otherwise recommended by a qualified arborist for tree protection measure. No storage of construction materials, landscape materials,



- vehicles or construction activities shall occur within the fenced tree protection area.
- 1.24. The location of backflow prevention devices for the irrigation system shall be adequately screened with planting material. Method of screening shall be approved by Planning staff prior to issuance of a building permit.
  - 1.25. Landscape plans shall show all planting areas shall be protected from common vehicular traffic by the provision of a 6-inch high concrete curb. Rolled curbs are not acceptable.
  - 1.26. Evidence that a licensed landscape architect registered with the State of California has prepared or reviewed and found acceptable the planting and irrigation plans, cost estimate, and documents describing the existing soil conditions, grading and soil preparation.
  - 1.27. Planting plans shall include documentation describing the existing soil conditions, proposed grading, and soil preparation as they relate to providing a compatible growing medium for the selected plant material.
  - 1.28. A minimum of fifteen percent (15%) of the total number of proposed trees approved as a part of the Landscape Plan shall be 24 inch box or larger specimen trees to be planted along public rights-of-way or other locations as shown on the planting plan and agreed to by the Community Development Director.
  - 1.29. Plant materials used on the exterior of the buildings and site, both in the initial installation and any future modifications, shall be consistent with the approved Plans. Any future modifications shall require review and approval of the Community Development Director.

## GENERAL CONSTRUCTION PRACTICES

- 1.30. Construction activities shall be limited to the hours of 8 a.m. to 5 p.m. on weekdays unless deviations from this schedule are approved in advance by the City. Nonconstruction activities may take place between the hours of 7 a.m. and 8 a.m. on weekdays and 9 a.m. and 4 p.m. on Saturdays but must be limited to quiet activities and shall not include the use of engine-driven machinery. No actual construction activities may take place between 7 a.m. and 8 a.m., except when post-tension slab foundations are being poured, the concrete pumper may be set up but no concrete may be poured. Forklifts shall be allowed to operate onsite between the hours of 5 p.m. and 6:30 p.m. on weekdays. **Construction noise levels shall not exceed the interior noise level of 50 dBAL<sub>eq</sub> (hourly average) or the maximum noise level of 70 dBAL<sub>max</sub> within occupied noise sensitive land uses.** The Planning Commission reserves the right to rescind this condition and further restrict construction activities in the event that the public health, safety and welfare are not protected due to noise levels emanating from the construction project.

- 1.31. Any requested deviations from the allowed hours for construction activities shall be submitted to the Community Development Director a minimum of two (2) working days in advance for review and approval. Any approved deviations from the allowed hours shall be communicated to the Building Inspection Division and the Police Department.
- 1.32. All construction shall be completed in a professional manner and appearance.
- 1.33. All work shall conform to the applicable City/District codes. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division.

#### **PRIOR TO OCCUPANCY**

- 1.34. Prior to any occupancy, the temporary construction fencing and all construction related equipment and materials shall be removed from the subject building prior to the final inspection and issuance of the Certificate of Occupancy.
- 1.35. Prior to occupancy, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City and so reported on the sign-off sheet in the Use Permit file. The project shall be built in substantial compliance with the approved plans on record in the City.
- 1.36. Prior to occupancy, all street addresses for the subject building shall be clearly visible from the adjacent street. Numerals shall be of a size satisfactory to the Fire and Police Departments, typically six (6) inches minimum. Buildings not fronting on a roadway shall be required to have their locations identified along the vehicle roadway nearest the building or at other locations as determined by the Fire and Police Departments with numbers a minimum of six (6) inches. Rear building entrance doors, including garage doors facing a street or drive aisle shall also be clearly marked with building number identification so that they can be found quickly in emergencies.
- 1.37. Prior to final occupancy, additional plant materials may be required by the Community Development Director and shall be planted prior to final occupancy in order to screen utility connections, valves, backflow devices, and all above ground appurtenances, etc. to the satisfaction of the Community Development Director. This determination shall be made in the field after all screen utility connections, valves, backflow devices, and all above ground appurtenances, etc. have been installed and inspected.

#### **OPERATIONAL REQUIREMENTS**

- 1.38. All improvements shall be maintained in a professional manner and appearance.
- 1.39. Upon occupancy of the project building(s) constructed as part of this Use Permit, the current and future owners shall be responsible for maintaining all common areas landscaping and landscaping in the adjoining public right-of-way in a healthy and vigorous condition. All landscape plant material and all hardscape and project amenities shall be maintained as originally approved by the City. Modification of plant material other than routine pruning or maintenance shall require approval of the City. The integrity of the original landscape plan shall at all times be kept intact.
- 1.40. At all times the requirements of the City's sign regulations including but not limited to those contained in Chapter 15.12 (Sign Control), and Chapter 8.05 (Regulation of Smoking) of the Foster City Municipal Code shall be followed.
- 1.41. Truck arrival and unloading operations shall be conducted in accordance with all applicable City Ordinance requirements. If noise associated with truck arrival or unloading operations becomes a problem, all future site lessees, operators and/or owners shall work with the City to develop a plan to minimize noise, including requiring an adjustment of truck arrival and/or unloading times.
- 1.42. All davits, if applicable, shall be stowed behind the parapet or roof screen wall when not in use.
- 1.43. The store service area and parking lots shall at all times be kept free of storage materials, pallets, boxes and other materials. These areas of the store and site shall be policed as often as necessary in order to keep the rear and service area of the store and site neat and clean.

- 1.44. The applicant/property owners/tenants shall control accumulations of petroleum wastes and other pollutants in the streets and parking areas by frequent sweeping.
- 1.45. **The trash enclosure has been designed to facilitate service the trash service that includes the truck operator moving the bins in and out of the enclosure. No staging of bins outside of the trash enclosure shall be allowed, unless some alternative method is approved by the Community Development Director.**

## **2. BUILDING**

### **GENERAL**

- 2.1. **Notwithstanding any depictions or statements in the project application or drawings, the project shall be subject to the California Building Standards (Title 24 of the California Code of Regulations) as adopted and amended by the City of Foster City and the San Mateo Consolidated Fire Department, in effect as of the date of application for building permit.**

### **PRIOR TO ISSUANCE OF ANY PERMIT**

- 2.2. Prior to issuance of any building permits, electronic submittal of complete sets of construction plans shall be submitted to the Building Inspection Division. All Use Permit conditions of approval shall be included on plan sheet(s) in the drawing set.
- 2.3. Prior to the setting up of construction trailer/office(s), a temporary electrical permit for any electrical installation related to the construction trailers shall be obtained from the Building Division.
- 2.4. **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 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.**
- 2.5. **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.**

- 2.6. 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.
- 2.7. The applicant shall provide a Waste Management Plan for all aspects of construction from start to finish with estimated quantities of debris expected to be generated by the project, how it will be recycled/disposed of, and an accompanying deposit in accordance with Chapter 15.44 of the Foster City Municipal Code and California Green Building Code. A separate Waste Management Plan will be required for projects that require Demolition (see Section 3.0).
- 2.8. Prior to the commencement of any work, the general contractor shall:
  - a. Along with the project applicant, attend a pre-construction meeting with the Community Development Director, Chief Building Official and other departments the Community Development Director invites to discuss the project conditions of approval, working hours, site maintenance and other construction matters; and
  - b. Acknowledge in writing that they have read and understand the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.
- 2.9. 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.

- 2.10. Prior to commencement of any site work or the introduction of any earth moving equipment or building materials onto the site, the applicant shall insure that a temporary 6 (six) foot tall chain-link fence (no portion of which contains barbed wire) with a dark green (or other color approved by the Community Development Director) vinyl or canvas interior liner placed on the exterior of the fence shall be placed around any yard or any portion of a yard which the Chief Building Official shall identify as requiring such. This fence shall be in place as approved until the Chief Building Official shall allow it to be removed or changed. The fence may only be expanded or contracted in size upon approval of the Chief Building Official. Failure to adhere to this condition of approval shall result in the permit being brought to the Planning Commission for its review and introduction of stricter site and building construction regulations. The gate to the fence shall be locked at all times that the fenced area is left unattended by either the owner or resident, the contractor or subcontractors. All construction materials and equipment, including temporary or portable equipment, such as generators, storage containers or facilities, shall be stored within the interior of the fenced area when construction activities are not occurring. If placed anywhere on site, portable toilets shall be placed within the interior of the fenced area at all times.
- 2.11. **Prior to excavation or earthworking activities, the applicant shall use reasonable means to determine the presence of soil and/or groundwater contamination associated with fill materials present on-site and potential for aerially-deposited lead in soil in proximity to SR 92. Those reasonable means may consist of soil and/or groundwater sampling, and/or conducting a Phase I ESA (for those areas for which a Phase I ESA has not been prepared) and, if necessary, a Phase II ESA in accordance with the most recent ASTM International Standard. A qualified environmental professional (e.g., Professional Geologist, Professional Engineer) shall complete these investigations. Where the results of the studies indicate that soil and/or groundwater contamination is present, required oversight from a regulatory agency shall be included (e.g., SMCEHD) and any necessary remediation shall be conducted. The findings of the investigation(s) shall be documented in a written report and shall be submitted to the City and, if required, to the regulatory oversight agency.**
- 2.12. **If applicable, the test pile shall be submitted to the Building Division as a separate permit for review and approval by the Chief Building Official. The results of the test pile shall be used for the construction pile design.**

