

CITY OF SAN MATEO
RESOLUTION NO. ____ (2020)

APPROVING THE SPECIAL USE PERMIT (SUP), SITE PLAN AND ARCHITECTURAL REVIEW (SPAR), SITE DEVELOPMENT PLANNING APPLICATION (SDPA), AND VESTING TENTATIVE MAP TO CONSTRUCT 290 RESIDENTIAL UNITS, ASSOCIATED PARKING FACILITIES, LANDSCAPING, ROADWAY IMPROVEMENTS, AND OPEN SPACE AREAS, AND ADOPT THE MITIGATED NEGATIVE DECLARATION

WHEREAS, Harvest Properties has requested the construction of 290 residential units, associated parking facilities, landscaping, roadway improvements, and open space areas for a residential development called Peninsula Heights (the "Project");

WHEREAS, the San Mateo City Charter and Municipal Code Section 27.06.040 requires final action from the Planning Commission for projects which include Site Plan and Architectural Review for projects of six or more dwelling units;

WHEREAS, the City circulated an Initial Study and Mitigated Negative Declaration to assess environmental impacts in accordance with CEQA Guidelines 15070 from November 12, 2020 to December 2, 2020;

WHEREAS, the City finds the Project consistent with the applicable policies of the General Plan and other applicable policies;

WHEREAS, the Planning Commission held a public hearing for the Project on December 8, 2020 duly noticed, at which all public comments were considered;

WHEREAS, all applicable Conditions of Approval have been attached as Exhibit A.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY FINDS AND RESOLVES that:

1. The Planning Commission finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment and the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.
2. The custodian of the documents or other material which constitute the record of the proceeding upon which this decision is based is the Community Development Department, located at City Hall, 330 West 20th Avenue, San Mateo, California.
3. The Mitigated Negative Declaration for the Peninsula Heights project and the Mitigation Monitoring, or Reporting program are adopted.
4. The Special Use Permit (Municipal Code Section 27.74.020) application and associated Conditions of Approval are approved based on the finding that granting of the Special Permit for residential uses will not adversely affect the general health, safety and/or welfare of the community nor will it cause injury or disturbance to adjacent property by traffic or by excessive noise, smoke, odor, noxious gas, dust, glare, heat, fumes or industrial waste given that the

proposed residential uses are compatible with existing residential uses to the north, south, and east. The project's proposed land use has also been analyzed to not cause disturbance to the existing neighborhood with respect to traffic or noise.

5. The Site Plan and Architectural Review (Municipal Code Section 27.08.030) application and associated Conditions of Approval are approved based on the following findings:
 - a. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood in that:
 - i. The design, height, and bulk of the buildings have been designed to integrate into the existing neighborhood'
 - ii. The design of the residential buildings and associated structures comply with the maximum building height of 55 feet to the plateline and provide deep setbacks to the property lines reducing potential visual impacts; and
 - iii. The buildings utilize high quality materials and incorporates an abundance of landscape throughout the project to enhance the site.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City in that:
 - i. The project is consistent with the Appendix B of the City's General Plan allowing residential uses through a Special Use Permit;
 - ii. The project has analyzed traffic, circulation, and parking to minimize impacts to the neighborhood; and
 - iii. The design of the buildings acknowledges and respects the existing residential neighborhoods to the north, south, and east in their mass and bulk to reduce visual impacts.
 - c. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare in that:
 - i. The project provides additional housing opportunities and would not result in any significant impacts regarding public health, safety, or welfare as conditioned;
 - ii. The project enhances the existing Campus Drive area which consists primarily of office uses;
 - iii. The project will be constructed in compliance with all building codes, fire codes, and the City's building security code.
 - d. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site.
 - e. The development will not adversely affect matters regarding police protection, crime prevention, and security in that the buildings, paths of travel, and parking facilities will be required to conform to the City's current Security Ordinance through Conditions of Approval.
6. The Site Development Planning Application (Municipal Code Section 23.40.040) and associated Conditions of Approval are approved based on the following findings:
 - a. The project will result in the removal of 327 existing trees, of which 145 are considered Heritage Trees. The removal of these trees is necessary to accommodate the development of the proposed project. All trees will be removed and replaced with appropriate

landscaping to both enhance the site and create necessary buffers between surrounding properties.

- b. All concerns regarding tree removal on the site have been addressed as conditions of approval requiring conformance to the City's landscape regulations, through the provision of extensive on-site landscaping as shown on the project plans, and/or through the payment of a fee to the City's tree planting fund.
7. The Vesting Tentative Map (Municipal Code Section 26.48.060) application and associated Conditions of Approval are approved based on the following findings:
- a. The proposed map is consistent with applicable General Plan policies in that Appendix B of the City's General Plan allows residential uses in all non-residential land use areas including Executive Office areas;
 - b. The site is physically suitable for the type of development in that the site is currently developed with structures and is served by all required utilities and public services;
 - c. The site is physically suitable for the proposed density of development in that the site has a maximum density of 34.84 dwelling units per acre, which this project complies with;
 - d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that it redevelops a site located in an urban setting which has been previously improved with paving and other development;
 - e. The design of the subdivision or type of improvements is not likely to cause serious public health problems in that City's ordinances reduce potential air quality and noise impacts during construction, and the project will also contribute to public improvements roadways and public facilities and will otherwise not constrain the delivery of public services; and
 - f. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
8. The Project conforms to applicable policies of the Land Use Element, Circulation Element, Housing Element, Urban Design Element, Conservation and Open Space Element, and Noise Element of the City's General Plan.
- a. The Project conforms to Policy LU 1.14 of the Land Use Element, which encourages achieving a balanced mix of land uses and minimizing impacts between land uses through a Special Use Permit. This Project includes approval of a Special Use Permit and has been analyzed to be compatible with the existing surrounding uses. In conformance with Land Use Area Specific Policy PA 8.7, the existing emergency vehicle access lane between Campus Drive and 26th Avenue will remain for emergency use only to protect surrounding residences.
 - b. The Project conforms to policies C 2.5 and C 2.10 of the Circulation Element in that a Transportation Impact Analysis (TIA) and Transportation Demand Management (TDM) Plan have been prepared for this project. The TIA has found that a reduction in the Project's Vehicle Miles Traveled (VMT) results in a reduction when compared to the existing office uses. The TDM Plan nonetheless recommends further trip reduction measures.
 - c. The Project conforms to policy H2.4 of the Housing Element in that the project provides new affordable housing opportunities in conformance with the City's below-market-rate requirements.
 - d. The Project conforms to UD 2.1 and UD 2.3 of the Urban Design Element in that the design of the Project has been reviewed by the City's Design Review Consultant for conformance with the City's Multifamily Design Guidelines, which address enhancement of neighborhood

character through building design. In addition, the Project provides an abundance of public open space opportunities in conformance with UD 2.5.

- e. The Project conforms to C/OS 6.1 and C/OS 6.2 of the Conservation and Open Space Element in that the Project preserves existing Heritage Trees where possible and proposes replacement planting when removal is proposed. In addition, the project provides new public open space opportunities in conformance with C/OS 10.1.
- f. The Project conforms to N1.1 and N1.2 of the Noise Element in that an acoustical analysis will be required of the project at later stages of the permit review process. Also, a Noise Study has been prepared for the project, which estimates a reduction in noise when compared to the existing operational noise of the office uses.

EXHIBIT A
CONDITIONS OF APPROVAL
PA-2020-012, PENINSULA HEIGHTS (SUP + SPAR + SDPA + VESTING TENTATIVE MAP)

2988 CAMPUS DR 100, SAN MATEO, CA 94403-2531
PARCEL # 041521010
AS APPROVED BY THE PLANNING COMMISSION ON 12/08/2020

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 DEMOLITION PERMIT, BUILDING PERMIT, or SITE DEVELOPMENT PERMIT, and shall be satisfied prior to issuance of whichever permit is issued first, or if another deadline is specified in a condition, at that time.

Building Division (PA)

- 1 SITE SURVEY – The applicant shall provide professional survey(s) of all parcels stamped and signed by a Land Surveyor licensed by the State of California in the building permit submittal. The survey(s) 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. (BUILDING)
- 2 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 applicant(s) shall be represented by their design and construction group, which include any subcontractors. Departments having Conditions of Approval for the project will represent the City. This meeting shall be held prior to issuance of the Demolition Permit, Building Permit or Site Development Permit, and shall be satisfied prior to issuance of whichever permit is issued first. (BUILDING)
- 3 DEMOLITION - Demolition permit(s) shall be issued in accordance with Section 23.06.100 of the San Mateo Municipal Code. Safeguards during construction shall be provided in accordance with Chapter 33 of the California Building Code. Prior to the permit issuance, a completed Worksheet/Application and a Demolition Plan must be submitted and approved by the Building Official. This form is available at the Building Division Counter. (BUILDING)
- 4 HAZARDOUS MATERIALS - As required by state law, an asbestos and lead paint abatement scope of work will be developed prior to issuance of a demolition permit for the structure on the project site. All measures outlined in this scope of work shall be implemented as part of the project. This scope of work shall outline the performance parameters for hazardous remediation standards and regulatory

compliance criteria. In addition, any asbestos abatement contractors performing work on the site will be licensed by the State of California. Buildings of the age of those on the project site may contain mercury and/or PCBs. Therefore these hazardous materials shall be found and removed prior to demolition and recycling. This will be verified as part of a final hazardous materials report prepared by a qualified consultant and will be submitted to the Building Division prior to issuance of a demolition permit. (BUILDING)

- 5 SOILS REPORT – The applicant shall provide a stamped, signed, and dated soil investigation report containing design recommendations to the Building Official with Site Development and Building Permits. The classification shall be based on observation and any necessary tests of materials disclosed by boring or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction, seismically induced soil liquefaction, soil instability, and expansiveness. Additionally, the applicant shall submit a stamped, signed, and dated letter from the Geotechnical Engineer or Civil Engineer who prepared the soil investigation stating the following:

(A) The plans and specifications substantially conform to the recommendations in the soil investigation.

