

**MITIGATION MONITORING AND REPORTING PROGRAM**

**237 Industrial Center Project**

**File Nos. C15-054, SP16-053, V17-004**

**CITY OF SAN JOSÉ**

**September 2017**



## P R E F A C E

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

The Environmental Impact Report prepared for the 237 Industrial Center Project concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Environmental Impact Report concluded that the impacts from implementation of the project would be less than significant.

I, JAMES SMITH, the applicant, on the behalf of MICROSOFT, hereby agree to fully implement the Mitigation Measures described below which have been developed in conjunction with the preparation of an Environmental Impact Report for my proposed project. I understand that these mitigation measures or substantially similar measures will be adopted as conditions of approval with my development permit request to avoid or significantly reduce potential environmental impacts to a less than significant level, where feasible.

Project Applicant's Signature \_\_\_\_\_



Date \_\_\_\_\_

27 SEPT 2017



*Planning, Building and Code Enforcement*

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	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility	Actions/Reports	Monitoring Timing or Schedule
<b>AIR QUALITY</b>					
<b>Impact AQ-1:</b> The proposed project would result in a significant impact related to the production of NOx during generator testing.					
<p>MM AQ-1.1: Prior to issuance of any building permit, the project applicant shall submit a generator operations plan to the Building Division Manager for review, that ensures generator operations for maintenance and testing purposes for the combined operation of all 24 generators do not exceed 360 hours in any consecutive 12-month period and the average load factor does not exceed 30 percent.</p> <p>MM AQ-1.2: The operator of the data center shall retain records as required by the Bay Area Air Quality Management District (BAAQMD) as a condition of the Permit to Operate that includes: 1) date and times of all reliability-related testing, and 2) engine load during the testing.</p> <p>MM AQ-1.3: The project applicant shall submit the generator operations records noted above in MM AQ-1.2 to the BAAQMD as part of the operator's Permit to Operate conditions.</p>	<p>Submit a generator operations plan and records that include: 1) dates and times of all reliability-related testing, and 2) engine load during the testing.</p>	<p>Prior to issuance of any building permit</p>	<p>Department of Planning, Building and Code Enforcement (PBCE) Supervising Environmental Planner  Building Division Manager</p>	<p>Review the generator operations plan and records</p>	<p>Prior to issuance of any building permit</p>



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<p>MM AQ-1.4:            Prior to the approval of any project-specific light industrial development on the project site (e.g., plan development permit or equivalent), excluding the data center use, the Project applicant shall submit a Transportation Demand Management Plan to the satisfaction of the Transportation Manager of the Department of Public Works and PBCE Supervising Environmental Planner.</p> <p>The TDM Plan shall contain the following components or equivalent measures to result in a 10% reduction in weekday mobile emissions:</p> <ul style="list-style-type: none"> <li>• Eco Pass or Clipper Card for all employees, providing free rides on Santa Clara County's local transit agency, the Santa Clara Valley Transportation Authority (VTA) 25% Transit Subsidy for transit agencies other than the VTA, including Caltrain, ACE, Capitol Corridor, and BART;</li> <li>• Free "Last Mile" Shuttles to local train systems (e.g., Caltrain, Amtrak, ACE) and VTA Light Rail Transit;</li> <li>• Internal Carpool Matching Program utilizing zip code matching;</li> <li>• Personalized Commute Assistance offered by a Commute Coordinator;</li> </ul>	<p>Prepare Submit a Transportation Demand Management Plan for submittal to the Transportation Manager of the Department of Public Works and to PBCE Supervising Environmental Planner.</p>	<p>Prior to the approval of any project-specific light industrial development</p>	<p>Transportation Manager of the Department of Public Works and PBCE Supervising Environmental Planner</p>	<p>Review and approve the Transportation Demand Management Plan</p>	<p>Prior to the approval of any project-specific light industrial development</p>



