

CONDITIONS OF APPROVAL
PA 07-055
Bay Meadows Phase II SPAR #2
2600 S. Delaware Street/ APN: 040-030-190 & -200
As approved by the Planning Commission on October 14, 2008

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.

The following conditions shall be addressed on the construction plans submitted for any BUILDING PERMIT and shall be met prior to the issuance of said permit.

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION AND SPECIFIC PLAN - All building permit drawings and subsequent construction shall substantially conform with the approved planning application and the Bay Meadows Phase II Specific Plan Amendment, including: drawings, materials samples, building colors, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application must be reviewed and approved 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 new planning application must be submitted to permit the proposed project modifications. At the applicant's expense, additional design review by the City's design review consultant may be necessary to review proposed changes to the approved plans. A new planning application shall be subject to review by the Zoning Administrator, Planning Commission, and/or City Council. (PLANNING)
2. GENERAL – These Conditions of Approval apply to the Bay Meadows Phase II Site Plan and Architectural Review (SPAR) Planning Application #2, covering the following blocks: RES 4, RES 5, RES 6, RES 8, RES 9, the Neighborhood Park, and the eastern portion of the View Corridor (east of Baze Road). Additional Conditions of Approval that may also apply to this Planning Application are hereby incorporated by reference and include applicable conditions in the Conditions of Approval of the following Planning Applications: Bay Meadows Phase II Specific Plan Amendment and Master Tentative Map (PA 02-105) and Bay Meadows Phase II Site Development Permit and Vesting Tentative Subdivision Map ("Project Tentative Map") (PA 07-037). In addition, other conditions concerning public benefits and timing may be specified in the Bay Meadows Phase II Development Agreement ("Development Agreement"). To the extent that a Condition of Approval is modified by the approval of a subsequent Planning Application, the modified condition (i.e. the most recently approved condition) shall govern. In addition, in the case of a conflict between the Development Agreement and any Condition of Approval, the Development Agreement shall govern and control. Compliance with Citywide codes concerning construction, fire and building requirements in effect at the time building permits are reviewed shall be required. (PLANNING, BUILDING, FIRE, POLICE, PARKS AND RECREATION, PUBLIC WORKS, CITY ATTORNEY)

3. EXPIRATION OF APPROVAL – This Planning Application approval is valid for five years from the final date of approval, per the Bay Meadows Phase II Development Agreement ("Development Agreement"). (PLANNING)
4. * MITIGATION MONITORING – Per Specific Plan Amendment Condition of Approval #4, the applicant and property owner (including subsequent owners) shall be responsible for compliance with the mitigation measures adopted as part of the Final Environmental Impact Report (FEIR) for the project, as specified in the Mitigation Monitoring and Reporting Program, approved by the City Council on November 7, 2005. The Mitigation Monitoring and Reporting Program identifies the time frame and responsible party for implementation and monitoring of each mitigation measure adopted by the San Mateo City Council; and is hereby incorporated into the conditions of approval in accordance with California Environmental Quality Act (CEQA) Section 21081.6. In the event that a specific condition of project approval, as adopted by the City Council with respect to any project related impact, is different than the mitigation measure specified in the FEIR, the condition of approval shall take precedence. (PLANNING, BUILDING, FIRE, POLICE, PARKS AND RECREATION PUBLIC WORKS) *Specific Plan Amendment COA #4*
5. PRE-CONSTRUCTION CONFERENCE - 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 building owner/developer shall be represented by his design and construction staffs, which include any relevant sub-contractors as deemed necessary by the applicant. Departments having conditions of approval for the project will represent the City. (PLANNING, BUILDING, FIRE, POLICE, PARKS AND RECREATION PUBLIC WORKS)
6. CONDITIONS OF APPROVAL – The final building permit plans shall include all the Conditions of Approval as a sheet or sheets within the plan set. (PLANNING)
7. STORMWATER MANAGEMENT INSERT SHEET – Final plans shall include the City's Stormwater Management Insert Sheet as a sheet within the plan set. (PLANNING, PUBLIC WORKS, BUILDING)
8. NOTICE OF PROJECT RESTRICTIONS – The property owner at the time of this SPAR approval shall record a Notice of Project Restrictions in the official records of the County of San Mateo and provide proof of such recordation to the City prior to issuance of any City permit, allowed special use of the property, or Final Map, as applicable. The Notice of Project Restrictions shall provide a description of the subject property, shall identify the Planning Application name and number and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record and shall state the following:

“This Notice of Project Restrictions is for the purpose of informing interested persons of the fact that development approvals have been given by the City of San Mateo regarding the herein described property and that such approvals are conditioned upon compliance with certain restrictions that run with the land and are binding upon subsequent owners of the property. For more information about the restrictions applicable to this property, contact the Planning Division of the City of San Mateo regarding PA 07-055 Bay Meadows II SPAR #2.”

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have authority to sign the Notice of Project Restrictions. (PLANNING)

9. REVISIONS TO PROJECT – Changes to the SPAR 2 plans were made following direction from the Planning Commission and staff comments. The revisions are included as Attachment #19, 20, and 21 (Window Information, Bike Racks & Location Plan, and Supplemental Drawings with Revisions to Project Plans) of the Administrative Report and include changes to the bike rack locations for blocks in SPAR #2, type of bike rack on private property, View Corridor, building elevations in RES 5, 8, 9a, and 9b, elevations facing auto-courts, landscaping and fences.

The project shall be modified to reflect the following Planning Commission direction:

- A. Res 9b – remove trellis above garages, otherwise retain changes as shown on plans.
- B. Res 9a – Lot 19, remove railing at new bay window, otherwise retain changes to Lots 19 & 23 elevations as shown on plans.
- C. Res 8 – retain changes as shown on plans.
- D. Res 6 – no design changes, retain clarification.
- E. Res 5 – retain changes as shown on plans.
- F. Res 4 – retain clarifications to plans.
- G. View Corridor – retain changes as shown on plans.
- H. Neighborhood Park – enable change of ownership of the Garden Walk & allow it to be retained by the applicant & require a public access easement to ensure substantial conformance with the Bay Meadows Phase II Development Agreement.

The final building permit plans shall be reflect these revisions and shall be subject to the review and approval of the Zoning Administrator. (PLANNING)

10. WINDOWS – The final building permit plans shall include a detailed window and door schedule for all buildings in SPAR #2. Depending on the architectural style of the buildings, the exterior windows and doors shall be either Milgard Montecito or Milgard Style Line Series vinyl windows & doors, or comparable as determined by the Zoning Administrator. Trim and reveal details shall be shown on the final building permit plans, and shall be consistent with the architectural style proposed for each building. Where a reveal of the window is stylistically appropriate, that reveal shall be made through a combination of exterior trim and the profile of the window assembly. The final window and door details for all blocks shall be subject to the review and approval of the Zoning Administrator. (PLANNING)

11. ROOF VENTS – The final building permit plans shall limit the number of roof vents facing street(s), shall show roof vents are combined where feasible and/or moved to the side of the roof fronting the interior of the block. The final integration of roof vents shall be subject to the review and approval of the Zoning Administrator. (PLANNING)
12. ENCROACHMENTS INTO REQUIRED SETBACKS – The final building permit plans shall show and call out all encroachments into the required setbacks. Fences, gates, retaining walls, and planters shall not exceed a maximum height of 3 feet if located within the required setback areas, unless identified as a requested deviation in the two Design Guideline Deviations letters included as Attachment #9 (List of Design Guidelines & Development Standards Deviations and Explanations. The final details for encroachments into required setbacks shall be subject to the review and approval of the Zoning Administrator. (PLANNING)
13. VARIETY OF GARAGE DOOR DESIGNS – The final building permit plans shall show two different garage door treatments in RES 5, 8 and 9 that provide variety and are integrated architecturally with the design of the buildings. The two different treatments are shown in Attachment #21 (Supplemental Drawings with Revisions to Project Plans) and shall be incorporated into final building permits plan which shall be subject to the review and approval of the Zoning Administrator. (PLANNING)
14. EXTERIOR BUILDING FINISHES – The final building permit plans and subsequent construction shall show that the exterior building finishes are carried down, as close as possible as permitted by the Building Code, to the sidewalk, paved surface, or grade to provide a finished base edge to the exterior finish that follows the grade of the sidewalk, other paved surface or finished grade. Irregular gaps between the finished base edge of building's exterior finish and the sidewalk, paved surface, or grade shall not be permitted. The final details for exterior finishes shall be subject to the review and approval of the Zoning Administrator. (PLANNING)
15. TRELLIS & COVERED ENTRY FEATURES – The following features are shown in Attachment #21 (Supplemental Drawings with Revisions to Project Plans) of the staff report:
 - Trellis feature located between Buildings C & D in RES 5,
 - Covered entry feature between Buildings A & B in RES 5,
 - Trellis feature located between Buildings A & B in RES 8.The above features shall be incorporated into the final building permit plans which shall be subject to the review and approval of the Zoning Administrator. (PLANNING)
16. USE EASEMENTS FROM ADJACENT LOTS FOR SINGLE-FAMILY LOTS IN RES 9A- The applicant or owner shall provide use easements for the benefit of the single-family lots with Block RES 9A as shown on the approved planning application plans (for an example refer to sheet A2.2.1). The easement dedication shall be reviewed and approved by the City Attorney and Public Works Director or his designee. Said easements shall be dedicated on the RES 9a final map for the individual lots prior to sale of the lots. The final map and associated CC&R shall be subject to the review and approval of the Director of Public Works or his designee, and the City Attorney. (PUBLIC WORKS, CITY ATTORNEY)

17. EASEMENT FOR RES 4 PUBLIC PEDESTRIAN PASSAGE & PEDESTRIAN GATE IN BLOCK RES 4 – The final building permit plans shall include the required pedestrian passage easement in RES 4 consistent with the location and width shown on the approved Project Tentative Map (PA#07-037) and shall show the design details for features within the public pedestrian access easement, including signage. This easement serves to continue the pedestrian connection from MU3 to the Neighborhood Park, gate in RES 4 pedestrian access easement shall be removed. The applicant or owner shall provide signage to indicate the public pedestrian easement and the hours of public access to the Neighborhood Park. The CC&R for RES 4 shall acknowledge the public pedestrian access easement, specify the hours of public access and the procedure for modifying the hours as necessary, specify the required signage, and specify the owner's association that will assume responsibility for maintenance and repair of the easement area. The final building permit plans shall show that the public access easement will not be gated. The final details for features with the easement area shall be subject to the review and approval of the Zoning Administrator. The easement shall be dedicated on the final Project Tentative Map that creates the RES 4 Block and shall be subject to the review and approval of Public Works Director (or his designee) and the City Attorney. (PLANNING, PUBLIC WORKS, CITY ATTORNEY)
18. VISITOR PARKING – The applicant or owners of RES 5, 8, and 9b shall install signs or otherwise indicate which parking stalls are visitor spaces. Signage or other identification method shall be subject to the review and approval of the Zoning Administrator. (PLANNING)
19. 29TH AVENUE/DERBY LANE EXTENSION – The applicant or owner shall agree to dedicate a sixty (60) foot easement for the purposes of a 29th Avenue Extension, as shown on the SPAR #2 plans, to the City for the purposes of right-of-way connection to the Franklin Campus. The dedication of easement will be for purposes of pedestrian and bicycle access, but need not accommodate vehicular traffic unless and until a connection from 29th Avenue to Saratoga is implemented. The easement will be reviewed for consistency with the Bay Meadows Phase II Site Development Permit, Bay Meadows Phase II Specific Plan, and other applicable codes requirements. Said easement for the extension of the 29th Avenue right-of-way shall be dedicated on the project final map for Block RES 5 to the approval of the Director of Public Works or his designee.

