

CITY OF SAN MATEO PLANNING APPLICATION

CONDITIONS OF APPROVAL

PA-2018-010, UNDERGROUND FLOW EQUALIZATION SYSTEM

2495 S DELAWARE ST, SAN MATEO, CA 94403-1902

PARCEL # 040030220

AS APPROVED BY THE (information to be filled in after City Council meeting)

The following conditions of approval apply to the project referenced above. The conditions of approval are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance.

COMPLIANCE WITH MITIGATION MEASURES: At all times, the applicant shall comply with the Mitigation Measures adopted by the City Council through the CEQA environmental review process and documented in the Mitigation Monitoring and Reporting Program (MMRP) for the project. (PUBLIC WORKS)

The following conditions shall be addressed on the construction plans submitted for any BUILDING PERMIT and shall be satisfied prior to issuance of the permit, or if another deadline is specified in a condition, at that time.

Building Division (PA)

1. BUILDING PERMIT – A building permit for this project shall be submitted for review and approval by the Building Division. (BUILDING)
2. SHORING/SCAFFOLDING - Shoring/scaffolding plans, calculations, etc., shall be submitted for review and approval by Building Division. (BUILDING)
3. SOILS REPORT – The applicant shall provide a stamped, signed, and dated soil investigation report containing design recommendations to the Building Official. The classification shall be based on observation and any necessary tests of materials disclosed by boring or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction, seismically induced soil liquefaction, soil instability, and expansiveness. Additionally, the applicant shall submit a stamped, signed, and dated letter from the Geotechnical Engineer or Civil Engineer who prepared the soil investigation stating the following:
 - (A) The plans and specifications substantially conform to the recommendations in the soil investigation.
 - (B) The Geotechnical Engineer or Civil Engineer who prepared the soil investigation has been retained to provide soil site observation and provide periodic and final reports to the City of San Mateo.

Prior to final inspection for any building or structure, the Geotechnical Engineer or Civil Engineer who prepared the soil investigation shall issue a final report stating the

completed pad, foundation, finish grading and associated site work substantially conform to the approved plans, specifications and investigations. (BUILDING)

4. PRE-CONSTRUCTION CONFERENCE FOR LARGE PROJECTS- A pre-construction conference shall be held at a time and location agreed upon by the City and applicant for the purpose of reviewing Conditions of Approval and construction-site procedures. The applicant shall be represented by his design and construction staffs, which include any sub-contractors. Departments having conditions of approval for the project will represent the City. This meeting shall be held prior to start of construction. (BUILDING)
5. SITE SURVEY – The applicant shall provide a site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, miscellaneous structures, etc. The purpose of the site survey is to accurately verify compliance with items such as setback dimensions, heights of buildings from established contours, compliance with heritage tree ordinance, etc. (BUILDING)

Fire Department (PA)

4. FIRE DEPARTMENT ACCESS- The road shall remain accessible to public safety vehicles except when there is no alternative but to block the road due to construction activities. If that occurs, the project manager must notify public safety immediately of the necessity for closure and the duration of the closure. Notification shall be made to fire@smcfire.org or to 650-522-7940. (FIRE)

Parks and Recreation Department (PA)

5. FINAL PLANS AND DETAIL DRAWINGS- The applicant shall have prepared and shall submit final plans and drawings for the review and approval of the Department of Parks and Recreation as follows:
 - (A) A plan or plans that is (are) referenced from the underground improvement plans showing where existing irrigation lines including low voltage wire conduit(s) are located that cross under Saratoga Drive and Delaware Street where utility trenching along such streets will take place. Plans shall include notes that require the Contractor to:
 - 1) Use every reasonable attempt in determining the exact location of these irrigation improvements to avoid damage to them.
 - 2) Contact the Park and Recreation Department's Maintenance Division at 650-522-7423 to review the approximate locations of said irrigation

improvements and locations of shut off valves in case a line is broken prior to beginning any underground work.

