

**CITY OF SAN MATEO**  
**RESOLUTION NO. \_\_\_\_ (2022)**

**RESOLUTION APPROVING SITE PLAN AND ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PLANNING APPLICATION FOR THE REMOVAL OF SUBSTANTIAL VEGETATION AND TO CONSTRUCT A FIVE-STORY, 122,538 SQUARE FOOT, RESIDENTIAL BUILDING CONSISTING OF 191 RESIDENTIAL UNITS LOCATED AT 401 CONCAR DRIVE (APN 035-200-998); AND ADOPTING AN ADDENDUM TO THE RAIL CORRIDOR PLAN AND BAY MEADOWS SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (EIR), PREVIOUSLY CERTIFIED BY THE CITY COUNCIL ON JUNE 6, 2020.**  
**(PA-2021-033, HAYWARD PARK CALTRAIN STATION RESIDENTIAL PROJECT)**

WHEREAS, SRGNC-HPS San Mateo, LLC (herein referred to as the “Applicant”) submitted a planning application PA-2021-033 with the Planning Division for a Site Plan and Architectural Review (SPAR) and Site Development Planning Application (SDPA) for the removal of substantial vegetation and to construct a five-story, 122,538 square foot, 191-unit residential building and associated parking, landscaping, and common areas at 401 Concar Drive (APN 035-200-998) (collectively referred to as “Project”) in the City of San Mateo (“City”); and

WHEREAS, the proposed Project is located within the Rail Corridor Plan area; and

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; and,

WHEREAS, the City has prepared an Addendum to the Rail Corridor Plan and Bay Meadows Specific Plan Environmental Impact Report (EIR), which was previously certified by the City Council on June 6, 2020; and

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 August 23, 2022 duly noticed, at which all public comments were considered; and,

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 EIR Addendum 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 EIR Addendum and the Mitigation Monitoring and Reporting Program are adopted.

BE IT FURTHER RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, CALIFORNIA  
AS FOLLOWS:

1. The Project conforms to applicable policies of the Land Use, Circulation, Urban Design, Housing, Conservation and Open Space, and Noise Elements of the City's General Plan.
  - a. The Project conforms to Policies LU1.6 and LU1.7 of the Land Use Element, which encourages multi-family residential development. The Project proposes high-density multi-family residential use, which complements the transit-oriented development in the vicinity.
  - b. In conformance with Policies C2.5 and C2.10 of the Circulation Element, a Transportation Impact Analysis and Transportation Demand Management Plan have been prepared for the Project. The Transportation Impact Analysis concludes that the Project will not result in a significant impact caused by increased Vehicle Miles Traveled (VMT). The Applicant has also agreed to implement a Transportation Demand Management Plan that includes specific trip-reduction measures for the life of the Project.
  - c. The Project conforms to Policy UD2.1 in the Urban Design Element in that the Project has been reviewed by the City's design consultant and was found to generally comply with the City's Multi-Family Design Guidelines, which encourages the preservation and enhancement of the neighborhood character through building scale, materials, architectural style, quality of construction, and open space. The building materials also conform to Policy UD 2.3 in that the materials complement the style of the Project and incorporate common materials of the area, including stone veneer, glass, and stucco.
  - d. The Project conforms to Policies H2.4 and H2.6 of the Housing Element in that the Project includes 191 rental housing units at a density that exceeds the base density through State Density Bonus Law. In addition, the project devotes 16 of the total units to the very-low income category.
  - e. Policy C/OS 6.6 of the Conservation and Open Space Element requires that new developments provide street trees, which this Project conforms to in that a total of four new street trees are proposed.
  - f. The Project conforms to Policies N1.1 and N1.2 of the Noise Element in that a Noise and Vibration Report has been completed for the Project which provides long-term recommended noise reduction measures and requires an acoustical analysis at later stages of the building permit review process. Additionally, the Project's Conditions of Approval will require noise reduction measures during the construction phase of the project.
2. The Project conforms to applicable policies of the City's Rail Corridor Transit-Oriented Development Plan.
  - a. In conformance with Land Use and Zoning Policy 5.9, the Project proposes multi-family uses to be developed at a transit supportive density within the Hayward Park Station TOD Zone. The project proposes 191 rental units located next to the Hayward Park Caltrain Station.
  - b. In conformance with Community Character and Design Guidelines Policy 6.6, the Project proposes high quality building design and appropriate building scale and massing that contribute to the character of the neighborhood that surround them.

- c. The Project conforms to Circulation Policies 4.9 and 4.10 in that the Project proposes a 16-foot wide publicly-accessible pedestrian walkway across the site which forms a connection between the adjacent Station Park Green development and the Hayward Park Caltrain Station platform, and provides an eight-foot wide multi-use trail located parallel to the railroad tracks.

NOW, THEREFORE, BE IT RESOLVED THAT PLANNING COMMISSION OF THE CITY OF SAN MATEO, DOES HEREBY APPROVE THE HAYWARD PARK CALTRAIN STATION RESIDENTIAL PROJECT, PA-2021-033 AT 401 CONCAR DRIVE (APN 035-200-998) BASED UPON THE FOLLOWING FINDINGS FOR APPROVAL, THE CONDITIONS OF APPROVAL INCLUDED IN EXHIBIT A TO THIS RESOLUTION, AND THE MITIGATION MONITORING AND REPORTING PROGRAM INCLUDED IN EXHIBIT B TO THIS RESOLUTION:

1. The Site Plan and Architectural Review (Municipal Code Section 27.08.030) application for construction of a multi-family residential building 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 Project employs a high quality building design with varying heights, various wall articulations, and will be constructed with a mix of high quality building materials that enhance the existing architectural character of the surrounding area;
    - ii. The pedestrian improvements create a walkable and inviting pedestrian realm that substantially conform with the City's guidelines relating to sidewalks; and,
    - iii. The Project incorporates new landscaping throughout the project's open space areas to further enhance the pedestrian realm.
  - 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 General Plan and Municipal Code excepting standards modified via State Density Bonus Law;
    - ii. The project consists of 191 multi-family dwelling units, including 16 very-low income units, for the residents of San Mateo; and
    - iii. The Project is in substantial conformance with the Rail Corridor Transit-Oriented Development Plan, Bicycle Master Plan, and Pedestrian Master Plan.
  - 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 191-unit apartment building will improve the surrounding area by providing housing units that are in proximity to public transit, and proposed bicycle and pedestrian infrastructure;
    - ii. The Project provides new, well-designed housing units, particularly rental housing that provides opportunities for those unable to manage the expense of ownership housing; and
    - 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 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.
- 2. The Site Plan and Architectural Review (Municipal Code Section 23.40.040) for the removal of major vegetation and associated Conditions of Approval are approved based on the following findings:
- 3. The Site Development Planning Application (Municipal Code Section 23.40.040) for the removal of major vegetation and associated Conditions of Approval are approved based on the following findings:
    - a. The Project will result in the removal of 34 existing trees, of which 12 are considered Protected 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 enhance the site and pedestrian realm including planting of new street trees along the site frontage.
    - 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 plans, including planting of 102 new trees, as shown on the project plans, and/or through the payment of a fee to the City's tree planting fund.

## EXHIBIT A

**CITY OF SAN MATEO PLANNING APPLICATION**  
**CONDITIONS OF APPROVAL**  
PA-2021-033, HAYWARD PARK STATION, SPAR + SDPA

PARCEL # 035200998  
AS APPROVED BY THE PLANNING COMMISSION ON

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. Types of Building permits include Demolition, Shoring/Excavation, Foundation, and Superstructure.

**The following conditions shall be satisfied prior to issuance of a DEMOLITION PERMIT, BUILDING PERMIT FOR SHORING OR FOUNDATION, or SITE DEVELOPMENT PERMIT, whichever is issued first, or prior to the deadline specified in that condition.**

### **Planning Division (PA)**

- 1 APPROVED PLANNING APPLICATION CONFORMANCE – All building permit plans, details, and subsequent construction shall substantially conform with the approved planning application. This includes but is not limited to plans, materials, project description, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application shall be reviewed and approved by the Community Development Director, or his/her designee, prior to construction of the proposed modifications. The Community Development Director, or his/her designee, shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application modification is required to be submitted to permit the proposed modifications, as required by Municipal Code Section 27.08.080 Modifications. (PLANNING)
- 2 CONDITIONS OF APPROVAL – This complete list of Conditions of Approval shall be reproduced onto the second sheet of all building permit plan sets. (PLANNING)
- 3 HEALTH AND SAFETY PLAN - A Health and Safety Plan (HASP) shall be developed to establish appropriate management practices for handling and monitoring of impacted soil, soil vapor and groundwater that potentially may be encountered during construction activities. The HASP shall comply with the requirements of the Occupational Health and Safety Administration (OSHA) 29 Code of Federal Regulations (CFR) 1910.120 guidelines and Title 8 California Code of Regulations Section 5192, and include the following elements:
  - A. Prior to the issuance of excavation or grading permits (whichever occurs first) the HASP

shall be submitted to the SMCEHS for review. Once approved, proof of approval of the HASP shall be provided by the applicant to the Director of Community Development or the Director's designee prior to issuance of the aforementioned permits.

B. The HASP shall be provided to construction workers and visitors to apprise them of the site's conditions and provide instructions for implementing proper safety training and procedures during development activities.

C. As phases of work proceed, the HASP shall be updated to reflect site organizational structure; names of key personnel; personnel training requirements; medical surveillance program; summary of risk assessment; a task-specific hazard analysis; site control program; personal protective equipment use; air monitoring plan; decontamination procedures; emergency response plan; spill containment; site sanitation facilities; and standard operating procedures. The contractor conducting the development activities shall also use their Injury and Illness Prevention Program (IIPP) in conjunction with the HASP.

D. Storm water pollution control procedures shall be implemented to comply with the requirements of the State Water Resources Control Board (SWRCB) Water Quality Order 2009-0009-DWQ and the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities ("the General Permit"). Water pollution control measures to be implemented include, where necessary: 1) berming the site to contain runoff; 2) installation of silt fence to remove sediments prior to discharge; and 3) installation of hay bales at appropriate locations to contain storm water runoff and to enhance settling of solids. Details of the contractor's storm water management requirements, which include Best Management Practices for control of storm water run-on and runoff at the site, shall be presented in the Storm Water Pollution Prevention Plan for the site. Excavation areas shall be controlled by the contractor to prevent unauthorized entry. Fencing and other barricades shall be maintained by the contractor. In addition, the construction entrance shall be closed and locked during non-working hours to prevent entrance by unauthorized personnel.

E. To facilitate remedial excavations, groundwater-monitoring wells within the planned excavation areas shall be destroyed in accordance with San Mateo County requirements.