Details for 29th Avenue Extension shall be consolidated and provided on one sheet as part of the final building permit plans, and dedicate to the City as public access easement and when Franklin property is developed dedicate to City as a street. The final building permit plans for Block RES 5 shall show the overall dimensions for the parking area, specify landscape species and size, dimension of side walk, overall width and length of the 29th Ave/Derby Lane extension, the width of the community path connection from RES 3 and RES 5, and the width of the walkways in RES 5. The final building permit plans and subsequent construction shall be reviewed by the Zoning Administrator and Public Works Director. (PLANNING, PUBLIC WORKS, CITY ATTORNEY)

20. VIEW CORRIDOR CONNECTION TO FRANKLIN CAMPUS – Should the adjacent property, Franklin Templeton (“Franklin”), elect to allow for the connection of the View Corridor through their property, the master association for Bay Meadows Phase II will cooperate with the City and Franklin to open up the Bay Meadows Phase II property so as to provide a clear and unobstructed connection from the View Corridor to the Franklin property. (PLANNING)
21. REQUIRED SIGN PERMIT – Building or business owners shall be responsible for obtaining separate building permits for all signage that is issued through the Building Division. All signs shall conform to the standards delineated in the Sign Code and Bay Meadows Phase II Design Guidelines and Development Standards. The applicant shall apply for approval of a Planned Signing District. (PLANNING)
22. MECHANICAL VENTILATION - All mechanical ventilation for subterranean garages shall be incorporated into the building architecture, structure, or landscape areas to be shown on the building permit plans subject to review and approval by the Zoning Administrator or his designee. (PLANNING)
23. ABOVE GROUND UTILITIES, EQUIPMENT, AND DEVICES - All ground level utilities, equipment, and other project related operational devices shall be designed and located as delineated on the approved planning application drawings, pending final location approval by the relevant utility provider. These project utilities shall be incorporated into the design of the project and screened from public view by a solid wall or solid fence, and/or perimeter landscaping, or other material subject to review and approval by the Zoning Administrator or his designee. All parties acknowledge that utility providers may make changes to the design from time to time and any such changes, along with the associated screening, shall be incorporated into the final plans. (PLANNING)
24. SCREENING OF ROOFTOP MECHANICAL EQUIPMENT – For RES 4 and RES 6, all rooftop mechanical equipment must be screened by a solid enclosure or parapet wall, in conformance with the approved planning application. Rooftop screening materials shall be aesthetically compatible with the building exterior, and shall be subject to the review and approval of the Zoning Administrator or his designee. (PLANNING)
25. TREE REPLACEMENT/IN LIEU FEES - The applicant shall plant trees equivalent to the Landscape Unit (LU) value of trees to be removed or pay a fee in lieu of planting trees at the rate of two hundred and fifty dollars (\$250.00) per required LU or such other fee as may be established by Resolution of the City Council. Replacement trees shall be in addition to and not substitute requirements for street trees, parking lot trees or other required trees (per Zoning Code Chapter 27.71). Landscape Unit value credit shall be granted for any trees planted in the public parks and trees planted within any of the 18 developable blocks at Bay Meadows Phase II project site except required trees (per Zoning Code Chapter 27.71). The Planning Division shall maintain a running log of the LU value credits to be subtracted from the LU value of removed trees. (PLANNING)

26. TREE SPECIES IN VIEW CORRIDOR – Final building permit plans shall include the following changes to tree species in the View Corridor:
The tree species in the View Corridor shall be changed from Tulip Tree to Lombardy Poplar.
(PLANNING)
27. LANDSCAPE IMPROVEMENTS - All landscape plans shall comply with Chapter 27.71 of the Municipal Code. In addition, the following items shall be shown on project plans:
- a) All planting areas shall be protected from common vehicular traffic with an approved barrier (a six-inch high vertical concrete curb) designed to withstand reasonable impact from vehicles.
 - b) An automatic irrigation system shall be provided to adequately water all proposed plantings. Backflow prevention devices shall be located in areas approved as part of the planning application, screened by landscaping and/or incorporated into the design of the project.
 - c) A two-inch (2") depth layer of mulch shall be required in all new planting areas except in areas of turfgrass or annuals.
 - d) The applicant shall provide proof of an agreement with a licensed landscape contractor or General Contractor for a ninety (90) day Plant Establishment Maintenance Period for all proposed landscape areas. All landscaped areas shall be maintained free of litter, debris and weeds. All plantings shall be permanently maintained in a healthy growing condition and whenever necessary, replaced with equivalent plant materials to ensure continued conformance with approved plans.
(PLANNING)
28. ALLERGENIC, TOXIC, AND INVASIVE PLANTS SPECIES - No plants which are cited on a City-wide list of allergenic, toxic, and invasive plants species shall be installed in any Park or public easement area including the Neighborhood Park, View Corridor, the required pedestrian passage on RES 4. In the absence of a City-wide list, all plant material lists will be reviewed with the City Landscape Architect to identify and preclude commonly recognized allergenic, toxic, and invasive plant species. (PLANNING/ PARKS AND RECREATION)
29. FINANCIAL SECURITIES FOR LANDSCAPING - For any building permit involving on-site landscaping on a Block, the applicant shall submit a cost estimate and financial securities in a form and amount satisfactory to the Zoning Administrator and Director of Parks and Recreation sufficient to ensure the installation of all approved landscape improvements including all new trees. The applicant shall request a follow-up inspection by the Planning Division in accordance with Section 27.71.060 of the Municipal Code in order to reclaim financial securities for landscaping, and shall be subject to the review and approval of the Director of Parks and Recreation. (PLANNING, PARKS AND RECREATION)
30. LANDSCAPE SOIL TESTING - For any building permit involving on-site landscaping on a Block, the applicant must submit a soils report prepared by a Soil Testing Laboratory. The report must analyze the existing soil and recommend any corrective action or soil amendment necessary to make the soil suitable to support the proposed plantings. Any proposed corrective action or soil amendments shall be incorporated into the landscape plans.
(PLANNING)

31. BELOW MARKET RATE (BMR) UNITS – Per Specific Plan Amendment Condition of Approval #8, pursuant to Municipal Code Section 27.16.050 and Resolution 41 (1999), and subject to the Development Agreement, Prior to issuance of any building permits for residential units on a Block, the residential developer shall execute a BMR agreement between the applicant and the City specifying how the BMR requirement will be satisfied for the proposed residential development. City development fees may be reduced for the BMR units in accordance with the City of San Mateo Below Market Rate Program. (PLANNING) ***Specific Plan Amendment COA #8***
32. UNIFIED CONSTRUCTION MANAGEMENT FOR SPAR VERTICAL DEVELOPMENT – The land developer shall provide for a unified construction management program (“Program”) of the Bay Meadows Specific Plan Amendment area (the “Project”). The land developer shall be the person or entity responsible for constructing the public infrastructure, streets, utilities, and similar “horizontal” development. The Program shall include responsibility for the operation and maintenance of common areas including common parking, common driveways, landscaping, lighting, signage, security, and similar matters of concern during construction. The Program shall provide for a person to act as the Project wide construction manager (“Manager”), and such person shall be the point of contact for the land developer in resolving overall site coordination issues with the City with respect to construction of the development as shown in the Project area. This includes coordination of the various potential multiple Block builders who will be constructing buildings and other “vertical” improvements within the Project.

A letter shall be submitted to the Building Official by the land developer designating the Manager prior to the issuance of the first City permit under this, or subsequent, planning applications. This person or a designee shall be on-site at all times that construction activities are underway. Should that designated person change during any phase of construction, the land developer shall submit a new letter to the City giving notification of change and designating a new person to act as the single point of contact. It is acknowledged that this is a phased Project and a full time on-site person may not be continually required. This condition can be modified over the course of the Project with the approval of the Director of Public Works Director or Building Official or their designees. The land developer shall have no obligation to coordinate construction activities with respect to (a) the construction of the Community Park, (b) the one (1) acre of land dedicated to the City for a Below Market Rate housing project, or (c) any activities associated with the potential JPB garage construction. This condition is not intended to limit the land developer to the use of only one contractor for purposes of development of the project, but simply to ensure that all contractors are fully coordinated.

The Manager shall designate an employee or agent as the construction impacts coordinator, to be responsible for receiving calls from residents or businesses regarding specific construction related complaints, including but not limited to noise, dust, vibration, and ground shaking. The coordinator shall be responsible for taking appropriate measures to reduce or eliminate the construction impacts if related to the land development or to coordinate with the Block developer (as described below) to mitigate the complaint. A log of

complaints and responses shall be kept on file for review by the City. The construction impact coordinator shall act as a liaison between the residents in the vicinity of the construction and the contractor, so perceived issues are addressed as soon as possible. This coordinator shall be available during all phases of construction and for six months after completion of construction. A letter shall be submitted to the City by the land developer designating this person prior to the issuance of the first City permit. Should that designated person change during any phase of construction, the owner shall submit a new letter to the City giving notification of the change and designating a new person to act as the construction impact coordinator.

The developer of each individual Block (the “Block Developer”), or the developer of a parcel on a multiple parcel Block, shall designate a Block construction manager (“Block Manager”). That person shall be responsible for meeting with the City’s Building Inspector and lead Planner, managing all required testing performed during construction activities, providing all testing results to the City, and be the point of contact for any dialogue between the City and the Block Developer. The Block Developer shall also be responsible to report to and coordinate with the overall Manager (as defined above). The Block Manager shall respond promptly when contacted by the Manager of any site related construction or coordination issues and shall be required to attend overall site coordination meetings as needed. When requested by Manager, the Block Manager shall also provide input to the Project’s public newsletter and Project web site (as described below). The Block Manager shall also be required to submit a construction schedule to the Manager that shall be updated as needed. A letter shall be submitted to the Planning Division and the Manager by the Block Developer designating the Block Manager prior to the issuance of the first building permit relating to any vertical construction on a Block. This person or a designee shall be available at all times that construction activities are underway. Should that designated person change during any phase of construction, the Block Developer shall submit a new letter to the City and the Manager giving notification of change and designating a new person to act as the single point of contact. This condition is not intended to limit the Block Developer or land developer to the use of only one contractor for purposes of development of the project, but simply to ensure that all contractors are fully coordinated. (BUILDING)

33. PUBLIC NEWSLETTER AND PROJECT WEB SITE – The Project wide construction manager (“Manager”) shall produce a quarterly construction update newsletter to be distributed to the surrounding neighborhoods affected by the project construction, as directed by the Building Official or his designee. The newsletter shall also be distributed to an interested parties list maintained by the Manager. The newsletter shall include a summary of the progress of construction, significant activities to date, what is expected to take place over the next quarter, and any public notices necessary due to work outside the typical working hours or conditions. The newsletter shall include the name and phone number for the construction coordinator and be submitted, reviewed and approved by the Building Official and Zoning Administrator, or their designees prior to the distribution to the neighborhood. The applicant shall prepare a communication plan to be reviewed and approved by the Building Official and Zoning Administrator, or their designees.