- 3) Immediately repair/replace as required all existing irrigation improvements that are damaged to the same or better condition than prior to the damage in a professional manner using state licensed contractor professionals that specialize in irrigation work.
 - 4) Be responsible for any significant damage to existing plantings that suffer from lack of water due to delay in repairing any damaged irrigation improvements by promptly replacing them with quality plantings of the same size, and species in a professional manner using state licensed contractors and caring for them until irrigation lines are restored and are property functioning.
- (B) Planting Plans prepared by a state licensed Landscape Architect describing each plant species, quantity, location, size (spacing for groundcover) along with planting details and notes regarding soil preparation, fine grading, planting, mulching and plant establishment / maintenance for a minimum of 60 calendar days after approved installation.
- (C) Irrigation Plans prepared by a state licensed Landscape Architect including all components of the irrigation system, irrigation legend, detail drawings and notes for irrigating the proposed planting improvements within Bay Meadows Park, and along the Saratoga Drive frontage, and for cutting, capping and rerouting of irrigation lines and other required modifications to the existing irrigation systems to maintain irrigation to other existing plantings along Saratoga Drive and within Bay Meadows Park. The irrigation system design and implementation, including the preparation of As-built drawings, shall conform to the latest edition of the Department of Parks and Recreation Standard Irrigation Manual.
- (D) Demolition and Restoration Plan if it is obvious that existing Park or Saratoga Drive improvements will be damaged in order to provide the proposed work. The plans shall indicate the improvements to be demolished and improvements to be replaced.

(PARKS AND RECREATION)

Planning Division (PA)

8. EXCAVATED SOILS- Excavated site soils shall be tested prior to disposal to confirm that the concentration of constituents present in site soils do not exceed hazardous waste criteria of local, state and federal regulations. If the concentration of constituents in the project site soils do exceed hazardous waste criteria, they will be disposed of as

hazardous waste in accordance with local, state and federal regulations. (PLANNING)

9. CONFORMANCE WITH APPROVED PLANNING APPLICATION - All building permit application plans and details, and subsequent construction shall substantially conform with the approved planning application, including: drawings, plans, materials samples, building colors, the written project description, and other items submitted as part of the approved planning application. No signage is approved as part of the planning application; signage is governed by the City's Sign Ordinance. Documentation of any changes to the approved Planning Application plan set shall be provided at the time of Building Permit application submittal. Any proposed modifications to the approved planning application must be reviewed by the Chief of Planning and/or Zoning Administrator. Modifications to Building Permit plans must be approved prior to construction of the modified improvements. The Chief of Planning and/or Zoning Administrator shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application for a modification of a previously approved planning application is required to be submitted to permit the proposed project modifications, as required by San Mateo Municipal Code Section 27.08.080 Modifications. (PLANNING)
10. HERITAGE TREE PROTECTION - The applicant shall protect all heritage trees designated to remain from damage during construction. Tree protection shall comply with all provisions of the Heritage Tree Ordinance, approved Tree Protection Plan contained in the approved project arborist's report, and any requirements imposed by the City. The following tree protection measures shall be shown on building permit drawings:
- (A) All recommendations for tree protection contained in the approved Tree Protection Plan contained in the approved project arborist's report, and/or additional requirements imposed by the City.
 - (B) Protective fencing shall be located at the drip line of existing major vegetation to remain. This protective fencing shall be constructed of solid wood, chain link, or other solid materials subject to approval of the Zoning Administrator.

In addition, the following requirements shall be complied with at all times during construction:

- (C) Oil, gas, chemicals, or construction materials shall not be stored within the drip line of trees that are designated to be preserved.
- (D) Signs, wires, or other types of obstructions shall not be attached to trees.
- (E) Trenching under the drip line of trees is to be avoided. If trenching is

necessary, trenches are to be hand dug and major roots retained.