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<ul style="list-style-type: none"> <li>• Preferred parking for Carpools and Vanpools located near entrances to every building;</li> <li>• Bicycle Lockers and/or Bicycle Racks near entrances to every building;</li> <li>• Showers for cyclists and pedestrians, offering clean towel service, complimentary toiletries, hair dryers, and ironing boards; and</li> <li>• Support Citywide Car Share programs.</li> </ul>	See Previous Page	See Previous Page	See Previous Page	See Previous Page	See Previous Page
<b>BIOLOGICAL RESOURCES</b>					
<b>Impact BIO-1:</b> Construction activities could result in significant impacts to nesting migratory and other protected bird species.					
MM BIO-1.1: If initial site disturbance activities, including tree, shrub, or vegetation removal, are scheduled to occur during the breeding season (February 1st to August 31st, inclusive), a qualified biologist shall conduct pre-construction surveys for nesting migratory birds onsite and within 250 feet (for raptors) of the site, where accessible. The survey shall occur within 7 days of the onset of ground disturbance if disturbances are to commence between February 1st and June 30th and within 30 days prior to the onset of ground disturbance between July 1st and August 31st. If a nesting migratory bird were to be detected, a construction-free buffer zone shall be established in consultation with the California Department of Fish and Wildlife (CDFW).	Avoidance of construction activities during nesting seasons. If avoidance is not possible, preconstruction surveys shall be conducted by a qualified biologist and construction-free buffer zones shall be designed around discovered nest.	Prior to the issuance of any grading permit.	PBCE Supervising Environmental Planner  California Department of Fish and Wildlife	Review and accept report indicating the results of the survey (or any other environmental investigation reports, if applicable) and any designated buffer zones.	Prior to and during construction activities.

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<p>The actual size of the buffer zone shall be determined by the project biologist and will depend on species, topography, and type of activity that would occur in the vicinity of the nest. The project buffer zone shall be monitored periodically by the project biologist to ensure compliance. After the nest is completed, as determined by the biologist, the buffer zone can be removed.</p> <p>MM BIO-1.2: The Santa Clara Valley Habitat Plan (SCVHP) identifies the project site to be within 250 feet of potentially suitable tricolored blackbird nesting habitat occurring along Coyote Creek. The project applicant shall conduct surveys for tricolored blackbirds within 250 feet of this habitat, where visual access is possible, prior to start of construction following protocols in Condition 17 in Chapter 6 of the SCVHP. Such protocols include:</p> <ul style="list-style-type: none"> <li>• Prior to any ground disturbance, a qualified biologist shall complete a background assessment to determine if there has been nesting at the site or near the site in the past five years. This include checking the California Natural Diversity Data Base (CNDDDB), contacting local experts, and looking for evidence of historical nesting (i.e., old nests).</li> </ul>	<p>The biologist shall submit a report indicating the results of the survey and any designated buffer zones to PBCE Supervising Environmental Planner</p> <p>The qualified biologist shall conduct surveys for tricolored blackbirds within 250 feet of identified suitable habitat, where visual access is possible. If a nesting colony of tricolored blackbirds are located, a 250-foot construction-free buffer zone shall be established.</p>	<p>See Previous Page</p> <p>Prior to any ground disturbance.</p>	<p>See Previous Page</p> <p>PBCE Supervising Environmental Planner</p> <p>California Department of Fish and Wildlife</p> <p>U.S. Fish and Wildlife Service</p>	<p>See Previous Page</p> <p>Review and accept report indicating the results of the survey (or any other environmental investigation reports, if applicable) and any designated buffer zones</p>	<p>See Previous Page</p> <p>Prior to and during construction activities.</p>



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<ul style="list-style-type: none"> <li>• If nesting in the past five years is not evident, the qualified biologist shall conduct a preconstruction survey in areas identified in the habitat survey as supporting potential tricolored blackbird nesting habitat. Surveys shall be made at the appropriate times of year when nesting use is expected to occur, and shall document the presence or absence of nesting colonies of tricolored blackbird. Surveys shall conclude no more than two calendar days prior to construction, per Condition 17 of Chapter 6 in the SCVHP.</li> <li>• Should a nesting colony of tricolored blackbirds be located, a 250-foot construction-free buffer shall be established from the edge of all hydric vegetation associated with the nest site and the buffer shall be avoided, and the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) shall be notified immediately.</li> <li>• If construction occurs in the project area during the nesting season and when the 250-foot buffer is in place around active nesting habitat, a qualified biologist shall conduct periodic monitoring of the site to ensure the 250-foot buffer is enforced. The biologist shall have the authority to increase the buffer size if needed based on tricolored blackbird behavior at the active nesting area.</li> </ul>	See Previous Page	See Previous Page	See Previous Page	See Previous Page	See Previous Page