The Manager shall also maintain a project web site for the development construction. The site shall include the quarterly newsletter, project schedules, meeting notices, general project information, and contact information should anyone need to contact the Manager, impact coordinator or his/her staff. Persons requesting to be placed on the interested parties mailing list for the newsletter shall be able to submit this request through the website. The site may also provide a video feed from the project site showing real-time views of the construction zone. The site shall be updated and maintained on a regular basis to the approval of the Building Official and Zoning Administrator, or their designees. (BUILDING, PLANNING)

34. ***INTERIOR NOISE ANALYSIS – Per Specific Plan Amendment Condition of Approval #51, prior to the issuance of any building permits, the project sponsor shall implement the following measures: **Mitigation Measure Noise-BM3***

- A. An acoustical analysis, prepared by a licensed acoustical consultant, shall be submitted with any building permit for construction of buildings containing residential uses. The analysis shall include recommendations to ensure that the interior noise levels do not exceed 45 dB DNL where the exterior noise levels would exceed 60 dB DNL and any other noise requirements contained in the City's General Plan. Noise control measures shall be designed according to the type of building construction and specified sound rating for each building element. The analysis shall be submitted to the City prior to issuance of any building permit. The implementation of this Condition shall be monitored and verified by the Building Division. Prior to the issuance of any building permit for buildings containing residential uses, the applicant shall submit a letter prepared by the person/firm who prepared the acoustical analysis for the project, verifying that all recommendations contained in the analysis have been incorporated into the building permit plans. (BUILDING) ****Mitigation Measure Noise-BM3a***
- B. Based upon existing and projected future noise levels, sound-rated windows and wall constructions shall be incorporated into any buildings containing residential uses to achieve an acceptable interior noise level of 45 dB DNL. Construction methods may include resilient channels, staggered studs, double-stud walls, acoustic doors and acoustic windows. If the windows must remain closed to obtain the required noise reduction, mechanical ventilation shall be installed in these units. Building permit plans shall demonstrate compliance with acoustical mitigation. The implementation of this condition shall be monitored and verified by the Building Division. (BUILDING) ****Mitigation Measure Noise-BM3; Specific Plan Amendment COA #51***

35. ***NOISE ANALYSIS NEAR CALTRAIN TRACKS - Per Specific Plan Amendment Condition of Approval #52, an acoustical analysis, prepared by a licensed acoustical consultant, shall be submitted with any building permit for buildings containing sensitive uses (defined in the City's General Plan Noise Element) within 530 feet of the centerline of the Caltrain tracks. The results of that analysis shall be used by the project sponsor to implement measures that would ensure interior noise levels would be no higher than 45 dBA. The City shall not issue a building permit for any building containing sensitive uses on the project site where the interior noise level standard of 45 dBA would be exceeded. The**

analysis shall be submitted to the City prior to issuance of any building permit. The implementation of this condition shall be monitored and verified by the Building Division. (BUILDING) ***Mitigation Measure Noise-BM7; Specific Plan Amendment COA #52**

36. SITE SURVEY - Provide 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)
37. FOOD SERVICE FACILITIES AND PUBLIC POOLS AND SPAS - All projects including food service or public pools or spas shall be checked and approved by the County of San Mateo Health Department prior to submittal for a building permit. (BUILDING)
38. SHORING/SCAFFOLDING - A separate building permit shall be required for all shoring and scaffolding work. Shoring /scaffolding plans, calculations, etc., shall be reviewed and approved by Building Division and the Fire Department. Notice to the Fire Department shall appear on plans requiring the General Contractor to give 24hrs notification in writing to Fire Administration prior to the commencement of below-grade shoring and/or demolition, followed by 24hrs notice in writing prior to the completion of that same scope of work. The applicant will be required to obtain an encroachment permit from the Public Works Department for scaffolding erected within the public right-of-way that has been accepted by the City. (BUILDING, FIRE)
39. CITY FEES – Subject to the Development Agreement Section 3.8 “No Further Exactions”, all subsequent development or processing fees paid to the City will be those in effect at the time the Building Permit Application is received. (BUILDING)
40. *SOILS REPORT - A soil investigation report satisfactory to the Building Official shall be submitted containing design recommendations at the time of building permit application. 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 submit a letter from the Geotechnical Engineer or Civil Engineer who prepared the soil investigation stating the following (signed and stamped):

- a. The plans and specifications substantially conform to the recommendations in the soil investigation.
- b. The Geotechnical Engineer or Civil Engineer who prepare 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) ***Mitigation Measure Geology-BM5***

41. *CULTURAL RESOURCES - Per Specific Plan Amendment Condition of Approval #19, the project sponsor shall implement a monitoring and response procedure during construction of the proposed project in order to avoid adverse effects on potentially significant archaeological resources on the project site. Specific steps in the procedure are described below. The implementation of this condition shall be monitored throughout construction and verified by the Planning Division and Public Works Department. (PLANNING, PUBLIC WORKS) ****Mitigation Measure Cultural-BM1***

- A. Prior to construction, the construction contractor and subcontractors shall be informed of the legal and regulatory consequences of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other significant cultural materials from the site. Significant cultural materials include but are not limited to: aboriginal human remains; chipped stone; groundstone; shell and bone artifacts; concentrations of fire-cracked rock; ash and charcoal; shell; bone; and historic features such as privies or building foundations. The implementation of this condition shall be monitored throughout construction and verified by the Planning Department and Public Works Department. ****Mitigation Measure Cultural-BM1a***
- B. If, during any phase of project construction, archaeological resources or human remains are discovered, work shall be halted within a 50-foot radius of the find. Work shall not be resumed until the find has been evaluated and potential significance determined by a qualified professional archaeologist. The implementation of this condition shall be monitored throughout construction and verified by the Planning Department and Public Works Department. ****Mitigation Measure Cultural-BM1b***
- C. If the qualified archaeologist determines that any finds are significant, then representatives of the construction contractor, the project sponsor, the City of San Mateo, and the qualified archaeologist shall determine the appropriate course of action. In the event that human remains are discovered, the provisions outlined in CEQA Guidelines Appendix K shall be implemented. This would require consultation with the Native American Heritage Commission, if the remains are Native American. The implementation of this condition shall be monitored throughout construction and verified by the Planning Department and Public Works Department. ****Mitigation Measure Cultural-BM1c***
- D. All artifacts or samples collected as part of the initial discovery, monitoring, or mitigation shall be properly preserved, cataloged, analyzed, evaluated, and curated along with the associated documentation in a professional manner consistent with current archaeological standards. The implementation of this condition shall be monitored throughout construction and verified by the Planning Department and Public Works Department. ****Mitigation Measure Cultural-BM1d***
Specific Plan Amendment COA #19

42. ACCESS DURING CONSTRUCTION – Per Specific Plan Amendment Condition of Approval #12, connection through the site for pedestrians and bicyclists, and in particular access to the Hillsdale Train Station from completed portions of the project, shall be maintained through the Phase II project area during construction to the extent that it can be

safely provided. The access plan included in the site development permit plans may be modified by future SPAR, Site Development Permit or Building Permit application as needed subject to the approval of the Director or Public Works or his designee. (PLANNING, PUBLIC WORKS) ***Specific Plan Amendment COA #12***

43. AESTHETICS DURING CONSTRUCTION – Per Specific Plan Amendment Condition of Approval #11, the developer shall screen from public view (at street level) portions of the property during construction. If the sidewalks adjacent to the project site are being utilized by the public to access previously occupied portions of the development site, the applicant shall maintain the pedestrian access, providing adequate ADA clearance and pedestrian protection from overhead construction activities. Individual blocks or portions of blocks within the project site that are actively under construction shall be screened with a six-foot high galvanized chain link fence with green vinyl slats or better fence as proposed by the applicant and approved by the Zoning Administrator, and shall be located at the back of the sidewalk, or other appropriate location to allow active construction of the block.

Such screening is intended to control dust and maintain the aesthetic look of the undeveloped portions of the site. The fencing shall remain in place and be maintained in good condition until completion of development of applicable sites. A temporary fence plan shall be submitted with each building permit plan for final approval by the Director of Public Works and Zoning Administrator, or their designees, prior to construction. (PUBLIC WORKS, PLANNING) ***Specific Plan Amendment COA #11***

44. * PERMITS REQUIRED BY OTHER AGENCIES – Per Specific Plan Amendment Condition of Approval #45, the owner is hereby informed that permits may be required by one (1) or more of the following: Army Corps of Engineers, Fish and Game, the JPB and Caltrans, and Bay Area Air Quality Management District (BAAQMD). 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 owner shall reimburse the City for its cost. (PLANNING, PUBLIC WORKS) * ***Mitigation Measures Traffic - BM4, BM5, and BM12; Specific Plan Amendment COA #45***

45. TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM – Per Specific Plan Amendment Condition of Approval #40, in conformance with this Condition, the Applicant has prepared a Transportation Demand Management Program (Transportation Management Plan). This document has been approved by the Planning Commission as part of this Project Approval. This program is to be implemented using a selection of programs from the Corridor Plan and the City/County Association of Governments (C/CAG) to the approval of the Director of Public Works and the Zoning Administrator and their designees. These programs, once implemented, must be on-going for the occupied life of the development, unless they are altered, exchanged or discontinued in consultation with the City and shall be required of each Block developer through recorded CC&R documents. It shall be a requirement that the applicant participate in the Corridor Transportation Management Agency (TMA) who will oversee compliance with the TDM Program. (PUBLIC WORKS, PLANNING) ***Specific Plan Amendment COA #40***

46. BICYCLE PARKING –

- I. Facilities - At the time of building permit submittal, Bicycle Parking Facilities shall be provided in each parking garage, in RES 4 and RES 6, that comply with the following requirements:
- a) Size. A minimum of one bicycle parking facility shall be provided in parking lots and parking structures containing from thirty (30) to one hundred (100) parking stalls with another such facility being provided for each additional one hundred (100) parking stalls or fraction thereof.
 - b) Access. Facilities shall be designed to provide access to each bicycle, to public streets, and access easements. Facilities may be divided and provided at multiple locations on-site. Each bicycle shall be provided a minimum of eighteen (18) inch side clearance from the centerline of adjacent bicycles and ten (10) inch clearance both front and rear.
 - c) Security. Facilities shall be provided for securing bicycles such as racks or fixed lockers. Outdoor facilities shall be highly visible from the principal use and public streets.
 - d) Safety. Bicycle and automobile parking areas shall be separated by location, or physical barrier. Ground surface shall be finished or planted to avoid mud and dust.

II. Bicycle Rack Locations and Inverted U-shaped Bike Racks - The final building permit plans and subsequent construction shall show the following:

- a. Additional bike racks shall be provided in Blocks RES 5, RES 8 and RES 9b as follows:
 - 1. On Block RES 5, two (2) bike racks shall be provided in the right-of-way adjacent to Baze Road and one (1) bike rack shall be provided in the right-of-way adjacent to Derby Avenue.
 - 2. On Block RES 8, one (1) bike rack shall be provided in the right-of-way adjacent to Baze Road.
 - 3. On block RES 9b, bike racks shall be relocated. One (1) bike rack shall be located in the central open space area between RES 9a and RES 9b, one (1) bike rack shall be provide at the eastern corner of RES 9b (adjacent to the driveway to 31st Avenue), and two (2) bike racks shall be provided adjacent to the intersection of Delaware Street and 31st Avenue.
- b. All bicycle parking shall be located in a manner that does not infringe upon the sidewalk.
- c. Bicycle racks in the public right-of-way and on private property shall be the same to ensure design consistency throughout the Bay Meadows Phase II development.
- d. The final bicycle rack shall be the inverted U-shaped rack and location of racks shall be subject to the review of the Zoning Administrator and the Director of Public Works.