All tree protection measures shall be constructed prior to issuance of a grading permit, demolition permit, or building permit. The Project Arborist shall submit a letter and photos to the Project Planner verifying that all tree protection measures are properly implemented prior to the issuance of the first building permit. (PLANNING)

11. LOCATION AND FULL SCREENING OF ABOVE GROUND UTILITIES, EQUIPMENT, AND DEVICES INCLUDING TRANSFORMERS AND BACK FLOW PREVENTORS – All ground level utilities, equipment, and other project related operational/utility devices (“Items”) shall be shown on the building permit plans, consistent with the approved planning application plans. All Items shall be fully screened on all four sides from public view by a solid wall or solid wood fence that complies with San Mateo Municipal Code Chapter 27.84 Fences, Trees and Hedges. Landscaping in the form of densely planted tall shrubs may be utilized where placement of a fence is infeasible, subject to review and determination by the Zoning Administrator in the field. These Items shall be setback as far as feasible from street frontages and shall be fully screened with landscaping or other screening material. The building permit plans shall show the location and screening of these items and this condition shall be addressed on the construction plans submitted for any building permit and shall be satisfied prior to issuance of the permit; however, the final location and required screening of all Items shall be reviewed and approved by the Zoning Administrator prior to release of utilities or final inspection, whichever occurs first. (PLANNING)
12. PAYMENT OF OUTSTANDING PLANNING APPLICATION FEES – The applicant shall check with the Project Planner to determine whether any outstanding planning applications fees exist and those fees shall be paid prior to the issuance of the first building permit. (PLANNING)
13. CONDITIONS OF APPROVAL – Final plans shall include all the Conditions of Approval beginning on sheet 2 of the plans. (PLANNING)
14. RECORDATION OF CONDITIONS OF APPROVAL – The applicant shall record the final approved planning application conditions of approval document at the San Mateo County Recorder’s Office. The applicant shall submit proof of recordation in the form of a recorded document that includes a confirmation sticker with the recordation evidence. This document shall be recorded prior to the issuance of the building permit and shall be satisfied prior to issuance of the permit. (PLANNING)

Public Works Department (PA)

15. STORM DRAIN INLETS AND WATERWAYS - The building permit application plans shall show the marking of the words “No Dumping! Flows to Bay,” or equivalent, on all

storm inlets surrounding and within the project site using methods approved by the City standards, consistent with the San Mateo Countywide Water Pollution Prevention Program's C.3 requirements. (PUBLIC WORKS)

16. TRIANGULAR AREA OF VISIBILITY – The building permit application plans shall show that the installation of landscaping and permanent structures located within the 10' triangular area of visibility at the driveway, and 45' triangular area of visibility at any project corner meets the requirements of a minimum vertical clearance of 7', and/or are less than 3' in height. This includes all PG&E above ground structures and other utility facilities. (PUBLIC WORKS)
17. INTERIOR FLOOR DRAINS – The building permit application plans shall show all interior floor drains and shall be plumbed to connect to the sanitary sewer system and shall not be connected to stormwater collection system per the San Mateo Countywide Water Pollution Prevention Program's C.3 requirements. (PUBLIC WORKS)
18. RIGHT OF WAY IMPROVEMENTS - Prior to any work being done in the City's right of way, the applicant shall have street improvement plans prepared for all work in the public right of way by a licensed civil engineer, whose signed engineer's stamp shall appear on the plans and shall submit traffic control plans for any lane or sidewalk closures. The traffic control plan shall comply with the most recent version of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the City's Traffic Control Plan Requirements. Final construction plans and specifications shall be approved by the City Engineer. Right of way improvements shall include, at a minimum, the following items:
 - (A) STREET TREES - The applicant shall plant street trees to match the City of San Mateo street tree plan in effect at the time of construction. The street tree plans shall be constructed per City Standard Drawings 3-1-847, Tree Planting Details, and will include tree grates. Street trees removed or damaged for installation of the temporary driveway on S. Delaware shall be replaced in kind.
 - (B) STREET MARKINGS - The applicant shall install necessary street markings of a material and design approved by the City Engineer, and replace any that are damaged during construction. These include but are not limited to all pavement markings, painted curbs and handicap markings. All permanent pavement markings shall be thermoplastic. Color and location of painted curbs shall be shown on the plans and subject to approval by the City Engineer. Any existing painted curb or pavement markings no longer required shall be removed by grinding if thermoplastic, sand blasting if in paint. Once installed, the applicant shall coordinate with City crews to mark any red curb within the proposed City

right-of-way with a City seal.

