

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

**RESOLUTION APPROVING A SITE PLAN AND ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PLANNING APPLICATION FOR A PROPERTY LOCATED AT 222 E. 4<sup>TH</sup> AVENUE FOR CONSTRUCTION OF A FIVE-STORY MIXED-USE BUILDING CONSISTING OF 10 RESIDENTIAL UNITS, 17,658 SQUARE-FEET OF RETAIL USE, AND 104,554 SQUARE-FEET OF OFFICE USES; APPROVING AN AFFORDABLE HOUSING PLAN; AND ADOPTING AN ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (EIR) PREVIOUSLY CERTIFIED BY THE CITY COUNCIL AND DOWNTOWN AREA SPECIFIC PLAN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) PREVIOUSLY ADOPTED BY THE CITY COUNCIL.  
(PA-2021-071, 222 E. 4<sup>TH</sup> AVE. MIXED-USE PROJECT)**

WHEREAS, Lane SM LLC (herein referred to as the “Applicant”) submitted planning application PA-2021-071 with the Planning Division for a property located at 222 E. 4<sup>th</sup> Avenue in the City of San Mateo (“City”) for a Site Plan and Architectural Review (SPAR) for construction of a five-story mixed-use building consisting of 10 residential units, 17,658 square-feet of retail uses, and 104,554 square-feet of office uses, and a Site Development Planning Application (SDPA) for the removal of substantial vegetation (collectively referred to as the “Project”); and

WHEREAS, the proposed Project is designated as Downtown Retail Core in the General Plan Land Use Plan, zoned CBD/R (Central Business District/Residential Mixed-use Overlay), located within the Downtown Area Plan study area, and predominantly located within the Central Parking Improvement District (CPID) Limited Parking Zone (LPZ); and

WHEREAS, the San Mateo City Charter and Municipal Code Section 27.06.050 requires the City Council to take final action on Site Plan and Architectural Review for buildings exceeding 55 feet in height; and

WHEREAS, the applicant is proposing 122,212 square feet of commercial space and is required to comply with Municipal Code Section 23.61.030 to mitigate the impacts of its project on the need for affordable housing and pay an Affordable Housing Commercial Linkage Fee, or provide an alternative method of compliance through Municipal Code Section 23.61.050; and

WHEREAS, the applicant is proposing ten (10) residential units at the low-income level in lieu of paying the Affordable Housing Commercial Linkage Fee, in accordance with Municipal Code Section 23.61.050 and per the requirement to develop eight low-income units per 100,000 square feet of office development and one low-income unit per 100,000 square feet of retail development, as adopted by City Council through Resolution 84 (2016) on August 15, 2016; and,

WHEREAS, the City has prepared an Addendum to the General Plan Environmental Impact Report (EIR), which was previously certified by the City Council on October 18, 2010, and the Downtown Area Specific Plan Initial Study/Mitigated Negative Declaration (IS/MND) which was previously adopted by the City Council on May 1, 2009; and,

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

WHEREAS, the Conditions of Approval are attached as Exhibit A, the Mitigation Monitoring and Reporting Program (MMRP) is attached as Exhibit B, and the Affordable Housing Plan is attached as Attachment 7 of the Agenda Report; and

WHEREAS, on November 17, 2022, the Planning Commission held a public hearing and recommended that the City Council approve the Project; and,

WHEREAS, on December 1, 2022, the City Council held a public hearing and considered the Project.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA AS FOLLOWS:

1. The City Council 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 under the California Environmental Quality Act (CEQA) 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 Addendum to the EIR and IS/MND, and the Mitigation Monitoring and Reporting Program, are recommended for adoption.

BE IT FURTHER RESOLVED, BY THE CITY COUNCIL 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 Policy LU 1.8 of the Land Use Element, which encourages allowance of mixed-use developments that include multi-family dwellings in non-residential land use categories. The Project combines retail, office uses, and multi-family residential uses which also complement the existing commercial uses in the vicinity and in the adjacent downtown core. In conformance with Policies LU 2.4 and 3.1, the Project proposes these uses at high intensities and densities that enhance the downtown area as the social, cultural, and economic center of the City.
  - 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 will also implement a Transportation Demand Management Plan that includes specific trip-reduction measures for the life of the Project.