(PLANNING/ PUBLIC WORKS)

47. RESIDENTIAL BICYCLE PARKING – RES 6 shall satisfy the long-term multi-family bicycle parking requirements consistent with SMMC Ch. 27.64.262 via two on-site secure bicycle storage rooms to accommodate the required 73 bicycle stalls as approved under PA-2020-033 SPAR Modification. The bicycle storage rooms shall be shown on the building permit plans, subject to review and approval of the Zoning Administrator or designee, and compliance verified prior to final inspection. Should the project not be able accommodate the approved number of long-term bicycle parking stalls, it shall be required to address the shortfall through the installation of a physical device as specified in the following paragraph.

In RES 4 and RES 6, a physical device to enable bicycle parking (such as a ring installed in concrete or a heavy cable) shall be installed in front of the parking spaces in residential parking garages stalls so long as the installation and use does not cause the parking as designed on the SPAR drawings to be in conflict with City code. These physical devices may be located in areas where the parking stall abuts a wall or wherever else deemed to be feasible. This device shall be shown on building permit plans, subject to the review and approval of the Zoning Administrator and the Director of Public Works, or their designees. The covenants, conditions and restrictions (CC&Rs) for the residential portion of the project shall not preclude the use of such physical device for bicycle parking, provided that access to required parking spaces is maintained, and there is no conflict with applicable City Codes. (PLANNING/CITY ATTORNEY)

48. PARKING MANAGEMENT PLAN AND PARKING OPERATIONS PLAN – All future building permit plans and operations at the project site shall comply with the “Bay Meadows II Parking Management Plan” dated August 19, 2008 prepared by Kimley-Horn and Associates, Inc. Modifications to this document shall be submitted for the review and approval of the Director of Public Works and Zoning Administrator or their designees. Each Block developer shall comply with the applicable provisions of the Parking Management Plan through CC&Rs to be recorded against the property. Additionally, the master association for Bay Meadows Phase II shall work with the City’s Public Works Department to review street parking utilization and make adjustments if necessary. Coordination of street parking shall be based on Parking Management Plan and other applicable regulations and policies, and shall be subject to review of the Public Works Director or his designee. (PLANNING, PUBLIC WORKS)

49. FINISH FLOOR ELEVATION - Per Specific Plan Amendment Condition of Approval #27, finish floor elevations for all habitable structures shall be at an elevation of 104.7 feet or greater (San Mateo Datum), or other flood protection measures shall be incorporated into the design. These improvements, if necessary, shall be shown on the project construction drawings. (PUBLIC WORKS, BUILDING) ***Specific Plan Amendment COA #27***

50. *GEOTECHNICAL INVESTIGATIONS: The applicant shall conduct detailed geotechnical investigations for each of the structures proposed at the site. Subsurface conditions should be explored and laboratory tests conducted on selected soil samples to establish strength parameters for foundation design and perimeter slope stability. Based on recommendations developed for foundation support for each component of project construction, the applicant shall design building foundations to resist the potential differential movements and, if required, employ ground improvement techniques such as over-excavation and recompaction, pressure grouting and soil mixing.

Where determined necessary by the City and recommended by the Civil Engineer responsible for geotechnical services, the applicant shall also employ engineering methods to minimize the potential for damage from liquefaction by reworking the existing fills within areas of new construction. The existing fills would be removed and reworked where buildings are supported on the fill materials. The depth and extent of fill removal will vary depending primarily on the nature of the structural loads of each proposed building. The removed fill shall later be used as new fill provided it is compacted to engineering standards. The actual extent of fill removal shall be determined in the field by the Civil Engineer responsible for geotechnical services.

The project sponsor shall engineer project buildings to minimize risks posed by expansive soils to a less than significant level. Engineering methods available to designers include: soil treatment, mat foundations, pile foundations, and removal of expansive soil. Selection of the specific mitigation would be dependent on factors specific to the proposed building and the soils on which it would be located. A determination that appropriate engineering has been conducted shall occur as part of the San Mateo Building Department's building permit process, which would require the project sponsor to submit site-specific soil and geotechnical reports as a condition of approval. (BUILDING, PUBLIC WORKS) ***Mitigation Measure Geology-BM3 & -BM5***

51. * COMPLIANCE WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS – For each building, the project Geotechnical Engineer, who shall be professionally licensed with a G.E. or P.E. certificate furnished by the State of California), shall review the construction plans for conformance with the recommendations found within his project Geotechnical report, and addendums, and shall provide a letter to the Building Official and City Engineer stating that the reviewed plans are indeed in conformance. Prior to construction, a letter shall be submitted by the applicant to the City Engineer, confirming the firm who shall act as the “Geotechnical Engineer of Record” for the building. The Geotechnical Engineer of Record shall be professionally licensed with a G.E. or P.E. certificate furnished by the State of California. The Geotechnical Engineer of Record shall monitor on-site grading, excavation, and foundation construction in compliance with those recommendations. At the conclusion of each phase, the Geotechnical Engineer of Record shall submit a written verification to the Building Official and City Engineer stating that work has been completed in conformance with the recommendations found within the project Geotechnical report. If modifications to the final project Geotechnical report are necessary, the Geotechnical Engineer of Record shall submit a written report to the City's Building Official and City Engineer for approval prior to completion of the grading, excavation or roadway construction. The Geotechnical Engineer of Record shall also comply with all of the requirements as specified by these conditions of approval. (PUBLIC WORKS, BUILDING) ****Mitigation Measures Geology – BM6***
52. * OBLIGATIONS BY OTHER AGENCIES – Per Specific Plan Amendment Condition of Approval #46, the owner is hereby informed that obligations are required by outside agencies including Cal Water and San Mateo-Foster City School District (SMFCSD) pursuant to the MMRP approved for the Bay Meadows Phase II Specific Plan Amendment. (PUBLIC WORKS, BUILDING) **** Mitigation Measures Utilities – BM1b, and Public Services – BM6b; Specific Plan Amendment COA #46***

53. ENCROACHMENT PERMITS, BONDS, AND INSURANCE - The applicant must obtain an encroachment permit, posting the required bonds and insurance, for all work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a foundation building permit and 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. Prior to issuance of the encroachment permit, the applicant shall submit any applicable pedestrian or traffic detour plans 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), 2003, and standard construction practices. Final construction plans and specifications shall be approved by the City Engineer, and released for construction, prior to the issuance of the encroachment permit. Right of way improvements shall include, at a minimum, the following items:

- a) SIDEWALK, CURB AND GUTTER – The applicant shall construct new sidewalk, curb and gutter per City Standard Drawing 3-1-141, including a maximum 2% sidewalk cross-slope, on both sides of all new streets within the Bay Meadows Phase II development area as shown on the Planning Commission approved Site Development Permit plans. The applicant shall remove and replace any sidewalk, curb and gutter along the project boundaries that, at the discretion of the Public Works Inspector, is damaged now or during construction of this project. Sidewalk, curb and gutter repair shall match existing color, texture and design. Scoring along all public sidewalks shall comply with City Standards unless otherwise approved by the City Engineer. Unless approved by the Public Works Department, all utility boxes and poles shall be installed in adjacent planter strips and outside of the new sidewalk area. (PUBLIC WORKS)
- b) SEWER LATERAL - The applicant shall install as a minimum a six inch (6") sanitary sewer lateral stub-outs to the property line as shown on the approved plan. The installation shall be done in accordance with City Standard Drawing 3-1-101 including a 6" property line clean-out. (PUBLIC WORKS)
- c) 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. To provide adequate sight distance, 10 feet of red curbing shall be installed on either side of all project driveways. The driveways shall be evaluated prior to occupancy of the site buildings for any additional red curbing as deemed necessary by the Director of Public Works or his designee. (PUBLIC WORKS)

54. RECYCLING – Per Specific Plan Amendment Condition of Approval #31, development in the Specific Plan Amendment area shall strive to achieve a 50 percent waste diversion rate in accordance with identified City standards and regulations upon the establishment of measurement and monitoring standards by the Public Works Department and as approved by the project Waste Management Plan. (PUBLIC WORKS) ***Specific Plan Amendment COA #31***
55. RECYCLING COLLECTION AREA REQUIREMENTS – The applicant shall be required to construct and maintain recycling collection areas on RES 4 and RES 6 in accordance with City regulations and Standards (Municipal Code §27.86). The areas and dimensions for recycling collection areas shall meet the standards established by the local recycling collection provider. The design, location, size, and number of recycling collection areas approved as part of this planning application shall remain as shown on the approved site and building floor plans as long as the use occupies the property, unless an alternate location is authorized by the Chief of Planning and/or Zoning Administrator. (PUBLIC WORKS)
56. WASTE MANAGEMENT PLAN – All future building permit plans and operations at the project site shall comply with the “Planned Waste and Recycling Systems for the Bay Meadows Phase II” dated February 26, 2008 prepared by American Trash Management. In the event of discrepancies between the Plan text and Appendix text, the Plan text shall govern. Modifications to this document shall be submitted for the review and approval of the Director of Public Works or his designee. All building permit submittals shall include a letter documenting how the proposed waste disposal systems and rooms inside the buildings comply with the approved Plan. Applicant will continue to work in good faith with the City to continue to develop and implement this program. (PUBLIC WORKS)
57. TRANSPORTATION MANAGEMENT ASSOCIATION (TMA) – Per Specific Plan Amendment Condition of Approval #42, a TMA has been established for projects in the Corridor Plan area. All development within the Specific Plan Amendment area is required to participate in the TMA and fund their fair share of the cost of the TMA. The developer funding obligation shall be consistent with the adopted Transportation Management Agency by-laws. This requirement shall be stated in the individual project CC&R documents. The TMA will develop TDM measures and make them available to both existing and future development within the Corridor Plan area, including Bay Meadows. The applicant shall contribute \$50,000.00 to defray start-up costs for the TMA. This payment shall be made by the applicant within three months of the approval of the Site Plan and Architectural Review (SPAR) #2. Any remaining funds from this contribution following the formation of the TMA, adoption of the TMA by-laws and approval the TMA’s non-profit status will go towards future developer payments for participation in the TMA. (PUBLIC WORKS) ***Specific Plan Amendment COA #42***
58. *DEMAND SIDE WATER MANAGEMENT PRACTICES – Each building permit submittal shall provide evidence of compliance with the Demand Side Water Management Plan. (PUBLIC WORKS) ****Mitigation Measure Utilities BM1A***