- (C) SIDEWALK - The applicant shall replace to existing City standards all sidewalk used as a temporary driveway on S. Delaware Street. Sidewalk replacement shall be constructed per City Standard Drawing 3-1-141A (or 3-1-141B). At the time the planning application was filed, a minimum of three hundred (300) square feet of sidewalk will need to be replaced.
 - (D) CURB RAMPS - The applicant shall construct four (4) curb ramps in accordance with State Standard Drawing No. RNSP A88 at Saratoga Drive and S. Delaware Street. The actual ramp "Case" shall be identified on the plans and shall be approved by the City Engineer or designee.
 - (E) CURB AND GUTTER - The applicant shall replace to existing City standards all curb and gutter used as a temporary driveway on S. Delaware Street. New curb and gutter shall be constructed per City Standard Drawing 3-1-141A (or 3-1-141B). A minimum of fifty (50) linear feet of curb and gutter will need to be replaced.
 - (F) DRIVEWAY APPROACH - The applicant shall install one (1) City Standard Commercial driveway approach as shown on the approved plans. The new commercial driveway approach shall be constructed per City Standard Drawing 3-1-148.
 - (G) SEWER MAIN - The applicant shall install a new mainline sewer from the existing sanitary sewer manhole 1318 to the underground flow equalization system (UFES) in accordance with City Standard Drawing No. 3 1 101 and 3-1-153. New sewer line shall be PVC, SDR 26 or equal. Applicant is required to submit plans and drawings for approval prior to submitting the first building permit.
 - (H) STREET LIGHTS - Street lights removed or damaged for installation of the temporary driveway on S. Delaware shall be replaced in kind.
(PUBLIC WORKS)
19. DRAINAGE - Drainage designed into landscaping with the purpose of reducing volume or improving quality of runoff from the site shall be implemented, to extent feasible, subject to the approval of the City Engineer. Where necessary, sidewalk drains per City Standard Drawing 3-1-120 shall be provided to direct the water under the sidewalk and through the curb. No increase to the peak discharge shall be permitted downstream. In addition, discharge must conform to any non-point source permit issued by the Regional Water Quality Control Board. Drainage improvements made on-site shall conform to standard engineering practices and shall not allow any site

drainage to impact adjacent properties. All drainage capacity calculations shall be performed by a licensed Civil Engineer, whose signed engineer's stamp shall appear on the calculations sheets and shall be submitted to the City for review and approval with the project civil plans. The applicant shall install porous concrete paving on the entire site.

The project applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board to obtain coverage under the State General Construction Activity NPDES Permit. Proof of permit must be provided to the Public Works Department along with a Storm Water Pollution Prevention Plan (SWPPP) prepared by a qualified SWPPP designer prior to issuance of the STOPPP Construction permit. For projects that include permanent structural controls for stormwater treatment, the O&M (operation and maintenance) procedures for such control features shall be submitted for review and approval prior to occupancy and specify the owner's responsibility to ensure their ongoing effective operation and maintenance. Such O&M responsibility requirements shall be recorded on the property deed. The building permit application plans shall show drainage. (PUBLIC WORKS)

20. CHARGES FOR PUBLIC WORKS SERVICES - - Prior to plan checking, the applicant shall be required to deposit with the City, funds to pay for, at the adopted rate, all engineering, inspection and survey services that may be required during plan check and construction of the project. The amount of the deposit shall be \$15,000. Public Works plan checking of the plans submitted with the building permit plans cannot proceed until the deposit is submitted. The applicant shall be required to increase the deposit or be billed monthly at the discretion of the City, for any costs in excess of the deposit. If billed monthly, invoices shall not become delinquent (must be paid within 30 days of receipt). Prior to final occupancy the bill shall be paid in full. The City will refund any portion of the deposit not utilized. (PUBLIC WORKS)
21. FENCES AND OTHER PERMANENT STRUCTURES WITHIN CITY RIGHT-OF-WAY – The applicant shall locate all project fencing and foundation of a permanent nature within the project's property and out of the City right-of-way. (PUBLIC WORKS)
22. PERMITS REQUIRED BY OTHER AGENCIES - The applicant is hereby informed that permits may be required by one (1) or more of the following: Corps of Engineers, Bay Conservation and Development Commission, Fish and Game, and/or the State Lands Commission. If project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to the Public Works Department prior to issuance of any required City permits. If the City is required to be a party to the permit application and a fee is required, the applicant shall reimburse the City for its cost. (PUBLIC WORKS)