(B) The Geotechnical Engineer or Civil Engineer who prepared the soil investigation has been retained to provide soil site observation and provide periodic and final reports to the City of San Mateo.

Prior to final inspection for any building or structure, the Geotechnical Engineer or Civil Engineer who prepared the soil investigation shall issue a final report stating the completed pad, foundation, finish grading and associated site work substantially conform to the approved plans, specifications and investigations. (BUILDING)

- 6 CALGREEN – All buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in the California Green Building Standards Code with local amendments per San Mateo Reach Code. The applicant shall incorporate the checklist along with a notation on the checklist to specify where the information can be located on the plans, details, or specifications, etc. on the building permit plans for the superstructure. (BUILDING)

- 7 SHORING/SCAFFOLDING - A separate building permit shall be required for all shoring and scaffolding work prior to issuance of any building permits for foundation and the superstructure. Shoring/scaffolding plans, calculations, etc., shall be reviewed and approved by Building Division. The applicant must obtain an encroachment permit from the Public Works Department for scaffolding erected within the public right-of-way. (BUILDING)

Fire Department (PA)

- 8 WATER SUPPLY - All City/District-owned water systems and on-site water systems shall be looped with two points of connection to the satisfaction of the City Engineer. They shall meet the requirements of State Department of Health Services, the City's Public Works Department and the Fire Marshal. The water supply information shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit for the superstructure. (FIRE)
- 9 FIRE SPRINKLER SYSTEM - The applicant shall install a fire sprinkler system throughout the single-family dwellings and townhomes in accordance with NFPA 13D or the California Residential Code. The townhome over flats (four story) designs shall be required to install an NFPA 13 fire sprinkler system. The riser for the 13 system shall be located in an exterior closet with the Fire Alarm Control Unit. Fire sprinkler plans shall be a deferred submittal. The fire sprinkler plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of a fire sprinkler permit. (FIRE)
- 10 CODE CONFORMANCE - The applicant shall indicate on all building permit plans that all construction shall meet current code standards at the time of building permit submittal. The building permit plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of the building permit. (FIRE)
- 11 SUBMITTALS - The applicant shall submit all fire plans in conjunction with the superstructure building permit plans. The plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of the superstructure building permit plans. (FIRE)
- 12 FIRE APPARATUS ACCESS ROAD - The applicant shall provide a Fire Apparatus Access Road serving each structure on the property. The widths of the Fire Apparatus Access Road shall comply with the design indicated on sheets C6.1, C14.1, and C14.2 of the approved planning application and the areas with a

minimum of 26-foot unobstructed linear width shall provide an unobstructed height of no less than 13 feet, 6 inches. The access road shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit for the superstructure. (FIRE)

- 13 FIRE HYDRANTS - The applicant shall install 13 public/private fire hydrant(s) spaced as per the SMC Fire ordinance. All fire hydrants used for fire flow for the project site shall be upgraded to a Clow model 960 or equivalent consisting of (2) 2½ inch and (1) 4½ inch outlet. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with water purveyor's specifications. The water supply shall be tested, flushed and approved operable PRIOR to any combustible construction materials being placed on the site. Staged construction shall insure that the necessary water supply is maintained from stage to stage in the construction planning. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval before the issuance of a fire sprinkler permit. (FIRE)

- 14 FIRE FLOW - The project shall meet the fire flow rate and duration requirements of the California Fire Code. The fire flow information shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit. (FIRE)

Parks and Recreation Department (PA)

- 15 INITIAL SITE INSPECTION - Prior to the issuance of demolition permits, the Project Arborist is to submit with a letter with photos to the City's Planning Division verifying that all tree protection measures were properly implemented for any tree(s) impacted by demolition work per phase. Prior to the issuance of subsequent permits, the Project Arborist shall submit a follow up letter with photos to the City's Planning Division verifying that all tree protection measure were property implemented for all remaining protected tree(s) per phase. A schedule of future site inspections may be required when submitting for building permits. (PARKS AND RECREATION)

- 16 TREE PROTECTION MEASURES ON PLANS - The most current version of the Project Arborist report and tree protection plan shall be reproduced so as to be readable on one or more full-size sheets of the building permit plans for demolition and the superstructure. (PARKS AND RECREATION)

Planning Division (PA)

- 17 BELOW MARKET RATE (BMR) OWNERSHIP UNITS AGREEMENT– Pursuant to Municipal Code Section 27.16.050 and Resolution 135 (2010), the applicant shall enter into and record a BMR Affordability Restriction Agreement to provide BMR units. This also includes payment of below market rate program in-lieu fee for fractional units as outlined in the City of San Mateo Comprehensive Fee Schedule. This Condition shall be satisfied prior to issuance of the building permit for the superstructure (PLANNING)
- 18 SIGN PERMIT - All on-site signage shall require a separate building permit that is issued through the Building Division. All signs shall conform to the standards delineated in the Sign Code, Title 25 of the Municipal Code. No signage is approved as part of this Planning Application. The applicant will be responsible for obtaining separate permits for signage through the Building Division. (PLANNING)
- 19 CONDITIONS OF APPROVAL – All building permits plans shall include all the Conditions of Approval beginning on sheet 2 of the plans. (PLANNING)
- 20 SCREENING OF ROOFTOP MECHANICAL EQUIPMENT – All rooftop mechanical equipment shall be screened by a solid enclosure or parapet wall and shall be shown on the building permit plans for the superstructure. Rooftop screening shall be constructed with the same building materials as the building exterior, or other compatible materials as approved by the Planning Manager and/or Zoning Administrator. (PLANNING)
- 21 LOCATION AND FULL SCREENING OF ABOVE GROUND UTILITIES, EQUIPMENT, AND DEVICES INCLUDING TRANSFORMERS AND BACK FLOW PREVENTORS - All ground level utilities, equipment, and other project related operational/utility devices (“Items”) shall be shown on the building permit plans, consistent with the approved planning application plans. All Items shall be fully screened on all four sides from public view by a solid wall or solid wood fence that complies with San Mateo Municipal Code Chapter 27.84 Fences, Trees and Hedges. Landscaping in the form of densely planted tall shrubs may be utilized where placement of a fence is infeasible, subject to review and determination by the Zoning Administrator in the field. These Items shall be setback as far as feasible from street frontages and shall be fully screened with landscaping or other screening material. The building permit plans for the superstructure shall show the location and screening of these items and this condition shall be addressed on the construction plans submitted for any demolition permit, building permit, or site development permit and shall be satisfied prior to issuance of whichever permit

is issued first; however; the final location and required screening of all Items shall be reviewed and approved by the Zoning Administrator prior to release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first
(PLANNING)

22 PAYMENT OF OUTSTANDING PLANNING APPLICATION FEES – All outstanding planning application fees shall be paid prior to the issuance of the first building permit.
(PLANNING)

23 TRASH AND RECYCLING ENCLOSURES - All above-ground trash and recycling enclosures shall be screened from public view through fencing, and/or perimeter landscaping. The building permit plans for the superstructure shall show the location and screening of the enclosure(s) in conformance with the approved planning application. (PLANNING)

24 CONFORMANCE WITH APPROVED PLANNING APPLICATION - All building permit application plans and details, and subsequent construction shall substantially conform with the approved planning application, including: plans, materials samples, building colors, the written project description, and other items submitted as part of the approved planning application. This planning application is approved with a range of 285-290 housing units. Documentation of any changes to the approved planning application plan set shall be provided at the time of building permit application submittal. Any proposed modifications to the approved planning application must be reviewed by the Planning Manager and/or Zoning Administrator. Modifications to Building Permit plans must be approved prior to construction of the modified improvements. The Planning Manager and/or Zoning Administrator shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application for a modification of a previously approved planning application is required to be submitted to permit the proposed project modifications, as required by San Mateo Municipal Code Section 27.08.080 Modifications. (PLANNING)

25 RECORDATION OF CONDITIONS OF APPROVAL – The applicant shall record the final approved planning application conditions of approval document at the San Mateo County Recorder's Office. The applicant shall submit proof of recordation in the form of a recorded document that includes a confirmation sticker with the recordation evidence. This document shall be recorded prior to the issuance of the first building permit. (PLANNING)

26 PHASED PROJECTS - Applicant shall submit a complete phasing plan indicating all

infrastructure and other site improvements to be installed in conjunction with the construction of a particular building, parcel, or phase of development. The phasing plan may be revised subject to the review and approval of the Planning Manager and City Engineer, or their designees. (PLANNING)