## **PRIOR TO DEMOLITION PERMIT**

- 2.13. Prior to any demolition work, a letter of acknowledgment noting that all the utilities, including electrical, water and sewer, to the existing building have been cut off.
- 2.14. Within sixty (60) days following the completion of the demolition phase of a covered project, and again within sixty (60) days following the completion of the construction phase of a covered project, the contractor shall submit documentation to the Building Inspection Division that demonstrates compliance with Chapter 15.44 of the Foster City Municipal Code and the California Green Building Code. Documentation includes submission of a completed Final Compliance Report with corresponding recycling, salvage, and disposal receipts/tickets from the facilities, to demonstrate where the debris was recycled, salvaged, or disposed.
- 2.15. Beginning July 1, 2019, applicants shall complete and submit the "PCB Screening Assessment Form" for any project requiring a demolition permit.

#### **PRIOR TO GRADING AND DRAINAGE**

- 2.16. Subsequent to issuance of a grading permit by the Building Inspection Division and prior to commencement of any work pertaining to on-site drainage facilities, grading, or paving, or any work in the City's right-of-way, the applicant shall notify the Engineering Division at least forty-eight (48) hours in advance to schedule an inspection.

#### **PRIOR TO UNDERGROUND UTILITIES**

- 2.17. Should the geotechnical report find that there will be potential differential settlement or if deemed necessary by the Chief Building Official, mitigation measures will be provided and may include flexible connections or alternative measures acceptable to the Chief Building Official for gas, electric, sewer, water and other utilities and hinged, reinforced slabs shall be provided at transitions from building to sidewalks, walkways and driveways. The final geotechnical investigation report shall provide recommendations to minimize the potential damage to structures from differential settlement.
- 2.18. Prior to issuance of a building permit, the improvement plans shall show all proposed electric, cable TV, gas and communication lines within the development to the satisfaction of the Engineering and Building Divisions. All utilities shall be underground.
- 2.19. During development of improvement plans, the location(s) of all above-ground utility equipment (Post Indicating Valves (P.I.V.), Backflow/Cross-Connection Devices, Fire Department Connections (FDC), fire hydrants and other such utilities shall be staked and the locations approved by staffs of the Planning/Code Enforcement Division, Building Inspection Division, Fire Department, and Public Works Department. Prior to final approval of the plans, the applicant shall arrange

a joint field meeting with representatives from each of the Departments/Divisions listed above to confirm and verify locations for each above-ground utility component.

- 2.20. Prior to the issuance of a building permit, the applicant shall submit a design for all required backflow prevention devices in accordance with the Department of Health Services requirements. A backflow device shall be installed at each connection point to the City/District water system for both domestic and fire lines. The size and type of the backflow prevention devices are subject to approval by the Engineering Division. In addition, the required double check valve assembly shall be located on the drawings and provisions included for screening adjacent to property line. All backflow prevention assembly devices shall meet the California Health and Safety Code (CA H&SC) and installed in accordance with the USC specifications.
- 2.21. Prior to the issuance of a building permit, the applicant shall submit a request for all required water meters, including payment for the meters. The applicant shall provide calculations supporting the size and type of the meters. The size and type of the meters are subject to approval by the Engineering Division. Water meters shall be located at the property line.
- 2.22. Sub-meters shall be provided for each individual dwelling unit if individual meters are not provided. The required water sub-meters shall be installed prior to occupancy.

#### **PRIOR TO ARCHITECTURAL AND STRUCTURAL SHELL**

- 2.23. The Final Map, including a tract map for condo purposes, if any, shall be recorded. Demolition and grading permits may be issued prior to recordation of the Final Map.
- 2.24. Prior to the issuance of a building permit, should mailboxes be required by the Postal Service and allowed by the City, the applicant shall submit for staff review and approval a mailbox design and its specific placement prior to any installation, meeting the guidelines for mailbox placement and the City's Mailbox Ordinance.
- 2.25. The plans shall demonstrate compliance with the Indoor Water Conservation requirements contained in EMID Code Chapter 8.7, including, but not limited to, submittal of the Indoor Water Use Efficiency Checklist. The Checklist shall be updated, if necessary, prior to issuance of the Tenant Improvement.
- 2.26. Prior to issuance of the architectural/structure shell permit, an addressing plan shall be provided, including proposed addresses and size, location and illumination of address signage, subject to approval by City.

#### **PRIOR TO TENANT IMPROVEMENTS**



- 2.27. Three (3) sets of an acoustical analysis, including one electronic or pdf version, shall be submitted, prepared by a licensed professional, specifying the manner in which interior noise levels will be reduced to the required Community Noise Equivalency Level (CNEL) per Title 24 of the California Administrative Code and Chapter 17.68 of the Foster City Municipal Code. The details of noise attenuation recommended in the report will be subject to the review and approval of the Chief Building Official.
- 2.28. Rooftop solar installations shall meet the California Fire Code and Electrical Codes for labels and clearance. Rooftop access will be required as per the California Building Code, California Fire Code and California Electric Code. 2.24. Prior to issuance of the building permit, plans for the fire sprinkler system and fire alarm system in accordance with the California Fire Code, Title 15 of the Foster City Municipal Code, and NFPA 13 and 72 shall be submitted and approved by the Chief Building Official and Fire Marshal. Installation shall be completed and approved prior to building occupancy.
- General:
    - All PIV, OS & Y valves and Zone valves, etc. must be tamper switched.
    - All Fire Department connections (FDCs) must be within 50 ft. or less of a water supply (fire hydrant). FDCs must have a minimum of two inlets. Each building shall have an independent fire sprinkler system and FDC.
    - The required double check valve assembly shall be located on the drawings and provisions included for screening.
  - Fire Sprinklers:
    - If elevators are provided, fire sprinkler heads shall be included in all elevator pits if required by CBC.
    - A combination fire sprinkler and fire standpipe shall be provided for each building.
    - All new buildings/new construction except for Single Family houses (R3) shall install a National Fire Protection Association (NFPA) 13 Fire Sprinkler system. Single family homes shall have fire sprinkler systems complying with NFPA 13D.
    - A horn strobe shall be installed in the area of the FDC at a location approved by the Fire Marshal.
  - Fire Pumps:
    - A fire pump if required to meet minimum fire flow requirements, shall be provided to meet the fire sprinkler and standpipe demand(s).
    - Electric fire pumps are only acceptable with generator backup.
  - Fire Alarm System:

- Fire alarm system(s) shall be zoned by address, floor, area and type of device.
- The fire alarm system(s) for the building shall have a horn/strobe system in each residential unit and a speaker/strobe system in the common areas.

2.29. Roof access shall be provided from at least one stairway in each building.

## **PRIOR TO LANDSCAPE AND FLATWORK**

- 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
- 2.31. Landscape plans shall include details of any fencing, walls and gates, to be reviewed and approved by the Community Development Director and the Chief Building Official.
- 2.32. The location of backflow prevention devices for the irrigation system shall be adequately screened with planting material. Method of screening shall be approved by Planning staff prior to issuance of a building permit.
- 2.33. Domestic backflow prevention devices shall be consistent with the most recent list of approved devices maintained by the County Department of Health.
- 2.34. Prior to issuance of a Building Permit, the applicant shall design a comprehensive pedestrian walkway system throughout the development to the satisfaction of the City and in compliance with the General Plan. The pedestrian walkway system shall be constructed according to plan.

## **GENERAL CONSTRUCTION PRACTICES**

- 2.35. Construction activities shall be limited to the hours of 8 a.m. to 5 p.m. on weekdays unless deviations from this schedule are approved in advance by the City. Nonconstruction activities may take place between the hours of 7 a.m. and 8 a.m. on weekdays and 9 a.m. and 4 p.m. on Saturdays but must be limited to quiet activities and shall not include the use of engine-driven machinery. No actual construction activities may take place between 7 a.m. and 8 a.m., except when post-tension slab foundations are being poured, the concrete pumper may be set up but no concrete may be poured. Forklifts shall be allowed to operate onsite between the hours of 5 p.m. and 6:30 p.m. on weekdays. **Construction noise levels shall not exceed the interior noise level of 50 dBAL<sub>eq</sub> (hourly average) or the maximum noise level of 70 dBAL<sub>max</sub> within occupied noise sensitive land uses.** The Planning Commission reserves the right to rescind this condition and further restrict construction activities in the event that the public health, safety

and welfare are not protected due to noise levels emanating from the construction project.