F. Handling, storage, and disposal of soils on-site shall be completed in accordance with the following provisions:

o Prior to soil removal and pursuant to the requirements of AB 939 requirements, the asphalt concrete pavement shall be removed for recycling. The excavation shall be advanced vertically and horizontally within the excavation boundaries. The limits of the excavation shall be determined based on the post-excavation soil sampling demonstrating that cleanup goals have been achieved. Approximately 4,000 cubic yards of soil containing chemicals in soil above their cleanup goals shall be removed between approximately two feet and 12 feet below ground surface.

o Excavated soil shall either be direct loaded for direct transport to the disposal facility or stockpiled for characterization and disposition. The soil transport vehicles shall be equipped with plastic sheeting and shall be loaded using either a front-end loader or excavator. Trucks transporting soil shall not be loaded above the side or rear of the truck bed. The truckload shall be covered with a tarp to prevent particulate emissions to the atmosphere. The tarps shall be secured per applicable Department of Transportation requirements. Prior to departure, the contractor shall check and, as needed, remove loose soil via dry brushing.

o Stockpiled soil shall be placed on paved surfaces or a minimum of 40-mil plastic. Individual stockpiles shall not exceed 250 cubic yards and shall be less than 20-feet high. The stockpiles shall be in place for no longer than 90 days. The stockpile shall be covered with either 6-mil reinforced plastic or 10-mil unreinforced plastic sheeting to control dust. The stockpile covers shall be anchored with either clean soil or other suitable material. Stockpiled areas shall also be bermed to prevent storm water erosion and/or runoff. Uncovered stockpiles shall be watered pursuant to dust control requirements to minimize airborne particulate emissions. The berms surrounding the stockpiled area shall be inspected and maintained when the stockpiles are uncovered and water is applied for dust control. Any portions of the stockpile not being actively worked on during a given day shall remain covered with plastic sheeting. Stockpiles shall be inspected daily for proper cover.

o If soil is stockpiled prior to being removed from the site, samples will be collected from the stockpiled soil for characterization. The frequency of sampling shall be conducted in accordance with the waste management facility for soil requiring off-Site disposal. In addition, sampling of stockpiled soil for volatile organic chemical (VOC) analysis shall follow BAAQMD Rule 8 Regulation 40 requirements, American Society for Testing and Materials (ASTM) D 4547, Standard Guide for Sampling Waste and Solids for Volatile Organics (ASTM, 2015).

o Stockpiled soil samples shall be collected from at least three to six-inches below the surface of the stockpile by hand pushing brass-lined tubes into each portion of the stockpile. The ends of the brass-lined tubes shall be covered with Teflon® sheets and plastic end caps, labeled, sealed in a plastic bag and placed in a chilled ice chest. Following appropriate sample collection protocols, the soil samples shall be transported to a SWRCB Environmental Laboratory Accreditation Program (ELAP) certified laboratory for chemical analysis, following ASTM D 4840 chain-of-custody protocols. The stockpiled samples shall be analyzed for the constituents required by the waste management facility for soil requiring off-Site disposal.

o The final destination of excavated soil shall be selected by the owner based on the waste analytical results and acceptance criteria provided by the waste management facilities. The soil samples results shall be evaluated using the procedures outlined in Test Methods for Evaluating Solid Waste, Physical/Chemical Methods (SW-846; USEPA, 2007). USEPA's SW-846 identifies that the statistically representative concentration shall be used when characterizing solid wastes with potentially variable concentrations, i.e., the 90 percent upper confidence level (UCL) concentration. The number of samples and suite of analytes shall be determined based on the nature and source of the contamination and waste facility requirements.

G. Post-excavation discrete samples shall be collected and analyzed following the removal of the soil to characterize the remaining conditions. The analytical results of the post-excavation discrete soil samples shall be compared to the cleanup goals identified in the Remedial Action Plan (RAP) prepared for the project and approved by the San Mateo County Environmental Health Services (SMCEHS) department. The discrete soil samples shall be collected from an imaginary grid with cell spacing of approximately 20 feet from the center of the cell, i.e., a minimum of one sample shall be collected for each 400 square feet of soil excavation. Sidewall samples shall be collected at approximately 20 foot spacing along sidewalls deeper than three feet. Additional samples may be collected as requested by the San Mateo County Environmental Health Services department. For excavations shallower than four-feet deep, soil samples shall be collected using tools such as trowels or scoops. The soil samples shall be collected into laboratory-supplied containers, labeled and placed in a cooler with ice. For excavation greater than four feet deep, soil samples shall be collected using hydraulic excavating equipment. The soil samples shall be collected by hand pushing a pre-cleaned six-inch long, 1.5-inch diameter stainless steel sample liners into soil contained within the excavating equipment bucket.



The ends of the sample liners shall then be covered with Teflon sheets and plastic end caps. The sample liner shall then be labeled, placed in a chilled cooler with ice. The soil samples shall be transported to a SWRCB ELAP certified laboratory, following the chain-of-custody procedures outlined in ASTM D 4840.

H. Following the completion of the soil removal and post-excavation sampling activities, the excavations shall be backfilled with imported and on-site material, compacted and graded to restore the ground surface. Import material for backfilling shall be characterized prior to placement on the site. Soil used for backfilling shall be characterized to confirm that it does not contain chemicals above remedial goals. The frequency of sampling and suite of analytes for imported soil shall be collected in general following the DTSC Information Advisory – Clean Imported Fill Material (DTSC, 2001). The analytical results of the import soil samples shall be compared to site cleanup criteria to evaluate whether the material is suitable for import. Excavations deeper than three feet deep shall be backfilled with controlled density fill or cement treated soil to within three feet of finished grade.

I. Prior to implementation, permits shall be obtained for all work completed under the HASP and RAP, including but not limited to, a grading permit from the City of San Mateo and the Bay Area Air Quality Management District (BAAQMD) Regulation 8, Rule 40 notification prior to excavating soil with petroleum hydrocarbons. In addition, adjacent residents and businesses shall be notified of the scheduled work dates at least one week prior to commencing on-site activities. (PLANNING)

4 PAYMENT OF OUTSTANDING PLANNING APPLICATION FEES – The applicant shall pay all outstanding planning application fees. (PLANNING)

5 SITE DEVELOPMENT PERMIT FOR TREE REMOVAL – The applicant shall obtain a Site Development Permit for tree removal from the Planning Division for removal of existing trees with a diameter of 6 inches or larger at 54" above grade. The Site Development Permit for tree removal shall authorize the applicant to replace on-site and street trees equivalent or greater than the Landscape Unit (LU) value of trees to be removed by planting on-site and street trees, pay a fee in lieu of planting trees at the rate established in the annual Comprehensive Fee Schedule upon permit issuance, or a combination of both. (PLANNING)

6 SOIL GAS SAMPLES - Non-excavated subsurface VOC sources (i.e., soil vapor) can potentially re-contaminate backfilled material through vapor transport where excavations

are adjacent to residual volatile chemical contamination. Therefore, soil gas samples shall be collected after excavation following placement of backfill in accordance with DTSC's Supplemental Vapor Intrusion Guidance by a State of California qualified Environmental Professional. The soil gas samples shall be collected from vapor monitoring wells installed within the backfill material to a depth of five feet below ground surface or as adjusted based on the depth of perched groundwater.

If the post-backfill soil gas samples reveal the presence of VOCs above applicable remedial goals, then a vapor intrusion mitigation system (VIMS) shall be installed under the supervision of a State of California qualified Environmental Professional to control subsurface migration of vapors. The vapor mitigation system shall be comprised of a dispersion vent layer, vapor barrier, foundation seals, and utility trench vapor dams, installed between the backfill and the floor slab of the at-grade occupied ground floor spaces. The VIMS shall be adaptable for active ventilation, if monitoring results warrant such modification. Documentation of the soil gas sample results, and if necessary VIMS, shall be submitted the Planning Division prior to issuance of the superstructure permit. (PLANNING)

- 7 VECTOR CONTROL PLAN – The applicant shall enter into a contract with a pest control specialist and develop a vector control plan to be submitted for review and approval by the Community Development Director and the San Mateo County Mosquito and Vector Control District. The plan shall describe measures which shall be taken by the applicant to prevent rodent and pest infestation to adjacent sites, specify pest control measures, cover all phases of demolition, landscaping removal, and construction plus for a minimum period of six months after the completion of construction. The plan shall also specify that modifications will be developed and implemented should additional pest control measures be required during construction or demolition activity, subject to approval by the Community Development Department Director or his/her designee. (PLANNING)

### **Building Division (PA)**

- 8 PRE-CONSTRUCTION CONFERENCE FOR LARGE PROJECTS- A pre-construction conference shall be held at a time and location agreed upon by the City and applicant for the purpose of reviewing Conditions of Approval and construction-site procedures. The applicant shall be represented by his design and construction staffs, which include any sub-contractors. Departments having conditions of approval for the project will represent the City. This meeting shall be held prior to 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)

9 SITE SURVEY – The applicant shall provide a full site survey stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to: location and dimensions of property lines, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, and other structures. (BUILDING)

10 SOILS REPORT AND INVESTIGATION LETTER – The applicant shall submit a stamped, signed, and dated soils investigation report containing design recommendations and integrate recommendations into the plans as-appropriate, to the satisfaction of the Building Official or his/her designee. The applicant shall also submit a letter stamped and signed by the Geotechnical engineer of-record stating the plans and specifications substantially conform to the recommendations in the soil report, subject to the satisfaction of the Building Official or his/her designee. (BUILDING)

#### **Fire Department (PA)**

11 FIRE FLOW – The applicant shall provide fire flow information to the Fire Plan Checker, which is subject to the review and approval of the Fire Marshal or his/her designee. (FIRE)

#### **Parks and Recreation Department (PA)**

12 LANDSCAPE PLANS CORRECTIONS - Sheets L-1 to L-9 shall be updated to reflect the changes in the Arborist report, which shall be required prior to issuance of the superstructure permit, and the corresponding Tree Evaluation Schedule and Required Tree Planting Form corrections. The Tree Protection information shall be consistent with the Administrative guidelines and the approved Tree Protection Plan. (CDD ARBORIST)

13 REQUIRED SITE DEVELOPMENT PERMIT FOR TREE REMOVAL – The applicant shall obtain a Site Development Permit (SDP) from the Planning Division prior to removing any Protected Tree(s) specified in the approved Planning Application or as recommended by the Project Arborist. The total LU values for replacement trees shall be equal or greater than proposed removals. In-lieu fees shall be paid to the City if the required LU value for replacement of existing trees to be removed (or already removed) is not made up with replacement trees on-site. (CDD ARBORIST)

- 14 STREET TREES – The landscape plans shall specify installation of street trees in accordance with the City of San Mateo Street Tree Master Plan. In accordance with Municipal Code Section 27.71.120(a)(1), 24-inch box shall be the minimum size for street trees planted along public streets and shall include tree grates and root barriers as specified by the City Standard Drawings 3-1-847 and 3-1-933. The landscape plans shall be subject to the review and approval of the Community Development Director, or his/her designee. (CDD ARBORIST)
- 15 TREE EVALUATION SCHEDULE & REQUIRED TREE PLANTING FORM UPDATES - An updated Tree Evaluation Schedule (TES) and Required Tree Planting (RTP) form shall be required prior to the building permit issuance. The updates shall reflect all Protected trees to be removed and their replacement LU values including in-lieu fees to be paid to the City. These two forms shall be included in the Landscape Plans and the updated Arborist Report. CDD ARBORIST
- 16 TREE PROTECTION PLAN - A Tree Protection Plan shall be required for all Protected trees to be retained consistent with SMMC 13.40 and the accompanying PROTECTED TREES ORDINANCE ADMINISTRATIVE GUIDELINES. Protected trees for this project are any trees over 6 inches in diameter on the subject property (as per SMMC 27.71), Heritage Trees only on neighboring properties (as per section 13.40), and Street Trees of any size in the public right-of-way within 30 feet of the project (as per section 13.40). CDD ARBORIST
- 17 TREE PROTECTION VERIFICATION LETTER – To verify that all tree protection measures are properly implemented, the applicant shall submit a tree protection verification letter prepared by the project arborist to the Building Division that includes photographs showing the tree protection installed. The letter shall also include a schedule of future inspections by the Project Arborist. The verification letter is subject to the review and satisfaction of the Community Development Director, or his/her designee. (CDD ARBORIST)

**Public Works Department (PA)**

- 18 ADDRESS PLAN – The applicant shall submit to the Public Works Department a final address plan. The plan shall be substantially in conformance with the address plan approved with the planning application. Said submittal shall be approved by the Director of Public Works or designee prior to the submittal of plans for any demolition permit, building permit, or site development permit and shall be satisfied prior to issuance of

whichever permit is issued first. (PUBLIC WORKS)

- 19 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 \$50,000. Public Works plan checking of the plans submitted with the building permit plans cannot proceed until the deposit is submitted. The applicant shall be required to increase the deposit at the discretion of the City, for any costs in excess of the deposit. Invoices shall not become delinquent (shall 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)
- 20 ENCROACHMENT PERMITS, BONDS, AND INSURANCE – The applicant shall 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 or easements prior to any work being done. (PUBLIC WORKS)
- 21 GRADING AND DRAINAGE PLANS – All grading and drainage plans shall identify the vertical elevation datum, date of survey, and surveyor. Grading plans shall show existing topo and features at least 50' beyond the project boundary. Plan shall show existing topography, label contour elevations, drainage patterns, flow lines, slopes, and all other property encumbrances. (PUBLIC WORKS)
- 22 NOTICE OF INTENT – For construction activities that will disturb one (1) acre or more, the project applicant shall obtain coverage under the General Construction Activity Storm Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB) for stormwater discharges associated with construction activity. To obtain coverage, 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 shall 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)
- 23 PERMITS REQUIRED BY OTHER AGENCIES – The applicant is hereby informed that permits may be required by one (1) or more of the following: Caltrain, Corps of Engineers, Bay Conservation and Development Commission, Fish and Wildlife, and/or the State Lands

Commission. If project is within jurisdiction of any of these agencies, verification of permit or waiver of permit shall be given to the Public Works Department prior to issuance of any required City permits. If the City is required to be a party to the permit application and a fee is required, the applicant shall reimburse the City for its cost. (PUBLIC WORKS)

24 POLYCHLORINATED BIPHENYLS (PCB) SCREENING ASSESSMENT FORM – As per Stormwater Municipal Regional Permit requirements and San Mateo Municipal Code Chapter 7.39, Demolition Permit Applicants shall complete the PCBs Screening Assessment Form located here: <https://www.cityofsanmateo.org/160/Demolition-Requirements>. The Form shall be reviewed and approved by the Director of Public Works or his/her designee. (PUBLIC WORKS)

25 TRAFFIC CONTROL & SITE LOGISTICS PLANS – The applicant shall submit traffic control plans for any impact to the right-of-way for each phase of operation, including pedestrian and bicycle detour plans as applicable. 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.