23. UNDERGROUND UTILITIES - The building permit application plans shall show the installation of all new, and upgraded, utility service, including telephone, electric power, and other communications lines underground to the building in accordance with City of San Mateo Municipal Code 26.32.020. (PUBLIC WORKS)
24. EASEMENT – The applicant shall acquire easements from the County of San Mateo, as delineated on the approved plans. The easements shall be recorded with the County Recorder’s Office and a recorded copy of the document returned to the City prior to the release of the first building permit. The easement may also be designated on any associated parcel or subdivision map. The building permit application plans shall show all easements. (PUBLIC WORKS)

The following conditions shall be met prior to RELEASE OF UTILITIES or FINAL INSPECTION, whichever occurs first, or if another deadline is specified in a condition, at that time.

Parks and Recreation Department (PA)

25. PROTECTION OF EXISTING IMPROVEMENTS - In performing the approved work within Bay Meadows Park and along Saratoga Drive, the applicant shall protect all existing improvements that are not designated or not approved to be removed. If damaged such existing improvements shall be replaced with new improvements to the same original design by using professionals specializing in the improvements to be replaced. If it is obvious that existing improvements will be damaged as a result of the proposed work, a demolition and restoration plan shall be submitted for approval prior to the commencement of construction. (PARKS AND RECREATION)

Planning Division (PA)

26. VERIFICATION OF LANDSCAPE INSTALLATION – The applicant shall submit a letter prepared by the project landscape architect stating that all landscape improvements (including trees, shrubs, and irrigation systems) have been installed in compliance with the approved landscape plans submitted to the City for construction. This condition shall be met prior to the release of utilities or final inspection, whichever occurs first. (PLANNING)
27. VERIFICATION OF COMPLIANCE WITH ACOUSTICAL ANALYSIS – The applicant shall submit an acoustical analysis verifying that the project complies with the noise requirements contained in the City’s General Plan. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)
28. PLANNING DIVISION INSPECTIONS – The applicant shall notify the project planner for

inspections related to construction of all structures, landscaping, and other site improvements. The notification request shall be given at least 72 hours prior to the requested time for inspection. (PLANNING)

Public Works Department (PA)

29. RECORD DRAWINGS - The applicant shall submit one full set of original record drawings and construction specifications for all off-site improvements to the Department of Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The applicant shall also provide the City with an electronic copy of the as-builts in PDF and the AutoCAD Version being used by the City at the time of completion of the work. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PUBLIC WORKS)
30. STORMWATER TREATMENT OPERATIONS AND MAINTENANCE PLAN – The applicant shall submit an Operation and Maintenance (O&M) Plan for the permanent storm water treatment facilities to the City Engineer, or designee, for review and approval. This condition shall be met prior to the release of utilities or final inspection, whichever occurs first. (PUBLIC WORKS)

The following conditions shall be complied with AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, or if another deadline is specified in a condition, at that time.

Building Division (PA)

31. BUILDING CONSTRUCTION ACTIVITIES - The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:

Work hours regulated by the San Mateo Municipal Code shall only be permitted between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and between 12:00 noon and 4:00 p.m. on Sundays and holidays. These hours do not apply to construction work that takes place inside a completely enclosed building and does not exceed the exterior ambient noise level as measured 10 feet from the exterior property lines.

The allowed hours of Building construction activities may be waived or modified through an exemption from the hours of work designated in Section 23.06.060 of the San Mateo Municipal Code, for limited periods, if the Building Official finds that:

- (A) The following criteria are met:

- (i) Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or
 - (ii) An emergency situation exists where the construction is necessary to correct an unsafe or dangerous condition resulting in obvious and imminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.
- (B) The exemption will not conflict with any other conditions of approval required by the City to mitigate significant impacts.
- (C) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the construction activity.
- (D) The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by an interested member of the public.