- 2.36. In order to minimize construction noise impacts, all engine-driven construction vehicles, equipment and pneumatic tools shall be required to use effective intake and exhaust mufflers; equipment shall be properly adjusted and maintained; all construction equipment shall be equipped with mufflers in accordance with OSHA standards.
- 2.37. 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 and/or mud production and fugitive dust. 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 nontoxic 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 (nontoxic) 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; and
  - 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.
  - All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City in order to insure 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 Engineer.
  - 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-afternoon watering to minimize the effects of blowing dust.
  - 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.
- 2.38. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to The General Contractor shall provide qualified supervision on the job site at all times during construction.
- 2.39. All work shall conform to the applicable City/District codes. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division.
- 2.40. 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.
- 2.41. Within sixty (60) days following the completion of the demolition phase of a covered project, and again within sixty (60) days following the completion of the construction phase of a covered project, the contractor shall submit documentation to the Building Inspection Division that demonstrates compliance with Chapter 15.44 of the Foster City Municipal Code. Documentation includes submission of a completed Final Compliance Report with corresponding recycling, salvage, and disposal receipts/tickets from the facilities, to demonstrate where the debris was recycled, salvaged, or disposed.

## **PRIOR TO OCCUPANCY**

2.42. Prior to seeking the final sign-off from the Building Division:

- All relevant divisions/departments affiliated with this project must have completed their respective reviews, inspections, and provided their final sign-offs.
- The project proponent is responsible for obtaining and presenting clearances or sign-offs from each division/department involved. This may include, but is not limited to, Fire, Public Works, Planning and any other pertinent division/department as specified during the course of the project.
- The project proponent is responsible for obtaining and presenting clearances or sign-offs from each division/department involved. This may include, but is not limited to, Fire, Public Works, Planning and any other pertinent division/department as specified during the course of the project.
- Any conditions or contingencies specified by other divisions/departments must be fully addressed and satisfied before approaching the Building Division for the final sign-off.

## **OPERATIONAL REQUIREMENTS**

2.43. Upon occupancy of the project building(s) constructed as part of this Use Permit, the current and future owners shall be responsible for maintaining the accessibility of all accessible paths, parking areas or any other accessible features.

## **3. PUBLIC WORKS/ENGINEERING**

### **PRIOR TO ISSUANCE OF ANY PERMIT**

3.1. The applicant shall provide a Waste Management Plan for all aspects of construction from start to finish with estimated quantities of debris expected to be generated by the project, how it will be recycled/disposed of, and an accompanying deposit in accordance with Chapter 15.44 of the Foster City Municipal Code and California Green Building Code. A separate Waste Management Plan will be required for projects that require Demolition (see Section 3.0).

3.2. 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.

- 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:

- 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.
- 3.3. Prior to issuance of a building permit, the plans shall demonstrate compliance with the San Mateo Countywide Water Pollution Prevention Program, (see [www.flowstobay.org](http://www.flowstobay.org)) including, but not limited to, submittal of checklists related to impervious surface and stormwater:
- C.3 and C.6 Checklist
  - 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.
- 3.4. 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 Practitioner (QSP). 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:
- 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:
    - 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 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.”
    - 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.
    - A QSD shall be responsible for implementing BMPs at the site. The QSD 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 Engineering 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.
    - The SWPPP shall be prepared to the satisfaction of the Engineering Division.
- 3.5. Prior to commencement of work, as required by California Government Code 4216, Underground Service Alert (USA) shall be contacted by the contractor to provide information on the location of underground utilities in the public right of way prior to earth work activities at the site. In addition to contacting USA, the applicant and/or contractor shall also be responsible for verifying locations of all utilities on the project site. This shall be included as notes on the building permit drawings.
- 3.6. Prior to issuance of a building permit, a pre-construction visual survey of the condition of the existing curb, gutter, and sidewalk adjacent to the property shall be performed. The applicant shall prepare a pre-condition survey report with

photos to be submitted to the Engineering Division for review. Report shall document pre-existing condition of curb and gutter, as well as sidewalk hazards/defects that are in need of repair.

- 3.7. Prior to issuance of a building permit, the applicant shall prepare a pre-construction CCTV survey report on the existing wastewater collection system gravity mains from the on-site system to the main in the street, to be submitted to the Engineering Division for review. Previous recent video surveys may be used.
- 3.8. Prior to issuance of a building permit, 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 pre-construction survey report to be submitted to the Engineering Division for review. Report shall document the condition of valves and other appurtenances tested and extent of water system mains surveyed.

#### **PRIOR TO DEMOLITION PERMIT**

- 3.9. Beginning July 1, 2019, applicants shall complete and submit the "PCB Screening Assessment Form" for any project requiring a demolition permit

#### **PRIOR TO GRADING AND DRAINAGE**

- 3.10. Subsequent to issuance of a grading permit by the Building Inspection Division and prior to commencement of any work pertaining to on-site drainage facilities, grading, or paving, or any work in the City's right-of-way, the applicant shall notify the Engineering Division at least forty-eight (48) hours in advance to schedule an inspection.

#### **PRIOR TO UNDERGROUND UTILITIES**

- 3.11. Submit improvement plans for the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. Should the applicant propose the use of development and/or construction standards for any improvements and/or land uses which are different than those presently set forth in the City's Codes and Ordinances, Standard Specifications and Standard Plans, such standards must be presented to and approved by the City. The applicant shall cause Standard Specifications and Standard Drawings to be prepared in a format to be approved by the Engineering Division
- 3.12. Plans and specifications for grease interceptors or similar runoff control equipment, to be reviewed and approved by the Engineering Division. The equipment shall be



installed by property owners/tenants to the satisfaction of the Public Works Department (San Mateo Environmental Compliance Source Control Inspector).

- 3.13. Prior to issuance of a building permit, the improvement plans shall show all proposed electric, cable TV, gas and communication lines within the development to the satisfaction of the Engineering and Building Divisions. All utilities shall be underground.
- 3.14. During development of improvement plans, the location(s) of all above-ground utility equipment (Post Indicating Valves (P.I.V.), Backflow/Cross-Connection Devices, Fire Department Connections (FDC), fire hydrants and other such utilities shall be staked and the locations approved by staffs of the Planning/Code Enforcement Division, Building Inspection Division, Fire Department, and Public Works Department. Prior to final approval of the plans, the applicant shall arrange a joint field meeting with representatives from each of the Departments/Divisions listed above to confirm and verify locations for each above-ground utility component.
- 3.15. 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:
  - Verify that the existing sewer system is properly sized to meet the projected increase in wastewater generation on the project site.
  - 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.
- 3.16. Prior to issuance of a building permit, the improvement plans shall include the design of a wastewater collection system in accordance with the City's Standard Details/Specifications and to the satisfaction of the Engineering Division. Wastewater collection system items of construction should include at least the following:
  - The locations and numbers of on-site pump stations with permanent standby power, telemetry system and controls. All shall be as approved by the Engineering Division.
  - Modification to and addition of permanent standby power to which the proposed system is contributing sewage, if required.

- Sanitary sewer mains.
  - Manholes with manhole frames and covers.
  - Cleanouts. In commercial/industrial buildings the sewer inspection cleanouts shall be at accessible outside locations to allow for wastewater sampling.
  - Wye branches and laterals.
  - And together with appurtenances to any or all of the above.
- 3.17. The existing sewer system should be capped at the property line unless it is going to be reused. Lateral should not be abandoned in place.
- 3.18. Prior to issuance of a building permit, the improvement plans shall include the design of stormwater 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:
- 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.
- 3.19. 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:
- 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.fostercity.org/publicworks/page/city-standard-design-criteria>
  - Calculations and plans showing hydraulic gradelines.
  - Evidence that the system is capable of handling a 25-year storm with the hydraulic grade line at least one foot below every grate.

No overloading of the existing system will be permitted. All needed improvements shall be installed by the applicants at applicants' sole cost.

- 3.20. 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.

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 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.

The drainage plan shall be prepared to the satisfaction of the Engineering Division.

- 3.21. Prior to installation of any stormwater treatment improvements (ie bio-detention basins), the applicant shall notify the Engineering Division to coordinate the inspections required for the various elements of the stormwater treatment installation. Failure to obtain inspection and approval by City staff may require the applicant to remove any stormwater treatment components, which were not inspected by the City at the applicants cost. In addition, the Engineering Division shall be notified at least forty-eight (48) hours in advance to schedule the necessary inspections.
- 3.22. 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 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 to meet California Fire Code and San Mateo Consolidated Fire Department requirements, by the applicant at the applicant's sole cost.

