

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

This Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) (see Table 1 below) has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of a mitigation monitoring program when mitigation measures are required to avoid significant impacts. The monitoring program is intended to ensure compliance during implementation of the project.

This SCAMMRP has been formulated based upon the findings of the Project's Draft Environmental Impact Report (EIR) and the comments received on this document and addressed herein. This SCAMMRP identifies standard conditions of approval and mitigation measures recommended in the Project's Draft EIR to avoid or reduce identified impacts and specifies the agencies/parties responsible for implementation and monitoring of the measure.

The first column identifies the standard condition of approval or mitigation measure. The second column, entitled "Party Responsible for Ensuring Implementation," refers to the person(s) who will undertake the standard condition of approval or mitigation measures. The third column, entitled "Party Responsible for Monitoring," refers to the person/agency responsible for ensuring that the standard condition of approval or mitigation measure has been implemented and recorded. The fourth column, entitled "Monitoring Timing," identifies when and/or for how long the monitoring shall occur.

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
A. LAND USE				
<i>Implementation of the project would not result in any significant impacts to land use.</i>				
B. TRAFFIC AND TRANSPORTATION				
<p>TRANS-1: Implement VMT Reduction Measures. Individual housing project development proposals that do not screen out from a VMT impact analysis shall provide a quantitative VMT analysis using the methods applied in this EIR, with modifications if appropriate based on future changes to City of Foster City practices and OPR VMT analysis methodology guidelines. Projects which result in a significant impact shall include TDM measures and physical measures to reduce VMT, including but not limited to the measures below; some of which have been identified as potentially VMT-reducing in the CAPCOA Handbook. Potential VMT reduction estimates are included below, but detailed requirements, calculation steps, and limitations are described in the CAPCOA Handbook.</p> <ul style="list-style-type: none"> ▪ Increase building density. Effectiveness: up to a 30 percent reduction in GHG from VMT for residential projects per the CAPCOA Handbook. ▪ Integrate affordable and below-market rate housing: Up to a 28.6 percent reduction in GHG from VMT for residential projects per the CAPCOA Handbook. ▪ Reduce parking provided. Effectiveness: Up to a 13.7 percent reduction in GHG from VMT for residential projects per the CAPCOA Handbook. ▪ Unbundle parking costs (i.e., sell or lease parking separately from the housing unit). Effectiveness: Up to 15.7 percent reduction in GHG from VMT per the CAPCOA Handbook, although the effectiveness is lower in suburban settings. ▪ Provide car-sharing, bike-sharing, or scooter-sharing programs. Effectiveness: 0.15 – 0.18 percent reduction in GHG from VMT for car share, 0.02 – 0.06 percent for bike share, and 0.07 percent for scooter share, per the 	Project Applicant	Prior to project approval	Foster City Community Development Department	

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<p>CAPCOA Handbook. The higher car share and bike share values are for electric car and bike share programs.</p> <ul style="list-style-type: none"> ▪ Subsidize transit passes for residents of affordable housing. Effectiveness: Up to 5.5 percent reduction in GHG from VMT per the CAPCOA Handbook. ▪ Other measures not listed in CAPCOA but are proven to be effective means of reducing the amount of VMT generated by residents include increasing the mix of uses by adding retail or services within a site or within convenient walking distance. <p>Residential development projects located in the lower VMT areas as shown on Figures IV.B-4 and IV.B-5 (generally in Central Foster City) would likely have a less-than-significant impact with the implementation of the on-site VMT reduction measures noted above. Residential development projects located within the areas with higher VMT on the periphery of Foster City may have a significant impact even after implementation of these measures given the longer trip lengths needed to reach services and jobs.</p> <p>In addition to the on-site measures noted above, individual housing projects that are above the VMT threshold could potentially contribute to future VMT mitigation fee programs, banks, or exchanges. A VMT mitigation program would fund transportation projects and programs that lead to a reduction in VMT, including pedestrian and bicycle projects connecting to transit, schools, and other destinations. No local or regional VMT mitigation programs currently exist, however, should such a program be implemented, development projects could potentially pay into a fee program or purchase mitigation credits to achieve needed VMT mitigation instead of, or in addition to, on-site TDM measures.</p> <p>Because the uncertainty relating to the feasibility of on-site TDM measures and the implementation process for individual development projects in diverse project settings, the timing that it will take to implement those measures,</p>				

