

EXHIBIT A

TownePlace Suites Mitigated Negative Declaration EA-12-003
Mitigation Monitoring and Reporting Program – July, 2013

Mitigation and Avoidance Measures	Responsibility for Compliance	Method of Compliance and Oversight of Implementation	Timing of Compliance	Verification
AESTHETICS				
<p>Mitigation Measure Aesthetics-1: The Building Permit Plans shall include a Lighting Plan which provides specifications on all exterior lighting including coverage and intensity for review and approval by the Police Department and Community Development Department. All exterior lighting shall be downward facing and shielded so as not to create additional nighttime glare and shall also conform to the performance standards established by Section 17.68.080 of the Zoning Ordinance.</p>	Project applicant.	<p>All measures will be required prior to issuance of a Building Permit A Lighting Plan must be included in the construction drawings for review and approval by the City prior to issuance of permits.</p> <p>Oversight of implementation by the City's Community Development Department and Police Department.</p>	Before and during all construction activities.	
AIR QUALITY				
<p>Mitigation Measure Air Quality-1: The construction contractor(s) shall implement the following measures to control construction dust emissions. Implementation of these measures recommended by the Bay Area Air Quality Management District (BAAQMD) and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level.</p>	Project applicant and contractors.	All measures will be required during construction of the project. All measures will be printed on all construction documents and contracts. Prior to the	During construction activities, as specified.	

<ul style="list-style-type: none"> ▪ Water all exposed surfaces (parking areas, staging areas, soil piles, etc.) at least twice daily. ▪ All haul trucks transporting soil, sand or other loose material off-site shall be covered. ▪ All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. ▪ All roadways, driveways and sidewalks to be paved shall be completed as soon as possible. The building pad shall be laid as soon as possible after grading unless seeding or soil binders are used. ▪ Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to 5 minutes. 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 mechanic and determined to be running in proper condition prior to operation. ▪ Post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. The 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>start of construction of the project, the applicant shall hold a meeting with the contractor and subcontractors and inform them of this requirement.</p> <p>Oversight of implementation by the City's Community Development Department and Public Works Department.</p>		
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CULTURAL RESOURCES

<p>Mitigation Measure Cultural-1: There is a possibility that undetected archaeological or prehistoric resources or human remains might exist on the site and a contingency plan shall be prepared in accordance with CEQA Guidelines Section 15064.5 to handle any discoveries during project construction. In the event that any archeological or prehistoric material is discovered, work shall be halted in the vicinity of the site until a qualified archaeologist inspects the discovery, and, if necessary implement a plan for further evaluative testing and/or retrieval of endangered material. If human remains are encountered, work within the vicinity of the site shall be halted and the County Coroner and an archaeologist shall be contacted immediately. If human remains are of Native American origin, the Native American Heritage Commission shall be notified within 24 hours of the identification in accordance with Public Resources Code Sections 5097.94 and 5097.98.</p>	<p>Project applicant and contractors.</p>	<p>Prior to commencing the project, the contractor and applicant shall inform all construction workers on the job site of this requirement.</p> <p>Oversight of implementation by the City's Community Development Department.</p>	<p>During construction activities, as specified.</p>	
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GEOLOGY AND SOILS

<p>Mitigation Measure Geology-1a: Prior to the issuance of grading or building permits, a design-level geotechnical report shall be prepared and submitted to the Foster City Building Inspection Division. The report shall determine the proposed Project's surface geotechnical conditions and address potential seismic hazards such as liquefaction and subsidence and shall conform to the California Division of Mines and Geology recommendations in the Guidelines for Evaluating Seismic Hazards in California. The report shall also include appropriate building techniques to minimize seismic damage to the building.</p> <p>Mitigation Measure Geology-1b: As deemed appropriate by the City Engineer and/or Chief Building Official, all applicable recommendations in the Geotechnical Investigative report, prepared for the subject property, including but not limited to foundations systems, expansive and compressive soils, potential liquefaction, dewatering, over-excavation, and</p>	<p>Project applicant and contractors.</p>	<p>The Geotechnical Report shall be submitted for review and approval prior to issuance of a Building Permit. All recommendations and specifications contained in the report shall be included in the design level plans for review and approval by the City Engineer and the Chief Building Official.</p>	<p>Prior to issuance of a Building Permit.</p>	
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<p>estuarine deposits, are herein incorporated by reference and shall be adhered to in order to ensure that appropriate construction measures are incorporated into the design of the project.</p> <p>Mitigation Measure Geology-1c: The design of all earthwork, cuts and fills, drainage, pavements, utilities, foundations, and structural components shall conform with the specifications and criteria contained in the geotechnical report, as approved by the City Engineer and/or Chief Building Official. Foundation and structural design for buildings shall meet the Uniform Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.).</p>		<p>Oversight of implementation by the City's Community Development Department.</p>		
<p>Mitigation Measure Geology-2: The design-level Geotechnical Report shall include recommendations for the final pile type to be used to support the new building. The Report shall also include the desired pile depth below ground surface and if predrilling through the fill and Bay Mud is necessary. Based on the type of soil and high water table in Foster City, the final design shall indicate that metal will not come in contact with the soil at any point. The Report shall also take into account additional design requirements if additional fill is located on the site. Final recommendations are subject to the review and approval by the Chief Building Official.</p>	<p>Project applicant and contractors.</p>	<p>The Geotechnical Report shall include this information and the final project design shall incorporate the recommendations in the report subject to the review and approval by the Chief Building Official. Oversight of implementation by the City's Community Development Department.</p>	<p>Prior to issuance of a Building Permit.</p>	
<p>Mitigation Measure Geology-3: In locations underlain by expansive soils the designers and engineers of proposed building foundation and improvements (including piles, sidewalks, roads, driveways, parking areas, and utilities) shall consider the site's potential to be underlain by soils with high shrink-swell potential. The design of the project should incorporate measures to reduce the impacts of the predicted</p>	<p>Project applicant and contractors.</p>	<p>All measures will be required to be shown on the plans submitted for Building Permit.</p> <p>Oversight of</p>	<p>Prior to issuance of a Building Permit.</p>	