The Building Official may revoke the exemption at any time if the contractor or owner of the property fails to abide by the conditions of exemption or if it is determined that the peace, comfort and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction. The waiver application must be submitted to the Building Official ten (10) working days prior to the requested date of waiver.
(BUILDING)

Public Works Department (PA)

32. GROUND WATER DISCHARGE- In accordance with the City's Municipal Code, Discharge of Ground Water (SMMC 7.38.150), the Director of Public Works may approve the discharge of ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Public Works Department. (PUBLIC WORKS)
33. BEST MANAGEMENT PRACTICES (BMP) – The applicant shall perform all construction activities in accordance with the City's Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.39), and the San Mateo Countywide Water

Pollution Prevention Plan (SMCWPPP) by reference. Detailed information can be located at: <http://www.flowstobay.org/documents/business/construction/SWPPP.pdf> (PUBLIC WORKS)

34. PUBLIC WORKS CONSTRUCTION ACTIVITIES - The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:

(A) Construction activities related to the issuance of any Public Works permit shall be restricted to the weekday between 7:00 a.m. and 7:00 p.m. Please note, however, that no work shall be allowed to take place within the City right-of-way after 5:00 p.m. In addition, no work being done under the issuance of a Public Works encroachment permit may be performed on the weekend unless prior approvals have been granted by Public Works. Earth haul and materials delivery to and from the site, including truck arrivals and departures to and from the site, will be prohibited between the weekday hours of 4:00 p.m. - 5:30 p.m. Signs outlining these restrictions shall be posted at conspicuous locations on site. The signs shall be per the City Standard Drawing for posting construction hours. The sign shall be kept free of graffiti at all times. Contact the Public Works Department to obtain sample City Standard sign outlining hours of operation. The allowed hours of Public Works construction activities may be waived or modified through an exemption, for limited periods, if the City Engineer finds that:

- (i) The following criteria are met:
 - (a) Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or
 - (b) Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a large concrete pour. Such a need would be determined by the project's design engineer and require approval of the City Engineer.
 - (c) An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.
- (ii) The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.

- (iii) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the extended construction activity.
- (iv) The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.

The City Engineer may revoke the exemption at any time if the contractor or owner of the property fails to abide by the conditions of exemption or if it is determined that the peace, comfort and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction. The waiver application must be submitted to the Public Works Construction Inspector ten (10) working days prior to the requested date of waiver.

- (B) All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
- (C) Newly disturbed soil surfaces shall be watered down regularly by a water trucks or by other approved method maintained on site during all grading operations. Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems. Wash down of dirt and debris into storm drain systems will not be allowed.
- (D) Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
- (E) All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.
- (F) Prior to issuance of any permit, the applicant shall submit any applicable pedestrian or traffic detour plans, to the satisfaction of the City Engineer, for any lane or sidewalk closures. The detour plan shall comply with Part 6, Temporary Traffic Control, of the State of California Manual of Uniform Traffic Control Devices (MUTCD), 2012, and standard construction practices.

(PUBLIC WORKS)

35. MATERIAL HAULING AND CONSTRUCTION WORKER PARKING - For material delivery

vehicles equal to, or larger than two-axle, six-tire single unit truck (SU) size or larger as defined by FHWA Standards, the applicant shall submit a truck hauling route that conforms to City of San Mateo Municipal Code Section 11.28.040 for the approval of the City Engineer. The project sponsor shall require contractors to prohibit trucks from using “compression release engine brakes” on residential streets.

The haul route for this project shall be: 92 to S. Delaware Street to a site entrance at the southern corner of the Event Center parking lot; and a secondary route to be used during Event Center events along Saratoga Drive from Delaware Street to Hillsdale Blvd, accessing the project site from Saratoga Drive.

A letter from the applicant confirming the intention to use this hauling route shall be submitted to the Department of Public Works, and approved, prior to the issuance of any City permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the applicant. All storage and office trailers will be kept off the public right-of-way. Tracking of dirt onto City streets and walks will not be allowed. The applicant must provide an approved method of cleaning tires and trimming loads on site. Any job related dirt and/or debris that impacts the public right of way shall be removed immediately. No wash down of dirt into storm drains will be allowed. All material hauling activities shall be done in accordance with applicable City ordinances and conditions of approval. Violation of such may be cause for suspension of work.