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<ul style="list-style-type: none"> <li>If active tricolored blackbird nesting occurs within 250 feet of the project site and off-site utility alignment areas and construction occurs during the active nesting period resulting in the need for a buffer, the qualified biologist shall conduct training for construction personnel in avoidance procedures, buffer zones, and safety protocols to ensure no impacts to the nest.</li> </ul>	See Previous Page	See Previous Page	See Previous Page	See Previous Page	See Previous Page
<b>Impact BIO-2:</b> Any actions related to site development that result in the mortality of burrowing owls shall constitute a violation of the Federal Migratory Bird Treaty Act and provisions of the California Fish and Game Code. Therefore, the mortality of burrowing owls would be a significant impact under CEQA.					
<b>MM BIO-2.1:</b> To mitigate impacts to occupied burrowing owl habitat, the project applicant shall pay the burrowing owl fee as specified in the SCVHP for each acre of occupied burrowing owl nesting habitat impacted as a result of project buildout. Fees shall also be required from the loss of foraging habitat on the agricultural fields on-site (approximately 60 acres; Zone B fees) and annual grassland off-site (approximately 31.5 acres; Zone A fees).  <b>MM BIO-2.2:</b> The project applicant shall conduct preconstruction surveys to ascertain whether or not burrowing owls occupy burrows on the site and along the utility alignments off-site prior to construction. The preconstruction surveys shall be performed by a qualified biologist and shall consist of a minimum of two surveys, with the first survey occurring no more than 14 days prior to initial construction activities	Pay the burrowing owl fee as specified in the SCVHP. A qualified biologist shall conduct preconstruction surveys with the first survey occurring no more than 14 days prior to initial construction activities and the second survey conducted no more than 2 days prior to initial construction activities. If a burrowing owl is observed, occupied burrows shall be identified by the monitoring biologist and a buffer shall be established.	Prior to construction activities	PBCE Supervising Environmental Planner	Document payment of fees	Prior to construction activities



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<p>(i.e., vegetation removal, grading, excavation, etc.) and the second survey conducted no more than 2 days prior to initial construction activities. If no burrowing owls or fresh sign of burrowing owls are observed during pre-construction surveys, construction may continue. However, if a burrowing owl is observed during these surveys, occupied burrows shall be identified by the monitoring biologist and a buffer shall be established, as described below:</p> <ul style="list-style-type: none"> <li>If an active nest is found, a qualified biologist shall establish a 250-foot non-disturbance buffer around all nest sites. If the biologist determines that the nest is vacant, the non-disturbance buffer zone may be removed, in accordance with measures described in the SCVHP. The biologist shall supervise hand excavation of the burrow to prevent reoccupation only after receiving approval from the wildlife agencies (CDFW and USFWS) in accordance with Chapter 6, Condition 15 of the SCVHP.</li> <li>For permission to encroach within 250 feet of such burrows during the nesting season (February 1st through August 31st), an Avoidance, Minimization, and Monitoring Plan (AMMP) shall be prepared and approved by the City and the wildlife agencies prior to such encroachment in accordance with Chapter 6 of the SCVHP.</li> </ul>	<p>If encroachment into the buffer zone cannot be avoided, prepare an Avoidance, Minimization, and Monitoring Plan (AMMP).</p>	<p>See Previous Page</p>	<p>California Department of Fish and Wildlife  U.S. Fish and Wildlife Service</p>	<p>Review and accept report indicating the results of the survey (or any other environmental investigation reports, if applicable), and, if necessary, receive and approve the AMMP.</p>	<p>See Previous Page</p>