The applicant shall also submit a site logistics plan for each phase of operation. The plan, at a minimum, shall include estimated timeframes for implementation, duration, construction operations. (PUBLIC WORKS)

**The following conditions shall be satisfied prior to issuance of a BUILDING PERMIT FOR THE SUPERSTRUCTURE.**

**Planning Division (PA)**

26 ACOUSTICAL ANALYSIS – The applicant shall provide an acoustical analysis prepared by a qualified acoustical consultant which shall contain recommendations to ensure the building's interior noise levels comply with the levels established in the General Plan or Building Code, whichever allows for the lowest interior noise threshold, subject to the satisfaction of the Community Development Director, or his/her designee. In addition, the building permit plans shall demonstrate conformance to the following requirements:

(A) Project-specific acoustical analyses are required by the state building code to confirm that interior noise levels in residences will be reduced to 45 dBA Ldn or lower. The specific determination of what treatments are necessary will be conducted on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control

treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Additional treatments shall be considered to reduce the maximum noise level during a train passby to 55 dBA Lmax.

(B) Building sound insulation requirements would need to include forced-air mechanical ventilation for all units throughout the site so that windows could be kept closed at the occupant's discretion to control noise.

(C) Special building techniques (e.g., sound-rated windows and building facade treatments) may be required to maintain interior noise levels at or below acceptable levels. These treatments would include, but are not limited to, sound rated windows and doors, sound rated wall constructions, acoustical caulking, protected ventilation openings, etc. Preliminary calculations indicate that residential units would require sound rated windows and doors with ratings ranging from STC 28-42 to assure that the 45 dBA Ldn indoor standards are met. All residential units located along the south-facing building façades shall incorporate windows with an STC rating of 36 or greater, and sound rated exterior walls. All residential units located along western- and northern-facing building facades shall incorporate forced heating and cooling mechanical ventilation systems, windows with a STC rating of 36 or greater, and sound rated exterior walls. (PLANNING)

27 BELOW MARKET RATE (BMR) AGREEMENT – In accordance with Municipal Code Section 27.16.050, the applicant shall enter into and record a BMR Affordability Restriction Agreement to provide BMR unit(s) and/or pay a fee in-lieu for fractional unit(s) as outlined in the adopted Comprehensive Fee Schedule. For projects that provide BMR unit(s), the BMR unit(s) shall:

(A) Have exterior design and appearance compatible with and substantially the same as market rate units within the project, including landscaping;

(B) Be distributed throughout the development project as approved by the City;

(C) Have similar access to the unit from the exterior as market rate units;

(D) Contain proportionately the same number of bedrooms as market rate units;

(E) Generally be of comparable size to similar market rate units;

(F) Have access to all on-site amenities;

(G) In phased development projects, be constructed proportionately in each phase;

(H) Interior unit amenities shall be, at a minimum, UL (Underwriter's Laboratory) or AGA - listed if amenities such as floor covering, appliances, and other fixtures differ from market rate units; and

(I) Include 16 units at the Very-low Income Level (50% AMI), of which one unit shall be a studio, 10 units shall be one-bedroom units, and five units shall be two-bedroom units.

The BMR Affordability Restriction Agreement shall be subject to the satisfaction of the Housing Manager, or his/her designee. (PLANNING)

28 EXTERIOR BUILDING LIGHT FIXTURES - Prior to issuance of building permit, revised plans must indicate that all light fixtures affixed on the front, sides, and rear of the building shall be shielded and directed downwards to minimize glare. (PLANNING)

29 LANDSCAPING AGREEMENT – The applicant shall provide proof of an agreement with a licensed landscape contractor or General Contractor for the duration of the project's Plant Establishment Maintenance Period, which consists of three (3) growing season months (March through October) for all proposed landscaped areas. (PLANNING)

30 LOCATION AND SCREENING OF ABOVE GROUND UTILITIES AND EQUIPMENT – All screening for any ground-level utilities, equipment, and other project related operational/utility devices shall be shown on the building permit plans in substantial conformance with the approved planning application. All above ground utilities and equipment shall be screened with landscaping, fencing, and/or other solid materials to the satisfaction of the Community Development Director, or his/her designee. (PLANNING)

### **Building Division (PA)**

32 CALGREEN – The building permit plans shall incorporate the applicable CALGreen Checklist noting the green building measures the project will incorporate in accordance with the California Green Building Standards Code and City of San Mateo Reach Codes subject to the review and approval by the Building Official, or his/her designee. Current City of San



Mateo CALGreen checklists are located on Building Division webpage or will be provided by Community Development Department staff, if requested. (BUILDING)

33 SURFACE LOT PUBLIC PARKING SPACES, ACCESSIBILITY AND ELECTRIC VEHICLE CHARGING STATIONS (EVCS) – Prior to the first building permit for the superstructure, the applicant shall submit a plan designating which parking spaces in the surface parking lot are open to the public and which are to remain restricted for the use of the project site's residents. Residential parking spaces shall comply with 2019 CBC 11A and proposed public parking spaces shall comply with 2019 CBC 11B regarding accessibility regulations. Number of EVCS shall satisfy current San Mateo Reach Code requirements. The plan shall be approved by the City including the Chief of Building Official or his/her designee. (BUILDING)

34 WATER CONSERVATION IN LANDSCAPING – The applicant shall submit a completed Water Conservation in Landscaping Screening Form. If the screening form indicates the project is subject to the Water Conservation in Landscaping Ordinance pursuant to Municipal Code Section 23.72.030, additional documentation prescribed by the screening form shall also be included with the site plan. City of San Mateo Water Conservation in Landscaping forms are located on Building Division webpage. The applicant shall submit the required landscape documentation package with building permit application subject to the review and satisfaction of the Building Official, or his/her designee. (BUILDING)

#### **Fire Department (PA)**

35 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. (FIRE)

36 FIRE APPARATUS ACCESS ROAD – The plans shall show a Fire Apparatus Access Road serving each structure on the property. Each access road shall have a minimum 26-foot unobstructed linear width, and provide an unobstructed height of no less than 13 feet, 6 inches subject to the review and approval Fire Marshal or his/her designee. (FIRE)

37 FIRE CONTROL ROOM – The plans shall show a fire control room with direct access from the exterior of the building subject to the requirements listed in the Fire Department's local Ordinance and subject to the review and approval of the Fire Marshal or his/her

designee. (FIRE)

- 38 FIRE DEPARTMENT SUBMITTALS – The applicant shall submit all plans involving fire systems (including but not limited to fire sprinklers, fire hydrants, and fire alarms) in conjunction with the superstructure building permit plans to the Fire Department. The plans are subject to review and approval by the Fire Marshal or his/her designee. (FIRE)

**Police Department (PA)**

- 39 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)
- 40 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)
- 41 SURFACE LOT PUBLIC PARKING SPACES, DESIGNATION AND MARKING – Prior to the first building permit for the superstructure, the applicant shall submit a plan designating which parking spaces are open to the public and which are to remain for the use of the project site's residents. The plan submitted for approval shall include proposed methods for designating the different spaces, any applicable rules or restrictions people using the public parking spaces shall be required to conform to, and the locations of signs and pavement markings differentiating public from private parking spaces. The plan shall be approved by the City including the Chief of Police or his/her designee. Approved signs and pavement markings shall be installed and maintained with at all times that the use permitted by this planning application occupies the premises. (POLICE)

42 PUBLIC SAFETY COMMUNICATIONS FOR TALL BUILDINGS – The building permit plans for the superstructure shall show compliance with Security Code SMMC “23.54.020 CITY COMMUNICATION SYSTEMS – HIGH RISE BUILDINGS”, by providing for the following allowances for the placement of emergency communications equipment on the building permit plans:

- (A) Enough enclosed space for the equivalent of one dedicated server rack in a locked server room that is clean, dry, and well-ventilated (this does not need to be a fire control room);
- (B) One 4” conduit from the designated server rack through the roof. The conduit shall be provided with wide radius bends, a weatherhead on the roof, and a pull string and ring;
- (C) Authorization to mount antennas on the roof. The maximum allowable distance from the designated server rack to the antenna mounting location shall be 100 feet;
- (D) One 20 amp, 120 VAC dedicated electrical circuit on the building's emergency generator. An uninterruptable power supply (UPS) may be installed by the City if the building is not provided with an emergency generator;
- (E) 12 copper cable pairs to the building's main telephone terminal; and,
- (F) Ground buss bar bonded to the building grounding system.

This requirement is in addition to the requirement of the California Fire Code to supply a functional emergency responder radio coverage system. (POLICE)

43 RESIDENTIAL PARKING GARAGE SECURITY – The building permit plans for the superstructure shall show:

- (A) Restricted access to the parking garage with electrically operated closures to allow passage of motor vehicles at all times. Required visitor parking shall have unrestricted access. The closures, whether overhead, sliding or swinging shall be provided with reopening devices which will function to stop and reopen the closure in case the closure is obstructed when closing. Openings into the garage which are not for vehicular or human passage shall be provided with security grilles or screens.
- (B) Digital keypads shall be provided to allow for entry by services and emergency services

vehicles into the garages at all times. Exterior doors or gates providing access into the secure areas of the parking garage shall remain locked at all times, and shall only be accessible through the use of keys, key fob or remote keyless entry system devices furnished to the building residents. Pedestrian access points exiting out of garage shall also be accessible through the use of keys furnished to the building residents and shall be equipped with self-closing devices. All storage, maintenance, and trash rooms within parking garages shall have doors which cannot be locked from the inside, and that close and lock quickly and automatically upon exit.

(C) Parking spaces shall not be numbered to coincide with interior unit numbers.