3.23. 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:

- backflow prevention devices;
- 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

Water lines shall be designed for fire flows to meet California Fire Code and San Mateo Consolidated Fire Department requirements.

3.24. Prior to the issuance of a building permit, the applicant shall submit a design for all required backflow prevention devices in accordance with the Department of Health Services requirements. A backflow device shall be installed at each connection point to the City/District water system for both domestic and fire lines. The size and type of the backflow prevention devices are subject to approval by the Engineering Division. In addition, the required double check valve assembly shall be located on the drawings and provisions included for screening adjacent to property line. All backflow prevention assembly devices shall meet the California Health and Safety Code (CA H&SC) and installed in accordance with the USC specifications.

3.25. Prior to the issuance of a building permit, the applicant shall indicate on-site hydrants, blue reflective pavement markers and mains at locations approved by the San Mateo Consolidated Fire Department. Hydrants shall meet the following requirements:

- Fire hydrants shall be installed not more than 250 ft. apart -in some instances distances may be less and must meet San Mateo Consolidated Fire Department requirements.

- All new fire hydrants or replacement of existing hydrants shall conform with current City standards.
  - Placement shall conform to current City standards
- 3.26. Prior to the issuance of a building permit, the applicant shall submit a request for all required water meters, including payment for the meters. The applicant shall provide calculations supporting the size and type of the meters. The size and type of the meters are subject to approval by the Engineering Division. Water meters shall be located at the property line.

#### **PRIOR TO ARCHITECTURAL AND STRUCTURAL SHELL**

- 3.27. Details of any trash/recycling enclosures shall be included, showing that the trash/recycling enclosures shall be covered, the drainage connected to the sanitary sewer and that it meets any other relevant stormwater control requirements (see <https://www.flowstobay.org/newdevelopment>).
- 3.28. Plans for trash enclosures and recycling facilities, including truck access to these facilities, shall be reviewed by the service provider and a letter provided from the service provider indicating their comments, if any, have been satisfactorily resolved.

#### **PRIOR TO LANDSCAPE AND FLATWORK**

- 3.29. 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
- 3.30. Domestic backflow prevention devices shall be consistent with the most recent list of approved devices maintained by the County Department of Health.
- 3.31. 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 Stormwater Technical Guidance Handbook at [www.flowstobay.org](http://www.flowstobay.org).

#### **GENERAL CONSTRUCTION PRACTICES**

- 3.32. All work shall conform to the applicable City/District codes. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods

and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division.

- 3.33. The developer's registered Engineer shall notify the Engineering Division, in writing, at least 72 hours in advance of all differences between the proposed work and the design indicated on the civil plans. Any proposed changes shall be subject to the approval of the City before altered work is started. Any approved changes shall be incorporated into the final as-built drawings.
- 3.34. The applicant shall require all contractors to obtain and submit to City any transportation permits required by Caltrans. Contractors are further required to obtain a transportation permit from City for hauling on local streets. All vehicles hauling materials to the project site that exceed 12,000 pounds gross weight shall follow established truck route streets to the closest point of the job site unless directed otherwise by the Engineering Division.
- 3.35. 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) 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.
- 3.36. 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.
- 3.37. 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.

## **PRIOR TO OCCUPANCY**

- 3.38. Prior to occupancy, the applicant shall arrange a joint field meeting with the Public Works Department to inspect all public facilities (i.e. curb, gutter, sidewalk, roadway, etc.) and any facilities determined to be damaged during construction, shall be marked by the Department and the development/owner shall restore at owners cost. All sidewalk that has settled or uplifted, shall be marked and repaired at owner's cost.
- 3.39. Prior to occupancy, following utility work in the street, all pavement shall be restored.
- 3.40. Prior to occupancy, any development involving one or more acres of total land area must file a Notice of Termination to the State Water Resources Control Board at the completion of construction and submit a copy to the Public Works Department.
- 3.41. Prior to occupancy, the City shall be provided with Final AutoCAD (latest version) compatible files (DXF or DWG) and PDF for all computer generated mapping, construction plans and graphic information related to site/civil drawings for this project.
- 3.42. Prior to occupancy the applicant shall prepare a post-construction CCTV survey report on the new on-site wastewater collection system and existing wastewater collection system and force mains, to be submitted to the Foster City Public Works Department for review. Sewer lines filled with sediment or construction debris, or damaged, shall be cleaned out/repared at applicant's cost.
- 3.43. 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.
- 3.44. Prior to final building inspection, the property owner shall submit a Maintenance Agreement for Stormwater Treatment Measures and Hydromodification Management Controls, including a 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](http://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:

- 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.

3.45. Prior to final occupancy, the C.3 and C.6 Project Closeout Form shall be completed by City staff and placed in the project file.

## **OPERATIONAL REQUIREMENTS**

3.46. The property owners/tenants are prohibited from discharging any commercial fertilizers, pesticides or herbicides into the lagoon or water features.

3.47. The applicant/property owners/tenants shall control accumulations of petroleum wastes and other pollutants in the streets and parking areas by frequent sweeping.

## **4. FIRE**

### **PRIOR TO ISSUANCE OF ANY PERMIT**

The following conditions shall be satisfied prior to issuance of a DEMOLITION PERMIT, BUILDING PERMIT FOR SHORING OR FOUNDATION, or SITE DEVELOPMENT PERMIT, whichever is issued first, or prior to the deadline specified in that condition.

- 4.1. FIRE FLOW – The applicant shall provide fire flow information to the Fire Plan Checker, which is subject to the review and approval of the Fire Marshal or his/her designee.
- 4.2. WATER SUPPLY – All city/district owned water systems and on-site water systems shall be looped with two points of connection to the satisfaction of the City Engineer or his/her designee. The systems shall meet the requirements of State Department of Health Services, City's Public Works Department, and the Fire Marshal. The water supply information shall be submitted to the Fire Marshal or his/her designee for review and approval. (FIRE)
- 4.3. WILDLAND URBAN INTERFACE AREAS – The project site is located within a High or Very High Fire Hazard Severity Zone. The applicant shall submit a Vegetation Management Plan that identifies a buffer zone around all proposed structures and identifies all vegetation and ground cover. The plan shall comply with California Building Code Chapter 7A and shall be submitted to the Fire Marshal or his/her designee for review and approval.



**PRIOR TO BUILDING PERMIT FOR THE SUPERSTRUCTURE**

The following conditions shall be satisfied prior to issuance of a BUILDING PERMIT FOR THE SUPERSTRUCTURE.

- 4.4. CODE CONFORMANCE – The applicant shall indicate on all building permit plans that all construction shall meet current code standards at the time of building permit submittal. The building permit plans are subject to review and approval by the Fire Marshal or his/her designee.
- 4.5. FIRE APPARATUS ACCESS ROAD – The plans shall show a Fire Apparatus Access Road serving each structure on the property. Each access road shall have a minimum (Fire Plan Checker to Enter: 20 to 26 feet)-foot unobstructed linear width, and provide an unobstructed height of no less than 13 feet, 6 inches subject to the review and approval Fire Marshal or his/her designee.
- 4.6. FIRE CONTROL ROOM – The plans shall show a fire control room with direct access from the exterior of the building subject to the requirements listed in the Fire Department's local Ordinance and subject to the review and approval of the Fire Marshal or his/her designee.
- 4.7. FIRE DEPARTMENT SUBMITTALS – The applicant shall submit all plans involving fire systems (including but not limited to fire sprinklers, fire hydrants, and fire alarms) in conjunction with the superstructure building permit plans to the Fire Department. The plans are subject to review and approval by the Fire Marshal or his/her designee.
- 4.8. REMOTE POWER DISCONNECT – The plans shall show a key switch/shunt trip to disconnect the building electrical power and/or solar photovoltaic system by Fire Department personnel. The key switch/shunt trip location(s) shall be subject to the review and approval of the Fire Marshal or his/her designee.

**PRIOR TO RELEASE OF UTILITIES, FINAL INSPECTION, ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY**

The following conditions shall be met prior to RELEASE OF UTILITIES, FINAL INSPECTION, ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY, whichever occurs first.

- 4.9. EMERGENCY RESPONDER RADIO COVERAGE – An Emergency Responder Radio Coverage system may be required for this project. Testing shall occur during construction due to circuit protection requirements that will affect building design. The applicant shall provide a third-party testing grid report to the Fire

Department subject to the review and approval by the Fire Marshal or his/her designee prior to the Fire Final Inspection.