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<p>MM BIO-2.3:            Should a burrowing owl be located during the non-breeding season (September through January), a 250-foot buffer shall be established and construction activities shall not be allowed within the 250-foot buffer of the active burrow(s) used by any burrowing owl unless the following avoidance measures are adhered to:</p> <ul style="list-style-type: none"> <li>• A qualified biologist shall monitor the owls for at least three days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).</li> <li>• The same qualified biologist shall monitor the owls during construction. If the biologist determines there is a change in owl nesting and foraging behavior as a result of construction activities, all construction activities shall cease within the 250-foot buffer.</li> <li>• If the owls are gone from the burrows for at least one week, the project applicant may request approval from the habitat agency to excavate all usable burrows within the construction area to prevent owls from reoccupying the site. After all usable burrows are excavated, the buffer zone shall be removed and construction may continue;</li> </ul>	See Previous Page	See Previous Page	See Previous Page	See Previous Page	See Previous Page

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<p><b>MM BIO-2.4:</b> In the event that voluntary relocation of site burrowing owls does not occur (defined as owls having vacated the site for 10 or more consecutive days), the project applicant can request permission to engage in passive relocation during the non-breeding season through the standard SCVHP application process (Section 6.8 of the SCVHP).</p> <p>If passive relocation is granted, additional measures may be required by the Habitat Agency.</p> <p>If the owls voluntarily vacate the site for 10 or more consecutive days, as documented by a qualified biologist, the project applicant could seek permission from the Santa Clara Valley Habitat Agency to have the qualified biologist take measures to collapse vacated and other suitable burrows to ensure that owls do not recolonize the site, in accordance with the SCVHP.</p>	See Previous Page	See Previous Page	See Previous Page	See Previous Page	See Previous Page
<p><b>Impact BIO-3:</b> The project would cause permanent impacts to riparian vegetation and seasonal wetlands as a result of installation of the potential stormwater outfall at Coyote Creek and project construction in the southwest corner of the site.</p>					
<p><b>MM BIO-3.1:</b> Prior to the start of any grading or other soil disturbing activities, the project applicant shall be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) consistent with the City's NPDES C3 provisions.</p>	<p>Prepare a Stormwater Pollution Prevention plan consistent with the City's NPDES C3 provisions, verify measures are being implemented, and ensure all seed mixtures used for</p>	<p>Prior to the start of any grading or other soil disturbing activities</p>	<p>PBCE Supervising Environmental Planner  California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and</p>	<p>Review and approval of permits by California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and Regional Water</p>	<p>Prior to the start of any grading or other soil disturbing activities</p>





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<b>Impact BIO-4:</b> Construction activities on-site could result in a significant impact to the trees that may be retained.					
<b>MM BIO-4.1:</b> The project applicant, in consultation with a certified arborist or biologist, shall submit a Tree Protection Plan (TPP) to the Supervising Environmental Planner of the Department of Planning, Building and Code Enforcement for trees to be preserved. The TPP shall include, but is not limited to: <ul style="list-style-type: none"> <li>• Number of trees and location of trees to be protected</li> <li>• Final landscaping proposal</li> <li>• Tree Protection Zone (TPZ)</li> <li>• Size and location of TPZ</li> <li>• Specific recommendation and suggestions or recommendation for each TPZ if applicable</li> <li>• Maintenance methodology for tree protection zones during the entire demolition and construction period</li> <li>• Irrigated schedule</li> <li>• Pruning schedule for preserved trees, if applicable</li> <li>• Herbicides and other products recommended to be used on preserved trees</li> </ul>	Submit a Tree Protection Plan for trees to be preserved and incorporate the identified mitigation measures on all landscaping plans and in the Tree Protection Plan.	Prior to the issuance of any grading permits and commencement of construction activities	Supervising Environmental Planner of the Department of Planning, Building and Code Enforcement	Review and approval of the Tree Protection Plan	Prior to the issuance of any grading permits
<b>CULTURAL RESOURCES</b>					
<b>Impact CUL-1:</b> Construction of the proposed project could result in significant impacts to subsurface cultural resources located on-site.					
<b>MM CUL-1.1:</b> Prior to issuance of any grading permit, the project applicant shall be required to complete subsurface	A qualified archaeologist shall complete subsurface testing and prepare an	Prior to the issuance of any grading permit	PBCE Supervising Environmental Planner	Review and approve the archaeological	Prior to the issuance of any grading permit