59. INTERIOR FLOOR DRAINS – All interior floor drains shall be plumbed to connect to the sanitary sewer system, and shall not be connected to stormwater collection system per the County's C.3 Stormwater Pollution Prevention Program requirements. (PUBLIC WORKS)
60. STORM DRAIN INLETS AND WATERWAYS - Per the County's C.3 Stormwater Pollution Prevention Program requirements, the applicant shall mark with the words "No Dumping! Flows to Bay," or equivalent, using methods approved by the City standards on all storm inlets surrounding and within the project parcel. (PUBLIC WORKS)
61. UNDERGROUND PARKING GARAGE DRAINAGE - The applicant shall design a system that discharges, by gravity, treated water that is pumped from the underground parking garage sump pump to the face of curb along the project frontage for RES 4 and RES 6. The system shall also prevent any nuisance or ground water from collecting or continually running in the gutter. Said system shall be approved by the City Engineer prior to issuance of any building permits. (PUBLIC WORKS)
62. PARKING AND CIRCULATION - The applicant shall submit plans for all required off-street parking lots showing proper grading, drainage, ramps profile, and parking dimensions stall, both confined and non-confined, in conformance with City parking standards. Underground parking ramp widths are permitted at 22' wall-to-wall dimension, with approval of the Director of Public Works or his designee, but preferred at 24' wall-to-wall. Any existing underground parking ramps on the SPAR plans that are less than 22' shall be redesigned for the building permit plan to provide a 22' wall-to-wall dimension, with any impact to parking minimized. Two (2) Ten (10') foot wide garage doors may be used to screen the garage or ramp openings to the approval of the Director of Public Works or his designee. These plans shall be subject to review and approval of the Director of Public Works and the Zoning Administrator, or their designees. All driveway ramps shall provide a minimum of 8 feet 2 inches vertical clearance. No head-in parking at the end of any dead-end parking aisle will be permitted, except as agreed to by the Director of Public Works or his designee. Internal loading zones shall provide a minimum vertical clearance of fourteen (14') feet. All on-site two-way drive aisles or driveways shall be a minimum width of 22'-0". For RES 5, 8 and 9 blocks, all two-way driveway approaches shall be a minimum of 24'-0" measured at the transition between the driveway and the back-of-walk. The transition between the driveway approach and curb cut shall have a maximum curb radius of 12' on each side. All curb cuts serving a two-way drive aisle shall have a maximum width of 25 feet. Driveway widths for Blocks RES 9a, 9b shall be between 24 ft – 28 ft unless otherwise approved by the Director of Public Works or his designee. The plans shall be approved by the Director of Public Works or his designee prior to the issuance of the first building permit on any Block. (PUBLIC WORKS, PLANNING) (still need PW to approve third to last sentence.)
63. TRIANGULAR AREA OF VISIBILITY – Landscaping and permanent structures located within the 10' triangular area of visibility at the driveway, and 45' triangular area of visibility at any uncontrolled intersection, shall have a minimum vertical clearance of 7', and/or be less than 3' in height. This includes all PG&E above ground structures and other utility facilities. (PUBLIC WORKS)

64. 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 \$15,000.00 per development block or sub-block. 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)
65. ADDRESS PLAN - The applicant shall submit to the Public Works Department a final address plan. The plan shall be substantially in conformance with the address plan approved with the planning application. Said submittal shall be approved by the City Engineer prior to the submittal of plans for the Foundation (or first) Building Permit for each block or portion of block with a building permit. (PUBLIC WORKS)
66. *STORMWATER POLLUTION PREVENTION PERMIT - Per Specific Plan Amendment Condition of Approval #48, the owner must obtain a Stormwater Pollution Prevention (STOPPP) Construction permit for each phase of the development or when the disturbance of the area is greater than the amount specified by the Regional Water Quality Control Board (RWQCB), paying the required fees and posting the required cash deposit, for all work associated with the stormwater pollution prevention program (SMMC 7.39). In addition, the project owner 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, with storm water pollution prevention plan (SWPPP) must be provided to the Public Works Department prior to issuance of the STOPPP Construction permit. The fee amount shall be based upon the City Council resolution in effect at the time the building permit application is made. The permit shall be issued prior to issuance of the first building permit.

A separate SWPPP and NOI shall be provided for the drainage network connecting to the community park drainage facility and its subsequent discharge to the Borel Creek (19th Avenue Channel). Additional SWPPP and NOI shall be provided for each development phase that connects to the storm drainage network.

The Owner shall follow all Regional Water Quality Control Board (RWQCB) regulations and procedures for discharging waste water, including dewatering discharge, as detailed in the project's SWPPP. In addition, the Owner shall follow all Best Management Practices (BMP) for subsurface excavation, drilling and construction included in the SWPPP. (PUBLIC WORKS) ****Mitigation Measures Hydrology and Water Quality -BM2, BM3, BM4, BM8; Specific Plan Amendment COA #48***

67. * UNDERGROUND UTILITIES – All new utilities shall be installed underground in accordance with City of San Mateo Municipal Code 26.32.020. All public utilities shall be installed within the proposed public right-of-way or a public utility easement. Joint utility trenches shall be run along the lip of gutter unless otherwise approved by the Director of Public Works or his designee. No utilities shall be permitted to run longitudinally under any landscape median, island or sidewalk unless otherwise authorized by the Public Works Director, or his designee. Gravity utility lines shall be constructed from the low point in an upstream direction.

Underground utilities shall be placed in sandy fill materials or appropriately treated clayey fill materials. Treatment of clayey soils could include using lime, lime-cement, or other admixtures. If it is impractical to place utilities within less corrosive materials, the utilities would need to be composed of corrosion resistant material or protected with appropriate coatings. A corrosion specialist should be consulted for the design and construction of utilities, and other structures as necessary. The implementation of this condition shall occur prior to issuance of each building permit for each phase and monitored by the Public Works Department. (PUBLIC WORKS) ***Mitigation Measures Geology – BM7**

68. DRAINAGE - The requirements for storm and sanitary sewer drainage improvements to be constructed within the project site Blocks shall be as follows:

- A. STORM – Based on the approved Storm Drainage Design Criteria on file with the City dated March, 2005 and as further detailed therein, and based on the final project drainage study dated February 2008, all storm runoff drainage shall be directed to drainage inlets with a minimum grade of one (1) per cent over landscaped areas and one-half (1/2) per cent over concrete paved areas and 1% over asphalt paved areas unless otherwise approved by the Public Works Director, or his designee. In addition, discharge and design requirements must conform to any non-point source permit issued by the Regional Water Quality Control Board (RWQCB).

The use of passive stormwater treatment features (e.g. swales in street medians) shall be considered throughout the project and implemented where feasible and effective.

The construction of the project stormwater system shall be phased with project build-out. The Owner may utilize any combination of existing, temporary and permanent stormwater facilities so long as the Owner demonstrates to the satisfaction of the City, using the Hydraulic Model, before the City issues any permits associated with any given SPAR, that the development contemplated by that SPAR application shall not cause the project stormwater to exceed the pre-construction peak stormwater discharge rate (as determined by the Hydraulic Model) and based on the approved project drainage study.

The City reserves the right to add or modify any storm drainage condition based on NPDES Board requirements at the time of the individual project SPAR applications.

- B. * SANITARY – Based on the approved Sanitary Sewer System Design Criteria on file with the City dated March, 2005 and as further detailed therein and any approved supplemental study, and based on the final project sewer study dated February 2008, all sanitary sewer pipes shall be seamless to the last property cleanout to prevent rainfall dependent inflow and infiltration (RDI/I) and root intrusion. The sanitary sewer lines shall be sloped such as to achieve a minimum pipe flow velocity of $V=2.0$ feet per second (fps) when flowing 1/2 full under gravity flow conditions. The sanitary sewer lines shall be constructed upstream from site low point

The Owner shall be responsible for payment of the Waste Water Treatment Plant Impact Fee. This condition shall be implemented prior to issuance of building permit for each phase and monitored by the Public Works Department. (PUBLIC WORKS) ***Mitigation Measures Utilities-BM2a, BM2b**

69. FIRE SPRINKLER DESIGN- The final building permit plans shall show that the Fire Sprinkler Systems throughout the residential buildings in RES 4 & 6 shall be designed to a monitored NFPA 13 & NFPA 14 standard. Each building shall be provided with its own individual main shutoff valve. For multi story buildings, floor control valves, water flow switches and Class 1 hose connections shall be provided. The buildings in RES 5, 8, 9b shall be designed to a modified NFPA 13-R standard with no exceptions allowed, including attic coverage. The buildings in RES 9a shall be designed to a modified NFPA 13-D standard with no exceptions allowed. Separate application and permits are required to be obtained by a contractor licensed to perform such work. (FIRE).
70. FIRE SPRINKLER RISER AND FIRE DEPARTMENT CONNECTION (FDC) – Residential blocks RES 4 and RES 6 shall require dedicated fire services with a 4 way FDC. The FDC shall be located on Kyne Street in the vicinity of a fire hydrant. Res 5, 8 and 9b shall require a fire sprinkler riser with check valve and a FDC for each building. The design of the fire department connections shall be integrated into the design of the building and the fire sprinkler risers shall be screened with landscaping. The final FDCs, fire sprinkler risers and landscaping shall be shown on the final building permit plans, which shall be subject to the review and approval of the Zoning Administrator and Fire Marshall. (PLANNING, FIRE)
71. FIRE HYDRANTS AND TOWNHOME FIRE SUPPRESSION SPRINKLERS – Fire hydrants located in residential blocks RES 5, 8, and 9 shall be looped for maximum water flow. The fire suppression sprinkler systems for each townhome building (in RES 5, 8, and 9b) will be tied into this fire hydrant looped system. (FIRE)
72. *ON-SITE WATER STORAGE FOR FIRE PROTECTION – Per Specific Plan Amendment Condition of Approval #59, the project sponsor (land developer) shall provide a minimum of 600,000 gallons of non-pressurized on-site water storage. The implementation of this condition is on-going and shall be monitored by the Public Works Department and Fire Department. The water storage facility shall be capable of being the sole source or supplementation to the fire hydrant system.

If the project water system is not completed before commencement of building (vertical) construction within any individual development Block, a temporary fire hydrant system will be utilized. The temporary system shall meet the requirements of the Fire Code to the approval of the City of San Mateo Fire Department. The minimum system requirement is a minimum fire flow of 1500 gpm for 2 hours at 20 psi.