The applicant shall provide a construction-parking plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the City Engineer prior to issuance of City permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the City permits. (PUBLIC WORKS)

36. TEMPORARY CONSTRUCTION EASEMENT - Prior to the start of construction, and to be utilized throughout the construction phase, the applicant shall acquire a temporary construction easement from the County of San Mateo to manage truck routes. The temporary construction easement shall facilitate the management of haul routes as stipulated in COA#36 Material Hauling and Construction Worker Parking. (PUBLIC WORKS)
37. ADDITIONAL CONSTRUCTION MONITORING - The applicant shall conduct the following construction monitoring, in addition to the required mitigation measures, at all times

during the construction phase of the project:

- (A) In addition to the ground monitoring wells prescribed as part of the Mitigation Measures to be adopted by the City Council as part of the CEQA environmental review process, four new groundwater monitoring wells shall be installed beyond 50-ft from the edge of the excavation within and adjacent to the Fiesta Gardens and Bay Meadows neighborhoods, supplementing the existing groundwater wells that were installed approximately 2 years ago. Groundwater monitoring shall be completed using data loggers at each of the monitoring wells, allowing the construction managers access to the groundwater elevation conditions during dewatering activities. The levels shall be monitored by the construction inspectors to ensure that fluctuations stay within the seasonal variability.
 - (B) In addition to the settlement monitoring prescribed as part of the Mitigation Measures to be adopted by the City Council as part of the CEQA environmental review process, settlement monitoring would consist of baseline inspections and periodic construction checks (i.e. prior, during and post) beyond an approximate 100-foot radius of the construction zone. Prior to construction, a baseline inspection of individual surface features (e.g., homes, businesses, buried and above grade utilities) shall be completed by the contractor. These inspections typically entail a visual inspection, along with photo and video documentation, detailed measurements, and notes related to the current condition of these features. Inspections shall occur prior to construction, every 6 months during construction, and after the project is completed.
 - (C) While all impacts to air quality would be less than significant and no mitigation measures are required by CEQA, visual dust monitoring and quantified measurements using hand-held instruments will be conducted. If corrective actions are required, the construction managers will enforce the implementation of Bay Area Air Quality Management District enhanced measures, such as increasing the frequency of site watering and installing tire wash facilities.
- (PUBLIC WORKS)

The following conditions shall be complied with AT ALL TIMES that the use permitted by this planning application occupies the premises.

Fire Department (PA)

- 38. DESIGNATED EMERGENCY VEHICLE ACCESS: All required Emergency Vehicle Accessways, including red curbs, curb lettering and fire lane signs shall be maintained at all times that the use permitted by this planning application occupies the premises.

(FIRE)

Planning Division (PA)

39. CONFORMANCE WITH APPROVED PLANNING APPLICATION AT ALL TIMES - All physical improvements, uses, and operational requirements authorized by the approved planning application shall substantially conform at all times that the use permitted by this planning application occupies the premises with the approved planning application, including: drawings, plans, materials samples, building colors, the written project description, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application must be reviewed by the Chief of Planning and/or Zoning Administrator. The Chief of Planning and/or Zoning Administrator shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application for a modification of a previously approved planning application is required to be submitted to permit the proposed project modifications, as required by San Mateo Municipal Code Section 27.08.080 Modifications.

(PLANNING)

Public Works Department (PA)

40. NOTICE OF INTENT - The project applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board to obtain coverage under the State General Construction Activity NPDES Permit. Proof of permit must be provided to the Public Works Department along with a Storm Water Pollution Prevention Plan (SWPPP) prepared by a qualified SWPPP designer prior to issuance of the STOPPP Construction permit. (PUBLIC WORKS)

41. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) – In accordance with the City’s Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.38.020), and the San Mateo Countywide Stormwater Management Plan (SWMP) by reference, the applicant shall:

- (A) Owner/occupant shall inspect private storm drain facilities at least two (2) times per year and sweep parking lots immediately prior to and once during the storm season.
- (B) The applicant shall pay a fee on a yearly basis for cost associated with, but not limited to, biannual inspection of the private storm drain facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair in the event that the treatment facility is no longer able to meet performance standards or has deteriorated.
- (C) Label new and redeveloped storm drain inlets with the phrase “No Dumping –

Drains to Bay” plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available from the Department of Public Works.

- (D) All process equipment, oils fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.

(PUBLIC WORKS)