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<p>testing to determine the extent of possible resources on-site. Subsurface testing shall be completed by a qualified archaeologist. Based on the findings of the subsurface testing, an archaeological resources treatment plan shall be prepared by a qualified archaeologist and submitted to PBCE Supervising Environmental Planner and Historic Preservation Officer for approval prior to the issuance of grading permits.</p> <p>MM CUL-1.2:            The project applicant shall implement the approved treatment plan prior to the issuance of any grading permits. The approved treatment plan shall utilize data recovery methods to reduce impacts on subsurface resources.</p> <p>MM CUL-1.3:            All prehistoric and historic-era features identified during exploration shall be evaluated by a qualified archaeologist based on the California Register of Historical Resources criteria consistent with the archaeological treatment plan. After completion of the field work, all artifacts shall be cataloged and the appropriate forms shall be completed and filed with the Northwest Information Center of the California Archaeological Inventory at Sonoma State University by the qualified archaeologist in coordination with the PBCE Supervising Environmental Planner and Historic Preservation Officer prior to issuance of any occupancy permit (temporary or final).</p>	<p>archaeological resources treatment plan.</p> <p>In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified immediately. If scientifically-valuable information is recovered, a report of findings documenting the recovery shall be submitted to the Director of Planning.</p>	See Previous Page	Historic Preservation Officer	resources treatment plan and the report of findings	and prior to issuance of any occupancy permit (temporary or final)



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<p>MM CUL-1.4:            In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Director of PBCE shall be notified, and a qualified archaeologist shall examine the find. The archaeologist shall evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource and make appropriate recommendations regarding the disposition of such finds prior to issuance of building permits for any construction occurring within the above-referenced 50-foot radius and all areas determined by the archaeologist to not be disturbed during examination of the find. If the finds do not meet the definition of a historical or archaeological resource, no further study or protection is necessary prior to project implementation. If the find(s) does meet the definition of a historical or archaeological resource, then it shall be avoided by project activities. If avoidance is not feasible, adverse effects to such resources shall be mitigated in accordance with the recommendations of the archaeologist. Recommendations shall include, but are not limited to, collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery shall be submitted to the Director of PBCE and the Northwest Information Center.</p> <p>The project applicant shall ensure that construction personnel does not collect or move any cultural</p>	Building and Code Enforcement and the Northwest Information Center at Sonoma State University in Sonoma, California.	See Previous Page	See Previous Page	See Previous Page	See Previous Page



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<p>material, and shall ensure that any fill soils that may be used for construction purposes do not contain any archaeological materials.</p> <p>MM CUL-1.5:            In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified immediately and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of the identification. Once the NAHC identifies the most likely descendants (MLD), the descendants shall make recommendations regarding proper burial (including the treatment of grave goods), which shall be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.</p> <p>The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. A report of findings documenting any data recovery shall be submitted to the Director of PBCE and the Northwest Information Center.</p>	See Previous Page	See Previous Page	See Previous Page	See Previous Page	See Previous Page