(D) Lighting in the parking garage shall be in conformance with the Security Ordinance as it applies to SITE LIGHTING. No dark areas shall exist inside the parking garage (POLICE)

44 SECURED BUILDING ACCESS BY EMERGENCY PERSONNEL – 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)

45 SITE FURNITURE – The building permit plans for the superstructure shall show permanent site furniture accessible to the public designed and installed to prevent 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)

46 STAIRWELL & EXTERIOR DOORS – The building permit plans for the superstructure shall show the maximum allowable viewing panel in egress doors from stairwells and exterior doors leading to exterior areas, parking garages, and basement levels. (POLICE)

47 VIDEO SURVEILLANCE SUBMITTAL REQUIREMENT – The building permit plans for the superstructure shall include a plan showing the installation of cameras and approximate

viewing fields of surveillance cameras to be reviewed and approved by the Chief of Police or his/her designee. The plan shall include cameras placed to view areas as required by VIDEO SURVEILLANCE STANDARDS, and include select specifications for cameras and storage equipment to ensure compliance with the VIDEO SURVEILLANCE STANDARDS. (POLICE)

#### **Public Works Department (PA)**

- 48 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 389:15X to MH 389:11X). The video inspection shall be done by a professional sanitary sewer video inspection company, to City standards and the Sewer System Management Plan (SSMP), and be completed prior to issuance of the building permit for the superstructure. 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 at his expense. 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 building permit plans for the superstructure 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. The building permit plans for the superstructure shall show all sanitary sewer lines to be clean and inspected. (PUBLIC WORKS)
- 49 COVERED PARKING GARAGE DRAINAGE – The building permit plans for the superstructure shall show that water from the covered parking garage shall not be discharged onto the public street. The applicant shall direct discharge from covered or underground garage to the City's sanitary sewer system. Stormwater runoff from the roof or other exposed areas of the project shall not discharge to these garage drains. The design shall be done by a licensed Civil Engineer who shall provide hydraulic calculations and drawings subject to the approval of the Director of Public Works or designee. (PUBLIC WORKS)
- 50 DRAINAGE – The building permit plans show drainage designed into landscaping with the purpose of reducing volume or improving quality of runoff from the site shall be implemented, to the extent feasible, subject to the approval of the Director of Public Works or designee. No increase to the peak discharge shall be permitted downstream. In addition, discharge shall 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 submitted as part of the building permit for the superstructure. The applicant shall install bioretention and a media filter. Projects that include permanent structural controls for stormwater treatment, shall comply with requirements of Section C.3 of the Municipal Regional Stormwater Permit for San Mateo County (MRP). The O&M (operation and maintenance) procedures for such control features shall be submitted for review and approval prior to occupancy and specify the owner's responsibility to ensure their ongoing effective operation and maintenance. Such O&M responsibility requirements shall be recorded with the County of San Mateo Recorder's Office. The building permit plans for the superstructure shall show drainage. (PUBLIC WORKS)

51 FENCES AND OTHER PERMANENT STRUCTURES – The applicant shall locate all project fencing and foundations of a permanent nature within the project's property and out of the City right-of-way. (PUBLIC WORKS)

52 GARBAGE/RECYCLE/COMPOSTING STORAGE AND SERVICE – The applicant shall provide an adequate area for the purposes of storing garbage, recycling, composting collection containers 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 be brought to the service area and returned to the storage enclosure by the property owner. 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. The building permit plans for the superstructure shall show garbage and recycling areas. (PUBLIC WORKS)

53 INTERIOR FLOOR DRAINS – The building permit plans for the superstructure shall show all interior floor drains and shall be plumbed to connect to the sanitary sewer system and shall not be connected to stormwater collection system per the San Mateo Countywide Water Pollution Prevention Program's C.3 requirements. (PUBLIC WORKS)

54 PARK IN-LIEU/IMPACT FEES – The applicant shall pay a park impact fee (SMMC Section 13.05.070) or a fee in-lieu of dedication of lands for park and recreation purposes (park in-lieu fee) (SMMC Chapter 26.64). The final fee shall be determined upon approval of the final map for the park In-lieu fee or prior to the issuance of the building permit for the

park impact fee. The park in-lieu fee shall be paid prior to the release of the final map for recordation and the park impact fee shall be paid prior to the issuance of the building permit. If a project with an approved tentative map is issued a building permit prior to the approval of the final map, the applicant shall be subject to the payment of the park impact fee only prior to the issuance of the first building superstructure permit. (PARKS)

55 PARKING LOTS – The building permit plans for the superstructure shall include all required off street parking lots, showing proper grading, drainage, ramps profile, and parking dimensions in conformance with City parking standards. (PUBLIC WORKS)

56 PUBLIC IMPROVEMENTS – An Encroachment Permit shall be required for all public improvements in the public right-of-way or easements. All public improvements shall be completed prior to the Certificate of Occupancy.

The developer shall repair or replace all existing improvements not designated for removal and all new improvements that are damaged or removed because of developer's operations. Developer shall request a walk-through with the Public Works Construction Inspector before the start of construction to verify existing conditions.

The applicant shall have improvement plans prepared for all work in the public right of way or easements 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 and substantially conform to the approved planning application. Any changes to the improvements shall be approved by the Director of Public Works or designee at their sole discretion. All design assumptions and criteria shall be submitted. Project specifications shall be included for review.

All work shown on the improvement plans shall be inspected and approved by Public Works.

Quantities for items below are provided only to determine minimum bonding requirements for the encroachment permit. The building permit plans for the superstructure shall show the following public improvements in the public right of way:

(A) STREET MARKINGS – The applicant shall install necessary street markings of a material and design approved by the Director of Public Works or designee and replace any that are damaged during construction. These include but are not limited to all pavement markings, painted curbs and handicap markings. All permanent pavement markings shall be

thermoplastic. Color and location of painted curbs shall be shown on the plans and subject to approval by the Director of Public Works or designee. 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. (PUBLIC WORKS)

(B) SIDEWALK/SHARED-USE PATH – The applicant shall replace all sidewalk surrounding the project site to City standards. Sidewalk replacement shall be constructed per City Standard Drawing 3-1-141A and shall be a fourteen (14) foot wide shared-use path to the Caltrain Station platform, unless otherwise approved by the Director or designee. At the time the planning application was filed, a minimum of three-thousand six-hundred and sixty (3,660) square feet of sidewalk will need to be replaced. (PUBLIC WORKS)

(C) CURB AND GUTTER – The applicant shall replace to existing City standards all curb and gutter surrounding the project site. New curb and gutter shall be constructed per City Standard Drawing 3-1-141A. A minimum of two-hundred sixty-two (262) linear feet of curb and gutter shall be replaced. (PUBLIC WORKS)

(D) DRIVEWAY APPROACH – The applicant shall install one (1) City Standard Commercial driveway approach as located on the approved plans. Applicant shall provide updated turning templates using an American Association of Highway and Transportation Officials (AASHTO) passenger-sized vehicle and widen the driveway approach as necessary. The new commercial driveway approach shall be constructed per City Standard Drawing 3-1-148. (PUBLIC WORKS)

(E) DRIVEWAY REMOVAL – The applicant shall remove the existing driveway approaches as shown on the approved planning application plans, and replace them with sidewalk, curb and gutter per City Standard Drawing 3-1-141A (PUBLIC WORKS)

(F) SEWER LATERAL – The applicant shall install as a minimum a six (10) 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. (PUBLIC WORKS)

(G) STORM MAIN - The applicant shall install new eighteen (18) inch mainline storm from a proposed storm drain manhole to catch basin 18J:09 in accordance with City Standards established by the Director of Public or designee. The new storm lines shall be RCP or as approved by the City Engineer or designee. Applicant shall submit plans, drawings and storm calculations for review and approval by the Public Works Director or designee prior



to submitting the first building permit. Construction of the new mainline shall be completed prior to issuance of the certificate of occupancy. (PUBLIC WORKS)

(H) STORM MANHOLES – The applicant shall install three (3) standard storm manholes on Concar Drive per approved plans and in accordance with City Standard Drawings. (PUBLIC WORKS)

(I) STORM WATER CATCH BASIN – The applicant shall install two (2) standard storm water catch basins per approved plans and in accordance with City Standard Drawings. (PUBLIC WORKS)

(J) STREET LIGHTS AND INFRASTRUCTURE – The applicant shall revise the lighting plan and submit a streetlight improvement plan prior to issuance of the building permit.

The lighting plan shall include a design for lighting all public streets, intersections, sidewalks, pedestrian paths, and bicycle facilities located in the public roadway right-of-way adjacent to the project site. The lighting plan shall be designed to meet the lighting levels recommended in the Illuminating Engineering Society's (IES) Recommended Practice For Design And Maintenance Of Roadway And Parking Facility Lighting (ANSI/IES RP-8-18), and shall be based on the photometric analysis prepared using lighting design software. The lighting plan shall show the location and type of all luminaires, luminaire mounting heights, luminaire arm lengths, photometric analysis zones, and all calculated point illuminance values. The analysis in the lighting plan shall utilize the Illuminance Method described in ANSI/IES RP-8-18. Separate analysis zones shall be used for each street, each sidewalk by frontage, and each intersection. Analysis zones and calculation points shall be configured according to the City's standard practice in use at the time the analysis is begun. The analysis zone for each street fronting the project site shall include the entirety of the roadway from curb face to curb face. The design for the lighting plan shall achieve the required lighting levels using the least number of luminaires possible, using a consistent pattern of luminaire placement, and shall include luminaires on both sides of the street if such a pattern reduces the number of luminaires required, unless otherwise approved by the City. Cobra head luminaires on the same side of the street shall be kept at a minimum spacing of 100 feet apart, unless otherwise approved by the City. The design shall also include pedestrian scale lighting if pedestrian scale lighting is already in use on the block of the project frontage, or if the City's Pedestrian Master Plan recommends pedestrian scale lighting on the project frontage. If lighting levels cannot be met using only pedestrian scale lighting at a minimum spacing of 50 feet, a mixed pattern of pedestrian scale and cobra head style lighting may be used. The design may incorporate existing luminaires. All new luminaires shall be selected from the City's list of

standard luminaires at the time of design.

The applicant shall install City standard streetlights in the Public Right-of-Way along the project frontage to meet the required lighting levels, unless the project demonstrates that City standard lighting is not feasible. Infeasibility shall be documented through a detailed narrative that explores all opportunity along their project frontage in the Public Right-of-Way. The infeasibility narrative shall be subject to review and approval by the Director of Public Works or designee. The following are options for the installation of the streetlights, subject to review and approval by the Director of Public Works or designee:

Option 1 - If the Director of Public Works or designee approves the infeasibility narrative, the applicant shall install City standard streetlights across the street to meet the required lighting levels for the sidewalk abutting the project parcel and the roadway adjacent to the project parcel.

Option 2 – If the Director of Public Works or designee approves the infeasibility narrative, the lighting plan may include private on-site lighting. Prior to issuance of a certificate of occupancy, the owner shall enter into an agreement with the City that states the property owner shall operate and maintain at their cost, for the life of the project, on-site lighting used to meet the required lighting levels in the public right-of-way. The agreement shall also indemnify the City against liability resulting from the owner failing to operate and maintain the lighting. The agreement shall be reviewed and approved by the Department of Public Works and City Attorney's office. In the event the owner is unable to continue operating the on-site lighting, the agreement shall include provisions that the owner shall install City-owned streetlights and necessary infrastructure that meets the required lighting levels in the public right-of-way, at the owner's cost. The owner may also choose to install City-owned streetlights in the public right-of-way that meets the required lighting levels should conditions on the project site or in the public right-of-way occur that makes such installation feasible. Prior to installing new lighting, the owner shall submit a revised lighting plan and streetlight improvement plan and permits to the Department of Public Works for review and approval.

The photometric analysis in the lighting plan shall utilize the following parameters for this project as defined in ANSI/IES RP-8-18: Concar Drive: Collector roadway, High pedestrian activity level

The applicant shall implement the lighting plan from their project frontage to the roadway centerline, and in the case of Option 1 described above, across the street. The applicant shall submit a streetlight improvement plan showing all work necessary to construct the

streetlight improvements for which they are responsible to implement. The plan shall include all electrical calculations (i.e. voltage drop) required for design of a functional streetlight system that complies with all applicable codes and standards. The City will provide the applicant with information about the type and approximate location of existing streetlights near the project site that are to be included in the photometric analysis. It shall be the applicant's responsibility to field verify the location of all existing streetlight equipment and infrastructure, including, but not limited to, underground conduits, pull boxes, poles, and electrical service connections, as needed for the preparation of the photometric analysis and streetlight improvement plans.

The applicant shall prepare all documents needed as attachments to applications to the serving electrical utility for new, or modifications to existing, electrical service connections. The City will submit the application to the serving utility.

The applicant shall pay all fees, permits, dues, etc., associated with implementing the streetlight improvements.

The applicant shall consult with the City for additional guidance on preparing the lighting plan and streetlight improvement plan, prior to beginning preparation of said both plans. (PUBLIC WORKS)

58 SANITARY SEWER CONNECTION CHARGE – The applicant shall pay a charge proportional to the project's share of the increased amount of sewage generated by the project, as established by San Mateo Municipal Code Chapter 3.54.060. The charge 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. The fee shall be based on the fee schedule in effect on January 13, 2022. (PUBLIC WORKS)

59 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 contribute fees toward the construction cost to increase its capacity based upon the project's average projected sanitary flow, as established by San Mateo Municipal Code Chapter 3.54.080. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. The fee shall be based on the

fee schedule in effect on January 13, 2022. (PUBLIC WORKS)

60 STORM DRAIN INLETS AND WATERWAYS – The building permit 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)

61 TRANSPORTATION IMPACT ANALYSIS - The applicant shall implement signal timing optimization and a left turn pocket extension at select study intersections per the Transportation Impact Analysis (Hayward Park Station TIA, June 2022).