- 4.10. FIRE HYDRANTS – The applicant shall install the approved number of public/private fire hydrant(s) spaced as per the Fire Department's local Ordinance. All fire hydrants used for fire flow for the project site shall be upgraded to a Clow model 960 or equivalent consisting of (2) 2-½ inch and (1) 4-½ inch outlets. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with water purveyor's specifications. The water supply shall be tested, flushed and approved operable prior to any combustible construction materials being placed on the site. Staged construction shall insure that the necessary water supply is maintained from stage to stage in the construction planning. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection.
- 4.11. FIRE SPRINKLER SYSTEM – The applicant shall install a fire sprinkler system throughout the single-family dwelling in accordance with NFPA 13D or the California Residential Code subject to review and approval by the Fire Marshal or his/her designee prior to the Fire Final Inspection.
- 4.12. ROADWAY LOAD CAPACITY AND DESIGN – The applicant shall submit a letter from a certified soils or geotechnical engineer stating the final roadway is able to support a load of 68,000 pounds. A "Click to Enter" system shall be installed on all Fire Emergency Access Roads. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection.

#### **AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT**

The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

- 4.13. ADDRESS NUMBERS – The applicant shall post temporary address numbers on each building at the project site that must be easily visible from the street or fire access road.
- 4.14. BARRICADES ACROSS EMERGENCY ACCESS ROADS – Prior to the installation or use of barricades, fences, or gates across emergency vehicle access roads during construction, the applicant submit plans to the Fire Plan Checker subject to the review and approval of the Fire Marshal or his/her designee.
- 4.15. DEMOLITION – The applicant shall comply with the California Fire Code Chapter 33 during all phases of construction of the project.
- 4.16. EGRESS – The applicant shall maintain required egress for all adjacent buildings/properties.
- 4.17. STANDPIPES – For projects that require standpipes by California Fire Code Section 905.3.1, the applicant shall provide not less than one standpipe for use during construction or demolition.

## **5. POLICE**

- 5.1. Prior to issuance of the architectural/structural shell permit, all emergency vehicle access and location of building numbers shall be identified to the satisfaction of the City.
- 5.2. Upon determination by required 3<sup>rd</sup> party testing by a City approved consultant, that the erection of structures within the development results in decreased performance of the City's existing public safety communications system, the building owner shall submit plans to rectify the deficiencies. Decreases in the public safety communications system performances shall be deemed to include a loss of radio contact or other radio interference resulting in a significant reduction in the performance of the public safety communications system.
- 5.3. Final development plans shall indicate that access to the buildings' roof area shall be granted to the City, if required, to install auxiliary transmitters and antennas.
- 5.4. Prior to issuance of the architectural/structure shell permit, an addressing plan shall be provided, including proposed addresses and size, location and illumination of address signage, subject to approval by City.

## **PRIOR TO LANDSCAPE AND FLATWORK**

- 5.5. An exterior lighting plan including fixture and standard design, coverage and intensity shall be submitted, 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, not overly bright at the property line 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.

## **PRIOR TO OCCUPANCY**

- 5.6. Floor plans shall be provided in PDF format to the Fire and Police Departments.
- 5.7. Prior to occupancy, the applicant must provide recorded easements for access by Police, Fire and Public Work vehicles responding to emergencies or maintaining, exercising, flushing or testing emergency equipment including fire hydrants, fire department connections, and any public utilities on the site. Plat and legal descriptions must be signed and stamped by a registered civil engineer and submitted to the Engineering Division for review. Easements must be to the satisfaction of the Engineering Division and the Fire Marshal. Upon staff approval,

the item is considered by the City Council/Board of Directors. Recordation by the County follows approval by the Council/Board.

- 5.8. Prior to occupancy, all street addresses for the subject building shall be clearly visible from the adjacent street. Numerals shall be of a size satisfactory to the Fire and Police Departments, typically six (6) inches minimum. Buildings not fronting on a roadway shall be required to have their locations identified along the vehicle roadway nearest the building or at other locations as determined by the Fire and Police Departments with numbers a minimum of six (6) inches. Rear building entrance doors, including garage doors facing a street or drive aisle shall also be clearly marked with building number identification so that they can be found quickly in emergencies.
- 5.9. Prior to any occupancy, the Foster City Police Department shall submit a letter regarding the subject building to the Community Development Department verifying that the proposed project complies with all applicable requirements of Chapter 15.28, Burglar Security Ordinance, of the Foster City Municipal Code.
- 5.10. Prior to occupancy, in all commercial properties, apartment complexes or condominium complexes, the non-secure parking areas shall be equipped with a video surveillance system.
- 5.11. Prior to occupancy, all required interior signage shall be written in Arabic numbers, or alphabetic letters, at a size no less than 1.5 inches x .25 inch strokes. Numbers/alphabetic letters shall be of a contrasting color to the background. All interior signage shall be on the door or in close proximity, as approved by the Police and Fire Departments.
- 5.12. Prior to occupancy, all “call box,” gates or remote entry doors shall be set up with a first responder access entry code provided by the Police Department. All commercial and multi-unit parking garages shall provide “Click 2 Enter” access to allow first responders’ entry to the garage.
- 5.13. Prior to building occupancy, all building specific relevant loading zones, fire lanes and restricted parking zones shall be marked in accordance with the California Vehicle Code and the Foster City Municipal Code, except that all ADA accessible parking spaces shall be marked with all three of three required methods (vertical sign, blue striping/wheel stop and pavement emblem marking). All areas not designated as parking stalls shall be marked as a “FIRE LANE” per Section 22500.1 CVC.

#### **OPERATIONAL REQUIREMENTS**

- 5.14. The applicant, HOA, or any future owner shall provide and conduct regular maintenance of the site in order to preserve all loading zones, fire lanes, and restricted parking zones as readily visible and identifiable.

- 5.15. The applicant/property owner shall provide and conduct regular maintenance of the Emergency Responder Radio Coverage System (ERRCS) that meets the Telecommunications Engineering Associates (TEA) standard. The applicant/property owner shall provide an annual certificate of inspection.
- 5.16. Tree canopies shall be maintained to provide a minimum clear area under the canopy of six (6) feet. Groundcover areas shall be maintained to provide a maximum height of two (2) feet. The property owner shall provide and conduct regular maintenance of the landscaping to preserve the required plant heights.
- 5.17. The property owner shall provide the Foster City Police Department with the name and contact information for an emergency contact and any security companies that may be contracted to be at the premises.
- 5.18. The project shall comply with the provisions of the City's Smoking Ordinance at all times (Chapter 8.05 Regulation of Smoking) including but not limited to prohibition of smoking in all apartment units, condominiums and townhomes with shared common walls, floors or ceilings, their balconies or patios; in all indoor and outdoor common areas of apartment units, condominiums and townhomes including but not limited to lobbies, hallways, stairwells, elevators, escalators, lawns, gardens, balconies, patios, yards and driveways; identifying specifically designated areas (as long as the designated area is not located within thirty feet of an entrance/doorway) with appropriate sign postings to permit smoking unless the owner, proprietor or manager declares the entire property as nonsmoking; and posting 'no smoking' signs per the City's regulations.

**EXHIBIT B**

FOSTER CITY RECREATION CENTER REBUILD PROJECT  
MITIGATION MONITORING AND REPORTING PROGRAM AND ENVIRONMENTAL  
CONDITIONS OF APPROVAL

## 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 Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Foster City Recreation Center Rebuild Project (proposed project) for which the City of Foster City (City) is both the project sponsor and Lead Agency for environmental review pursuant to the California Environmental Quality Act (CEQA). This SCAMMRP has been prepared to comply 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 (COAs) and mitigation measures included in the IS/MND and identifies mitigation monitoring requirements.

The table below presents the COAs and mitigation measures identified in the IS/MND necessary to mitigate potentially significant impacts. COAs 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 COAs 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 IS/MND. As an example, Mitigation Measure AIR-1 is the first mitigation measure identified in the IS/MND for the project in Section 4.3, Air Quality.

The first column of the SCAMMRP table identifies the Mitigation Measure or COA. 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 COAs are monitored.