<p>settlement and should include the following at a minimum:</p> <ul style="list-style-type: none"> ▪ Flexible connections should be used where utilities enter the buildings; ▪ Exterior slabs and ramps attached to the building should be hinged to accommodate differential settlement between the buildings and outside ground; ▪ Provisions for maintenances and potential replacement for damage to utilities and sidewalks. 		<p>implementation by the City's Community Development Department.</p>		
<p>Mitigation Measure Geology-4: The design-level geotechnical investigation shall include an evaluation of the potential for corrosive soils on the site. If the results indicate corrosive soil conditions, appropriate measures to mitigate these conditions shall be incorporated into the design of project improvements that may come into contact with site soil. Wherever corrosive soils are found in sufficient concentrations, recommendations shall be made to protect steel and concrete (and any other material that may be placed in the subsurface) from long-term deterioration caused by contact with corrosive onsite soil. In general, these recommendations are expected to include, but not be limited to, the following provisions:</p> <ul style="list-style-type: none"> ▪ Metal shall not come in contact with the soil at any point Protect buried cement structures in contact with earth surfaces from chloride ion concentrations. ▪ Use sulfate-resistant concrete mix for all concrete in contact with the ground. ▪ Consult a corrosion expert during the project's detailed design phase to design the most effective corrosion protection. 	<p>Project applicant and contractors.</p>	<p>The Geotechnical Report shall include this information and the final project design shall incorporate the recommendations in the report subject to the review and approval by the Chief Building Official.</p> <p>Oversight of implementation by the City's Community Development Department.</p>	<p>Prior to issuance of a Building Permit.</p>	
GREENHOUSE GAS EMISSIONS				
<p>Mitigation Measure GHG-1: The project Developer shall incorporate the following measures into the final project design of the TownePlace Suites project. Prior to issuance of a Building Permit, the Developer shall provide written proof to the Community Development Department which indicates how the</p>	<p>Project applicant.</p>	<p>All measures will be required as part of the development permit. All measures will be printed on all</p>	<p>Prior to issuance of a Building Permit and on-going for</p>	

<p>final project design complies with the following measures, to the satisfaction of the Community Development Director:</p> <ul style="list-style-type: none"> ▪ Recycle/reuse demolition materials (as required by Chapter 15.44 of the Municipal Code); ▪ Prepare and submit for City review a plan to operate a shuttle service or contract with a shuttle service provider to provide shuttle services between the hotel, the San Francisco International Airport, local businesses and transit hubs ▪ Design project to exceed Title 24 requirements by 20%; ▪ Install Low Flow shower heads and toilets in all guest rooms and public restrooms; ▪ Install water efficient irrigation; ▪ Use green cleaning products; and ▪ Incorporate recycling and other measures to reduce total solid waste generation by 25%. 		<p>construction documents, contracts, and project plans prior to issuance of permits.</p> <p>For future measures, the applicant shall submit a letter each year to the Community Development Department outlining compliance with the mitigation measure.</p> <p>Oversight of implementation by the City's Community Development Department.</p>	<p>the life of the project.</p>	
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HAZARDS AND HAZARDOUS MATERIALS

<p>Mitigation Measure Hazards-1: Each contractor working at the site shall prepare a health and safety plan (HSP) that addresses the safety and health hazards of each phase of site operations that includes the requirements and procedures for employee protection.</p>	<p>Project applicant and contractors.</p>	<p>A copy of the plan shall be submitted to the City's Community Development Department prior to commencing activities on the site.</p> <p>Oversight of the implementation by the City's Community Development Department.</p>	<p>Prior to each contractor commencing construction activities on the site.</p>	
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<p>Mitigation Measure Hazards – 2: 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 with oversight from a regulatory agency (e.g., SMCEHD). Where the results of the studies indicate that soil and/or groundwater contamination is present, 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 regulatory oversight agency and the City.</p>	<p>Project applicant and contractors.</p>	<p>All measures will be required as part of the development permit.</p> <p>Oversight of implementation by the City's Community Development Department and Public Works Department.</p>	<p>Prior to issuance of any sitework or grading permits.</p>	
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HYDROLOGY AND WATER QUALITY