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and the lack of an off-site mitigation option, the effectiveness of reducing an individual project's VMT impact to a less than significant level cannot be determined as part of this EIR. As a result, this impact is identified conservatively as significant and unavoidable with mitigation given the possibility that some projects may not be able to identify and implement measures to reduce the VMT impact to a less-than-significant level.				
SCOA 1.9: Before commencing any work in the City's right-of-way (including trenching of complete streets), the applicant shall obtain an encroachment permit, posting the required bonds and insurance. The Engineering Division may require that trenchless methods be used for crossings and connections under streets.	Project Applicant/Contractor	Prior to commencing work	Foster City Engineering Division	
SCOA 1.12: Prior to opening, details of sales office and/or model homes, including special landscaping, signing, parking and lighting shall be approved by staff.	Project Applicant	Prior to opening	Foster City Community Development Department	
SCOA 2.20: Prior to issuance of a building permit, the applicant shall contact and discuss with SamTrans the desirability for and location of bus turnouts for SamTrans buses, as well as providing see-through, covered bus shelters to serve the users of the development. The applicant shall respond in writing to the City with a letter from SamTrans indicating that improvements are not necessary or that the proposed improvements are satisfactory to SamTrans prior to issuance of a building permit.	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	
SCOA 2.21: The timing of the installation of the proposed bus system improvements shall be established by the City, in coordination with SamTrans.	City of Foster City	Ongoing	City of Foster City	
SCOA 8.15: Prior to issuance of a Building Permit, the applicant shall design for general public use, bicycle trails throughout the development with provisions for bicycle storage facilities to the satisfaction of the Engineering Division. Bike trails shall be constructed according to plan.	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	

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SCOA 8.16: 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.	Project Applicant	Prior to issuance of a building permit	Foster City Community Development Department	
SCOA 9.9: 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.	Project Applicant/Contractor	Prior to start of demolition/ construction	Foster City Community Development Department	
SCOA 10.24: Prior to occupancy, all apartment buildings or condominium complexes shall be required to provide parking stalls designated and signed for visitor parking.	Project Applicant	Prior to occupancy	Foster City Community Development Department	
SCOA 11.05: 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.	Project Contractor/Project Occupants	Ongoing throughout demolition, grading, trenching, construction and operation of the project	Foster City Community Development Department	
SCOA 11.07: The current and future owners shall be responsible for implementing the Transportation Demand Management (TDM) Program required by the City/County Association of Governments on file with the Community Development Department and attached as Exhibit B. The owner or its successor in interest shall file an annual report by January 31 of each year with the Foster City Community	Project Owner	Ongoing	Foster City Community Development Department	

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Development Department documenting efforts undertaken and results achieved in the previous year pursuant to the TDM program.				
SCOA 11.16: 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.	Project Applicant/HOA/Future Owner	Ongoing	Foster City Community Development Department	
C. AIR QUALITY				
AIR-1: Residential Construction Controls for Criteria Air Pollutants. For construction of residential projects that exceed the Bay Area Air Quality Management District's (BAAQMD's) most recently adopted screening criteria (currently 114 single-family units or 240 multi-family units), the project applicant shall retain a qualified air quality consultant to identify measures to reduce the project's criteria air pollutant and precursor emissions below the BAAQMD's recommended thresholds of significance. Emission reduction measures may include, but are not limited to, the use of off-road equipment with engines that meet the Environmental Protection Agency's Tier 4 emission standards, or engines retrofitted with the most effective Verified Diesel Emissions Control Strategy (VDECS) certified by the California Air Resources Board (CARB), or other off-road equipment that demonstrate equivalent emission reduction meeting the EPA's standards. Quantified emissions and identified reduction measures shall be submitted to the city (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.	Project Applicant	Prior to issuance of building permits	Foster City Community Development Department	
In addition, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures (if any). The Emissions Plan shall be submitted to the City (and				