All fire hydrants on the project site shall be a Rich Corona, Jones, or one of comparable quality with two 2 1/2 inch and one 4 1/2 inch outlets with national standard threads. Each hydrant shall be capable of providing a minimum fire flow of 1,500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with the San Mateo Fire Department and the California Water Service specifications. The water supply shall be installed and inspected by the California Water Service and the San Mateo Fire Department. The water supply shall be operable PRIOR to any combustible construction materials being placed on the site. Staged construction should insure that the necessary water supply is maintained from stage to stage in the construction planning. (PUBLIC WORKS, FIRE) ****Mitigation Measure Public Services – BM2a; Specific Plan Amendment COA #59***

73. ROOF HATCHES- Required roof hatches shown on the individual RES 4 and RES 6 building permit plans shall be a minimum size of 4 feet by 6 feet. (FIRE)
74. TRUCK TURNING RADIUS- The final building permit plans for SPAR 2 shall show the required Fire Truck Turning Radius, with the resource for design and function to be approved by the Fire Marshal's Office. The "wall-to-wall" turning radius maximum dimension shall be 39 ft., wheel-base 255.50", to accommodate the vehicle size of responding Truck Companies. (FIRE)
75. NEIGHBORHOOD PARK AND GARDEN WALK - There shall be a Fire Truck Access to RES 4 through the Neighborhood Park by way of a 15 ft wide lane from Baze Road through the center of the Park, increasing to 20 ft wide lane after the picnic area, and an additional 10 ft wide triangular area on each side at the end of the Fire Truck Access adjacent to the RES 4 building, as shown on the approved Neighborhood Park plans. Trees shall not obstruct the passage of Trucks by virtue of the expanse of branches and leaves up to a height of 14 ft, and wherever the angle of the Truck's extended ladder would be compromised. Bollards similar in design to those specified for the View Corridor (sheet L2.1.1) shall be provided across the entry to the Neighborhood Park Central Fire Lane. (FIRE, PARKS AND RECREATION)

76. FIRE DEPARTMENT LADDER TRUCK ACCESS - The final design for the Fire Access Way to be provided through the Neighborhood Park, in Block RES 4, shall be provided with a thick structural section based on the weight of the Ladder Truck specified by the Fire Department. Structural calculations prepared by an appropriate licensed engineer shall be submitted with the construction plans and shall meet the approval of the Fire Chief and Public Works Director or his designee. The thickened structural section in paved areas shall extend at least 3' where possible beyond the dashed limits shown on the approved SPAR plans as a safety zone in case trucks travel beyond these exact limits. Approved removable bollards shall be provided at 5' on center at the entry to the park off of Baze Road to prevent unauthorized vehicles from entering the park. The final surface and edge treatment for the Fire Access Way within the Garden Walk portion of the park and within the adjacent planned planting areas shall be designed to meet pedestrian safety while also being compatible with the design intent of the Garden Walk and to maintain the originally proposed limits of the planting areas where possible through a plantable reinforced cellular treatment that meet the required structural loads. The final design for the Fire Access Way shall meet the approval of the Departments of Parks and Recreation, Fire and Public Works. (FIRE, PARKS AND RECREATION, PUBLIC WORKS)
77. EMERGENCY VEHICLE ACCESS FOR RES 5, 8, AND 9 BLOCKS - An all weather access roadway shall be provided and maintained to the buildings. Computer renderings on plans or by attachment are required to show fire apparatus turn-around and access compliance for RES 5, 8 and RES 9. Turn-arounds conforming to hammerhead are required, with no parking in front of garage entrance/exit systems. The Emergency Vehicle Access shall be an all-weather driving surface capable of supporting a vehicle-laden weight of sixty-eight thousand (68,000) pounds and be not less than twenty (20) feet in unobstructed width. Signage shall be installed indicating that the access roadway is a designated Fire Lane. If security gates are desired at any entrance to any part of the project the gates shall be provided with a Fire Department approved Key Switch or key box to allow Fire Department access. The minimum width of the gates shall be (15') feet clear opening width. Contact the Bureau of Fire Protection and Life Safety for specific requirements related to signage, key boxes and gates. (FIRE)
78. RESIDENTIAL BUILDING LADDERS – The final building permit plans shall demonstrate that there is adequate access to all building roofs in blocks RES 4, 6, and 9b. Where:
- A. Roof elevations are different by 3 feet or more, and/or
 - B. The roof slope is at or exceeds 1 inch rise over 4 inch run, then
- Fixed interconnected ladder and footpath systems to the roof top shall be provided in order to allow the Fire Department adequate access to the roof. The design of these ladders is subject to the review and approval of the Fire Marshall. (FIRE)
79. FINAL RED STRIPING - The final building permit plans shall incorporate the red striping location on the "Red Striping Map" plan prepared by ARUP dated September 18, 2008, as approved by the San Mateo Fire Department. Any proposed deviations shall be subject to the review and approval of the Fire Marshall. (FIRE).

80. FIRE LANE DESIGNATION – Fire lanes are required to be installed in interior access roadways in locations where vehicle parking would encroach on the twenty (20') feet clear width required for Fire Department Vehicle access. Compliance of the Fire Lane striping with Section 22500.1 of the California Vehicle Code is required, and shall be posted as stipulated in the CVC. The use of approved signs or red curb delineation shall appear as a notation on striping plans, and be reviewed and approved by the Bureau of Fire Protection and Life Safety. (FIRE)
81. ROOF ACCESS POINTS – For the residential buildings in RES 4 and RES 6, one stair and one roof hatch shall be shown on building permit plans to allow the Fire Department adequate access to the roof. (FIRE)
82. PEDESTRIAN GATES TO RESIDENTIAL COURTYARDS – All pedestrian gates to the residential courtyards on Blocks RES 4 & RES 6 shall be a minimum width of four (4) feet. Install Knox key box(s) on all gates to allow for Emergency Services/Fire Department accesses. Contact the Bureau of Fire Protection and Life Safety for specific requirements and location approval related to signage, key boxes and gates. Provide keys as required. (FIRE)
83. KEY SWITCH FOR SECURITY GATES – If security gates are desired at any entrance to the project, specifically in the underground garage in RES 4 and RES 6, the gates shall be provided with a Fire Department approved Key Switch or Lock to allow Fire Department access. The minimum width of the gates shall be twenty (20') feet clear opening width. Contact the Bureau of Fire Protection and Life Safety for specific requirements. (FIRE)
84. FIRE ASSEMBLIES AND APPLIANCES - The final location of private hydrant locations, fire service backflow preventers, fire department connections and the juncture of fire service lines to the water main grid shall be documented on the Fire Sprinkler plans. (FIRE)
85. ARCHITECTURAL PROJECTIONS – The final building permit plans for RES 5, 8, and 9b shall demonstrate that the metal awnings and other horizontal projections located below any bedroom rescue windows are to be engineered to support 750 lbs in weight. Projections are to be dimensioned so not to interfere with Fire Department ground ladder operations. The applicant may provide diagrams to show awning projections and provide adequate ladder clearance. Proposed awnings that cannot be shown to meet Fire Department requirements shall be removed from the final building permit plans. The design of proposed awnings shall subject to the review and approval of the Zoning Administrator and Fire Marshall. (PLANNING, FIRE)
86. SECURITY KEY-LOCK BOX – It is required that this project install approved Key-Lock Boxes on all buildings with common areas or utility rooms to allow for Emergency Services/Fire Department accesses. Contact the Bureau of Fire Protection and Life Safety for specific requirements and location approval. (FIRE).

87. **AUTOMATIC FIRE-EXTINGUISHING SYSTEM** – All residential buildings in SPAR #2 residential Blocks (specifically RES 4, 5, 6, 8, and 9b) will be required to be provided with monitored Automatic Fire-Extinguishing System. Each building shall be provided with its own individual main shutoff valve. For multi-story buildings in RES 4 and RES 6, floor control valves and flow switches with class I hose connections shall be provided. Separate application and permits are required to be obtained by a contractor licensed to perform such work. (FIRE)
88. **FIRE ALARM SYSTEM** – Residential buildings in RES 4, 5, 6, 8, and 9b will be required to be provided with a Fire Alarm System in accordance with the California Fire Code Section 1007. Separate application and permits are required to be obtained by a contractor licensed to perform such work. (FIRE)
89. **ELECTRICAL POWER DISCONNECTION MEANS** – A key switch shall be provided to disconnect electrical power by Fire Department personnel to RES 4 and RES 6. An electrical shunt switch may be required, if the main service disconnect is not readily accessible as defined by the National Electrical Code. Contact the Bureau of Fire Protection and Life Safety to coordinate the exact location for such devices. (FIRE)
90. **PARKING GARAGES** - The police department, in the interest of public safety, requires that cameras be placed at the vehicular entrances and exits to all parking garages in an effort to prevent auto burglaries, auto theft, and other associated crimes that tend to take place in enclosed garages. The system shall capture the front and rear of all entering and exiting vehicles that use the garage. The picture quality shall be sufficient to identify the make/model of vehicle, clearly read a front/rear license plate, and obtain clear facial recognition through the front windshield. The system does not need to be monitored but the captured video material shall be accessible to investigating police personnel through some form of facility management during regular business hours. The information shall be maintained and retrievable for seven days.

Parking garages serving residential uses in RES 4 and RES 6 shall be provided with electrically operated closures to allow passage of motor vehicles, except that required visitor parking shall have unrestricted access. The closures, whether overhead, sliding or swinging shall be provided with reopening devices which will function to stop and reopen the closure in case the closure is obstructed when closing. Openings into the garage which are not for vehicular or human passage shall be provided with security grilles or screens. Digital keypads shall be provided to allow for entry by services and emergency services vehicles. Exterior doors or gates providing access to the secure areas of the parking garage shall remain locked at all times, and shall only be accessible through the use of keys furnished to the building residents.

Additional requirements include the following:

- a) Parking spaces should not be numbered to coincide with interior unit numbers.
- b) Digital access pads shall be installed at the primary entrance location of all parking garages. These pads should allow emergency vehicle access into the garages at all times. The pads should be programmed with City input and then administratively distributed to the police and fire departments. These access pads

should be installed in consistent locations throughout the project. Access out of garage - pedestrian access doors should be master key controlled for tenants and be equipped with self-closing devices.

- c) All storage, maintenance, and trash rooms within parking garages shall have doors which cannot be locked from the inside, and that close and lock quickly and automatically upon exit. (POLICE)

91. EXTERIOR LIGHTING - The lighting must conform with the City's Security Standards Ordinance in effect at the time of building permit issuance. A lighting plan shall be submitted with the building permit plans for each building showing type, height and location of fixtures and photometrics indicating compliance with the City's Security Standards Ordinance in effect at the time of each building permit submittal. Additional requirements for lighting include:

- a) Lighting during the day can include natural light to achieve required levels.
- b) Lighting shall be photocell controlled.
- c) The address number of every building shall be illuminated during the hours of darkness so that it shall be easily visible from the street.
- d) Metal halide, or other bright white light source, shall be utilized. No dark areas should exist inside any parking structure.
- e) Because of the enclosed nature of secured parking area(s), the lighting requirement shall apply during daylight hours as well to those parking spaces covered by the building structure.
- f) Vandal resistant covers shall be required to protect light sources.
- g) Monument signs shall be well lighted during hours of darkness.
- h) All entry/exit doors shall be adequately illuminated at all hours in order to:
 - i. Make any person on the premises clearly visible.
 - ii. Provide adequate illumination for persons entering and exiting the building. (POLICE)

92. NEIGHBORHOOD PARK ADDRESS: The building permit plans for the Neighborhood Park shall include the location of a sign with a numerical street address clearly visible from the public street. (POLICE)

93. ADDITIONAL SECURITY ISSUES: All building permit plans shall include details demonstrating compliance with the following security issues:

- a) The stairwell doors should employ as much transparent material as the fire code allows.
- b) Clearly post entry points onto the site and into the garage per 22658(a) CVC for inappropriate vehicle issues. (POLICE)

94. SECURITY STANDARDS - Per Specific Plan Amendment Condition of Approval #53, the applicant shall comply with the City's Security Standards Ordinance in effect at the time of each building permit submittal. (POLICE) *Specific Plan Amendment COA #53*

95. NEIGHBORHOOD PARK CONSTRUCTION DOCUMENTS – Prior to undertaking construction of the Neighborhood Park, complete construction documents for the landscaping and improvements to the Neighborhood Park as required by the Development Agreement and these conditions of approval, shall be submitted by the applicant for review and approved by the Parks and Recreation Department as part of the building permit submittal documents. These documents shall be prepared by qualified licensed professionals that most closely represent the specific design disciplines that are involved, shall reflect and support the design approved by planning application and shall include specific technical design information for proper construction and efficient maintenance. These documents shall include scaled plans for finished grading and drainage, layout of all hardscape and site furnishings, references to details, electrical, irrigation, and planting; detail drawings of design components; and specifications regarding products and materials, workmanship and quality control. All irrigation for areas to be maintained by the City shall be designed to conform to the City's Irrigation Standards. (PARKS AND RECREATION)
96. FINANCIAL SECURITIES FOR NEIGHBORHOOD PARK IMPROVEMENTS – Prior to the beginning of construction of the Neighborhood Park, the applicant shall submit a cost estimate and financial securities in a form and amount satisfactory to the Department of Parks and Recreation and City Attorney sufficient to ensure the implementation of all approved Neighborhood Park improvements in accordance with the conditions of approval. Financial securities of the Neighborhood Park shall be released upon the acceptance and dedication of the entire Neighborhood Park unless otherwise approved by the Director of Parks and Recreation. (PARK AND RECREATION)
97. RES 4 EXITS FACING THE NEIGHBORHOOD PARK - To both better control public access into the Neighborhood Park during the hours that the park is closed (10:00 p.m. to 6:00 a.m.), and to maintain the RES 4 exists that face the “Garden Walk” area as described in the Neighborhood Park plans, the applicant shall:
- A. Dedicate a public access easement to the City.
 - B. Reflect such ownership and easement dedication on the final map.
 - C. Reinforce the edge definition between the park and the public Garden Walk access easement (except where the emergency fire access easement is delineated) by providing a 3'-6" high fence steel picket fence that meets the design quality of such fences provided within recent public parks and the approval of the Director of Parks and Recreation.