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<b>HAZARDOUS MATERIALS</b>					
<b>Impact HAZ-1:</b> Implementation of the proposed project could release pesticide chemicals from on-site soils into the environment, and expose construction workers to residual agricultural soil contamination.					
<p>MM HAZ-1.1:            A Site Management Plan (SMP) shall be prepared and implemented (as outlined below) and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to California Hazardous Waste Regulations or the contaminated portions of the site shall be capped beneath the planned development under the regulatory oversight of the Santa Clara County Department of Environmental Health (SCCDEH) or State Department of Toxic Substances Control (DTSC). The contaminated soil removed from the site shall be hauled off-site and disposed of at a licensed hazardous materials disposal site.</p> <p>Components of the SMP shall include, but shall not be limited to:</p> <ul style="list-style-type: none"> <li>• A detailed discussion of the site background;</li> <li>• Preparation of a Health and Safety Plan by an industrial hygienist;</li> <li>• Notification procedures if previously undiscovered significantly impacted soil or free fuel product is encountered during construction;</li> <li>• On-site soil reuse guidelines based on the</li> </ul>	<p>The project applicant shall retain a qualified hazardous materials specialist to prepare and submit a Site Management Plan to the County Environmental Health Department for approval.</p>	<p>Prior to the issuance of any grading permits</p>	<p>Santa Clara County Department of Environmental Health or State Department of Toxic Substances Control</p> <p>PBCE Supervising Environmental Planner in coordination with the Environmental Services Department (ESD)</p>	<p>SCCDEH or DTSC approval of the Site Management Plan if contaminated soils are found in concentrations above established thresholds.</p> <p>Copies of the Site Management Plan shall be provided to the PBCE Supervising Environmental Planner for review and approval.</p>	<p>Prior to issuance of any grading permits</p>



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<p>California Regional Water Quality Control Board (RWQCB), San Francisco Bay Region's reuse policy;</p> <ul style="list-style-type: none"> <li>• Sampling and laboratory analyses of excess soil requiring disposal at an appropriate off-site waste disposal facility;</li> <li>• Soil stockpiling protocols; and</li> <li>• Protocols to manage ground-water that may be encountered during trenching and/or subsurface excavation activities.</li> </ul> <p>MM HAZ-1.2:            All contractors and subcontractors at the project site shall develop a Health and Safety Plan (HSP) specific to their scope of work and based upon the known environmental conditions for the site. The HSP shall be approved by the PBCE Supervising Environmental Planner and Environmental Services Department (ESD) and implemented under the direction of a Site Safety and Health Officer. The HSP shall include, but shall not be limited to , the following elements, as applicable:</p> <ul style="list-style-type: none"> <li>• Provisions for personal protection and monitoring exposure to construction workers;</li> <li>• Procedures to be undertaken in the event that contamination is identified above action levels or previously unknown contamination is discovered;</li> <li>• Procedures for the safe storage, stockpiling, and disposal of contaminated soils;</li> </ul>	See Previous Page	See Previous Page	See Previous Page	See Previous Page	See Previous Page

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	Documentation of Compliance [Project Applicant/Proponent Responsibility]		Documentation of Compliance [Lead Agency Responsibility]		
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<ul style="list-style-type: none"> <li>Provisions for the on-site management and/or treatment of contaminated groundwater during extraction or dewatering activities; and</li> <li>Emergency procedures and responsible personnel.</li> </ul> <p>The SMP shall be submitted to SCCDEH, DTSC, or equivalent regulatory agency for review and approval. Copies of the approved SMP shall be provided to the PBCE Supervising Environmental Planner and Environmental Services Department (ESD) prior to issuance of grading permits.</p>	Develop a Health and Safety Plan based on the known environmental conditions for the site.	Prior to issuance of any grading permits	PBCE Supervising Environmental Planner in coordination with Environmental Services Department	Review and approval of the Health and Safety Plan	Prior to issuance of any grading permits
<b>CUMULATIVE TRANSPORTATION</b>					
<b>Impact TRAN(C)-1:</b> The proposed project would have a cumulatively considerable contribution to three intersections. The data center alone (Phase 1 of Option 2) would not result in this impact.					
MM TRAN(C)-1.1: To reduce the average delay in traffic level of service, the project applicant shall fully fund and construct a second southbound through lane at the Zanker Road/SR 237(N) intersection under cumulative conditions. This improvement would be triggered when the light industrial part (non-data center component) of the project is constructed.	Addition of a second southbound through lane.	Prior to issuance of any occupancy permits for light industrial development	Transportation Manager of the Department of Public Works	Transportation Manager of the Department of Public Works to confirm compliance	Prior to issuance of any occupancy permits for light industrial development

Source: 237 Industrial Center Project Environmental Impact Report, June 2017