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<p>BAAQMD if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <ul style="list-style-type: none"> An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. 				
<p>AIR-2: Residential Operation Controls for Criteria Air Pollutants. For operation of residential projects that exceed the Bay Area Air Quality Management District's (BAAQMD's) most recently adopted screening criteria (currently 325 single-family units or 451 multi-family units), the project applicant shall retain a qualified air quality consultant to identify measures to reduce the project's criteria air pollutant and precursor emissions below the BAAQMD's recommended thresholds of significance. Emission reduction measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> Implementation of a Transportation and Parking Demand Management program to reduce vehicle trips. Compliance with off-street electric vehicle (EV) requirements in the most recently adopted version of CALGreen Tier 2 to reduce vehicle emissions. Exclusion of natural gas appliances or natural gas plumbing. <p>Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if</p>	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	

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specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.				
<p>AIR-3a: Residential Construction Controls for Diesel Particulate Matter. For construction of residential projects with a construction duration greater than 6 months that are located in an area defined as needing “Best Practices” or “Further Study” on the BAAQMD’s Planning Healthy Places Map (https://www.baaqmd.gov/plans-and-climate/planning-healthy-places), the project applicant shall apply <u>one</u> of the following measures:</p> <ul style="list-style-type: none"> ▪ The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the Office of Environmental Health Hazard Assessment to determine the health risks to sensitive receptors exposed to diesel particulate matter (DPM) from project construction emissions. The HRA shall be submitted to the City (and BAAQMD if specifically requested) for review and approval. If the HRA concludes that the health risks are at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risks exceed acceptable levels, DPM reduction measures shall be identified to reduce the health risks to acceptable levels. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction. ▪ All off-road diesel equipment shall be equipped with the most effective VDECS available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. 	Project Applicant/Contractor	Prior to issuance of building permit	Foster City Community Development Department	

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<p>In addition, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and BAAQMD if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <ul style="list-style-type: none"> ▪ An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. ▪ A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. 				
AIR-3b: Residential Emergency Generators. Require all emergency generators for new residential development projects (if needed) to use best available control technology for air pollutant emissions, such as using engines that meet the Environmental Protection Agency's Tier 4 Final emission standards or are battery powered.	Project Applicant/Contractor	Ongoing	Foster City Community Development Department	
SCOA 9.5: The following controls shall be implemented at all construction sites within the project to control dust and/or mud production and fugitive dust. <ul style="list-style-type: none"> ▪ Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing sensitive land uses shall be kept damp at all times, or shall be treated with nontoxic stabilizers to control dust; 	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	

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<ul style="list-style-type: none"> ▪ 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 ensure proper control of blowing dust for the duration of the project. ▪ Watering on public streets shall not occur. ▪ All vehicle speeds on unpaved roads shall be limited to 15 mph. ▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR). Clear signage shall be provided for construction workers at all access points. ▪ All construction equipment shall be maintained and properly tuned in accordance with manufacturer's 				

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<p>specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <ul style="list-style-type: none"> 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. 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 ensure compliance with applicable regulations. 				
<p>Mitigation Measure 3.1-2. Update the Foster City General Plan Conservation Element to include the following policies and action items. The following policies and action items shall apply during environmental review of individual projects effective immediately.</p> <ul style="list-style-type: none"> <u>Policy</u>: Minimize exposure of sensitive receptors to concentrations of air pollutant emissions and toxic air contaminants. <u>Policy</u>: Require discretionary projects involving sensitive receptors such as children, the elderly, or people with illnesses that are proposed within 500 feet of the State Route 92 corridor to include an analysis of mobile source toxic air contaminant health risks. The analysis, if necessary, shall identify feasible mitigation measures to reduce health risks to acceptable levels. <u>Action</u>: Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. The City shall ensure that mitigation measures and best management 	<p>City of Foster City:</p> <ul style="list-style-type: none"> Update Policies <p>Project Applicant:</p> <ul style="list-style-type: none"> Prepare air quality analysis 	Prior to project approval	Foster City Community Development Department	