And, the Bay Meadows Phase II Master Association shall own and maintain the Garden Walk area. (PARKS AND RECREATION, CITY ATTORNEY)

98. NEIGHBORHOOD PARK IMPROVEMENTS - The applicant shall develop the Neighborhood Park as conceptually shown in the SPAR plans. Final selection of hardscape surfaces, site furnishing, and plantings shall be subject to the approval of the Director of Parks and Recreation. Park signage and lighting within the park shall be provided and designed to the approval of the Director of Parks and Recreation. All grading and drainage improvements shall conform to the latest edition of Landscape Architectural Graphic Standards. (PARKS AND RECREATION)

99. NEIGHBORHOOD PARK RESTROOM: The applicant shall design and provide a restroom building within the Neighborhood park including all needed utilities concurrent with the construction of the Neighborhood Park. The restroom shall be designed to meet or exceed the standard of quality and quantity of components that have been designed for the most recent restrooms within the City's neighborhood parks and shall meet the approval of the Director of Parks and Recreation. (PARKS AND RECREATION)

The following conditions shall be addressed on the construction plans submitted for BUILDING SUPERSTRUCTURE PERMIT and/or shall be met prior to the issuance of said permit.

100. SANITARY SEWER CAPACITY CHARGE – The applicant of each Block shall pay a fee proportional to the project's share of the increase amount of sewage generated by the project. The fee will be based upon the City Council resolution in effect at the time the building permit application is made. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of the building permit application. The fee associated with commercial development is based on new fixture units being installed in each building. The applicant shall submit a fixture unit credit allocation plan, describing the distribution of the existing site fixture unit credits, with the site demolition plan to the approval of the Public Works Director or his designee. Individual block fee amounts are available from the Public Works Department upon request. The fee shall be paid prior to issuance of the superstructure building permit. (PUBLIC WORKS, BUILDING)
101. WASTEWATER TREATMENT PLANT PHASE II IMPACT FEE – Subject to the Development Agreement and in order to meet the increased demands on the Wastewater Treatment Plant created by this project, the applicant of each Block shall contribute fees toward the Plant expansion based upon the average projected sanitary flow, as determined under the City Council resolution in effect at the time the building permit application is made. Individual Block fee amounts are available from the Public Works Department upon request. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of the building permit application. The fee shall be paid prior to issuance of the superstructure building permit. (PUBLIC WORKS)
102. TRANSPORTATION IMPROVEMENT FEE – Subject to the Development Agreement, the applicant of each Block shall pay a fee proportional to the project's share of transportation improvements needed to serve cumulative development within the City of San Mateo. The fee amount will be based upon the City Council resolution in effect at the time the building permit application is made. Individual Block fee amounts are available from the Public Works Department upon request. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of the building permit application. The fee shall be paid prior to issuance of the superstructure building permit. (PUBLIC WORKS)

The following conditions shall be addressed on the construction plans and/or shall be met prior to RELEASE OF UTILITIES or ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

103. PLANNING DIVISION INSPECTIONS – The applicant shall be responsible for notifying 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)
104. VERIFICATION OF LANDSCAPE INSTALLATION – Prior to the Planning Division permit final for any building with on-site landscaping, the applicant shall submit a letter prepared by the project landscape architect stating that all landscape improvements (including trees, shrubs, and irrigation systems) for the building(s) which is being finalized have been installed in compliance with the approved landscape plans submitted to the City for construction. (PLANNING)
105. PRE-OCCUPANCY INSPECTION – A minimum of 10 days prior to anticipated occupancy, the applicant shall have scheduled inspections by all Departments requiring conditions of approval. (BUILDING)
106. VERIFICATION OF COMPLIANCE WITH ACOUSTICAL ANALYSIS – Prior to the issuance of a Certificate of Occupancy for any building that required submittal of an Acoustical Analysis, the applicant shall submit a letter prepared by the person/firm who prepared the acoustical analysis for the subject building(s), verifying that all requirements contained in the analysis have been incorporated into the construction of the building(s). (BUILDING)
107. *NOISE CONTROL - Per Specific Plan Amendment Condition of Approval #50, the project sponsor shall implement noise control measures for any mechanical equipment and truck loading docks on the Bay Meadows project site as needed to reduce noise levels to DNL of 60 dB at the property line of adjacent or nearby residences, per the City's Noise Element. At a minimum, the following measures shall be implemented:
 - A. All proposed development shall be designed so that loading areas face away from the residences to minimize potential noise levels at the nearby residences.
 - B. All proposed development, as feasible, shall specify equipment that meets the City's noise standard of 60 dB at the nearest receptor without special enclosures or mufflers.
 - C. Mechanical equipment shall be located as far away from nearby residential land uses as feasible.
 - D. As necessary a separate noise barrier or enclosure shall be constructed around mechanical equipment to block line-of-sight between the equipment and nearby residences.

The implementation of this condition shall be prior to issuance of any Certificate of Occupancy for each phase and monitored by the Building Division. (BUILDING)

***Mitigation Measure Noise – BM2; Specific Plan Amendment COA #50**

108. PARK COMPLETION AND DEDICATION – Pursuant to Section 5.9.2 of the Development Agreement, Owner agrees to irrevocably dedicate approximately 1.5 acres of land as a “Neighborhood Park.” Interim construction staging for adjacent development is permissible on the Neighborhood Park site to the extent that it is not detrimental to the park improvements.

In order to facilitate the use of the Neighborhood Park site for staging by the developer, the land developer, at its sole discretion, shall have the right to construct the Neighborhood Park at any time during the construction of any of the infrastructure or buildings on RES 2, RES 4, RES 5 or RES 6, provided, however, that land developer shall commence construction of the Neighborhood Park no later than the date that the first three of the above-referenced blocks are completed. Once construction has commenced on the Neighborhood Park, construction shall be substantially completed within nine (9) months. Substantial completion has been achieved when all construction work and planting installations have been completed in accordance with the conditions of approval with the exception of incomplete or deficient items deemed minor by the Park and Recreation Department that can be corrected and completed in a timely fashion and have been compiled on a punch list and all close-out submittals such as As-Built drawings, product warranties, and operating manuals have been submitted for review.

The Neighborhood Park shall be subject to inspection by the Department of Parks and Recreation during the course of construction, at substantial completion, during the 90 calendar day plant establishment period and again upon final completion for acceptance.

Unless otherwise approved by the Director of Parks and Recreation, the Neighborhood Park improvements shall not receive final completion status for acceptance of park dedication until all construction and installation work for the entire park has been approved and all plantings have been installed and established in a healthy condition as approved by the Department of Parks and Recreation for a period of 90 calendar days after approved planting and germination of seeded lawn or other areas, and all punch list items have been completed and all close-out submittals have been corrected and resubmitted. The Developer shall maintain improvements installed within the Neighborhood Park in a healthy, functional, neat and clean condition until such time as the City accepts its dedication pursuant to Section 5.8 of the Development Agreement

(PARKS AND RECREATION, PUBLIC WORKS) *Specific Plan Amendment COA #56*

The following conditions shall be MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP.

109. DEDICATIONS - The applicant or owner shall dedicate a sidewalk easement for any public sidewalk located on private property. The applicant shall also dedicate a twenty (20') foot maximum pedestrian access easement as shown on the site plan for Block RES 4 as required by the adopted Specific Plan Amendment. This easement will be governed by a separate easement agreement to be reviewed and approved by the City Attorney and Public Works Director or his designee. Said easements shall be dedicated on the final Project Tentative Map, and shall be subject review and approval of the Director of Public Works (or his designee) and the City Attorney. (PUBLIC WORKS, CITY ATTORNEY)

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

110. *CONSTRUCTION ACTIVITIES – Per Specific Plan Amendment Condition of Approval #49, the following provisions to control traffic congestion, noise and dust shall be followed during site excavation, grading and construction:

Building Permit Work Hours: The allowed hours of Building construction activities may be waived or modified through an exemption from the hours of work designated in Section 23.06.017, for limited periods, if the Building Official finds that:

- 1) 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 acceptance by the City of San Mateo.
 - 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.
- 2) The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.
- 3) 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.
- 4) The approved hours of construction activity and contact information 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 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.

Public Works Permit Work Hours: 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 public 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 and Public Works Director or his designee finds that:

- 1) 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 acceptance by the City of San Mateo.
 - 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.
- 2) The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.
- 3) 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.
- 4) 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 Public Works Director or his designee 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. (PUBLIC WORKS, BUILDING)
Specific Plan Amendment COA #49

111. INSPECTIONS - The applicant shall notify the Department of Public Works' Inspection Division at least twenty-four (24) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving; and all work in the City's right-of-way. The applicant shall notify the Building Inspection Division at least twenty-four (24) hours prior to the need for building inspection. Failure to do so will result in rejection of work that proceeded without inspection. (PUBLIC WORKS, BUILDING)

112. *CONSTRUCTION NOISE CONTROL – Per Specific Plan Amendment Condition of Approval #49, the following provisions to control noise shall be followed during site excavation, grading and construction to reduce potential noise impacts of the project to a less than significant level:

- a) All diesel equipment shall be operated with closed engine doors and should be equipped with factory-recommended mufflers.
- b) Pile-driving activities shall be restricted to between 8:00 a.m. to 5:00 p.m., Monday through Friday, to limit the intrusiveness of pile driving during the morning and evening hours. This measure is suggested only for construction sites that would use pile drivers within 2,000 feet of residential or sensitive land uses.
- c) Stationary construction equipment shall be kept beyond 100 feet of existing residences outside of the Bay Meadows Phase II project boundary.
- d) Noise attenuation techniques will be employed as needed and feasible to reduce noise levels below 100 dBA Leq in commercial/industrial areas and below 80 dBA Leq at exterior locations in residential areas. Such techniques may include the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and affected uses. Noise attenuation techniques will be verified through measurement of noise levels.
- e) Whenever feasible, electrical power should be used to run air compressors and similar power tools.
- f) Contractors shall use "quiet" models of any conventionally noisy construction equipment such as air compressors, jackhammers and other impact tools, as feasible.