- 27 INTERIOR NOISE LEVELS – The project shall comply with the City’s Noise Goals as enumerated in the Noise Element of the General Plan. The applicant shall provide an acoustical analysis, by a licensed acoustical consultant, which shall contain recommendations to ensure the building’s interior LDN levels are in compliance with the levels established in the San Mateo General Plan. A copy of the acoustical analysis shall be submitted as part of the building permit plans for the superstructure. (PLANNING)
- 28 VECTOR CONTROL PLAN - Prior to the issuance of the first building permit, the applicant shall implement and conform to, upon review and approval by the Planning Manager and/or Zoning Administrator, a plan for the control and removal of rodents and other pests to prevent infestation of adjacent land uses and surrounding neighborhoods. This plan shall include pest control measures required during all phases of construction, and also for a period of six months after the completion of construction. (PLANNING)
- 29 SITE DEVELOPMENT PERMIT FOR REMOVAL OF TREES AND TREE REPLACEMENT/IN LIEU FEES - The applicant shall obtain a Site Development Permit from the Planning Division for removal of existing trees with a diameter of 6 inches or larger. The applicant shall propose to plant trees on the project site equivalent to the Landscape Unit (LU) value of trees to be removed, pay a fee in lieu of planting trees at the rate established in the annual Comprehensive Fee Schedule, or a combination of both. This condition may be satisfied immediately after the planning application final approval, and shall be satisfied prior to the issuance of the first building permit. (PLANNING)
- 30 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 located within or adjacent to open parking areas containing five (5) or more parking spaces shall provide a six-inch-high vertical concrete curb to protect the planting areas. For parking lots containing less than 5 stalls, this requirement may be met by a concrete wheel stop in front of each diagonal or perpendicular stall plus a minimum six-inch-high concrete curb in

other areas or approved equal.

(B) Street trees along public streets in accordance with City Standards and the City Street Tree Master Plan shall be installed and shown on the building permit plans. Street trees that are located in sidewalk areas shall be constructed per City Standard Drawings 3-1-847, Tree Planting Details and as approved in the planning application project plans. The applicant and its successors shall irrigate these street trees at all times that the use permitted under this approval occupies the property. A street tree maintenance easement shall be required if the street trees are to be located on private property and no such easement exists.

(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 Plant Establishment Maintenance Period consisting of three (3) growing season months (March through October) 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)

31 HERITAGE TREE PROTECTION - The applicant shall protect all heritage trees designated to remain from damage during construction. Tree protection shall comply with all provisions of the Heritage Tree Ordinance, approved Tree Protection Plan contained in the approved project arborist's report, and any requirements imposed by the City. The following tree protection measures shall be shown on building permit drawings:

(A) All recommendations for tree protection contained in the approved Tree Protection Plan contained in the approved project arborist's report, and/or additional requirements imposed by the City.

(B) Protective fencing shall be located at the drip line of existing major vegetation to remain. This protective fencing shall be constructed of solid wood, chain link, or other solid materials subject to approval of the Zoning Administrator.

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

construction:

(C) Oil, gas, chemicals, or construction materials shall not be stored within the drip line of trees that are designated to be preserved.

(D) Signs, wires, or other types of obstructions shall not be attached to trees.

(E) Trenching under the drip line of trees is to be avoided. If trenching is necessary, trenches are to be hand dug and major roots retained.

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

Police Department (PA)

32 PHOTOMETRIC PLAN SUBMITTAL REQUIREMENT - The building permit plans for the superstructure shall include a photometric plan showing the installation of lighting fixtures and lighting levels to be reviewed and approved by the Chief of Police or his/her designee. The photometric plan shall include point-by-point lighting levels in foot-candles for the entire plot and ten feet beyond the project property lines. The point-by-point photometric plan shall provide lighting levels on a grid not to exceed five feet by five feet across the entire site. Each point shall report the illuminance to the nearest 0.1 foot-candles. Photometric calculations including maximum foot-candles, average foot-candles, minimum foot-candles, average to minimum uniformity, and maximum to minimum uniformity shall be included on the plan submitted. Select specifications for fixtures selected shall be provided on the photometric plan sufficient to ensure compliance with the SITE LIGHTING STANDARDS. (POLICE)

33 PRIVATELY-OWNED PUBLIC OPEN SPACES, ADDRESSING - Prior to the first building permit application the applicant shall propose separate and unique address for the proposed public open spaces. The proposed addresses shall be subject to approval by the Chief of Police or his/her designee, Public Works, and Fire Departments. (POLICE)

34 SITE FURNITURE - The building permit plans for the superstructure shall show permanent site furniture accessible to the public designed and installed to deter

an adult from laying down by installing arm rests not more than 4' apart, or by designing elevation changes 4" or more on horizontal surfaces every 4'. Temporary site furniture shall be secured at the close of each business day. (POLICE)

- 35 BUILDING SECURITY CODE COMPLIANCE - The building permit plans shall comply with the City's Building Security Code (San Mateo Municipal Code Chapter 23.54). (POLICE)

Public Works Department (PA)

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

- 37 UTILITY WILL-SERVE LETTERS & CLEARANCES - The applicant shall provide will-serve letters from the various utility companies including, but not limited to, domestic water, electric, gas, etc. to ensure adequate service can be provided for the proposed development.
- On the building permit plans for the superstructure, the applicant shall show required clearances between all existing utilities and the proposed relocated City Storm Main and green infrastructure (drainage appurtenances, street trees, etc.) on Campus Drive. If the project cannot meet required clearances between an existing utility and the proposed relocated City Storm Main and/or green infrastructure, the applicant shall submit documented approval from the agency with jurisdiction over said utility, or relocate the utility within the Public Right-of-Way as required by the agency at the applicant's cost, subject to review and approval by the City Engineer. (PUBLIC WORKS)

- 38 GARBAGE/RECYCLE/COMPOSTING STORAGE AND SERVICE – The applicant shall provide an adequate area for the purposes of storing garbage, recycling, composting collection containers per the approved planning application for scheduled servicing by the franchise solid waste collection service. The containers shall be placed at the service location allowing enough room for the truck to safely approach the containers. The collection containers shall remain in the storage enclosures and immediately returned to the storage enclosures after service. The containers are not to be in public view or in the public right-of-way prior to, or beyond the scheduled service times. A letter shall be provided from

the City's franchise solid waste collection service provider stating that service is available to the project as designed. (PUBLIC WORKS)

- 39 EROSION AND SEDIMENT CONTROL - The applicant shall submit erosion control measures including silt fences, fiber rolls, proposed cribbing (retaining walls or riprap), terraces, and/or surface protection, required for drainage and erosion control of the property per Municipal Code section 23.40.040(a) prior to issuance of a building and/or site development permit, subject to review and approval of the Public Works Department. Conformance with these measures will reduce soil erosion during construction. The applicant shall submit an Erosion and Sediment Control Plan (which includes erosion control measures), if required by the City Engineer. (PUBLIC WORKS)
- 40 ADDRESS PLAN - The applicant shall submit to the Public Works Department a final address plan. Said submittal shall be approved by the City Engineer prior to issuance of the first building superstructure permit issued within each phased final map. (PUBLIC WORKS)
- 41 FENCES AND OTHER PERMANENT STRUCTURES WITHIN CITY RIGHT-OF-WAY – The applicant shall locate all project fencing and foundation of a permanent nature within the project's property and out of the City right-of-way. (PUBLIC WORKS)
- 42 STORMWATER POLLUTION PREVENTION - The applicant shall comply with the Stormwater Pollution Prevention Program Construction Permit (SWPPPCP) requirements and prepare a Stormwater Pollution Prevention Plan (SWPPP) (San Mateo Municipal Code Section 7.39). (PUBLIC WORKS)
- 43 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 \$30,000.00. 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)
- 44 CLEAN, INSPECT AND REPAIR STORM LINE - The applicant shall clean and inspect (via remote TV camera) the storm line from the manhole upstream to the

manhole downstream of the project area (MH 23F:17 to MH 23F:18, CB 23G:07 to CB 23G:10, and MH 23G:04 to MH 24G:01). The video inspection shall be done by a professional video inspection company, to City standards, and be completed prior to building permit issuance. The video of the inspection shall be reviewed with the Department of Public Works and any cracked or broken areas of the line along the project frontage shall be repaired by the applicant. The required repairs, as determined by the Public Works Department, shall appear on the improvement plans submitted by the applicant for permit plan check. The applicant will fund any repairs as necessary to serve the development in an amount not to exceed \$84,000. If the estimated costs of repair exceed \$84,000, the applicant shall complete the repairs and contact the City to pursue potential methods to obtain reimbursement from future applicants benefitting from the improvements. All necessary repairs to the storm line shall be completed and approved prior to connection from the project site. (PUBLIC WORKS)