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practices are implemented to reduce significant emissions of criteria pollutants.				
<ul style="list-style-type: none"> ▪ Action: Review development, infrastructure, and planning projects for consistency with Bay Area Air Quality Management District (BAAQMD) requirements during the California Environmental Quality Act (CEQA) review process. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of: <ol style="list-style-type: none"> 1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions. 2. Potential exposure of sensitive receptors to toxic air contaminants. 3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions. 4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant. 				
D. GREENHOUSE GAS EMISSIONS				
<i>No significant impacts to greenhouse gas emissions would occur with implementation of the City SCOAs listed in this table.</i>				
SCOA 6.6: 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.	Project Applicant	Prior to project approval	Foster City Community Development Department	
E. HAZARDS AND HAZARDOUS MATERIALS				
<i>No significant impacts to hazards and hazardous materials would occur with implementation of the City SCOAs listed in this table.</i>				
SCOA 2.18: The applicant shall prepare a project-specific Construction Risk Management Plan (CRMP) to protect	Project Applicant	Prior to demolition	Foster City Community	

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<p>construction workers, the general public, and the environment from subsurface hazardous materials previously identified and to address the possibility of encountering unknown contamination or hazards in the subsurface. The CRMP shall:</p> <ul style="list-style-type: none"> ▪ Provide procedures for evaluating, handling, storing, testing and disposing of soil and groundwater during project excavation and dewatering activities, respectively; ▪ Require the preparation of a project specific Health and Safety Plan that identifies hazardous materials present, describes required health and safety provisions and training for all workers potentially exposed to hazardous materials in accordance with state and federal worker safety regulations, and designates the personnel responsible for Health and Safety Plan implementation; ▪ Require the preparation of a Contingency Plan that shall be applied should previously unknown hazardous materials be encountered during construction activities. The Contingency Plan shall be developed by the contractor(s), with the approval of the City and/or appropriate regulatory agency, prior to demolition or issuance of the first building permit. The Contingency Plan shall include provisions that require collection of soil and/or groundwater samples in the newly discovered affected area by a qualified environmental professional prior to further work, as appropriate. The samples shall be submitted for laboratory analysis by a state-certified laboratory under chain-of-custody procedures. The analytical methods shall be selected by the environmental professional. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency, if appropriate. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, 		or developme nt activities	Development Department	

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<p>state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have been implemented under the oversight of the City of regulatory agency, as appropriate; and</p> <ul style="list-style-type: none"> ▪ Designate personnel responsible for implementation of the CRMP. The CRMP shall be submitted to the Fire Department for review and approval prior to construction activities. ▪ 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. 				
<p>SCOA 2.19: 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, see SCOA 9.25, below), the approved disposal site, and specific routes used for transport of wastes to and from the project site shall be indicated. The Plan shall be prepared prior to demolition or development activities and submitted to the City.</p>	Project Contractor	Prior to demolition or development activities	Foster City Community Development Department	

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SCOA 2.22: Prior to excavation or earth working 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.	Project Applicant	Prior to excavation or earth working activities	Foster City Community Development Department/ Applicable regulatory oversight agencies	
SCOA 3.1: 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 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.	Project Contractor	Prior to issuance of a demolition permit	Foster City Community Development Department/ Applicable regulatory oversight agencies	
SCOA 3.2: 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	Project Contractor	Within 60 days following demolition and within	Foster City Community Development Department	

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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.		60 days following construction		
SCOA 3.3: Beginning July 1, 2019, applicants shall complete and submit the “PCB Screening Assessment Form” for any project requiring a demolition permit.	Project Applicant	Prior to issuance of demolition permit	Foster City Community Development Department	
SCOA 3.4: 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 Applicant	Prior to issuance of demolition permit	Foster City Community Development Department	
SCOA 6.15: Upon determination by required 3 rd 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.	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	

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SCOA 6.16: 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.	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	
SCOA 9.13: 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 earth working 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.	Project Applicant	Prior to excavation and earth work activities	Foster City Community Development Department	
SCOA 9.14: 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.	Project Contractor	Prior to construction	Foster City Community Development Department/ CMCEHD	