The design drawings shall be prepared by a Licensed Civil Engineer, and reviewed and approved by the Director of Public Works or designee prior to issuance of the Superstructure Permit.

The applicant shall implement signal timing optimization and a left turn pocket extension as follows:

A. AM PEAK

(i) SR 92 WB Ramps & Concar Drive

Borrow 1.5 seconds of green time from Eastbound movement and assign to Westbound movement

(ii) Delaware Street & 19th Avenue

Extend Southbound Left turn pocket North by 25 ft

B. PM PEAK

(i) SR 92 WB Ramps & Concar Drive

Borrow 1 second of green time from Eastbound movement and assign to Westbound movement

(ii) Delaware Street & Concar Drive

Borrow 3.4 seconds of green time from Westbound Thru movement and assign to Eastbound Left turn and reduce Westbound Thru Don't Walk by 6.5 seconds

(PUBLIC WORKS)

62 TRANSPORTATION IMPROVEMENT FEE – The applicant shall pay a fee proportional to the project's share of transportation improvements needed to serve cumulative development within the City of San Mateo, as established by San Mateo Municipal Code Chapter 27.13. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. The fee shall be based on the fee schedule in effect on January 13, 2022. (PUBLIC WORKS)

63 TRASH CAPTURE DEVICES – The building permits shall show installation of trash capture devices in storm drain systems that lead directly to the off-site storm drain system or outfall. Devices shall be approved by the Director of Public Works or designee or 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 Owner per the Stormwater Treatment Facilities Maintenance Agreement. The building permit plans for the superstructure shall show trash capture devices. (PUBLIC WORKS)

64 UNDERGROUND UTILITIES – The building permit plans for the superstructure shall show the installation of all new, and upgraded, utility services, including telephone, electric power, and other communications lines underground to the building in accordance with City of San Mateo Municipal Code 26.32.020. Transformers and switch gear cabinets shall be placed on private property and outside of the shared-use path proposed on Concar Drive, unless otherwise approved by the Director of Public Works or designee. Above ground utility equipment shall not be placed within the shared-use path proposed on Concar Drive. (PUBLIC WORKS)

65 UTILITIES – Utility plans shall be submitted as part of the building permit plans for the superstructure and shall show appropriate line types and labels to identify different type of utilities and pipe sizes. Clearly identify both public and private utilities.

The Developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television, and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures.

Sanitary sewer laterals and/or water meters located in driveways shall have traffic rated boxes and lids.

Developer is required to confirm the location of existing utility lines along the project frontage by potholing. Prior to any potholing, developer shall obtain an encroachment permit and submit a pothole plan for City review and approval. Developer shall provide the pothole results to the Director of Public Works or designee or designee prior to final design. Any utility conflicts shall be the responsibility of the developer to rectify. (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 average projected sanitary flow, as established by City Council Resolution No. 24 (2006). The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. The fee shall be based on the fee schedule in effect on January 13, 2022. (PUBLIC WORKS)

67 WILL SERVE LETTER FOR WATER – A Will Serve Letter from the water company shall be supplied to the Director of Public Works or designee. (PUBLIC WORKS)

**The following conditions shall be met prior to RELEASE OF UTILITIES, FINAL INSPECTION, ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY, whichever occurs first.**

**Planning Division (PA)**

68 ACOUSTICAL COMPLIANCE LETTER – The applicant shall submit an acoustical compliance letter to the Project Planner written and signed by the project acoustical consultant indicating all recommendations incorporated into the project to reach compliance with the noise limits listed in Tables N-1 and N-2 of the Noise Element of the General Plan or Building Code, whichever allows for the lowest interior noise threshold. This letter shall be submitted prior to scheduling the Planning Final Inspection. (PLANNING)

69 ARCHITECTURAL COMPLIANCE LETTER – The applicant shall submit an architectural compliance letter to the Project Planner written, signed, and stamped by the architect or designer of record indicating that all construction is consistent with the approved architectural plans. This letter shall be submitted prior to scheduling the Planning Final Inspection. (PLANNING)

70 GROUNDWATER PROTECTION PROGRAM - The results of soil gas sampling, design and installation of the VIMS (if necessary), and postconstruction sampling shall be submitted to the Groundwater Protection Program (GPP) for review and approval prior to the issuance of occupancy permits. (PLANNING)

71 LANDSCAPE VERIFICATION LETTER – The applicant shall submit a landscape verification

letter to the Project Planner written, signed, and stamped by the project landscape architect indicating that all on-site and off-site landscape improvements (including on-site trees, street trees, shrubs, and irrigation systems) have been installed in compliance with the approved landscape plans. This letter shall be submitted prior to scheduling the Planning Final Inspection. (PLANNING)

72 PLANNING FINAL INSPECTION – Upon completion of all construction and landscaping, the applicant shall request the Project Planner conduct a Planning Final inspection for verification of compliance with all outstanding conditions of approval. The applicant shall contact the Project Planner to schedule each inspection a minimum of 72 hours in advance of the requested inspection. (PLANNING)

73 POST CONSTRUCTION SAMPLING - To document the effectiveness of the vapor barrier, post-construction sampling shall be conducted by a State of California qualified Environmental Professional. The sampling shall be conducted prior to the issuance of building occupancy permits at approximately four weeks after completion of construction, with subsequent testing during the potentially “worst-case” months of January/February and June/July. (PLANNING)

#### **Building Division (PA)**

74 ART IN PUBLIC PLACES – The applicant shall comply with Section 23.60 of the San Mateo Municipal Code for Art in Public Places. (BUILDING)

75 SOIL FINAL REPORT – The Geotechnical Engineer or Civil Engineer who prepared the soil investigation, or an equally qualified professional, 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, to the satisfaction of the Building Official or his/her designee. (BUILDING)

76 WATER CONSERVATION IN LANDSCAPING – In accordance with the City’s Water Conservation in Landscaping Ordinance in Municipal Code Section 23.72.030, a licensed landscape architect, a licensed landscape contractor, or a certified irrigation designer shall complete the “Certification of Completion” in the City of San Mateo Water Conservation in Landscaping form. Upon completion of the work, the certification of completion shall be submitted to the City’s Building Inspector subject to the review and approval of the Building Official, or his/her designee. (BUILDING)

### **Fire Department (PA)**

- 77 EMERGENCY RESPONDER RADIO COVERAGE – An Emergency Responder Radio Coverage system may be required for this project. Testing shall occur during construction due to circuit protection requirements that will affect building design. The applicant shall provide a third-party testing grid report to the Fire Department subject to the review and approval by the Fire Marshal or his/her designee prior to the Fire Final Inspection. (FIRE)
- 78 FIRE HYDRANTS – The applicant shall install the approved number of public/private fire hydrant(s) spaced as per the Fire Department's local 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) 2-½ inch and (1) 4-½ inch outlets. 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 prior to the Fire Final Inspection. (FIRE)
- 79 FIRE SPRINKLER SYSTEM – The applicant shall install a fire sprinkler system throughout the structure in accordance with NFPA 13 subject to review and approval by the Fire Marshal or his/her designee prior to the Fire Final Inspection. (FIRE)
- 80 ROADWAY LOAD CAPACITY AND DESIGN – The applicant shall submit a letter from a certified soils or geotechnical engineer stating the final roadway is able to support a load of 68,000 pounds. A "Click to Enter" system shall be installed on all Fire Emergency Access Roads. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the Fire Final Inspection. (FIRE)

### **Parks and Recreation Department (PA)**

- 81 FINAL ARBORIST REPORT – The Project Arborist shall perform a final site inspection and submit a final arborist report to the Building Division. At minimum, the final arborist report shall confirm that the approved tree protection measures were implemented and shall assess the condition of Protected Tree(s). Any damage to existing Protected Tree(s) shall be subject to replacement and/or penalties in accordance with Municipal Code



Section 13.40.160 subject to the satisfaction of the Community Development Director, or his/her designee. (CDD ARBORIST)

**Police Department (PA)**

82 REQUIRED SIGNAGE FOR PRIVATELY-OWNED PUBLIC OPEN SPACES – 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)

**Public Works Department (PA)**

83 DEDICATIONS – The applicant or owner shall dedicate public access easements along the front (Southern) property line and Western property line for shared-use paths and a public access easement for a pedestrian path between the project site's surface parking lot to the north and residential building to the south to connect the Station Park Green development and Hayward Park Caltrain Station platform. The public access area shall substantially conform to the approved planning application and be maintained by the owner. The applicant or owner shall dedicate the public access areas through public access easements reviewed and approved by the City Attorney's Office. (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 PDF and the AutoCAD Version being used by the City at the time of completion of the work. (PUBLIC WORKS)

85 RESTORATION OF ROADWAY – Due to the anticipated project's truck traffic, the applicant shall grind and overlay with 2.5 inches of asphalt concrete of the roadways anticipated to be damaged as a result of construction activities within the general area of the project or along the designated haul route. If the street abutting the property has been classified as being in a failed condition or a Pavement Condition Index (PCI) of 50 or below, the

applicant shall reconstruct the street. Limits of the roadway repair shall be on Concar Drive along the entire length of the project frontage, the entire width of the roadway subject to the review and approval of the Director of Public Works or designee. (PUBLIC WORKS)

86 STORM WATER TREATMENT FACILITIES MAINTENANCE AGREEMENT – The applicant shall execute a maintenance agreement with the City’s Director of Public Works or designee as specified in San Mateo Municipal Code Chapter 7.39 of the Stormwater Management and Discharge Control ordinance and the San Mateo Countywide Water Pollution Prevention Program C.3 Program Technical Guidance. The agreement shall outline the continuous operation and maintenance (O&M) plan for the permanent storm water treatment facilities and shall be recorded with the County Recorder’s Office. This agreement shall be executed prior to the first occupancy of the building. (PUBLIC WORKS)

87 TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM – The project location falls within the boundary of the San Mateo Rail Corridor TOD Zoning district and is therefore required to prepare and implement a Transportation Demand Management (TDM) Plan. A Transportation Demand Management (TDM) Program has been prepared for this project (refer to Transportation Demand Management Plan for Hayward Park Station Parking Lot Redevelopment, by Steer, dated June 2022). The property owner or designee shall implement the Transportation Demand Management Program using programs in compliance with the aforementioned TDM Plan. These programs, once implemented, shall be on-going for the occupied life of the development. The program shall be recorded in a manner deemed appropriate by the City Attorney.

(A) Required Trip Reduction – The trip reduction shall be reduced as follows: Short-Term: 17.1% (46 PM peak hour trips); Long-Term: 35.4% (36 PM peak hour trips)

(B) Monitoring – The trip reduction requirements shall be monitored and verified by the City and Transportation Management Association (TMA), and shall be reported annually to the Sustainability and Infrastructure Commission and City Council. Prior to monitoring, the TMA shall retain a scope of work for review from a consultant experienced with traffic monitoring. The method of monitoring will be coordinated through City and TMA efforts and shall consist of the following:

(i) Driveway Counts, Queuing and Circulation – PM peak hour driveway counts (covering at least the period 4 PM to 6 PM) conducted annually for at least a five-day period (Monday through Friday). Commencement of the driveway counts shall

begin within 60 days of full occupancy and shall be performed annually thereafter. The City or TMA may conduct supplemental counts to measure progress as necessary. During the collection of driveway count data, a queuing analysis shall also be conducted for both entering and exiting vehicles. A review of the driveway(s) circulation shall also be conducted for conformance with the analysis done in the project traffic impact analysis.

(ii) Intersection Counts – Intersection counts along the Delaware corridor to determine change in intersection volume and level of service due to increased development along the corridor and for conformance with General Plan level of service standards.

If the 31.6% trip thresholds are not met, the building owners shall work with the City and TMA to improve the effectiveness of their TDM program.