- 45 TRIANGULAR AREA OF VISIBILITY – The building permit application plans shall show that the installation of landscaping and permanent structures located within the 10' triangular area of visibility at the driveway, and 45' triangular area of visibility at any project corner meets the requirements of a minimum vertical clearance of 7', and/or are less than 3' in height. This includes all PG&E above ground structures and other utility facilities. (PUBLIC WORKS)
- 46 POLYCHLORINATED BIPHENYLS (PCB) SCREENING ASSESSMENT FORM - As per Stormwater Municipal Regional Permit requirements and City Code Section 7.39.120, Demolition Permit (DP) Applicants shall complete the PCBs Screening Assessment Form as described within the guidelines included within the Building Demolition Plan Submittal Checklist. The Form shall be reviewed and approved by the City Engineer or his/her designee, prior to issuance of a demolition, site development, or building permit, whichever occurs first. (PUBLIC WORKS)
- 47 STORM DRAIN INLETS AND WATERWAYS - The building permit application plans shall show the marking of the words “No Dumping! Flows to Bay,” or equivalent, on all storm inlets surrounding and within the project site using methods approved by the City standards, consistent with the San Mateo Countywide Water Pollution Prevention Program’s C.3 requirements. (PUBLIC WORKS)
- 48 DRAINAGE - Drainage designed into landscaping with the purpose of reducing volume or improving quality of runoff from the site shall be implemented, to extent feasible, subject to the approval of the City Engineer. No increase to the peak discharge shall be permitted downstream. In addition, discharge must

conform to any non point source permit issued by the Regional Water Quality Control Board. Drainage improvements made on-site shall conform to standard engineering practices and shall not allow any site drainage to impact adjacent properties. All drainage capacity calculations shall be performed by a licensed Civil Engineer, whose signed engineer's stamp shall appear on the calculations sheets, and shall be submitted to the City for review and approval with the project civil plans. The applicant shall install bioretention areas. For projects that include permanent structural controls for water quality protection, the O&M (operation and maintenance) procedures for such control features shall be submitted for review and approval prior to occupancy and specify the developer or property owners' responsibility to ensure their ongoing effective operation and maintenance. Such O&M responsibility requirements shall be recorded at the County of San Mateo Recorder's Office. (PUBLIC WORKS)

- 49 ENCROACHMENT PERMITS, BONDS, AND INSURANCE - The applicant must obtain an encroachment permit, posting the required bonds and insurance, and provide a one (1) year warranty for all work to be done in the City's right of way associated with the encroachment permit.

An encroachment permit for Item (A) below shall be obtained prior to the first building permit for demolition or site development, whichever occurs first, and prior to any work being done in the City's right of way identified in the phasing plan as being associated with that permit. The remaining items below shall be obtained prior to the superstructure building permit associated with the phase of work identified in the phasing plan.

The applicant shall have public 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. The improvement plans shall be included in the superstructure building permit submittal. All design assumptions and criteria shall be submitted. Project specifications shall be included for review.

Quantities for items below are provided only to determine minimum bonding requirements for the encroachment permit. The quantities and location of the items below shall match the approved planning application plans to the maximum extent possible. Exact locations and quantities shall be determined during the building permit phase.

The encroachment permit shall include, at a minimum, the following items:

(A) **TRAFFIC CONTROL & SITE LOGISTICS PLANS** – The applicant shall submit traffic control plans for any impact to the right-of-way, including a pedestrian detour plan. The traffic control plan shall comply with the most recent version of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the City's Traffic Control Plan Requirements.

A site logistics plan is required for each phase of operation. The plan, at a minimum, shall include estimated timeframes for implementation, duration, and construction operations.

(B) **STREET TREES** – The applicant shall plant street trees to match the City of San Mateo street tree plan or per the approved Planning Application in effect at the time of construction. The street tree plans shall include tree root barriers constructed per City Standard Drawings 3-1-933.

(C) **STREET MARKINGS & SIGNAGE** - The applicant shall install necessary street markings and signage 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, signage, painted curbs, and

- Roadway re-striping, pavement markings, signage and Class II Bike lanes on both sides of Campus Drive from the Laurelwood Shopping Center to the roundabout at the end of Campus Drive per the approved planning application plans to the maximum extent possible.
- Crosswalk striping and signage perpendicular to Campus Drive along the Northern Site as shown on the approved plans.

All permanent pavement markings shall be thermoplastic. Color, location of painted curbs, signage, and markings 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.

(D) **SIDEWALK** - The applicant shall replace to existing City standards all sidewalk surrounding the project sites. Sidewalk replacement shall be constructed

per City Standard Drawing 3-1-141A and 3-1-141C. At the time the planning application was filed, a minimum of nine thousand three hundred and twenty four (9,324) square feet of sidewalk will need to be replaced. In addition, the applicant shall replace to existing City Standards sidewalk on Parcel B of the Peninsula Office Park Subdivision Map (Volume 78 of Maps Pages 32 & 33). Sidewalk replacement for Parcel B shall be constructed per City Standard 3-1-141B and 3-1-141C. At the time the planning application was filed, a minimum of eight hundred and ninety (890) square feet of sidewalk will need to be replaced. These figures are provided only to determine minimum bonding requirements for the encroachment permit.

(E) GATES OR BOLLARDS - The applicant shall install gates or bollards on Parcel B of the Peninsula Office Park Subdivision Map (Volume 78 of Maps Pages 32 & 33), as approved by the City Engineer.

(F) CURB RAMPS - The applicant shall construct two (2) curb ramps in accordance with State Standard Drawing No. A88A on Campus Drive. The actual ramp "Case" shall be identified on the plans and shall be to the approval of the City Engineer.

(G) CURB AND GUTTER - The applicant shall replace to existing City standards all curb and gutter surrounding the project sites. New curb and gutter shall be constructed per City Standard Drawing 3-1-141A. At the time of the planning application was filed, a minimum of one thousand five hundred and forty four (1,544) linear feet of curb and gutter will need to be replaced. In addition, the applicant shall replace to existing City Standards curb and gutter on Parcel B of the Peninsula Office Park Subdivision Map (Volume 78 of Maps Pages 32 & 33). New curb and gutter on Parcel B shall be constructed per City Standard 3-1-141B. At the time the planning application was filed, a minimum of three hundred and sixty two (362) linear feet of curb and gutter will need to be replaced. This figure is provided only to determine minimum bonding requirements for the encroachment permit.

(H) DRIVEWAY APPROACHES - The applicant shall install four (4) City Standard Commercial grade driveway approaches as shown on the approved plans. The new driveway approaches shall be constructed per City Standard Drawing 3-1-148 within the planter strip area only.

(I) SEWER LATERAL - The applicant shall install as a minimum four (4) six (6) inch City Standard sewer lateral connection from the property line to the sewer main located in the street right of way. The installation shall be done in accordance with City Standard Drawing 3-1-101.

(J) STORM MANHOLES - The applicant shall install four (4) standard storm manholes on Campus Drive, per the approved plans to the maximum extent possible and in accordance with City Standard Drawings. The actual Standard Drawing shall be identified on the plans and shall be to the approval of the City Engineer.

(K) STORM MAIN - The applicant shall abandon and install new segments of storm main per the approved plans to the maximum extent possible. The applicant shall abandon the storm main between existing City catch basin CB 23F:03 to a proposed City manhole and between existing City manholes MH23G:01 to MH23G:03. The applicant shall abandon the existing storm segments in place and filled with slurry, or as approved by the City Engineer. The applicant shall install a proposed storm main between existing City manhole MH 23F:18 to a proposed City manhole and between existing City manholes MH23G:01 to MH23G:03, or as approved by the City Engineer. The new storm lines shall be RCP, or other material as approved by the City Engineer. Design drawings shall be prepared by a licensed Civil Engineer, and subject to review and approval by the City Engineer or his/her designee.

(L) GREEN INFRASTRUCTURE - In accordance with San Mateo Municipal Code Chapter 7.39, applicant shall install and maintain green infrastructure (GI) improvements in the Public sidewalk planter area, including interceptor trees, tree wells and a drainage system (e.g. curb cuts, underdrain/storm lines, overflow catch basins, and cleanouts) per the approved Planning Application plans to the maximum extent possible. The improvements shall be in accordance with the guidance and specifications provided by the San Mateo Countywide Water Pollution Prevention Program, the City of San Mateo GI Plan, or as approved by the City Engineer. Drainage capacity calculations shall be performed by a licensed Civil Engineer, whose signed engineer's stamp shall appear on the calculations sheets, and shall be submitted to the City for review and approval with the project Civil Plans. The owners are responsible for the operation and maintenance set forth in the Stormwater Management Facilities Maintenance Agreement.

(M) STREET LIGHTS - STREETLIGHTS/PHOTOMETRIC ANALYSIS - The applicant shall submit a photometric analysis showing the installation and/or, if approved by the Public Works Director or designee in his or her sole discretion, relocation of streetlight poles and luminaires, to meet the required levels shown below as recommended by the Illuminating Engineering Society (IES) Illuminance Method. The photometric plan shall include point-by-point lighting levels in foot-candles for the entire right-of-way immediately adjacent to the project, starting at the property line.