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SCOA 9.15: All excess fill shall be disposed of in accordance with City requirements.	Project Contractor	Ongoing throughout demolition, grading, trenching, construction, and operation period	Foster City Community Development Department	
SCOA 11.13: State safety regulations regarding the transport, handling and storage of hazardous materials shall be strictly adhered to. Periodic inspection by State inspectors and city fire marshals is required.	Project Contractor	Ongoing throughout demolition, grading, trenching, construction, and operation period	State inspector/City Fire Marshal	
SCOA 11.14: Storage of hazardous materials shall be directed to areas in the complex where maximum protection of office and other active work areas can be provided.	Project Contractor	Ongoing throughout demolition, grading, trenching, construction, and operation period	State inspector/City Fire Marshal	
SCOA 11.15: Prior to such storage or use, individual businesses that intend to store or use hazardous materials must obtain a permit from the Fire Department (in accordance with the adopted California Fire Code).	Project Occupant	Prior to occupation	Fire Department	
SCOA 11.17: 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.	Project Applicant/Property Owner	Ongoing throughout demolition, grading, trenching, construction	Fire Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing, n, and operation period	Monitoring Responsibility/Action	Date Completed/ Signature
F. NOISE AND VIBRATION				
NOISE-1: Should construction equipment be required within applicable 100-dBA buffer areas identified in Table IV.F-6, the project applicant shall obtain prior authorization from the director of planning and development services in accordance with Municipal Code section 17.68.030(F) Exemptions. The project applicant shall also comply with any special mitigation measures as determined by the Community Development Director (referred to as director of planning and development services in the ordinance). Special mitigation measures shall be described in a Construction Noise Management Plan prepared by a qualified acoustical consultant. The project contractor(s) shall implement the approved Plan during construction. Potential attenuation measures may include, but are not limited to, the following: <ul style="list-style-type: none"> ▪ Erect temporary plywood noise barriers between the equipment and adjacent land uses. ▪ Use “quiet” pile driving technology (e.g., silent pile driver or pre-drilling), where feasible in consideration of geotechnical and structural requirements and conditions. ▪ Use smart back-up alarms on mobile construction equipment that automatically adjust the sound level of the alarm in response to ambient noise levels. ▪ Use “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible. 	Project Applicant/Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
SCOA 2.9: 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	Project Contractor	Ongoing throughout demolition, grading,	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
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. 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.		trenching and construction		
<p>SCOA 2.17: Prior to commencement of any site work or placement of any construction trailers, the applicant shall submit a Site Logistics Plan showing proposed haul routes, placement of the construction trailers (if any) and areas for materials/equipment materials/equipment delivery, materials/equipment storage, waste collection and maintenance/fueling of vehicles/equipment. The Site Logistics Plan shall be subject to approval by the Community Development Director.</p> <ul style="list-style-type: none"> (...) The Site Logistics Plan 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. 	Project Applicant/Contractor	Prior to commencement of site work or placement of construction trailers	Foster City Community Development Department	
<p>SCOA 9.1: 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</p>	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
interior noise level of 50 Dba L_{eq} (hourly average) or the maximum noise level of 70 dBA L_{max} 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.				
9.1.1 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.				
SCOA 9.2: 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.	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
SCOA 9.4: The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
SCOA 9.5: The following controls shall be implemented at all construction sites within the project to control dust production and fugitive dust. <ul style="list-style-type: none"> ▪ (...) ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum 	Project Contractor	Ongoing throughout demolition, grading, trenching and	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>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.</p> <p>Mitigation Measure 3.9-5: Update the Noise Element of the Foster City General Plan to include the following policy language. The following policy shall apply during environmental review of major projects that involve the use of pile drivers or other heavy equipment or construction techniques that may result in significant levels of groundborne vibration.</p> <p>Projects shall be designed and implemented to reduce adverse construction vibration impacts to sensitive receptors, as feasible, when vibration-related construction activities are to occur within 100 feet or less from existing sensitive receptors. Measures to reduce noise and vibration effects may include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Phase demolition, earth-moving, and ground-impacting operations so as not to occur in the same time period. ▪ The pre-existing condition of all buildings within a 100-foot radius will be recorded in order to evaluate damage from construction activities. Fixtures and finishes within a 100-foot radius of construction activities susceptible to damage will be documented (photographically and in writing) prior to construction. All damage will be repaired back to its pre-existing condition. ▪ Substituting vibration-generating equipment with equipment or procedures that would generate lower levels of vibration. For instance, in comparison to impact piles, drilled piles or the use of a sonic or vibratory pile driver are preferred alternatives where geological conditions would permit their use. ▪ Other specific measures as they are deemed appropriate by the implementing agency to maintain consistency with adopted policies and regulations regarding vibration. 	Project Contractor	<p>construction</p> <p>Ongoing throughout demolition, grading, trenching and construction</p>	Foster City Community Development Department	