- g) Contractors shall designate an employee as the construction noise coordinator and provide an on-site sign that will identify the person and provide a contact number. The coordinator would be responsible for receiving calls from residents or businesses regarding specific construction noise-related complaints. The coordinator would then be responsible for taking appropriate measures to reduce or eliminate noise levels as appropriate. Complaints and the response should be logged and kept on file for review by the City. The construction noise coordinator would act as a liaison between the residents in the vicinity of the construction and the contractor, so perceived noisy activities are addressed as soon as possible. The implementation of this condition shall be monitored throughout construction and verified by the Public Works Department and Building Division. (PUBLIC WORKS, BUILDING) ***Mitigation Measure Noise - BMI; Specific Plan Amendment COA #49**

113. ***AIR QUALITY** – Per Specific Plan Amendment Condition of Approval #53, to mitigate air quality impacts, the following applicable BAAQMD Basic and Enhanced and Optional Control Measures shall be implemented for all components of construction related to the proposed project site:

- A. Water all active construction areas at least twice daily, or as necessary.
- B. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- C. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the construction sites as necessary.
- D. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at the construction site, or if visible soil material is carried onto adjacent streets.
- E. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- F. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- G. Limit traffic speeds on unpaved roads to 15 mph.
- H. Replant vegetation in disturbed areas as quickly as possible.
- I. Install wheel washers for all trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- J. Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas.

- K. Suspend excavation and grading activities when winds (continuous gusts) exceed 25 mph and there is evidence of dust being carried by the wind.
- L. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards. Stationary construction equipment shall be prohibited within 100 feet of existing residences outside of the Bay Meadows Phase II project boundary.
- M. 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.
- N. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation. (PUBLIC WORKS)

****Mitigation Measure Air Quality-BMI; Specific Plan Amendment COA #53***

- 114. GENERAL ACTIVITIES - All public improvements shall be made in accordance with the latest adopted City Standard Drawings and the Standard Specifications for Public Works Construction, 2006 Edition with supplements. All work shall conform to the applicable City ordinances. Good housekeeping practices shall be observed at all times during the course of construction. Public right-of-way adjacent to the project site shall be kept clear at the end of each day of all job related dirt and debris. Pedestrian access shall be maintained at all times unless otherwise approved. Dirt and debris shall not be washed into storm sewers. The storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued therefore. The owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way in accordance with this paragraph may result in revocation of permit or the City performing the required maintenance at the applicant's expense. (PUBLIC WORKS)
- 115. RESTORATION OF PUBLIC IMPROVEMENTS - The applicant shall repair or replace all existing improvements not designated for removal which are damaged or removed as a result of his operations for a period of one (1) year after acceptance of the roadway improvements under the Improvement Agreement. Improvements such as, but not limited to, curbs, gutters, sidewalks, driveways, pavements, raised pavement markers, thermoplastic pavement markings, or signs shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvements to be repaired or replaced shall be at the direction of the Public Works inspector. (PUBLIC WORKS)
- 116. MATERIAL HAULING AND CONSTRUCTION WORKER PARKING – For material delivery vehicles larger than a two-axle, six-tire single unit truck (SU) as defined by FHWA Standards, the applicant shall use either of the following truck hauling route, as determined through discussions with the City Engineer, unless an alternate is approved by the City Engineer: **Hwy. 101 to Hillsdale Boulevard to Saratoga Drive to Franklin Parkway to Site, or Hwy. 101 to Route 92 to Delaware Street to Site.** A letter from the applicant

confirming the intention to use the identified hauling route, and designating all on-site haul routes, shall be submitted, for approval, to the Department of Public Works 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, dust control and street maintenance shall be the responsibility of the applicant. No on-site hauling will be permitted across the San Mateo County Expo Center property without written approval from the County being submitted to the Public Works Department. 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 does impact the public right-of-way shall be removed immediately. 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 enforced during construction. Failure to enforce the parking plan may result in suspension of the City permits. (PUBLIC WORKS)

117. NEIGHBORHOOD PARK SITE SOILS – During the demolition, and other construction activities on the Neighborhood Park site to be performed by applicant no disposal of any site or building material including rubble, bay mud, rocks, trash, hazardous material, demolition or construction debris of any kind, or soils containing material that is deleterious to plant growth, or future construction of the park improvements, into existing soils or soils to be used as fill within the linear park, unless otherwise approved by the Director of Public Works or his designee. All on-site soils and import fill soil within the areas of applicant's work in the Neighborhood Park shall be suitable for plant growth to sufficient depths.

At completion of sub-grading for any topsoil and again after topsoil placement, a qualified representative of an approved horticultural testing company shall sample, test and determine if the fill and existing soils within the linear park are suitable for plant growth to sufficient depths. The project geotechnical engineer shall be present during grading operations to certify that the fill and existing soils are properly compacted and meet all other aspects of the parameters listed above. Remedial recommendations from the above qualified professionals shall be executed by the developer. All plantings areas shall be provided with good quality topsoil for healthy growth of the specified plants. Topsoil within permanent lawn areas shall be screened free of rocks over 1" in size for at least a depth of 8". Soil preparation for all planting areas shall be based on soil tests performed on approved topsoil(s) after placement. Finished grades of planting areas shall be no more than 1/2" below adjacent hard surfaced areas. (PUBLIC WORKS, PARKS AND RECREATION)

118. PARK PLANT QUALITY AND INSPECTION - All trees, shrubs, and groundcover to be planted within public parks shall conform to the latest edition of the California Association of Nurserymen, American Association of Nurserymen specifications and the latest Guideline Specification for Nursery Tree Quality published by the Urban Tree

Foundation and California Dept of Forestry. All trees must have a straight and defined central leader (not crooked or bending sideways) with good taper and good caliper and if not available submit recommendation for alternate tree type for approval. All trees shall be tagged at the nursery prior to delivery by the City's Arborist or consulting Arborist in conjunction with the land developer's representative and the land developer's Landscape Architect. Applicant shall provide the City with a two week advance notice for tagging and shall pay for all expenses made in conjunction with tree tagging including travel and lodging if necessary. Trees which have been tagged shall be delivered to the site within two weeks of tagging or at such time as may be mutually agreed and shall be inspected by the City's Arborist or Consulting Arborist for any decline in health and damage in travel prior to planting. All other plant materials shall be inspected upon delivery to the site. All rejected planted material shall immediately be removed from the site. (PARKS AND RECREATION)

119. NEIGHBORHOOD PARK PLANT ESTABLISHMENT, MAINTENANCE AND ACCEPTANCE OF THE PARK DEDICATION - In connection with development of the Neighborhood Park as shown on construction documents, applicant shall establish all plantings and maintain all park improvements constructed by applicant within the Neighborhood Park as shown on the construction documents in a healthy, aesthetically pleasing, safe, functional and neat condition for a minimum period of 90 calendar days from the completion and approval by the Park and Recreation Department of the construction work and planting, including germination of seeded lawn or other seeded areas, and until such time as the applicant's offer of dedication of the park has been accepted by the City, unless otherwise agreed to by the Director of Parks and Recreation. If the City accepts park dedication and the park improvements after their completion but prior to the expiration of the 90 day plant establishment and maintenance period, the Developer shall assign to the City all applicable rights under Developer's maintenance agreement with its contractors responsible for the development of the park. (PARKS AND RECREATION)
120. NEIGHBORHOOD PARK SITE AS STAGING AREA – Developer's use of the Neighborhood Park shall be governed by Section 5.9.2 of the Development Agreement and Condition #56 of PA 02-105 the Bay Meadows Specific Plan Amendment. The developer's use of the Neighborhood Park site shall not be detrimental to the future park improvements. No intentional dumping of paints, solvents, wet concrete or other deleterious chemicals, or granular, powdery or liquid harmful to humans or plants shall occur on the Neighborhood Park site and accidental spillages shall be immediately cleaned up including removal of any contaminated soil. No intermixing of debris within existing soils shall be allowed. (PARKS AND RECREATION)
121. FIRE SAFETY DURING CONSTRUCTION – Building under construction shall comply with the requirements with Chapter 14 of the California Fire code, 2007 edition. All additional fire permits required by Chapter 14 shall be obtained from the Bureau of Fire Protection and Life Safety. (FIRE)

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

122. ENTRY MARKERS – The land developer shall submit a separate Planned Sign Program for any proposed Entry Markers for the Bay Meadows Phase II development. The Planned Sign Program shall be reviewed for consistency with the City’s Sign Ordinance in effect at the time of application, the Development Agreement, the Specific Plan Amendment, and the Bay Meadows II Design Guidelines and Development Standards.

The land developer retains the option to develop Entry Markers as “public art” instead of signage. The final design of the Entry Markers shall be presented to the Planning Commission. (PLANNING)

123. STATION INTEGRATION PLAN - The land developer and representative from the master homeowner's association for Phase II Specific Plan shall be asked to participate as stakeholders in the development of a Station Integration Plan. This Plan will address items such as appropriate wayfinding signage, fence and gate locations, station drop-off/pick-up locations, and other items related to the smooth functioning of the future station once the station design becomes more developed. In no event shall the stakeholder be required to alter improvements or designs in a way that would compromise the use of the private parking garages, private streets, or increase the cost or timing of design, construction, or occupancy of the improvements contemplated in the approved SPAR documents. (PLANNING, PUBLIC WORKS)

124. NO RESIDENTIAL PARKING PERMIT PROGRAM – As this project has made special provisions for residential visitor parking to be provided on-street, the City Public Works Department shall at no time in the future entertain a request from the residential developments within the Bay Meadows Specific Plan Area for a residential parking permit program. (PUBLIC WORKS)

125. TRASH/ RECYCLING BIN STAGING ON PUBLIC STREETS - A maximum of six bins (three for recycling and three for solid waste) shall be temporarily placed within a dual parking/loading zone on the public street to allow for limited stacking of bins only during times of service. This loading zone shall be unique in that the specified loading time period and days shall be based on the anticipated time period and days of the week of service. The spaces will be available for public parking during times other than those posted for bin loading activities. The loading zone shall be located as close as possible to the garage exit, with the exact location and length and time period/days subject to the review and approval of the Director of Public Works or his designee. The loading zone area shall be shown on building permit plans. The bins shall be placed on the public street by the Master HOA a maximum of 30 minutes prior to service, and shall be removed from street by the Master HOA no more than 30 minutes after service. In the event that the local franchise hauler offers subterranean bin retrieval service, even if this service is at an additional cost, the Master HOA shall immediately change to this type of service and contact the Public Works Department to arrange for removal of the special loading spaces. (PUBLIC WORKS)

126. 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 deposit a performance bond 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. The annual bond shall be in the amount of five thousand (\$5,000) and shall increase by CPI on an annual basis.
- C. Label new and redeveloped storm drain inlets with the phrase “No Dumping – Drains to Bay”, (by stenciling, branding or 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.

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)

127. *TDM MONITORING – Per Specific Plan Amendment Condition of Approval #43, the short-term, mid-term and long-term trip reduction goals shall be in compliance with the adopted Traffic Management Plan dated March 17, 2008 prepared by Kimley-Horn and Associates, Inc., and shall be monitored and verified by the City or TMA. (PUBLIC WORKS, PLANNING) ****Mitigation Measures Traffic and Circulation - BM11, BM14; Specific Plan Amendment COA #43***

**** MITIGATION MEASURE*** - *This measure mitigates adverse environmental effects identified in the environmental document. Monitoring procedures are contained within the condition of approval. A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required.*