The analysis shall cover three main analysis zones (AZ) the roadway, sidewalk and traffic intersections, and may require other zones if applicable. Roadway analysis shall include the entire roadway width from face of curb to face of curb. The sidewalk analysis shall start at the back of walk to the face of curb along the project frontages, and the sidewalk analysis will not include the sidewalk across the roadway. The traffic intersection shall include the entire roadway up to the end of each curb return, on each approach. Each AZ, shall show calculation

data such as average, maximum, minimum, uniformity ratio (avg./min) in foot-candle and the number of points. Each AZ shall be clearly label and calculations shall be presented in a legible and concise manner. The Light Loss Factor (LLF) used for this analysis shall be .803. A pole and luminaire schedule shall be included in the photometric analysis showing the mounting height (MH), mast arm length (MA) and luminaire type. The selected specifications for the new fixtures used for the analysis shall be provided by the City as per the latest City Standard to meet latest greenhouse gas emissions reduction goals. Once the photometric analysis has been completed, the developer shall furnish (which includes relocating the streetlight poles if approved per above) and install the streetlight improvements in accordance with the recommendations of the photometric analysis. If the analysis recommends new lighting fixtures on the right of way opposite the project frontage for the roadway analysis, the project will install the lighting. If the photometric analysis shows that no additional street lighting is necessary, the developer at a minimum will upgrade the existing streetlight infrastructure along the property frontages to the latest City standard or directed by the City Engineer along the project frontages.

The applicant shall also submit a full streetlight and electrical plan showing the existing streetlight infrastructure and proposed streetlight infrastructure as dictated by the photometric analysis. The streetlight and electrical plan shall show all electrical conduits, pull boxes, service connections, fuse holders, bus

fuses and all other electrical components necessary to construct the improvements. It is the developer's responsibility to coordinate with PG&E to get the necessary power to these new improvements. If power is to be tapped into an existing streetlight circuit, voltage drop calculations shall be included in the plans. All fees, permits and dues associated with these improvements will be paid for by the developer.

The photometric analysis shall use the following criteria:

PROJECT LIGHTING DESIGN CRITERIA

IES Table 11-1 Lighting Design Criteria for Streets

Campus Drive Roadway: Collector - Medium Pedestrian Conflict

IES Table 16-2 Recommended Values for Medium Pedestrian Activity Areas

Campus Drive –Sidewalks and Bicycle Lanes: Medium Pedestrian Conflict (PUBLIC WORKS)

- 50 PARKING - The applicant shall submit plans for all required off street parking showing proper grading, drainage, ramps profile, and parking dimensions in conformance with City parking standards. The plans shall be approved by the City Engineer prior to the issuance of the Superstructure Building permit. (PUBLIC WORKS)
- 51 PERMITS REQUIRED BY OTHER AGENCIES - The applicant shall obtain all required permits from other agencies. If project is within jurisdiction of another agency, 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 of to the permit application and a fee is required, the applicant shall reimburse the City for it's cost. (PUBLIC WORKS)
- 52 SITE DEVELOPMENT PERMIT FOR GRADING - The applicant shall obtain a site development permit from the Public Works Department for hillside grading. The applicant shall submit to Public Works, for review with the building permit application and construction plans, a site grading and drainage plan prepared by a registered Civil Engineer with all supporting data, including hydraulic calculations, in accordance with requirements of the City's Site Development Code (SMMC 23.40). The grading and drainage plan shall also comply with the recommendations of the Soils/Geotechnical Report.

The applicant shall submit a letter addressed to the Public Works Department stamped, signed, and dated from the Geotechnical Engineer who prepared the soil investigation concluding the following:

(A) The Civil plans and specifications substantially conform to the recommendations in the soil investigation, including earthwork, grading, and drainage recommendations for long-term slope stability, and slope stability during construction.

(B) The Geotechnical Engineer or Civil Engineer who prepared the soil investigation will provide soil site observation and provide periodic and final reports to the City of San Mateo.

(C) Upon review of the final grading plan, confirming that there is no adverse impact upon health and safety per Government Code 65915(e)(1) associated with hillside grading on slopes greater than 25%, per the Density Bonus Waivers used for Municipal Code Sections 23.40.050 (c)(2)&(3) and 26.20.110.

Prior to final inspection for any building or structure, the Geotechnical Engineer who prepared the soil investigation shall re-affirm conclusions stating the grading and drainage work substantially conform to the approved plans, specifications and investigations.

A deposit and non-refundable fee shall be submitted by the applicant based upon the Comprehensive Fee Schedule, established by the City Council, in effect at the time the building permit application is made. Using the current Comprehensive Fee Schedule, the site development permit fee for this project will be \$39.00 and the deposit is calculated to be \$30,650.00. Public Works plan checking of the site grading and drainage plans submitted with the building permit plans cannot proceed until fee and deposit are paid. 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)

- 53 CLEAN, INSPECT AND REPAIR SANITARY SEWER - The applicant shall clean and inspect (via remote TV camera) the mainline sewer from the manhole upstream to the manhole downstream of the project lateral connection (MH 426:06X to MH

426:05X, MH426:05X to 426:01X, 426:02X to 426:03X, and 426:03X to 447:08X). The video inspection shall be done by a professional sanitary sewer video inspection company, to City standards, and be completed prior to building permit issuance. If any repairs are required to accommodate this project's flows prior to project implementation as determined by the Public Works Director or his or her designee in the City's discretion, the required repairs (spray foam-RazoRooter or flushing, or removal of roots, or replacement), as determined by the Public Works Department, shall appear on the improvement plans submitted by the applicant for permit plan check. All necessary repairs to the sewer shall be completed and approved prior to connection of the project lateral to the sewer. (PUBLIC WORKS)

- 54 UNDERGROUND UTILITIES - The building permit application plans shall show the installation of all new, and upgraded, utility service, including telephone, electric power, and other communications lines underground to the building in accordance with City of San Mateo Municipal Code 26.32.020. (PUBLIC WORKS)
- 55 TRASH CAPTURE DEVICES – The applicant shall install trash capture devices in all storm drain inlets around the exterior frontages that lead directly to the off-site storm drain system. Locations of devices are along the Campus Drive frontages within private property. Devices shall be approved by the City Engineer or his/her designee. Trash capture devices are required on site consistent with the State Water Resources Control Board definition of Full Capture System. All on-site trash capture devices shall be cleaned routinely and maintained by the developer or occupant per the Stormwater Management Facilities Maintenance Agreement. The building permit application plans shall show trash capture devices. (PUBLIC WORKS)
- 56 SUBDIVISION (FINAL) MAP - The applicant shall record a Subdivision Map (Final Map), or multiple Final Maps per Government Code 66456.1, prepared by a person authorized to practice land surveying in California, delineating all parcels created or deleted and all changes in lot lines in conformance with San Mateo Municipal Code Section 26.52.

Both the Final Map(s) and the project conditions covenants and restrictions shall state that the Common Open Space Easements shall not be re-subdivided or developed in perpetuity. This language shall be reviewed and approved by the City Engineer and the City Attorney.

Each Final Map shall be approved by the Department of Public Works and recorded by the County Recorder's Office prior to the issuance of the first

building permit for each phase. In addition, the Director of Public Works shall approve the sequence of multiple Final Maps, including but not limited to, access, easements, and public improvements that are required with each Final Map.

A map guarantee shall be submitted to the City, by the applicant's title company, prior to release of each Final Map to the title company for recordation. Prior to the City's release of each Final Map to the title company, the applicant may, at the discretion of the City Engineer, be required to submit to the City an electronic copy of the map in the AutoCAD Version being used by the City at the time of recordation. The applicant shall confirm with their title company and the County Recorder's Office to determine the time necessary to have the map recorded after City approval. (PUBLIC WORKS)

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

Fire Department (PA)

- 57 EMERGENCY VEHICLE ACCESS LANE - The existing emergency vehicle access (EVA) lane connecting Campus Drive to 26th Avenue shall remain an EVA lane under this project. The existing EVA lane shall be widened to 20 feet and equipped with a 14-foot drive aisle, a single one-foot rolled curb, and a single five-foot sidewalk. A 20-foot gate shall be installed across the roadway and equipped with a Fire Knox lock or other equivalent means. (FIRE)
- 58 CONSTRUCTION TYPE 7A - The buildings highlighted in the diagram on sheet 1.1 in the approved planning application project plans are required to be of 2019 CBC Chapter 7A construction type. (FIRE)
- 59 FIRE ALARM- A fire alarm system complying with 2019 CFC Chapter 9 shall be installed throughout the four story townhome over flats buildings. (FIRE)

Planning Division (PA)

- 60 * MM NOI-1.2 - Mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City's Noise Ordinance. A qualified acoustical consultant shall be retained to review mechanical noise as these systems are selected to determine the specific noise reduction measures necessary, if any, to reduce noise to comply with the City's Noise Ordinance. Noise reduction measures shall include, but are not limited to, selection of

equipment that emits low noise levels and the installation of noise barriers, such as enclosures or parapet walls to block the line-of-sight between the noise source and the nearest receptors. Verification of review by an acoustical consultant, and any noise reduction measures to be implemented, shall be provided to the Planning Division prior to issuance of building permits for the superstructure. (PLANNING)

Police Department (PA)

- 61 SECURED BUILDING ACCESS BY EMERGENCY PERSONNEL - If locked gates or doors are installed restricting emergency responder access to residential units, then the building permit plans for the superstructure shall show the detailed specifications for and the installation of telephone entry pads (TEPs) and/or wireless "click to enter" systems at the main exterior building entrance(s) and parking garage entrance(s) for secured buildings. These access systems must allow emergency personnel to access all levels of the interior of the building. The access systems must also be installed at exterior gate locations that lead to secured areas of the site, such as interior courtyards. Access system placement location is subject to the review and approval of the Chief of Police or his/her designee, prior to the approval of the first building permit for the project. Police access codes shall be as provided by the Chief of Police or his/her designee at the time of installation. (POLICE)

Public Works Department (PA)

- 62 CAMPUS DRIVE RE-STRIPING PLAN - The applicant shall implement roadway re-striping, pavement markings, signage and Class II bike lanes on both sides of Campus Drive from the Laurelwood Shopping Center to the roundabout at the end of Campus Drive.