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**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<b>AIR QUALITY</b>				
<b>AIR-COA-1</b> In order to meet the Bay Area Air Quality Management District's (BAAQMD) fugitive dust threshold, the following BAAQMD Basic Construction Mitigation Measures shall be implemented: <ul style="list-style-type: none"> <li>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>• All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li> <li>• 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 the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>• A publicly-visible sign shall be posted with the telephone number and person to contact at the City of Foster City regarding dust complaints. This person shall respond and take corrective action</li> </ul>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Include AIR-COA-1 requirements in the contract and performance standards for the project contractor.</li> </ul> <p>Project Contractor:</p> <ul style="list-style-type: none"> <li>• Fully implement all air quality dust control measures as required by the Bay Area Air Quality Management District (BAAQMD) and Foster City general construction practices.</li> </ul>	<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"> <li>• Make regular visits to the project site to ensure that all dust-control and emissions mitigation measures are being implemented.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.				
<p><b>Mitigation Measure AIR-1:</b> Prior to issuance of Building permits, the construction contractor shall submit a construction operations plan that includes specifications of the equipment to be used during construction to the Community Development Director or Director's designee for review and approval. The plan shall be accompanied by a letter signed by a qualified air quality specialist, verifying that the equipment included in the plan meets the standards set forth in these mitigation measures such as all off-road diesel-powered construction equipment of 50 horsepower or more used for the project construction at a minimum meets the California Air Resources Board Tier 4 Final emissions standards or the equivalent.</p> <p><b>BIOLOGICAL RESOURCES</b></p> <p><b>Mitigation Measure BIO-1:</b> If possible, the project sponsor shall avoid construction activities during the bird nesting season (February 1 through August 31). If construction activities are scheduled during the nesting season, a qualified biologist shall conduct a pre-construction survey of all suitable nesting habitat (i.e., trees, shrubs, structures) within 250 feet of the project site (where accessible). The pre-construction survey shall be conducted no more than 14 days prior to the start of work. Results of the survey shall be submitted to the City's Community Development Department prior to any ground disturbance activities. If the survey indicates the presence of nesting birds, protective buffer zones shall be established around active nests until the young have fledged (as determined by the qualified biologist), as</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Include Mitigation Measure AIR-1 requirements in the contract and performance standards for the project contractor.</li> </ul> <p>Project Contractor:</p> <ul style="list-style-type: none"> <li>• Submit and comply with a construction operations plan that meets required air quality standards</li> </ul>	<p>Prior to the issuance of any building permit.</p> <p>Ongoing throughout construction period.</p>	<p>City of Foster City Community Development Department:</p> <ul style="list-style-type: none"> <li>• Make regular visits to the project site to ensure that all dust-control and emissions mitigation measures are being implemented.</li> </ul>	
	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Avoid construction activities during the bird nesting season or retain a qualified biologist to conduct a pre-construction survey and establish protective buffer zones as needed if construction must occur during nesting season.</li> </ul>	<p>Prior to project construction/throughout construction period.</p>	<p>City of Foster City Community Development Department</p> <ul style="list-style-type: none"> <li>• Ensure pre-construction survey is completed, if necessary, consistent with requirements of BIO-1.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>follows: for raptor nests, the size of the buffer zone shall be a 250-foot radius centered on the nest; for other birds, the size of the buffer zone shall be a 50- to 100-foot radius centered on the nest, or as determined appropriate by the qualified biologist. In some cases, these buffers may be increased or decreased depending on the bird species and the level of disturbance that will occur near the nest.</p> <p><b>Mitigation Measure BIO-2:</b> A qualified biologist shall conduct a pre-construction survey for roosting bats at all suitable bat roosting habitat (i.e., trees, the unoccupied building) within the project area within 14 days prior to the beginning of project-related activities. If active bat roosts are discovered or if evidence of recent prior occupation is established, a buffer shall be established around the roost site until the roost site is no longer active. Before any construction activities begin in the vicinity of the identified bat roosts on the project site, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the bats and their habitat, the specific measures that are being implemented to conserve the bat roosts, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session. If an active bat roost is identified and would be impacted by the project, CDFW shall be contacted to determine the best methodology for removing the roost and to determine appropriate mitigation (if needed), which may include the construction of a new bat roost within the project area.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>Retain a qualified biologist to conduct a pre-construction survey for roosting bats, establish protective buffer zones as needed, and to conduct a training session for all construction personnel.</li> </ul>	<p>Prior to project construction.</p>	<p>City of Foster City Community Development Department</p> <ul style="list-style-type: none"> <li>Ensure pre-construction survey is completed, any necessary protective buffer zones are established, and a training session is conducted for all construction personnel, consistent with requirements of BIO-2.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<b>CULTURAL RESOURCES</b>				
<p><b>CUL-COA-1:</b> If deposits of prehistoric or historic archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected and the Community Development Director immediately notified. A qualified archaeologist shall be 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.</p> <p>Upon completion of the assessment, the archaeologist 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 sponsor, the Foster City Community Development Department and the Northwest Information Center. Project personnel shall not collect or move any archaeological materials or human remains. Adverse effects to such deposits shall be avoided by project activities. If avoidance is</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Notify Foster City Community Development Director upon discovery of any prehistoric or historic archaeological materials and halt all work within 25 feet of the discovery.</li> </ul>	Throughout project construction.	<p>City of Foster City Community Development Department:</p> <ul style="list-style-type: none"> <li>• Contact a qualified archaeologist to assess the find, consult with agencies, and make recommendations for the treatment of the discovery.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>not feasible (as determined by the City, in conjunction with the qualified archaeologist), 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. Mitigation can include, but is not necessarily limited to: excavation of the deposit 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 material 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.</p>				

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p><b>CUL-COA-2. Human Remains.</b> If human remains are encountered, work within 25 feet of the discovery shall be directed and the County Coroner and the Community Development Director immediately notified. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. The project sponsor 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 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 project sponsor shall comply with these recommendations. The report shall be submitted to the project sponsor, the Foster City Community Development Department, the MLD, and the Northwest Information Center.</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Notify Foster City Community Development Director and San Mateo County Coroner upon discovery of human remains and halt all work within 25 feet of the discovery.</li> </ul>	<p>Throughout project construction.</p>	<p>City of Foster City Community Development Department and San Mateo County Coroner:</p> <ul style="list-style-type: none"> <li>• Contact a qualified archaeologist to assess the find, consult with agencies, make recommendations for the treatment of the discovery, and repair a report consistent with the requirements of CUL-COA-2.</li> </ul>	
<b>GEOLOGY AND SOILS</b>				
<p><b>GEO-COA-1. Geotechnical Reports.</b> Three (3) 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</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Submit geotechnical report to the Building Division as detailed in GEO-COA-1.</li> </ul>	<p>Prior to issuance of grading or building permits.</p> <p>Prior to commencement of the project.</p>	<p>Foster City Building Division:</p> <ul style="list-style-type: none"> <li>• Review geotechnical report for conformance with GEO-COA-1.</li> <li>• Conduct site visits to verify that all measures identified in</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>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"> <li>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 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.</li> <li>The investigations shall determine final design parameters for the walls, foundations, foundation slabs, surrounding related improvements, and infrastructure (utilities, roadways, parking lots and sidewalks).</li> <li>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.</li> <li>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"</li> </ul>	<ul style="list-style-type: none"> <li>Submit final seismic considerations to the Building Division for review and approval.</li> <li>Implement all design measures, recommendations, design criteria, and specifications set forth in the final geotechnical investigation report.</li> </ul> <p>Geotechnical Engineer:</p> <ul style="list-style-type: none"> <li>Review geotechnical report and provide recommendations.</li> <li>Provide geotechnical observation and testing.</li> <li>Provide supplemental recommendations as necessary.</li> <li>Prepare and submit final geotechnical investigation report (including any supplemental recommendations) to the Building Division.</li> <li>Conduct geotechnical observation and testing during all earthwork and foundation construction activities</li> <li>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.</li> </ul>	<p>Prior to issuance of grading or building permits.</p> <p>During all earthwork and foundation construction activities.</p> <p>Prior to final building inspection.</p>	<p>the geotechnical reports are implemented, and that geotechnical engineer is present during earthwork and foundation activities.</p> <ul style="list-style-type: none"> <li>Review and approve final seismic considerations and final geotechnical investigation report.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

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<p>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.</p> <ul style="list-style-type: none"> <li>• The geotechnical report for the project shall include evaluation of fixtures, furnishings, and fasteners with the intent of minimizing collateral injuries to building occupants from falling fixtures or furnishings during the course of a violent seismic event. Recommendations that are applicable to foundation design, earthwork, and site preparation that were prepared prior to or during the projects design phase, shall be incorporated in the project.</li> <li>• Final seismic considerations for the site shall be submitted to and approved by the Building Division prior to commencement of the project.</li> <li>• If deemed necessary by the Chief Building Official, a peer review may be required for the geotechnical report. Personnel reviewing the geologic report shall approve the report, reject it, or withhold approval pending the submission by the sponsor or subdivider of further geologic and engineering studies to more adequately define active fault traces.</li> <li>• 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</li> </ul>				



**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
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.				
<b>GEO-COA 2. Paleontological Resources:</b> If paleontological resources are discovered during project activities, all work within 25 feet of the discovery shall be redirected and the Community Development Director immediately notified. A qualified paleontologist shall be contacted to assess 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. 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 sponsor, the Foster	Project Sponsor: • Notify Foster City Community Development Director upon discovery of any paleontological resources and halt all work within 25 feet of the discovery.	Throughout project construction.	City of Foster City Community Development Department: • Contact a qualified paleontologist to assess the find, consult with agencies, make recommendations for the treatment of the discovery, and prepare a report consistent with details in GEO-COA-2.	