(C) Non-Compliance with Trip Reduction Measures – If during review of the annual TMA monitoring it is determined that the project has not met its site trip reduction, it will be identified as being in non-compliance status. A City notification shall be sent to the developer by registered mail indicating this status. Within ninety (90) calendar days of receipt of the non-compliance notice, the developer shall submit a revised TDM program that includes more aggressive trip reduction strategies. The revised program is to identify what TDM measures will be replaced and what new measures will be implemented. Review of the revised TDM program will be scheduled for review at the next available Sustainability and Infrastructure Commission meeting. The new TDM measures are to be implemented within ninety (90) calendar days of approval by the Sustainability and Infrastructure Commission. Annual site counts shall take place 12 months after implementation of the revised TDM measures. A second consecutive count period that shows that the project is not meeting its trip reduction will trigger a review of the project TDM program by the City Council which may result in the City implementing stricter or more aggressive trip reduction measures or strategies on behalf of the developer. This does not preclude an earlier meeting with the Sustainability and Infrastructure Commission that may be requested through the adjacent neighborhoods though such meeting shall not alter the 12-month timeframe mentioned above. City Council review will focus on alternative industry standard TDM measures used in the Bay Area, or increasing the effectiveness of the TDM measures listed in the Steer report dated June 2022. (PUBLIC WORKS)

88 TRANSPORTATION MANAGEMENT ASSOCIATION (TMA) – A TMA has been established for projects in the Rail Corridor Plan area. All development within the Specific Plan

Amendment area shall participate in the TMA and fund their fair share of the cost of the TMA. The TMA will develop TDM measures and make them available to both existing and future development within the Rail Corridor Plan area. The property owner or designee shall provide proof of general membership to the Director of Public Works or designee prior to first occupancy of the building. (PUBLIC WORKS)

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

**Planning Division (PA)**

89 CONSTRUCTION EMISSIONS CONTROL - To minimize air quality impacts that may occur during construction and to reduce emissions from construction equipment, the project shall implement at least one of the following measures during project construction:

Option 1: Tier 4 Equivalent Engines for Specific Equipment. Contractors shall be required, as a condition of contract, to only operate construction equipment with Tier 4 engines or California Air Resources Board (CARB) certified Level 3 Verified Diesel Emission Control Strategy (VDECS), such as a diesel particulate filter (DPF), installed on Tier 2 or higher equipment. The use of Tier 4 equivalent engines on all forklifts, tractors/loaders/backhoes, rubber-tired dozers, and scrapers would reduce emissions to acceptable levels.

Option 2: Reduced Idling and Tier 4 Equivalent Engines for Specific Equipment. Contractors shall be restricted to a two-minute idling limit on all construction equipment. In addition, the Tier 4 equivalent engines shall be implemented on all forklifts and tractors/loaders/backhoes. (PLANNING/BUILDING)

90 CONSTRUCTION NOISE LEVELS: To reduce construction noise levels, the following measures shall be implemented:

- 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. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.

- Construct solid plywood fences around construction sites adjacent to operational business, residences, or other noise-sensitive land uses. A temporary 8-foot noise barrier shall be constructed along the east property line of the project site to shield adjacent residential land uses from ground-level construction equipment and activities. The noise barrier shall be solid over the face and at the base of the barrier in order to provide a 5 dBA noise reduction.
- 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.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Construction Noise Logistics Plan: **Prior to the issuance of any grading or demolition permits**, the project proponent shall submit and implement a construction noise logistics plan that specifies hours of construction, noise and vibration minimization measures, posting and notification of construction schedules, equipment to be used, and designation of a noise disturbance coordinator. The noise disturbance coordinator shall respond to neighborhood complaints and shall be in place prior to the start of construction and implemented during construction to reduce noise impacts on neighboring residents and other uses. The noise logistic plan shall be submitted to the Director of Planning or Director's designee of the Department of Planning, Building and Code Enforcement prior to the issuance of any grading or demolition permits. In order to minimize negative effects of construction noise on the surrounding neighborhoods near the project site, the following measures will be utilized to identify, mitigate, respond to and track any complaints that may arise pertaining to construction noise:
  - Notify property owners and occupants located within 500 feet of construction activities at least 14 calendar days prior to commencement of construction;
  - Post a large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures and phone numbers for the complaint manager and City Code Enforcement unit;
  - Maintain a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.
  - If reliable noise complaints are received during demolition, excavation, and/or construction activities, noise levels should be monitored at the location from which the noise complaints originated by a qualified

acoustical professional. Integrated average (Leq) noise level measurements on an hourly basis should be made of activities representative of those that generated the complaint. If the measured noise levels during this test are found to exceed 80 dBA Leq at residential property lines or 90 dBA Leq at commercial property lines, an acoustical professional should be retained to specify additional noise attenuation measures to reduce noise levels to City Standards. These measures may include operational considerations, the use of additional ground level noise barriers or noise control blanketing of the building structure. (PLANNING)

- 91 FRAME/PLANNING ROUGH INSPECTION – Upon completion of all framing and prior to the installation of exterior sheathing and windows, the applicant shall request the Project Planner conduct a Rough Frame inspection to verify items including, but not limited to, window locations, window sizes, and massing. The applicant shall contact the Project Planner to schedule each inspection a minimum of 72 hours in advance of the requested inspection. (PLANNING)
- 92 FUGITIVE DUST CONTROLS - To reduce fugitive dust from construction activities, the applicant shall implement best management practices (BMPs) recommended by BAAQMD for all new construction projects to reduce the air quality and fugitive dust-related impacts associated with grading and new construction to a less than significant level. The BMPs include:
- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day.
  - B. All haul trucks transporting soil, sand, or other loose material off-site will be covered.
  - C. All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - D. All vehicle speeds on unpaved roads will be limited to 15 miles per hour (mph).
  - E. All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.

F. Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

G. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified mechanic and determined to be running in proper condition prior to operation.

H. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The Air District's phone number will also be visible to ensure compliance with applicable regulations. (PLANNING)

93 PALEONTOLOGICAL RESOURCES – In the event of the discovery of paleontological resources (fossils) whether on-site or in the public right-of-way, the applicant shall halt all construction activities within 50 feet of the discovery, notify the Planning Manager and/or Project Planner, and retain a qualified paleontologist to determine the significance of the discovery. The paleontologist shall evaluate the uniqueness of the find, prepare a written report documenting the find and recommending further courses of action, and submit a summary of findings to the Project Planner. The applicant shall incorporate the recommendations of the paleontologist when continuing construction. (PLANNING)

#### **Building Division (PA)**

94 CONSTRUCTION WORK HOURS – Construction shall occur only 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 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 applicant shall conform to the construction work hours to control traffic congestion, noise, and dust unless an exemption is granted in accordance with Municipal Code Section 23.06.061. (BUILDING)

#### **Fire Department (PA)**

95 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. (FIRE)

96 BARRICADES ACROSS EMERGENCY ACCESS ROADS – Prior to the installation or use of barricades, fences, or gates across emergency vehicle access roads during construction, the applicant submit plans to the Fire Plan Checker subject to the review and approval of the Fire Marshal or his/her designee. (FIRE)

97 EGRESS – The applicant shall maintain required egress for all adjacent buildings/properties. (FIRE)

**Parks and Recreation Department (PA)**

98 PROJECT ARBORIST INSPECTIONS – The Project Arborist shall submit a report to the Building Division within five business days after each of his/her inspection documenting the condition of trees, protection measures changes or adjustments, and/or any damages to Protected trees. (CDD ARBORIST)

99 TREE PROTECTION MEASURES – All approved tree protection measures shall remain in place and be properly maintained during all phases of construction. The applicant or contractor shall notify the Project Arborist in advance when construction operations are to be performed within the Tree Protection Zone of protected trees. (e.g. trenching, excavation, grade changes, etc.) Adjustment of Tree Protection Measures requires approval from the City Arborist. (CDD ARBORIST)

**Public Works Department (PA)**

100 BEST MANAGEMENT PRACTICES (BMP) – The applicant shall perform all construction activities in accordance with the City's Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.39), and the San Mateo Countywide Water Pollution Prevention Plan (SMCWPPP) by reference. Detailed information can be located at: <https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/construction-best-practices/>  
(PUBLIC WORKS)

101 CONSTRUCTION WORKER PARKING – 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 Director of Public Works or designee 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)

- 102 GROUND WATER DISCHARGE – In accordance with the Director of Public Works Groundwater Discharge Policy, discharge of contaminated groundwater to the sanitary sewer is only allowed on a temporary basis and will not be permitted for a period greater than 6 months. Discharges for longer than 6 months shall obtain an NPDES permit from the State Water Board to discharge to the storm drain system. Discharge of uncontaminated groundwater to the storm drain is permissible if the applicant can provide analytical data to support the claim. No discharge to the storm drain shall be allowed without prior approval from the Public Works Department. All discharges to the sanitary sewer (contaminated and uncontaminated) require a Waste Discharge Permit and shall comply with the City's discharge limits. (PUBLIC WORKS)
- 103 MATERIAL HAULING – 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 Chapter 11.28.040 for the approval of the Director of Public Works or designee. The project sponsor shall require contractors to prohibit trucks from using "compression release engine brakes" on residential streets. The haul route for this project shall be: 92 West to Concar Drive to Site and Site to Concar Drive to 92 West, or as approved by the Director of Public Works or designee. 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 shall be kept off the public right-of-way. Tracking of dirt onto City streets and walks will not be allowed. Entry and exit from the site will use rock or rumble strips to prevent tracking. The applicant shall 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 is allowed. Use of a sweeper is permissible as long as it operates dry (no water used, only vacuum). 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. (PUBLIC WORKS)

104 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 Director of Public Works or designee 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 Director of Public Works or designee.

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

(B) All construction vehicles shall 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 Director of Public Works or designee, 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)

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

**Planning Division (PA)**

105 APPROVED PLANNING APPLICATION CONFORMANCE AT ALL TIMES – All physical improvements, uses, and operational requirements authorized by the approved planning application shall, at all times that the use permitted by this planning application occupies the premises, substantially conform with the approved planning application. This includes but is not limited to plans, materials, project description, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application shall be reviewed and approved by the Community Development Director, or his/her designee, prior to construction of the proposed modifications. The Community Development Director, or his/her designee shall determine whether the proposed modifications substantially conform with the approved planning application, or whether a planning application modification is required to be submitted to permit the proposed modifications, as required by Municipal Code Section 27.08.080 Modifications. (PLANNING)

106 PUBLIC PARKING SPACES – The project site shall maintain a minimum of at least two (2) public parking spaces available to Caltrain users for the life of this project. (PLANNING)

**City Attorney (PA)**

107 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)

108 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)

109 SURPLUS LAND ACT – All transactions of land on the project site shall comply with the Surplus Land Act when applicable. (CITY ATTORNEY)

### **Police Department (PA)**

- 110 PUBLIC SAFETY COMMUNICATIONS FOR TALL BUILDINGS, ACCESS AND SECURITY – The applicant shall allow 24 hour, 7 day per week access to the dedicated public safety communications radio server rack and antenna(s) for maintenance purposes at all times that the use permitted by this planning application occupies the premises. If the City installs radio equipment, applicant shall take reasonable measures to secure and safeguard City equipment from theft or vandalism. (POLICE)
- 111 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)
- 112 VIDEO SURVEILLANCE STANDARDS – The applicant shall install and operate for the life of the project a video surveillance system subject to the following requirements:
- (A) The information shall be maintained and retrievable for a minimum of 30 days. The captured video material shall be accessible to investigating police personnel through some form of facility management during regular business hours. The applicant shall provide proof of registration of the video surveillance camera system with the City through the City’s Neighborhood Eyes Security Team web form (<https://www.cityofsanmateo.org/forms.aspx?FID=134>).
- (B) Cameras shall be placed and maintained to view common areas of the property accessible to the public such as lobbies, parking lots, parking garages and entrances and exits to all parking garages, gates dividing different uses inside mixed-use parking garages, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to all buildings. 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 building facing out.

(C) The cameras in this system shall be megapixel or better CCTV cameras that shall be capable of operating in all lighting conditions anticipated at project completion. Cameras viewing locations intended to allow routine vehicle passage onto the sites and/or garages shall additionally be capable of capturing the front and rear of all entering and exiting vehicles that use the sites and/or garages, 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 clearly depict faces of occupants through the front windshield. (POLICE)

#### **Public Works Department (PA)**

113 POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) – In accordance with the City's Storm Water Management and Discharge Control Rules and Regulations, San Mateo Municipal Code Chapter 7.39, and the San Mateo Countywide Stormwater Management Plan (SWMP) by reference, the applicant shall:

(A) Owner/occupant shall inspect private stormwater treatment devices and GI features in the public right-of-way at least two (2) times per year and sweep parking lots immediately prior to and once during the storm season.