The design drawings shall be prepared by a licensed Civil Engineer and shall match the approved planning application plans to the maximum extent possible. The final design shall be determined during the building permit phase and subject to review and approval by the City Engineer, submitted with the superstructure building permit.

In addition, the project licensed Civil Engineer shall prepare an interim striping plan to cover the period of time during which the Southern Site is complete, and the Northern Site is incomplete. The interim striping plan shall be submitted with the superstructure building permit of the Southern Site, and subject to review

and approval by the City Engineer.

The Campus Drive Re-Striping Plan and interim striping plan shall be implemented per the phasing plan, or as allowed by the City Engineer. (PUBLIC WORKS)

- 63 SOUTH TRUNK AREA SEWER IMPROVEMENT FEE - In order to meet the increased demands on the South Trunk Sewer system created by this project, the applicant shall, subject to credits as set forth in the Fee Schedule, contribute fees toward the construction cost to increase its capacity based upon the project's average projected sanitary flow. The fee amount will be based upon the City Council resolution in effect at the time of superstructure building permit issuance. The fee shall be collected by the Public Works Department and paid prior to issuance of each superstructure building permit. (PUBLIC WORKS)
- 64 TRANSPORTATION IMPROVEMENT FEE - The applicant shall pay the City's transportation improvement fee in accordance with the fee schedule. A credit shall be provided for trips attributed to the demolished buildings, per the fee schedule. The fee amount will be based upon the City Council resolution in effect at the time of building permit issuance. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. (PUBLIC WORKS)
- 65 PARK IN-LIEU/IMPACT FEES - The applicant shall pay a park fee in-lieu of dedication of lands for park and recreation purposes (park in-lieu fee) (SMMC Chapter 26.64). The final fee, including credits for any on-site improvements, shall be determined and paid prior to the issuance of the first building permit within a phased final map. (PUBLIC WORKS).
- 66 WASTEWATER TREATMENT PLANT PHASE II IMPACT FEE - In order to meet the increased demands on the Wastewater Treatment Plant created by this project, the applicant shall contribute fees toward the Plant expansion based upon the net increase of projected sanitary flow, as determined under the City Council resolution in effect at the time of building permit issuance. The fee shall be collected by the Public Works Department and paid prior to issuance of each superstructure building permit. (PUBLIC WORKS)
- 67 STORMWATER MANAGEMENT PLAN - The project shall comply with all City of San Mateo's ordinances, policies, and processes regarding the post-construction treatment of stormwater runoff. Specifically, a Stormwater Management Plan (SWMP) will be developed, prior to issuance of building permits for project construction, to ensure compliance with City of San Mateo and Municipal

Regional Permit (MRP) requirements. The SWMP will meet the criteria for stormwater protection outlined in the San Mateo Countywide Water Pollution Prevention Program C.3 Stormwater Technical Guidance. (PUBLIC WORKS)

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

Building Division (PA)

68 ART IN PUBLIC PLACES – The applicant shall be required to comply with Section 23.60 of the San Mateo Municipal Code for Art in Public Places. Applicability is determined based on the valuation of all construction for the project at time of building permit issuance; this will be a cumulative total for all structures within the project. Section 23.60.060 details the allowable methods of compliance, generally described to include the installation of Civic Arts Committee approved artwork to the satisfaction of the Community Development Director, or payment of a fee in lieu of placement of public art, or a combination thereof in an amount that is equal one-half of one percent of the total building valuation, excluding land acquisition and off-site improvement costs. The in-lieu fee shall be paid into the Art in Public Places Fund. This condition shall be met in accordance with Section 23.60.050 prior to the issuance of a Certificate of Occupancy. (BUILDING)

Fire Department (PA)

69 ROADWAY LOAD CAPACITY AND DESIGN - The applicant shall submit a letter from a certified soils or geotechnical engineer stating the final roadway within the project is able to support a load of 68,000 pounds. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the final inspection. (FIRE)

Parks and Recreation Department (PA)

70 FINAL SITE INSPECTION BY PROJECT ARBORIST - The Project Arborist is to conduct a final tree inventory and submit his/her findings in a letter with photographs to the Planning Division to verify the status of protected trees. Protected trees that were damaged or removed are to be noted on the inventory chart that includes their LU values that were calculated prior to the commencement of construction operations. The monetary LU value of protected trees that were damaged or removed is payable to City of San Mateo General Tree Fund. (PARKS AND RECREATION)

Planning Division (PA)

- 71 LETTER OF ARCHITECTURAL COMPLIANCE – The designer or architect of record shall submit a stamped and signed letter of compliance that the construction is consistent with the approved building permit plans, prior to scheduling the final Planning Division inspection. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)
- 72 VERIFICATION OF LANDSCAPE INSTALLATION – The applicant shall submit a letter prepared by the project landscape architect stating that all landscape improvements (including trees, shrubs, and irrigation systems) have been installed in compliance with the approved landscape plans submitted to the City for construction. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)
- 73 VERIFICATION OF COMPLIANCE WITH ACOUSTICAL ANALYSIS – The applicant shall submit a letter prepared by the person/firm who prepared the acoustical analysis for the project, verifying that the project will comply with the noise requirements contained in the City's General Plan and setting forth the recommendations of the acoustical analysis implemented to achieve such compliance. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PLANNING)
- 74 PLANNING DIVISION INSPECTIONS – The applicant shall notify the project planner for inspections related to construction of all structures, landscaping, and other site improvements. The notification request shall be given at least 72 hours prior to the requested time for inspection. (PLANNING)
- 75 FINANCIAL SECURITIES FOR ONSITE PRIVATE LANDSCAPING - If any portion of on-site landscape improvements are to be installed after the final Planning Division inspection, the applicant shall submit a cost estimate and financial securities in a form and amount satisfactory to the Planning Manager and/or Zoning Administrator sufficient to ensure the installation of all approved on-site private landscape improvements including all new trees after the final Planning Division inspection per phase of development. 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 for such phase. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever

occurs first per phase of development. (PLANNING)

Police Department (PA)

- 76 PRIVATELY-OWNED PUBLIC OPEN SPACES, COVENANTS, CONDITIONS & RESTRICTIONS AND RULES - Prior to release of utilities the applicant shall submit for approval by the City including the Chief of Police or his/her designee draft Covenants, Conditions & Restrictions (CC&Rs) and Rules applicable to the proposed privately-owned public open spaces. CC&Rs and Rules related to the public open spaces shall be subject to annual review by the City and Chief of Police or her/his designee. City approved CC&Rs and Rules related to the public open spaces shall be subject to annual review, and shall be maintained and enforced by the applicant and any successor association or entity responsible for the maintenance of any public open spaces. (POLICE)
- 77 PRIVATELY-OWNED PUBLIC OPEN SPACES, REQUIRED SIGNAGE - Prior to release of utilities the applicant shall submit for approval by the City including the Chief of Police or her/his designee a plan showing the locations of signage designating which spaces are public open spaces and which areas are to remain restricted for the use of development residents. The plan submitted for approval shall include proposed language designating the different spaces, and any applicable CC&Rs and Rules people using the public open spaces shall be required to conform to while on the public open spaces. Approved signs shall be installed and maintained with at all times that the use permitted by this planning application occupies the premises. (POLICE)
- 78 PRIVATELY-OWNED PUBLIC OPEN SPACES, DESIGNATION - Prior to the first of the following to occur: Release of Utilities, Final Inspection, or Issuance of a Certificate of Occupancy, the applicant shall submit for approval a plan showing which spaces are proposed to be privately-owned public open spaces (POPOS) and which are intended to remain restricted for the use of development residents. (POLICE)

Public Works Department (PA)

- 79 RESTORATION OF ROADWAY – Due to the anticipated project's truck traffic the applicant shall grind and overlay with 2.5 inches of asphalt concrete the roadways anticipated to be damaged as a result of construction activities in accordance with the phasing plan. The applicant will survey the existing street prior to construction commencing and after completion. If project construction causes the street, in the areas shown on the phasing plan, to be classified as being in a

failed condition of a Pavement Condition Index (PCI) of 50 or below, the applicant shall reconstruct the street. Limits of the roadway repair shall be, at minimum, Campus Drive for the entire width and length of the roadway along the project frontages and on Parcel B of the Peninsula Office Park Subdivision Map (Volume 78 of Maps Pages 32 & 33), as approved by the City Engineer. The City Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first