G. POPULATION AND HOUSING				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<i>No significant impacts to population and housing would occur with implementation of the Housing Element Programs listed in this table.</i>				
Program H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments. If an existing multifamily apartment development is repaired or redeveloped including the displacement of one or more tenants, the application submitted for repairs or redevelopment including displacement of any tenants shall include a plan that demonstrates how impacts to existing tenants that are being displaced are minimized through such means as phasing, financial assistance, and relocation services. Such plan shall also include a robust outreach plan to affected tenants.				
Program H-C-3-b Anti-Displacement Strategy. Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for Foster City, including but not limited to: a) expansion of relocation benefits beyond those required by California law for landlords to pay to lower-income tenants to also apply to moderate-income tenants; b) expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants; c) minimum lease terms; d) required notifications to tenants and landlords of legal requirements; and e) expansion of any other relocation/anti-displacement provisions.				
H. PUBLIC SERVICES, UTILITIES, AND RECREATION				
SVCS-1: Water Neutral Growth Policy. EMID shall adopt a Water Neutral Growth Policy to offset projected water demand. The Policy shall, at a minimum, include water efficiency measures to create a neutral impact on the overall service area demands and water use for future development projects. Because of the uncertainty relating to the implementation process and procedure of the future final policy, the timing to implement the policy and its measures, and the effectiveness of the policy to reduce all	EMID	Ongoing	EMID	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
impacts to less than significant level, the impact remains significant and unavoidable. (SU)				
SCOA 2.3: 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. A separate Waste Management Plan will be required for projects that require Demolition (see Section 3.0).	Project Applicant	Prior to demolition or construction activities	Foster City Community Development Department	
SCOA 2.4: Prior to issuance of a building permit, the Construction Best Management Practices (BMPs) from the San Mateo Countywide Stormwater Pollution Prevention Program shall be included as notes on the building permit drawings.	Project Applicant/Contractor	Prior to issuance of building permit	Foster City Community Development Department	
SCOA 2.9: 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. The construction contractor shall protect all downstream sanitary sewer lines from construction debris while performing sanitary sewer construction. Means to prevent construction debris must be used and shall be inspected by the construction inspector.	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
SCOA 5.8.1: The applicant shall have a registered civil engineer prepare a sewer flow projection study and a hydraulic capacity study, to be submitted to the Engineering Division for review. The study shall meet the approval of the Engineering Division and should: <ul style="list-style-type: none"> Verify that the existing sewer system is properly sized to meet the projected increase in wastewater generation on the project site. 	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> Study the on and off-site sewer system (including lift stations) which services the project (both upstream and downstream). Show the new connecting points to the existing sewers and model the estimated flows and peaking factors, as they relate to the changes in land use for the project. <p>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.</p>				
<p>SCOA 5.8.2: 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:</p> <ul style="list-style-type: none"> 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. 	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	
<p>SCOA 5.9.1: 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</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOA	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>Engineering Division. Stormwater improvements items of construction should include at least the following:</p> <ul style="list-style-type: none"> ▪ surface and subsurface storm drain facilities; ▪ manholes with manhole frames and covers; ▪ catch basins and laterals; ▪ construct all catch basins as silt detention basins; ▪ And together with appurtenances, to any or all of the above. 				
<p>SCOA 5.9.2: Prior to issuance of a building permit, a complete storm drainage study of the proposed development shall be prepared by a registered civil engineer and submitted as part of the improvement plans package. Drainage facilities shall be designed in accordance with accepted engineering principles and be approved by the Engineering Division. The hydrology/hydraulic analysis shall include the following:</p> <ul style="list-style-type: none"> ▪ The amount of runoff, and existing and proposed drainage structure capacities. ▪ Verification that the existing storm drain system is adequately sized to handle the run-off from the project. ▪ Conformance with the City's Drainage Design Criteria/Standards available on the City's website: https://www.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. <p>No overloading of the existing system will be permitted. All needed improvements shall be installed by the applicants at applicants' sole cost.</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	