Table A: Mitigation Monitoring and Reporting Program

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
City Community Development Department, and the paleontological curation facility.				
<b>GREENHOUSE GAS EMISSIONS</b>				
<b>Mitigation Measure GHG-1:</b> Prior to issuance of any building permits, the proposed project shall provide electric vehicle charging capabilities consistent with the off-street electric vehicle requirements in the most recently adopted version of the California Green Building Standards Code (CALGreen Code) Tier 2 measures.	Project Sponsor: • Submit plan sets that show compliance with California Green Building Standards Code Tier 2 measures.	Prior to issuance of building permit.	City of Foster City Community Development Department: • Verify plan sets show compliance with California Green Building Standards Code Tier 2 measures.	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<b>HAZ-COA-1 – Waste Disposal and Hazardous Materials Plan:</b> 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 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), 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.	Project Sponsor: • Include Waste Disposal and Hazardous Materials Transportation Plan in the contract and performance standards for the project contractor.  Project Contractor: • Provide a Waste Disposal and Hazardous Materials Transportation Plan consistent with the requirements of HAZ-COA-1.	Prior to demolition or development activities.	San Mateo Consolidated Fire Department and Foster City Public Works Department: • Review Waste Disposal and Hazardous Materials Transportation Plan for consistency with HAZ-COA-1 requirements.	
<b>HAZ-COA-2: Building Materials Surveys.</b> Prior to issuance of a demolition permit for structures located on the project site, a lead-based paint, hazardous building materials survey (PCBs, mercury), and	Project Sponsor: • Submit a lead-based paint, hazardous building materials survey, and asbestos survey	Prior to issuance of a demolition permit.	San Mateo Consolidated Fire Department: • Review hazardous buildings materials survey for	

**Table A: Mitigation Monitoring and Reporting Program**

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asbestos survey (for those structures not previously surveyed) 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.	performed by a qualified environmental professional. If hazards are identified, include abatement in the contract and performance standards for the project contractor.  Project Contractor: • Abatement of any identified loose and peeling lead-based paint and asbestos hazards.		consistency with requirements of HAZ-COA-2 and ensure abatement is completed if necessary.	
<b>HAZ-COA-3: Hazardous Disposal.</b> 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. Documentation of the surveys and abatement activities shall be provided to the City prior to the demolition of structures located at the project site.	Project Sponsor: • Include proper management and documentation of disposal of hazardous materials and wastes generated during demolition activities in the contract and performance standards for the project contractor.  Project Contractor: • Prepare/provide documentation of surveys and abatement activities demonstrating proper management and disposal of hazardous materials and wastes generated during demolition activities.	Prior to execution of project contractor contract.          Prior to issuance of demolition, grading, or building permits.	San Mateo Consolidated Fire Department: • Review documentation of surveys and abatement activities for consistency with requirements of HAZ-COA-3.	
<b>HAZ-COA-4: Site Logistics Plan.</b> 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	Project Sponsor: • Prepare a project-specific Site Logistics Plan in compliance with HAZ-COA-4 and submit	Prior to issuance of the first demolition and/or building permit for construction activities.	Foster City Community Development Department: • Review and approve of Site Logistics Plan for compliance	

**Table A: Mitigation Monitoring and Reporting Program**

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<p>areas for materials/equipment materials/equipment delivery, materials/equipment 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"> <li>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.</li> <li>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. 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.</li> </ul>	to the Foster City Community Development Director.		with the requirements of HAZ-COA-4.	

<p><b>HAZ-COA-5: Construction Risk Management Plan (CRMP):</b> 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"> <li>• Provide procedures for evaluating, handling, storing, testing and disposing of soil and groundwater during project excavation and dewatering activities, respectively;</li> <li>• 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;</li> <li>• Require the preparation of a Contingency Plan that shall be applied should 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</li> </ul>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Prepare a project-specific Construction Risk Management Plan (CRMP) in compliance with HAZ-COA-5 and submit to the Foster City Fire Department.</li> <li>• Include Emergency Preparedness and Response Procedures in the contract and performance standards for the project contractor.</li> <li>• Designate personnel responsible for implementation of the CRMP.</li> </ul> <p>Project Contractor:</p> <ul style="list-style-type: none"> <li>• Prepare and implement an Emergency Preparedness and Response Procedures Plan in compliance with HAZ-COA-5 for review and approval.</li> </ul>	<p>Prior to issuance of the first demolition and/or building permit for construction activities.</p> <p>Ongoing throughout construction.</p> <p>Prior to the issuance of any demolition and/or building permit for construction activities.</p>	<p>Foster City Fire Department:</p> <ul style="list-style-type: none"> <li>• Review and approve of CRMP for compliance with the requirements of HAZ-COA-5.</li> <li>• Review emergency procedures plan and verify that emergency hazardous materials release response measures are appropriate and implementable</li> </ul> <p>Project Sponsor and Foster City Fire Department:</p> <ul style="list-style-type: none"> <li>• Monitor construction activity to ensure compliance with CRMP.</li> </ul>
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**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>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"> <li>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.</li> <li>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.</li> </ul>				
<p><b>HAZ-COA-6:</b> 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</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>Prepare and submit a Site Remediation Plan in compliance with HAZ-COA-6 if the presence of hazardous materials is found onsite and it is determined that a Site Remediation Plan is necessary.</li> </ul>	<p>Upon discovery of hazardous materials onsite.</p>	<p>San Mateo Consolidated Fire Department and appropriate regulatory oversight agency(ies):</p> <ul style="list-style-type: none"> <li>Ensure Remediation Plan is submitted and approved prior to allowing affected work on site to resume.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

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<p>be taken to protect workers and the public from exposure to the potential hazards and, 2) 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>				
<b>HYDROLOGY AND WATER QUALITY</b>				
<p><b>HYDRO-COA-1:</b> 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.</p> <ul style="list-style-type: none"> <li>• 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:</li> <li>• Submit a Notice of Intent (NOI) to the State Water Resources Control Board prior to commencement of construction activity;</li> <li>• Copies of the NOI and the Storm Water Pollution Prevention Plan (SWPPP) must be submitted to the Engineering Division along with proof of compliance.</li> </ul>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Include Construction BMPs in building permit drawings, as detailed in HYDRO-COA-1.</li> </ul>	<p>Prior to issuance of demolition, grading, or building permit</p>	<p>City of Foster City Building Division and Public Works Department:</p> <ul style="list-style-type: none"> <li>• Verify that Construction BMPs are included in building permit drawings.</li> </ul>	
<p><b>HYDRO-COA-2:</b> 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 Practitioner (QSP). The SWPPP</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Submit a complete SWPPP, as detailed in HYDRO-COA-2, to the engineering division.</li> </ul>	<p>Prior to issuance of building permit</p>	<p>City of Foster City Public Works Department:</p> <ul style="list-style-type: none"> <li>• Review and approve SWPPP.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>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"> <li>• All pollutants and their sources, including sources of sediment associated with construction activity are controlled;</li> <li>• Where not otherwise required to be under a Regional Water Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated;</li> <li>• 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</li> <li>• Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed.</li> <li>• BMPs shall be designed to mitigate construction-related pollutants and at a minimum, include the following:</li> <li>• 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.</li> <li>• Reduce erosion of exposed soil which may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences,</li> </ul>				



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<p>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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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 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."</li> <li>• 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.</li> <li>• A QSP shall be responsible for implementing BMPs at the site. The QSP shall also be responsible for performing all required monitoring, and BMP</li> </ul>				