- 80 RESTORATION OF PUBLIC RIGHT-OF-WAY - The applicant shall repair or replace the Public Right-of-Way damaged or removed as a result of construction operations. Public Right-of-Way damaged 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. Public Right-of-Way to be repaired or replaced shall be at the direction of the Public Works Inspector. (PUBLIC WORKS)
- 81 PERFORMANCE BOND FOR PUBLIC IMPROVEMENTS OF THE NORTH SITE – The applicant shall provide a performance bond or other surety that guarantees commencement of construction of the public improvements associated with the North site in the phasing plan within 24 months of the first certificate of occupancy of the South Site, and completion of such improvements within 12 months after commencement. The deadlines for commencement and completion of the improvements may, upon applicant's request, be amended by the Director of Public Works in her/his sole discretion. The required surety shall be submitted to the Public Works Department prior to issuance of the first certificate of occupancy of the South Site, and subject to review and approval by the Director of Public Works or designee, and the City Attorney's office. (PUBLIC WORKS)
- 82 TRANSPORTATION DEMAND MANAGEMENT PROGRAM – A Transportation Demand Management (TDM) Program has been prepared for this project (refer to the final Peninsula Heights TDM Plan, prepared by Steer). It is anticipated that property management will continue to modify and refine the TDM program over time to best achieve the trip reduction target, address market conditions, and respond to tenant needs, which may include TDM measures not currently listed in the TDM plan when they may be found to be more effective in reducing vehicle trips. A written letter to the Public Works Director on an annual basis will include an assessment of compliance with the Transportation Management Plan, including mode split survey results, by the end of the calendar year (December 31st). (PUBLIC WORKS)

83 STORMWATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT – The applicant shall execute a maintenance agreement with the City’s Director of Public Works as specified in Chapter 7.39.210-230 of the Stormwater Management and Discharge Control ordinance. The agreement shall outline the operation and maintenance (O&M) plan for the permanent stormwater treatment facilities both on-site and in the Public Right-of-Way (Green Infrastructure) and designate the applicant or property owners as the responsible party for O&M. The agreement shall be approved by the Director of Public Works, notarized by both parties, and recorded at the County of San Mateo Recorder’s office. This agreement shall be recorded prior to the first occupancy of the building. (PUBLIC WORKS)

84 RECORD DRAWINGS - The applicant shall submit one full set of original record drawings and construction specifications for all off-site improvements to the Department of Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The applicant shall also provide the City with an electronic copy of the as-builts in the AutoCAD Version being used by the City at the time of completion of the work. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first. (PUBLIC WORKS)

The following conditions shall be met prior to the approval of the FINAL MAP or PARCEL MAP, or if another deadline is specified in a condition, at that time.

Planning Division (PA)

85 CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R's) – The applicant shall obtain the City Attorney's approval of the draft Conditions, Covenants, and Restrictions governing the subdivision for consistency with these Conditions of Approval prior to recordation of final map. (PLANNING)

Public Works Department (PA)

86 SUBDIVISION IMPROVEMENT AGREEMENT – If the applicant wishes to have the final project map approved prior to the completion of the project’s public improvements, the applicant shall enter into a subdivision improvement agreement with the City per Gov. Code Section 66462(a), and shall arrange to provide security for the remaining public improvements to be completed. The timing for the completion of public improvements associated with the North site in the phasing plan shall be consistent with the timing specified in Public Works

Condition of Approval labeled "PERFORMANCE BOND FOR PUBLIC IMPROVEMENTS OF THE NORTH SITE". The agreement will be forwarded to the City Council for approval with each final map. Multiple final maps shall require an agreement with each map. (PUBLIC WORKS)

- 87 DEDICATIONS - Through each Final Map, the applicant or owner shall dedicate Public Utility Easements for utilities, Public Access Easements for access to privately-owned publicly accessible open space, and Emergency Vehicle Access Easements for emergency vehicle access and use, as shown on the tentative map to the maximum extent possible.

Within the project, all on-site storm and sewer utilities, public access easements areas, privately-owned publicly accessible open space, emergency vehicle access easements areas, streets, alleys, and sidewalks shall be privately owned and maintained by the applicant or owner(s). (PUBLIC WORKS)

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

Building Division (PA)

- 88 * MM HAZ-2 - To reduce the potential for construction worker and nearby sensitive receptor exposure to hazardous materials (ACMs and lead-based paint), the following measures shall be incorporated at all times during the construction of the project:

- In conformance with local, state, and federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of ACMs and/or lead-based paint on the structures proposed for demolition prior to issuance of a demolition permit for any site structure.
- A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable asbestos-containing materials, in accordance with the NESHAP guidelines, prior to building demolition that may disturb the materials. All construction activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to BAAQMD regulations.

- During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

- As required under the Toxic Substances Control Act (TSCA), all building materials containing PCBs at levels greater than 50 parts per million (ppm) must be removed upon discovery. If demolition is likely to impact such materials, they must be properly characterized and removed in accordance with TSCA regulations.

(BUILDING)

89 * MM NOI-1.1 - Modification, placement, and operation of construction equipment are possible means for minimizing the impact of construction noise on existing sensitive receptors. Construction equipment should be well-maintained and used judiciously to be as quiet as possible. Additionally, construction activities for the project should include the following best management practices to reduce noise at sensitive land uses:

- Construction activities, including truck traffic to and from the site, shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, Saturdays between 9:00 a.m. and 5:00 p.m., and Sundays and holidays between 12:00 p.m. and 4:00 p.m., in accordance with the City's Municipal Code, unless permission is granted with a development permit or other planning approval. Work in the public right-of-way shall be restricted to the weekdays. No work shall be allowed to take place within the public right-of-way after 5:00 p.m. 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. to 5:30 p.m. Signs outlining these restrictions shall be posted at conspicuous locations on-site.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Use of exceptionally loud equipment such as jackhammers and concrete saws

within 35 feet of shared property lines shall be limited, as feasible.

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - Unnecessary idling of internal combustion engines should be strictly prohibited.
 - Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors and property lines. If they must be located within 35 feet of receptors and property lines, adequate muffling (with barriers or enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors.
 - Utilize “quiet” air compressors and other stationary noise sources where technology exists.
 - Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.
 - The contract shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
 - Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise and vibrations during demolition and construction activities. The disturbance coordinator will determine the cause of the noise and vibrations complaints (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
- (BUILDING)

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

Work hours regulated by the San Mateo Municipal Code 23.06.060 shall only be permitted between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and between 12:00 noon and 4:00 p.m. on Sundays and holidays. These hours do not apply to construction work that takes place inside a completely enclosed building and does not exceed the exterior ambient noise level as measured 10 feet from the exterior property lines.

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

(1) As a condition of approval of a planning application issued pursuant to Title 26 or Title 27; or

(2) Upon written application to the Building Official. The Building Official may approve such application in his or her sole discretion for emergency situations or exceptional circumstances beyond the control of the applicant. An application shall contain any information required by the Building Official, including, but not limited to the type of work to be performed, the equipment to be used, the date(s) and time(s) for the proposed hours of work, and the reason(s) therefore.

(a) The approved hours of construction activity shall be posted at the construction site in a place and manner that can be easily viewed by an interested member of the public.

(b) The building official may revoke an exemption at any time if the contractor or owner of the property fails to abide by the conditions of the 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. (BUILDING)

Fire Department (PA)

- 91 BARRICADES ACROSS EMERGENCY ACCESS ROADS - The installation or use of barricades, fences, or gates across emergency vehicle access roads during construction shall have prior approval of the San Mateo Consolidated Fire Chief,

or his/her designee. (FIRE)

- 92 DEMOLITION - Building(s) under construction or demolition shall comply with the California Fire Code Ch. 33 during all phases of construction of the project. (FIRE)
- 93 ADDRESS NUMBERS - The applicant shall post temporary address numbers on each building at the project site that must be easily visible from the street or fire access road during all phases of construction of the project. (FIRE)

Parks and Recreation Department (PA)

- 94 TREE PROTECTION MEASURES - All required Tree Protection Measures shall remain in place and properly maintained during all phases of construction for any phase where construction has commenced. The Contractor is to notify the Project Arborist in advance when construction operations are to be performed within the drip line of protected trees. (e.g. trenching, excavation, grade changes) Adjustment of Tree Protection Measures require approval from the Project Arborist. (PARKS AND RECREATION)

Planning Division (PA)

- 95 * MM CUL-2 - If any unanticipated prehistoric or significant historic period cultural materials are exposed during construction grading and/or excavation, operations shall stop within 50 feet of the find and a qualified professional archaeologist contacted for evaluation and further recommendations consistent with CEQA and City of San Mateo requirements. Potential recommendations could include evaluation, collection, recordation, analysis, etc. of any significant cultural materials followed by a professional report. (PLANNING)
- 96 PALEONTOLOGICAL RESOURCES - Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be halted immediately within 50 feet of the discovery. The City of San Mateo Planning Division shall be immediately notified, and the applicant shall be responsible for retaining the services of a qualified paleontologist to determine the significance of the discovery. The paleontologist shall evaluate the uniqueness of the find, and prepare a written report documenting the find and recommending further courses of action. Based on the significance of the discovery, the actions may include avoidance, preservation in place, excavation, documentation, recovery, or other appropriate measures as determined by the paleontologist. (PLANNING)
- 97 * MM BIO-1.1 - Construction activities (or at least the commencement of such activities) shall be scheduled to avoid the nesting season. If construction activities

are scheduled to take place outside of the nesting season, all impacts on nesting birds protected under the MBTA and CDFW will be avoided. The nesting season for most birds in San Mateo County extends from February 1st through August 30th.