(B) The applicant shall pay a fee on a yearly basis for cost associated with, but not limited to, City inspection of the private stormwater treatment 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 fee shall be based upon the Comprehensive Fee Schedule, established by the City Council, in effect at the time.

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

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

- 114 TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN – Once implemented, the Transportation Demand Management Plan shall be monitored and assessed annually for the occupied life of the development. The program shall be recorded with the County. The assessment of compliance with the Transportation Demand Management Plan, including mode split survey results, shall be submitted to Public Works by the end of every calendar year (December 31st).

**The following conditions are MITIGATION MEASURES that mitigate adverse environmental effects identified in the environmental document. Monitoring and reporting procedures are contained within each condition. A change in the condition of approval may affect the validity of the current environmental document, and a new or amended environmental document may be required.**

**Planning Division (PA)**

- 115 COMPLIANCE WITH MMRP – The Mitigation Measures identified in conditions of approval and in the adopted Addendum to the Rail Corridor Plan & Bay Meadows Specific Plan EIR (Addendum) Mitigation Monitoring And Reporting Program (MMRP) shall be completed in accordance with the timelines for project construction and operation within each mitigation measure. The applicant shall provide documentation demonstrating compliance to the Planning Division. In the event of any inconsistencies between the mitigation measures as set forth in the Addendum and the MMRP, the MMRP shall control. (PLANNING)

**EXHIBIT B**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**Hayward Park Station Residential Project  
PA-2021-033**

**CITY OF SAN MATEO**

**August 2022**



# P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study (IS)/Addendum for the *Hayward Park Station Residential Project* concluded that the implementation of the project would require incorporation of specific mitigation measures previously identified in the San Mateo Rail Corridor Plan & Bay Meadows Specific Plan Amendment Environmental Impact Report in order to reduce impacts to a less than significant level. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the IS/Addendum concluded that the impacts from implementation of the project would be less than significant and for which no mitigation measures would be required.

**MITIGATION MONITORING AND REPORTING PROGRAM  
HAYWARD PARK STATION RESIDENTIAL PROJECT (PA21-033)**

Mitigation	Responsibility for Implementation	Timeframe for Implementation	Oversight of Implementation
<i>Mitigation Measures</i>			
<b>AIR QUALITY</b>			
<ul style="list-style-type: none"> <li>• Mitigation Measure Air Quality-CP1: Applicable BAAQMD Basic and Enhanced Control Measures shall be implemented at all construction sites for projects within the Corridor Plan Area. Specific controls to be implemented shall include the following: <ul style="list-style-type: none"> <li>○ Water all active construction areas at least twice daily.</li> <li>○ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>○ Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.</li> <li>○ Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.</li> <li>○ Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).</li> <li>○ Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).</li> <li>○ Limit traffic speeds on unpaved roads to 15 mph.</li> <li>○ Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>○ Replant vegetation in disturbed areas as quickly as possible.</li> </ul> </li> </ul>	Applicants Construction Manager	Throughout construction	City of San Mateo Public Works Director
<ul style="list-style-type: none"> <li>• Mitigation Measure Air Quality-CP2: The City shall verify that all new developments have either been exempted from new source review by the BAAQMD or have obtained a BAAQMD permit to construct the facility or equipment with the potential to emit toxic air pollutants. Prior to issuing</li> </ul>	Project Applicant	Prior to issuance of grading permits.	City of San Mateo Director of Community Development

**MITIGATION MONITORING AND REPORTING PROGRAM  
HAYWARD PARK STATION RESIDENTIAL PROJECT (PA21-033)**

Mitigation	Responsibility for Implementation	Timeframe for Implementation	Oversight of Implementation
occupancy permits, the City shall verify that the applicant has obtained a BAAQMD permit to operate the facility or equipment.			
<b>BIOLOGICAL RESOURCES</b>			
<ul style="list-style-type: none"> <li>• Mitigation Measure Biology-CP3: If one or more heritage trees are proposed to be removed, it would trigger implementation of the following measures, consistent with the requirements of the City of San Mateo Zoning Code: <ul style="list-style-type: none"> <li>○ Biology-CP3a: The City shall require that a project's site design reflects every reasonable effort to preserve existing trees, including the development of conditions to protect heritage trees during construction. Heritage trees shall be removed only when it is demonstrated that preservation of these trees would result in an unreasonable solution for the proposed use or where a condition of hazard or danger of disease exists.</li> <li>○ Biology-CP3b: Prior to implementing the proposed project, the number of trees over six inches in diameter (measured at 48 inches above grade) that would be removed shall be evaluated on the basis of species, size, condition, location, and heritage tree criteria. Condition and location value of trees shall be determined by an arborist or landscape architect as described under Chapter 27.71.180 of the San Mateo Zoning Code.</li> <li>○ Biology-CP3c: If trees must be removed, they shall be replaced with new trees. The replacement tree size shall be determined by calculating the Landscape Unit Value of the existing tree to be removed using the formula described under Chapter 27.71.180 of the City of San Mateo Zoning Code.</li> </ul> </li> </ul>	Project Applicant	Prior to Site Plan and Architectural Review	City of San Mateo Director of Community Development
<ul style="list-style-type: none"> <li>• Mitigation Measure Biology-CP4: If construction activities and tree removal occur during the breeding season between February 1 and August 31, a qualified biologist shall be required to survey the site for nesting raptors within 30 days prior to any ground-disturbing activity or tree removal. If any active raptor nests are found, CDFG shall be notified of the survey results prior to any ground</li> </ul>	Project Applicant, Applicant Construction Manager	Prior to issuance of grading permits	City of San Mateo Public Works Director

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Mitigation	Responsibility for Implementation	Timeframe for Implementation	Oversight of Implementation
<p>disturbing activity. Avoidance measures will be developed through consultation with CDFG on a case-by-case basis. These could include construction buffer areas or seasonal avoidance. If construction activities and tree removal occur during the non-breeding season, no surveys would be required prior to tree removal.</p>			
<b>CULTURAL RESOURCES</b>			
<p>Mitigation Measure Cultural-CP1: The City of San Mateo shall require implementation of a monitoring and response procedure during construction of any proposed project within the project area in order to avoid adverse effects on potentially significant archaeological resources. Specific steps in the procedure are described below:</p> <ul style="list-style-type: none"> <li>○ Cultural-CP1a: Prior to construction, the construction contractor and subcontractors shall be of the legal and regulatory consequences of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other significant cultural materials from the site. Significant cultural materials include but are not limited to: aboriginal human remains; chipped stone; groundstone; shell and bone artifacts; concentrations of fire-cracked rock; ash and charcoal; shell; bone; and historic features such as privies or building foundations.</li> <li>○ Cultural-CP1b: If, during any phase of project construction, archaeological resources or human remains are discovered, work shall be halted within a 50-foot radius of the find. Work shall not be resumed until the find has been evaluated and potential significance determined by a qualified professional archaeologist.</li> <li>○ Cultural-1CPc: If the qualified archaeologist determines that any finds are significant, then representatives of the construction contractor, the City of San Mateo, and the qualified archaeologist shall determine the appropriate course of action. In the event that human remains are discovered, the</li> </ul>	Project Applicant, Applicant Construction Manager	Throughout construction	City of San Mateo Director of Community Development, City of San Mateo Public Works Director

**MITIGATION MONITORING AND REPORTING PROGRAM  
HAYWARD PARK STATION RESIDENTIAL PROJECT (PA21-033)**

<b>Mitigation</b>	<b>Responsibility for Implementation</b>	<b>Timeframe for Implementation</b>	<b>Oversight of Implementation</b>
<p>provisions outlined in CEQA Guidelines Section 15064.5 shall be implemented. This would require consultation with the Native American Heritage Commission, if the remains are Native American.</p> <ul style="list-style-type: none"> <li>○ Cultural-CP1d: All artifacts or samples collected as part of the initial discovery, monitoring, or mitigation shall be properly preserved, catalogued, analyzed, evaluated, and curated along with the associated documentation in a professional manner consistent with current archaeological standards.</li> </ul>			
<b>GEOLOGY AND SOILS</b>			
<ul style="list-style-type: none"> <li>• Mitigation Measure Geology-CP1: The City shall require all applicants for projects in the Corridor Plan Area to implement seismic design standards of the current Uniform Building Code in effect at the time of project review.</li> </ul>	Project Applicant, Applicant Construction Manager, Applicant Geotechnical Engineer	Prior to issuance of grading permits	City of San Mateo Public Works Director, City of San Mateo Community Development Director
<ul style="list-style-type: none"> <li>• Mitigation Measure Geology-CP3: The City shall require all applicants for projects in the Corridor Plan Area to prepare a design-level geotechnical study for each project development before a grading permit is issued. The appropriate mitigation methods and extent of required mitigation would be determined at the time of project approval by the City based on the actual subsurface soils at the project location.</li> </ul>	Project Applicant, Applicant Construction Manager, Applicant Geotechnical Engineer	Prior to issuance of grading permits, throughout construction	City of San Mateo Public Works Director, City of San Mateo Community Development Director
<ul style="list-style-type: none"> <li>• Mitigation Measure Geology-CP4: As determined appropriate by the City, the City shall require applicants for projects in the Corridor Plan Area to implement</li> </ul>	Project Applicant, Applicant	Prior to issuance of grading	City of San Mateo Public

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HAYWARD PARK STATION RESIDENTIAL PROJECT (PA21-033)**

<b>Mitigation</b>	<b>Responsibility for Implementation</b>	<b>Timeframe for Implementation</b>	<b>Oversight of Implementation</b>
<p>standard control measures for erosion prevention during construction, including those stipulated by permit regulations of the Urban Runoff Pollution Prevention Program and National Pollutant Discharge Elimination System as well as a Storm Water Pollution Prevention Plan. Typical erosion control features may include:</p> <ul style="list-style-type: none"> <li>○ Protecting disturbed areas through minimization and duration of exposure. For example, by covering disturbed areas with rolled plastic sheeting or other like material;</li> <li>○ Controlling surface runoff (i.e. sand bags) and maintaining low runoff velocities;</li> <li>○ Trapping sediment on-site; and</li> <li>○ Minimizing length and steepness of slopes.</li> </ul>	Construction Manager, Applicant Geotechnical Engineer	permits, throughout construction	Works Director, City of San Mateo Community Development Director
<ul style="list-style-type: none"> <li>• Mitigation Measure Geology-CP5: For projects in the Corridor Plan Area on sites underlain by soils of Holocene Bay Mud and basin deposits or of Pleistocene alluvial deposits, the City shall require that applicants prepare a design-level geotechnical study for each project development before a grading permit is issued. The study shall specifically address whether expansive soils are present in the development area and include measures to address these soils where they occur. Methods to address expansive soils include regrading areas with appropriate soils and adding special design features to foundations and other underground facilities. Measures included in the report will be implemented as appropriate, based on the specific soil conditions and the type of facility being constructed.</li> </ul>	Project Applicant, Applicant Construction Manager, Applicant Geotechnical Engineer	Prior to issuance of grading permits	City of San Mateo Public Works Director, City of San Mateo Community Development Director
<ul style="list-style-type: none"> <li>• Mitigation Measure Geology-CP6: The City shall require applicants for projects in the Corridor Plan Area to employ engineering methods to minimize the potential for damage from differential compaction by reworking the existing fills within areas of new construction on sites built upon existing fill. This may include removing the compressible soil and replacing it with engineered fill, ground improvements, stiffer foundation elements (grid footings, mats), or deep</li> </ul>	Project Applicant, Applicant Construction Manager, Applicant	Prior to issuance of grading permits, throughout construction	City of San Mateo Public Works Director, City of San Mateo Community