<p>SCOA 5.9.3: 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</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>to surface water quality associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development.</p> <p>All Stormwater control measures outlined in the current San Mateo Countywide Water Pollution Prevention Program's C.3 Stormwater Technical Guidance manual shall be incorporated into the project design. Low Impact Development features, including rainwater harvesting and reuse, and passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are required under the MRP. Higher-maintenance BMP's may only be used if the development of at-grade treatment systems is not possible, or would not adequately treat runoff. Funding for long-term maintenance for all BMPs must be specified (as the City will not assume maintenance responsibilities for these features).The applicant shall establish a self-perpetuating drainage system maintenance program for the life of the project that includes annual inspections of any stormwater detention devices and drainage inlets. Any accumulation of sediment or other debris would need to be promptly removed. In addition, an annual report documenting the inspection and any remedial action conducted shall be submitted to the Public Works Development for review and approval.</p> <p>The drainage plan shall be prepared to the satisfaction of the Engineering Division.</p>				
<p>SCOA 5.9.4: Prior to issuance of a building permit, should the City determine that the City's storm drain system or storm drain pumping capacity requires expansion or modification as a result of the applicants' development, the applicants shall pay for all necessary improvement costs. The timing and amount of payment shall be as determined by the City.</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOA	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>SCOA 5.10.1: To properly evaluate necessary improvements, a complete water system capacity study of the on-and-off site water system which services the 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 Foster City Fire Department requirements, by the applicant at the applicant's sole cost</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division/Fire Department	
<p>SCOA 5.10.2: Prior to the issuance of a building permit, the improvement plans shall include the design of a domestic water system to the satisfaction of the Engineering Division. Water distribution system items of construction shall include at least the following:</p> <ul style="list-style-type: none"> ▪ backflow prevention devices; ▪ water mains – minimum main size is 8 inches 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; 	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/Signature
<ul style="list-style-type: none"> and together with appurtenances to any or all of the above; all water mains serving fire hydrants, shall be a minimum of 8 inches in diameter. 				
SCOA 5.10.3: Water lines shall be designed for fire flows to meet California Fire Code and Fire Department requirements.	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division/City Fire Marshal	
SCOA 5.10.4: All on-site fire water service mains shall have two sources of supply connections to City/District water system, be looped and meet the requirements of the State Department of Health Services and the City Fire Marshal. A Fire Water Service Plan shall be submitted separate from civil drawings.	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division/City Fire Marshal	
SCOA 5.10.6: Prior to the issuance of a building permit, fire mains shall be designed to Fire Department specifications. Fire mains shall be constructed according to those specifications	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division/City Fire Marshal	
SCOA 8.1: Submit documentation showing compliance with Chapter 8.8 of the EMID Code, including, but not limited to submittal of the Outdoor Water Use Efficiency Checklist.	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	
SCOA 9.15: All excess fill shall be disposed of in accordance with City requirements.	Project Applicant	Ongoing throughout demolition, grading, trenching and construction	Foster City Engineering Division	
SCOA 9.16: 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.	Project Applicant	Ongoing throughout demolition, grading, trenching and	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
		construction		
SCOA 10.7: Prior to occupancy the existing storm drain pipe lines on the project site and downstream to the nearest lagoon inlet shall be cleaned and sediment removed at the completion of the project. Applicant shall submit a map illustrating the route to be televised for approval of the Engineering Division prior to sediment removal. The storm drain pipe lines shall be televised after cleaning to verify that the sediment has been removed and to identify any damages to the storm drain pipe lines during construction. A post construction survey report shall be prepared identifying facilities to be repaired and confirming removal of sediment from storm lines. The applicant shall be responsible for constructing and financing any such repairs. Sediment left in mains shall be subject to re-cleaning at the applicant's sole cost.	Project Applicant	Prior to issuance of occupancy permit	Foster City Engineering Division	
SCOA 10.8: 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.	Project Applicant	Prior to issuance of occupancy permit	Foster City Public Works Department	
I. AESTHETICS				
AES-1: Due to the nature of aesthetic impacts being the effects of a project on the visual appearance of an area including changes to views and the overall appearance of the environment, there are no feasible mitigation measures to reduce this impact to a less-than-significant impact while meeting the project objectives.	NA	NA	NA	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
SCOA 8.2: 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 project conform to the performance standards provided under Section 17.68.080 of the Foster City Municipal Code.	Project Applicant/Contractor	Prior to issuance of occupancy permit	Foster City Community Development Department	