MM BIO-1.2 - If it is not possible to schedule construction activities between September 1 and January 31 then preconstruction surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. These surveys shall be conducted no more than 14 days prior to the initiation of construction. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests)

MM BIO-1.3 - If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species), to ensure that nests of species protected by the MBTA and CDFW shall not be disturbed during project implementation. However, if the ornithologist has confirmed that the hatchlings have left the nest, construction may commence within the buffer zone.

MM BIO-1.4 - If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the project may be removed prior to the start of the nesting season (e.g., prior to February 1st).
(PLANNING)

- 98 * MM CUL-3 - In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The San Mateo County Coroner shall be notified and make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines. (PLANNING)

Public Works Department (PA)

99 MATERIAL HAULING AND CONSTRUCTION WORKER PARKING - For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck (SU) size or larger as defined by FHWA Standards, the applicant shall submit a truck hauling route that conforms to City of San Mateo Municipal Code Section 11.28.040 for the approval of the City Engineer. The project sponsor shall require contractors to prohibit trucks from using "compression release engine brakes" on residential streets. The haul route for this project shall be the following, or as approved by the City Engineer:

- Highway 92 E or W to W. Hillsdale Blvd to Campus Drive to Project Site

- Project Site to Campus Drive to W. Hillsdale Blvd to Highway 92 E or W

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

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

100 PUBLIC WORKS CONSTRUCTION ACTIVITIES - The following provision to control traffic congestion, noise, and dust shall be followed during site excavation,

grading and construction:

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

The allowed hours of Public Works construction activities may be waived or modified through an exemption, for limited periods, if the City Engineer finds that:

(i) The following criteria are met:

(a) Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or

(b) Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a large concrete pour. Such a need would be determined by the project's design engineer and require approval of the City Engineer.

(c) An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.

(ii) The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.

(iii) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the extended construction activity.

(iv) The approved hours of construction activity will be posted at the

construction site in a place and manner that can be easily viewed by any interested member of the public.

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

(B) All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.

(C) Newly disturbed soil surfaces shall be watered down regularly by a water trucks or by other approved method maintained on site during all grading operations. Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems. Wash down of dirt and debris into storm drain systems will not be allowed.

(D) Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.

(E) All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

(F) Prior to issuance of any permit, the applicant shall submit any applicable pedestrian or traffic detour plans, to the satisfaction of the City Engineer, for any lane or sidewalk closures. The detour plan shall comply with Part 6, Temporary Traffic Control, of the State of California Manual of Uniform Traffic Control Devices (MUTCD), 2012, and standard construction practices. (PUBLIC WORKS)

101 BEST MANAGEMENT PRACTICES (BMP) – The applicant shall perform all construction activities in accordance with the City’s Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.38.020), and the San Mateo Countywide Water Pollution Prevention Plan (SMCWPPP) by reference. Detailed information can be located at:

<https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevel>

opment/construction-best-practices/ (PUBLIC WORKS)

102 GROUNDWATER DISCHARGE - The project is not expected to encounter groundwater; however, groundwater levels at the site are relatively shallow and the project could require dewatering of subsurface groundwater during construction. If dewatering is necessary, the applicant shall discharge extracted groundwater to the storm drain in accordance with conditions of the Construction General Permit. If there is no reasonable alternative method of disposal is available, in accordance with the City's Municipal Code (SMMC 7.38.150), the Director of Public Works may approve the discharge of ground waters to the sanitary sewer if the source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Public Works Department. (PUBLIC WORKS)

103 DUST CONTROL - The contractor shall implement the following measures to reduce fugitive dust-related impacts associated with grading and new construction:

- Water active construction areas at least twice daily or as often as needed to control dust emissions.
- Cover trucks transporting soil, sand, or other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.
- Remove visible mud or dirt track-out onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Pave new or improved roadways, driveways, and sidewalks as soon as possible.
- Lay building pads as soon as possible after grading unless seeding or soil binders are used.
- Replant vegetation in disturbed areas as quickly as possible.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Minimize idling times either by shutting off equipment when not in use, or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Provide clear signage for construction workers at all access points.

- Maintain and properly tune construction equipment in accordance with manufacturer's specifications.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. (BUILDING/PUBLIC WORKS)

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

City Attorney (PA)

- 104 PENALTY – In accordance with San Mateo Municipal Code section 27.02.210-Violations of Planning Application Conditions, any violation of any of the conditions of approval is unlawful and will subject the applicant to the penalties set forth in Chapter 1.04-General Penalty of the San Mateo Municipal Code as well as any other available legal remedies. (CITY ATTORNEY)
- 105 INDEMNIFICATION – The applicant will defend, indemnify, and hold harmless the City of San Mateo, its elected and appointed officials, employees, and agents from and against any costs, claims, or liabilities arising out of the approval of this planning application, including, without limitation, any award of attorney fees that might result from third party challenge. If applicant is required to defend the City, the City shall retain the right to select the counsel who shall defend the City. (CITY ATTORNEY)

Planning Division (PA)

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

Police Department (PA)

107 SITE LIGHTING STANDARDS- Exterior security lighting in compliance with the Building Security Code “Exterior Security Lighting” (San Mateo Municipal Code Section 23.54.060) shall be provided and maintained at all times that the use permitted by this planning application occupies the premises. Site lighting shall comply with the requirement of an average illuminance of 1 foot-candle, a minimum illuminance of 0.3 foot-candle, and a uniformity ratio not to exceed 4:1 average to minimum. Light sources shall be capable of producing a “bright white” light with a color temperature between 3000K and 4000K and a color rendering index (CRI) of at least 65 unless otherwise approved. This lighting standard is applicable to all parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to all buildings. The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site. (POLICE)

108 PRIVATELY-OWNED PUBLIC OPEN SPACES, PRIVATE PATROL OPERATOR - PRIVATE PATROL OPERATOR - The applicant and any successor association or entity responsible for the maintenance of proposed public open spaces shall hire and retain a private patrol operator. The private patrol operator shall be authorized by the applicant and any successor associations or entities to investigate and enforce any Covenants, Conditions & Restrictions and Rules, and shall be authorized to enforce trespass laws of the State of California and City of San Mateo. The private patrol operator shall be responsible for the initial responses to nuisance complaints in the public open spaces related to violations of applicant or successor CC&Rs and Rules. (POLICE)

109 VIDEO SURVEILLANCE – The project shall install and operate for the life of the project a video surveillance system. The information shall be maintained for a minimum of 30 days. The applicant shall provide proof of registration of the video surveillance camera system with the City through the City of San Mateo Security Camera Registration form available at <https://www.cityofsanmateo.org/forms.aspx?FID=134>).

The cameras in this system shall be megapixel or better CCTV cameras that shall be capable of operating in all lighting conditions anticipated at the project completion. Cameras viewing locations intended to allow routine vehicle passage onto the sites shall additionally be capable of capturing the front and rear of all entering and exiting vehicles that use the sites and be of sufficient quality to identify the make and model of vehicles accessing the site, clearly read both front

and rear license plates of vehicles, and obtain clear facial recognition through the front windshield.

The building permit application plans shall show cameras placed to view common areas of the property such as the POPOS, and vehicular and pedestrian access points to the site. Additional cameras are encouraged to be placed through the site at the Applicant's discretion. Camera placement shall take into account reasonable community privacy concerns and cameras shall not be required to capture residential private entrances. This condition is not intended to require Applicant to install pole mount cameras on the property, cameras to view these areas may be installed on the buildings facing out. This condition is not intended to create a duty for the applicant to actively monitor video from the required camera system. (POLICE)

Public Works Department (PA)

110 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:

(A) Owner(s) of the Common Area 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) Owner(s) of the Common Area shall pay a fee on a yearly basis for cost associated with, but not limited to, biannual inspection of the private storm drain facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair in the event that the treatment facility is no longer able to meet performance standards or has deteriorated. The annual fee shall be in the amount of \$261.00 with an annual increase, if necessary to recover the City's costs of inspection, in the amount of any CPI increase.

(C) Owner(s) of the Common Area shall label new and redeveloped storm drain inlets with the phrase "No Dumping – Drains to Bay" plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available from the Department of Public Works.

(D) All process equipment, oils fuels, solvents, coolants, fertilizers, pesticides, and

similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.

In addition, the project shall implement site design and source control BMPs for minimizing the volume of runoff and pollution in runoff to the extent practicable, per the Municipal Regional Permit (MRP). These BMPs may include the following:

- Disconnected downspouts that are directed into landscape areas;
- Minimization of impervious surfaces and increased use of permeable pavement where feasible;
- Location of all storm drain inlets to be stenciled with, "No Dumping! Flows to Bay" to discourage illegal dumping;
- Location and design of trash enclosures (all shall be covered) and materials handling areas;
- Use of effective, site-specific erosion and sediment control methods during post-construction periods. (PUBLIC WORKS)

*** 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.*