<p>Mitigation Measure Hydrology-1: Consistent with the requirements of the statewide Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the project construction period. The SWPPP shall be designed to address the following objectives:</p> <ol style="list-style-type: none"> 1. All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled; 2. Where not otherwise required to be under a Regional Water Board permit, all non-stormwater discharges are identified and either eliminated, controlled or treated; 3. Site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater 	<p>Project applicant and contractors.</p>	<p>The SWPP shall be included with the plans submitted for building permit approval and shall be approved prior to issuance of the Building Permit.</p> <p>Oversight of implementation by the City's Community Development Department and Public Works Department.</p>	<p>Prior to the submittal of building permits and throughout construction of the project.</p>	
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<p>discharges from construction activity to the Best Available Technology and Best Conventional Technology (BAT/BCT) standard; and</p> <p>4. Stabilization BMPs installed to reduce or eliminate pollutants after construction is completed.</p> <p>The SWPPP shall be prepared by a Qualified SWPPP Developer. 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 or the Caltrans Storm Water Quality Handbook Construction Site BMPs Manual.</p> <p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate, depending on the project Risk Level, sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner (QSP) shall be responsible for implementing the BMPs at the site. The QSP shall also be responsible for performing all required monitoring, the BMP inspection, maintenance and repair activities.</p>				
<p>Mitigation Measure Hydrology-2: The project sponsor shall fully comply with the C.3 provisions of the Municipal Regional Stormwater Permit. Responsibilities include, but are not limited to, designing Best Management Practices (BMPs) into project features and operations to reduce potential impacts to surface water quality associated with operation of 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 requirements of the San Mateo Countywide Water Pollution</p>	<p>Project applicant.</p>	<p>Measures identified in this mitigation measure shall be incorporated into the project plans submitted for permits.</p> <p>Oversight of implementation by the City's Community Development Department and Public Works</p>	<p>Prior to approval of a grading plan.</p>	

<p>Prevention Program, as outlined in the December 2001 C.3 Stormwater Technical Guidance Manual (or updated version), shall be incorporated into project designs. 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. Funding for long-term maintenance of all BMPs must be specified (as the City will not assume maintenance responsibilities for these features). The project sponsor shall establish a self-perpetuating drainage system maintenance program for the life of the project 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 Department and/or Building Inspection Division for review and approval. Both the SWPPP and drainage system maintenance plan must be approved by the City prior to approval of the grading plan.</p>		<p>Department.</p>		
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NOISE

<p>Mitigation Measure Noise-1a: A qualified acoustical consultant shall review final site plan, building elevations, and floor plans prior to Building Permit submittal to calculate expected interior noise levels as required by State noise regulations. A project-specific acoustical analyses, as required by the California Building Code, shall confirm that the interior noise levels will be reduced to 45 dBA L_{dn} or lower. The specific determination of what noise insulation treatments are necessary will be conducted on a room-by-room basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the Building Inspection Division along with the building plans and approved prior to issuance of a building permit.</p> <p>Mitigation Measure Noise-1b: Special building techniques (e.g., sound-rated windows and building facade treatments) will be required to achieve interior noise levels at or below</p>	<p>Project applicant.</p>	<p>The analysis shall be submitted with development plans. All measures identified in the report shall be included as a part of the construction drawings.</p> <p>Oversight of implementation by the City's Community Development Department.</p>	<p>Prior issuance of a Building Permit.</p>	
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<p>acceptable levels. These treatments would include, but are not limited to, sound rated windows and doors, sound rated wall constructions, acoustical caulking, protected ventilation openings, etc. Preliminary calculations indicate that windows with a minimum Sound Transmission Class (STC) rating of 30 to 35 will be needed in the guest rooms adjacent to SR 92 to maintain noise levels at or below 45 dBA L_{dn}.</p>				
<p>Mitigation Measure Noise-2: The Building Permit plans shall show forced-air mechanical ventilation for all guest rooms, so that windows could be kept closed at the occupant's discretion to control noise.</p>	<p>Project applicant.</p>	<p>This requirement shall be included as a part of the construction drawings.</p> <p>Oversight of implementation by the City's Community Development Department.</p>	<p>Prior issuance of a Building Permit.</p>	
UTILITIES AND SERVICE SYSTEMS				
<p>Mitigation Measure Wastewater-1: The developer shall prepare and the City Engineer shall approve a sewer flow protection study and hydraulic capacity study. Said studies shall evaluate the existing sewer system size and set forth recommendations to assure that addition flows generated by the project are accommodated.</p>	<p>Project applicant.</p>	<p>Said study shall be included with the development plans and any recommendations included in the report shall be incorporated into the project design.</p> <p>Oversight of implementation by the City's Community Development Department and Public Works Department.</p>	<p>Prior to issuance of a development permit and on-going as necessary.</p>	