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<b>Mitigation</b>	<b>Responsibility for Implementation</b>	<b>Timeframe for Implementation</b>	<b>Oversight of Implementation</b>
foundations. Compressible soil and associated foundation considerations should be addressed during a design level geotechnical study for specific projects.	Geotechnical Engineer		Development Director
<ul style="list-style-type: none"> <li>Mitigation Measure Geology-CP7: The City shall require applicants for projects in the Corridor Plan Area to conduct a design-level geotechnical study for each project development before a grading permit is issued. The study shall specifically address corrosion potential and include measures to address corrosive soils where damage to underground facilities may occur. Potential methods include placing utilities in sandy fill materials or appropriately treated clayey fill materials. Treatment of clayey soils could include using lime, lime-cement, or other admixtures. If it is impractical to place utilities within less corrosive materials, the utilities would need to be composed of corrosion resistant material or protected with appropriate coatings. Appropriate measures identified in each geotechnical study shall be implemented during project construction.</li> </ul>	Project Applicant, Applicant Construction Manager, Applicant Geotechnical Engineer	Prior to issuance of grading permits, throughout construction	City of San Mateo Public Works Director, City of San Mateo Community Development Director
<b>HAZARDS AND HAZARDOUS MATERIALS</b>			
<ul style="list-style-type: none"> <li>Mitigation Measure Hazards-CP1: The City shall require of applicants for projects within the Corridor Plan Area to implement the following specific actions: <ul style="list-style-type: none"> <li>Hazards-CP1a: Prior to the onset of construction, any remaining hazardous materials that are found, including fuels, pesticides, fertilizers, and herbicides, shall be transported from the site by an appropriately licensed hauler and disposed off-site at a licensed facility in accordance with applicable regulatory agency guidelines.</li> <li>Hazards-CP1b: Where determined appropriate by the City, particularly for sites with facilities that used to or currently use substantial quantities of hazardous materials, a project applicant shall be required to perform a Phase I Environmental Assessment and follow its recommendations for additional assessments of contamination (e.g., sampling, risk assessments) prior to approval of the project.</li> </ul> </li> </ul>	Project Applicant	<p>Prior to issuance of construction permits (-CP1a)</p> <p>Prior to project approval (-CP1b)</p> <p>Prior to issuance of demolition permits (-CP1c)</p> <p>Prior to issuance of grading permits (-CP1d)</p>	San Mateo County Environmental Health Services, City of San Mateo Public Works Director, City of San Mateo Community Development Director (-CP1a, -CP1c, -CP1d)

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Mitigation	Responsibility for Implementation	Timeframe for Implementation	Oversight of Implementation
<ul style="list-style-type: none"> <li>○ Hazards-CP1c: For projects involving demolition of buildings constructed prior to 1978 and determined to have the potential for lead paint, the City shall require project applicants to follow the requirements outlined by Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1 during demolition activities; these requirements shall include employing training, employee air monitoring, and dust control. If the lead based paint is peeling, flaking or blistered, it should be removed prior to demolition. It is assumed that such paint would become separated from the building components during demolition activities, thus, it must be managed and disposed as a separate waste stream. Any debris or soil containing lead paint or coating must be disposed at landfills that are permitted to accept the waste being disposed.</li> <li>○ Hazards-CP1d: Prior to site redevelopment, if soil staining is observed during future removal of transformers or other demolition activities, appropriate sampling should be performed and health hazards assessed. Once removed from the site, the transformers shall be disposed of in accordance with the provisions of Mitigation Measure Hazards-CP1a, above.</li> </ul>			City of San Mateo Community Development Director (-CP1b)
<ul style="list-style-type: none"> <li>• Mitigation Measure Hazards-CP2: Where determined appropriate by the City, particularly for sites with facilities that used to or currently use substantial quantities of hazardous materials, a project applicant shall be required to perform a Phase I Environmental Assessment and follow its recommendations for additional assessments of contamination (e.g., sampling, risk assessments) prior to approval of the project.</li> </ul>	Project Applicant	Prior to project approval	City of San Mateo Community Development Director
<ul style="list-style-type: none"> <li>• Mitigation Measures Hazards-CP4: The City shall require applicants for projects within the Corridor Plan Area to provide for the safe storage, containment, and disposal of chemicals and hazardous materials in accordance with applicable State</li> </ul>	Project Applicant	Prior to issuance of occupancy permits	San Mateo County Environmental Health Services,



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Mitigation	Responsibility for Implementation	Timeframe for Implementation	Oversight of Implementation
and federal regulations and requirements and the San Mateo County Hazardous Waste Management Plan.			City of San Mateo Public Works Director, City of San Mateo Community Development Director
<b>HYDROLOGY AND WATER QUALITY</b>			
<ul style="list-style-type: none"> <li>Mitigation Measure Hydrology-CP2: To reduce potentially significant erosion and siltation, the City shall require applicants for projects within the Corridor Plan Area to implement Best Management Practices during construction and to diligently implement the erosion control measures included in the project's SWPPP, required by the RWQCB. In addition, a Stormwater Pollution Prevention Permit (STOPPP) shall be obtained from the City prior to construction as required by the Stormwater Management and Discharge Control Ordinance (San Mateo Municipal Code 7.39).</li> </ul> <p>Best Management Practices to reduce erosion and siltation shall include the following measures: limitation of construction access routes and stabilization of access points; stabilization of cleared, excavated areas by providing vegetative buffer strips, providing plastic coverings, and applying ground base on areas to be paved; protection of adjacent properties by installing sediment barriers or filters, or vegetative buffer strips; stabilization and prevention of sediments from surface runoff from discharging into storm drain outlets; and use of sediment controls and filtration to remove sediment from water generated by dewatering.</p>	Project applicant	Prior to issuance of Stormwater Pollution Prevention Permit (STOPPP) and grading permit, throughout construction	City of San Mateo Public Works Director

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Mitigation	Responsibility for Implementation	Timeframe for Implementation	Oversight of Implementation
<ul style="list-style-type: none"> <li>Mitigation Measure Hydrology-CP3: To reduce generation of polluted runoff during construction of projects under the Corridor Plan, the City shall require applicants for projects within the Corridor Plan Area to implement Best Management Practices during construction and diligently implement the pollution control measures included in the project's SWPPP, as required under Chapter 7.39 of the City of San Mateo Municipal Code. In addition, a Stormwater Pollution Prevention Permit (STOPPP) shall be obtained from the City prior to construction.</li> </ul> <p>Implementation of Best Management Practices shall include the following measures to reduce potential construction-related events that could impact water quality: implementation of proper vehicle and equipment cleaning, fueling, and maintenance practices; control and prevention of the discharge of all potential pollutants (i.e., petroleum products, solid wastes, construction chemicals, etc.); and implementation of federal, State, and local policies regarding hazardous materials use, storage, and transport and all hazardous materials mitigation measures, as detailed in Section 4.11, Hazardous Materials. Finally, a contingency plan shall be prepared prior to construction to address construction-related spills and pollutant discharges.</p>	Project applicant	Prior to issuance of Stormwater Pollution Prevention Permit (STOPP) and grading permit, throughout construction	City of San Mateo Public Works Director
<ul style="list-style-type: none"> <li>Mitigation Measure Hydrology-CP4: The City shall require applicants for projects within the Corridor Plan Area to follow all RWQCB regulations and procedures for discharging waste water, including dewatering discharge, as detailed in the SWPPP and STOPPP prepared for the specific project, as required under Chapter 7.39 of the City of San Mateo Municipal Code. In addition, the applicant shall be required to follow all Best Management Practices for subsurface excavation, drilling, and construction included in the SWPPP.</li> </ul>	Project Applicant	Throughout construction	City of San Mateo Public Works Director

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Mitigation	Responsibility for Implementation	Timeframe for Implementation	Oversight of Implementation
<b>NOISE AND VIBRATION</b>			
<ul style="list-style-type: none"> <li>• Mitigation Measure Noise-CP1: The following measures would be required to reduce potential noise impacts to a less than significant level:               <ul style="list-style-type: none"> <li>○ All diesel equipment shall be operated with closed engine doors and should be equipped with factory-recommended mufflers.</li> <li>○ Pile-driving activities shall be restricted to between 8:00 a.m. to 5:00 p.m., Monday through Friday, to limit the intrusiveness of pile driving during the morning and evening hours. This measure is suggested only for construction sites that would use pile drivers within 2,000 feet of residential or sensitive land uses.</li> <li>○ Proposed walls or barriers shall be installed as early as possible to help reduce noise from construction activities.</li> <li>○ Stationary construction equipment shall be kept beyond 100 feet of existing residences.</li> <li>○ Noise attenuation techniques will be employed as needed and feasible to reduce noise levels below 100 dBA Leq in commercial/industrial areas and below 80 dBA Leq at exterior locations in residential areas. Such techniques may include the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and affected uses. Noise attenuation techniques will be verified through measurement of noise levels.</li> <li>○ Whenever feasible, electrical power should be used to run air compressors and similar power tools.</li> <li>○ Contractors shall use "quiet" models of any conventionally noisy construction equipment such as air compressors, jackhammers and other impact tools, as feasible.</li> <li>○ Contractors shall designate an employee as the construction noise coordinator and provide an on-site sign that will identify the person and provide a contact number. The coordinator would be responsible for</li> </ul> </li> </ul>	Project Applicant, Applicant Construction Manager	Throughout construction	City of San Mateo Public Works Director, City of San Mateo Community Development Director

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Mitigation	Responsibility for Implementation	Timeframe for Implementation	Oversight of Implementation
<p>receiving calls from residents or businesses regarding specific construction noise-related complaints. The coordinator would then be responsible for taking appropriate measures to reduce or eliminate noise levels as appropriate. Complaints and the response should be logged and kept on file for review by the City. The construction noise coordinator would act as a liaison between the residents in the vicinity of the construction and the contractor, so perceived noisy activities are addressed as soon as possible.</p>			
<ul style="list-style-type: none"> <li>• Mitigation Measure Noise-CP2: The City shall require noise control measures for any mechanical equipment within the Corridor Plan Area as needed to reduce mechanical equipment noise to DNL of 60 dB at the property line of adjacent or nearby residences, per the City’s Noise Element. At a minimum, the following measures shall be implemented: <ul style="list-style-type: none"> <li>○ All proposed projects shall be designed so that loading areas face away from the residences to minimize potential noise levels at the nearby residences.</li> <li>○ All proposed developments, as feasible, shall specify equipment that meets the City’s noise standard of 60 dB at the nearest receptor without special enclosures or mufflers.</li> <li>○ Mechanical equipment shall be located as far away from nearby residential land uses as feasible.</li> <li>○ As necessary, a separate noise barrier or enclosure shall be constructed around mechanical equipment to block line-of-sight between the equipment and nearby residences.</li> </ul> </li> </ul>	Project Applicant, Applicant Construction Manager	Prior to issuance of occupancy permits	City of San Mateo Community Development Director
<b>PUBLIC SERVICES</b>			
<ul style="list-style-type: none"> <li>• Mitigation Measure Public Services-CP2: The SMFD’s share of the general fund, which would receive general tax contributions from the new development within</li> </ul>	Project Applicant	Taxes paid annually	City of San Mateo Public Works Director

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<b>Mitigation</b>	<b>Responsibility for Implementation</b>	<b>Timeframe for Implementation</b>	<b>Oversight of Implementation</b>
the Corridor Plan Area, would represent a fair share contribution to costs associated with facility modernization or expansion.			
<ul style="list-style-type: none"> <li>Mitigation Measure Public Services-CP3: Under current policies, the SMFCSD would collect developer fees from individual development projects within the Corridor Plan Area to help finance expansion of existing schools, construction of new schools, and the rental of temporary classroom facilities in the Corridor Plan Area. The rate of developer fees would be \$1.28 per square foot for residential development and \$0.20 per square foot for commercial/industrial development.</li> </ul>	Project Applicant	Prior to issuance of building permits and development agreements	San Mateo-Foster City School District
<ul style="list-style-type: none"> <li>Mitigation Measure Public Services-CP4: Under current policies, the SMUHSD would collect developer fees from individual development projects within the Corridor Plan Area to help finance expansion of existing schools, construction of new schools, and the rental of temporary classroom facilities in the Corridor Plan Area. The rate of developer fees would be \$0.856 per square foot for residential development and \$0.136 per square foot for commercial/industrial development.</li> </ul>	Project Applicant	Prior to issuance of building permits	San Mateo Unified High School District (SMUHSD)
<b>UTILITIES AND SERVICE SYSTEMS</b>			
<ul style="list-style-type: none"> <li>Mitigation Measure Utilities-CP2: The City shall collect a development impact fee from all applicants of proposed development projects within the Corridor Plan Area prior to issuance of a building permit to defray the cost to construct improvements and upgrades to the wastewater conveyance system.</li> </ul>	Project Applicant	Prior to issuance of building permits and development agreements	City of San Mateo Public Works Director

**SOURCE:** City of San Mateo. *Hayward Park Station Residential Project Addendum to the Rail Corridor Plan Environmental Impact Report*. August 2022.