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>inspection, maintenance and repair activities. The developer shall retain an independent monitor to conduct weekly inspections and provide written monthly reports to the Engineering 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.</p> <ul style="list-style-type: none"> <li>The SWPPP shall be prepared to the satisfaction of the Engineering Division.</li> </ul>				
<p><b>HYDRO-COA-3:</b> Water Pollution Prevention Program. Prior to issuance of a building permit, the plans shall demonstrate compliance with the San Mateo Countywide Water Pollution Prevention Program, (see <a href="http://www.flowstobay.org">www.flowstobay.org</a> including, but not limited to, submittal of checklists related to impervious surface and stormwater:</p> <ul style="list-style-type: none"> <li>C.3 and C.6 Checklist</li> <li>Project sponsor checklist for NPDES Permit Requirements</li> <li>Stormwater Control Plan: Any improvements identified in the SWCP shall be constructed prior to first occupancy to the satisfaction of the Engineering Division.</li> </ul>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>Submit plans compliant with the San Mateo Countywide Water Pollution Prevention Program, as detailed in HYDRO-COA-3, to the engineering division.</li> </ul>	<p>Prior to issuance of building permit.</p>	<p>City of Foster City Public Works Department:</p> <ul style="list-style-type: none"> <li>Review and confirm compliance with San Mateo Countywide Water Pollution Prevention Program.</li> </ul>	
<p><b>HYDRO-COA-4:</b> 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</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>Prepare a design-level drainage plan and final development drawings that that includes measures designed to mitigate potential water quality degradation of runoff and adhere to the requirements of HYDRO-COA-4.</li> </ul>	<p>Prior to issuance of any demolition, grading, or building permit.</p>	<p>City of Foster City Public Works Department:</p> <ul style="list-style-type: none"> <li>Review and approve the annual report documenting the inspection and any remedial action conducted.</li> <li>Conduct periodic inspections of the drainage system after rain events to ensure the</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development.</p> <ul style="list-style-type: none"> <li>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 maintenance responsibilities for these features). The sponsor 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.</li> <li>The drainage plan shall be prepared to the satisfaction of the Engineering Division.</li> </ul>	<ul style="list-style-type: none"> <li>Establish a self-perpetuating drainage system maintenance program for the life of the project</li> <li>Perform annual inspections of any storm water detention devices and project drainage inlets</li> <li>Submit an annual report documenting the inspection of stormwater detention devices and any required remedial actions</li> </ul>	<p>Prior to the final building inspection.</p> <p>Annually for the life of the project.</p>	<p>system is functioning properly.</p> <p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> <li>Review the final drainage plan for the consistency with the requirements of HYDRO-COA-4.</li> </ul>	
<p><b>HYDRO-COA-5:</b> The applicant 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</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>Provide letter from licensed landscaped architect verifying compliance with HYDRO-COA-5.</li> </ul>	<p>Prior to issuance of building permit.</p>	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> <li>Review and verify that plans are consistent with HYDRO-COA-5.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
provided in Appendix A of the San Mateo County Wide Water Pollution Prevention Program's C.3 Stormwater Technical Guidance Handbook at <a href="http://www.flowstobay.org">www.flowstobay.org</a> .				
<p><b>HYDRO-COA-6: Hydromodification.</b> Prior to final building inspection, the property owner shall submit a Maintenance Agreement for Stormwater Treatment Measures and Hydromodification Management Controls, including a Maintenance Plan pertinent to the type(s) of measures included in the project, pursuant to the San Mateo Countywide Water Pollution Prevention Program (<a href="http://www.flowstobay.org">www.flowstobay.org</a>). 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&amp;Rs recorded for the property and shall include the following statements:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Submit a Maintenance Agreement for Stormwater Treatment Measures and Hydromodification Management Controls that meets the requirements of HYDRO-COA-6.</li> </ul>	Prior to final building inspection.	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> <li>• Review and verify that maintenance agreement is consistent with HYDRO-COA-6.</li> </ul>	

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Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p><b>HYDRO-COA-7:</b> Prior to issuance of a building permit, the improvement plans shall include the design of stormwater 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"> <li>• Surface and subsurface storm drain facilities;</li> <li>• Manholes with manhole frames and covers;</li> <li>• Catch basins and laterals;</li> <li>• Construct all catch basins as silt detention basins; and</li> <li>• Together with appurtenances, to any or all of the above.</li> </ul>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Submit plans showing compliance with HYDRO-COA-7.</li> </ul>	<p>Prior to issuance of building permit.</p>	<p>City of Foster City Engineering Division and San Mateo Consolidated Fire Department:</p> <ul style="list-style-type: none"> <li>• Review and verify that plans consistent with HYDRO-COA-7.</li> </ul>	
<p><b>HYDRO-COA-8:</b> 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"> <li>• The amount of runoff, and existing and proposed drainage structure capacities.</li> <li>• Verification that the existing storm drain system is adequately sized to handle the run-off from the project.</li> <li>• Conformance with the City's Drainage Design Criteria/Standards available on the City's website: <a href="http://www.fostercity.org/publicworks/page/city-standard-design-criteria">www.fostercity.org/publicworks/page/city-standard-design-criteria</a></li> <li>• Calculations and plans showing hydraulic gradelines.</li> </ul>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Submit a complete storm drainage study, as detailed in HYDRO-COA-8, to the engineering division.</li> </ul>	<p>Prior to issuance of building permit</p>	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> <li>• Review and approve storm drainage study.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> <li>Evidence that the system is capable of handling a 25-year storm with the hydraulic grade line at least one foot below every grate.</li> <li>No overloading of the existing system will be permitted. All needed improvements shall be installed by the sponsors at sponsors' sole cost.</li> </ul>				
<b>NOISE</b>				
<p><b>NOI-COA-1:</b> Construction activities shall be limited to the hours of 8 a.m. to 5 p.m. on weekdays unless deviations from this schedule are approved in advance by the City. No construction activities may take place between the hours of 7 a.m. and 8 a.m. on weekdays and 9 a.m. and 4 p.m. on Saturdays but must be limited to quiet activities and shall not include the use of engine-driven machinery. No actual construction activities may take place between 7 a.m. and 8 a.m., except when post-tension slab foundations are being poured, the concrete pumper may be set up but no concrete may be poured. Forklifts shall be allowed to operate onsite between the hours of 5:00 p.m. and 6:30 p.m. on weekdays. Construction noise levels shall not exceed the interior noise level of 50 dBA Leq (hourly average) or the maximum noise level of 70 dBA Lmax within occupied noise sensitive land uses. The Planning Commission reserves the right to rescind this condition and further restrict construction activities in the event that the public health, safety and welfare are not protected due to noise levels emanating from the construction project.</p> <p>Any requested deviations from the allowed hours for construction activities shall be submitted to the Community Development Director a minimum of two</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>Include NOI-COA-1 requirements in the contract and performance standards for the project contractor.</li> </ul> <p>Project Contractor:</p> <ul style="list-style-type: none"> <li>Comply NOI-COA-1 requirements.</li> </ul>	During all phases of construction.	<p>City of Foster City Building Inspection Division:</p> <ul style="list-style-type: none"> <li>Make regular visits to the project site to ensure that all noise requirements are being implemented.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>(2) working days in advance for review and approval. Any approved deviations from the allowed hours shall be communicated to the Building Inspection Division and the Police Department.</p>				
<p><b>NOI-COA-2:</b> 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.</p>	<p>Project Contractor:</p> <ul style="list-style-type: none"> <li>• Designate “noise disturbance coordinator”, as detailed in NOI-COA-2.</li> <li>• Protect all downstream sanitary sewer lines from construction debris.</li> </ul>	<p>Prior to and during construction.</p> <p>During sanitary sewer construction.</p>	<p>City of Foster City Building Inspection Division:</p> <ul style="list-style-type: none"> <li>• Make regular visits to the project site to ensure that all noise mitigation measures are being implemented.</li> <li>• Maintain regular contact with noise disturbance coordinator.</li> <li>• Inspect the means used to prevent construction debris.</li> </ul>	
<b>UTILITIES AND SERVICE SYSTEMS</b>				
<p><b>UTIL-COA-1:</b> 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 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</p>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Retain a registered civil engineer to permit prepare a complete water system capacity study, as detailed in COA UTIL-COA-1.</li> <li>• Construct and pay for all needed construction improvements to upsize the existing water distribution system</li> </ul>	<p>Prior to approval of building</p>	<p>City of Foster City Building Inspection Division and Engineering Division, and San Mateo Consolidated Fire Department:</p> <ul style="list-style-type: none"> <li>• Review and approve water system capacity study.</li> </ul>	

**Table A: Mitigation Monitoring and Reporting Program**

Mitigation Measures/COAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
project site. All needed construction improvements to upsize the existing water distribution system to meet the demands of the new project shall be constructed to meet California Fire Code and San Mateo Consolidated Fire Department requirements, by the applicant at the applicant's sole cost.				
<p><b>UTIL-COA-2:</b> 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:</p> <ul style="list-style-type: none"> <li>• Verify that the existing sewer system is properly sized to meet the projected increase in wastewater generation on the project site.</li> <li>• Study the on and off-site sewer system (including lift stations) which services the project (both upstream and downstream).</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>Project Sponsor:</p> <ul style="list-style-type: none"> <li>• Prepare and submit a sewer flow projection study and hydraulic capacity study to the Engineering Division, as detailed in UTIL-COA-2.</li> </ul>	Prior to issuance of any demolition, grading, or building permit.	<p>City of Foster City Engineering Division:</p> <ul style="list-style-type: none"> <li>• Review and verify existing sewer system as detailed in UTIL-COA-2.</li> </ul>	

Source: Compiled by LSA (2023).



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