- c. The Project conforms to Policy UD2.3 in the Urban Design Element in that the materials complement the style of the Project and incorporate common materials of the area, including brick, metal, and concrete.
  - d. The Project conforms to Policies H2.4, H2.6, and H2.12 of the Housing Element in that the Project includes 10 below-market rate rental housing units in a commercial neighborhood.
  - 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 33 new street trees are proposed.
  - f. The Project conforms to Policies N1.1 and N1.2 of the Noise Element in that an acoustical analysis will be required for the Project at the building permit stage of the process ensuring that interior noise levels will not exceed noise limits. In addition, the Project shall conform to Policy N2.1 in that noise measures and monitoring during construction have been included as conditions of approval.
2. The Project conforms to applicable policies of the City's Downtown Area Plan.
- a. While the Project does not meet the minimum required retail frontage requirements via the State Density Bonus Law, the Project integrates a significant amount of retail on the ground floor and includes retail frontages in substantial conformance to Policies II.1 and II.2 which encourages preserving the downtown core shopping area and supports retail frontages to enhance the pedestrian scale and allow for a compact walking environment.
  - b. The Project conforms to Policies II.5, II.6, II.8, and II.10 in that the Project integrates retail, office, and residential uses in the CBD/R zoning district that complements the downtown CBD zone.
  - c. The Project conforms to Policy II.9 in that the Project provides 10 residential units that will support downtown businesses and are located in close proximity to the transit station to help reduce vehicle trips and vehicle ownership.
  - d. While the Project exceeds the maximum bulk and building height provisions of the Zoning Code via State Density Bonus Law, the Project integrates building stepbacks and open spaces on several upper floors in substantial conformance with Policy III.3.
  - e. A Parking Demand Study has been prepared for the project, which conforms to Policy V.8 in that the Project, which is within one-half mile of the Downtown Transit Center, includes a reduced parking ratio for office uses.

NOW, THEREFORE, BE IT RESOLVED THAT CITY COUNCIL OF THE CITY OF SAN MATEO, DOES HEREBY APPROVE THE 222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT, PA-2021-071 AT 222 E. 4<sup>TH</sup> AVENUE 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 strong angular forms and materials including brick, metal, glass, wood, and vegetated living or aluminum paneled walls that enhance the existing architectural character of the surrounding area;
    - ii. The Project provides a cohesive transition between the downtown to the north, east, and west which consist of commercial uses including restaurants and stores, as well as to the existing multi-family residences to the south;
    - iii. The pedestrian improvements including the street trees along all four building frontages, outdoor plaza, and sidewalks ranging from 15 feet 6 inches up to 16 feet wide create a walkable and inviting pedestrian realm that substantially conform with the City's guidelines relating to sidewalks; and,
    - iv. 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 provides retail, office, and residential uses at intensities that would complement existing commercial uses in the vicinity and in the downtown core;
    - ii. The Project is consistent with the General Plan and Zoning Code excepting standards modified via State Density Bonus Law;
    - iii. The Project is in substantial conformance with the Downtown Area 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 Project consists of a new mixed-use building with office uses at a high intensity and retail and residential uses in an area well-served by public transit;
    - 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 optimizes the project vicinity's development potential for commercial uses furthering the downtown as the economic center of the City.
  - d. The development meets all applicable standards as adopted by the Planning Commission and City Council, substantially conforms with the General Plan and Downtown Retail Core Design Guidelines, 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 Development Planning Application (Municipal Code Section 23.40.040(a)(4)) for the removal of major vegetation and associated Conditions of Approval are approved based on the finding that all concerns relating to landscaping and tree removal have been addressed as follows:
    - a. The Project will result in the removal of 39 existing trees, of which 38 are 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 all four frontages of the Project.

- 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 landscaping, including planting of 37 new trees (33 street trees and 4 on site), as shown on the project plans, and/or through the payment of a fee to the City's tree planting fund.
3. The Affordable Housing Plan and on-site construction of ten (10) low-income units to satisfy the Affordable Housing Commercial Linkage Fees are approved, subject to the following findings as specified in Municipal Code Section 23.61.050(c):
- a. The proposed affordable units comply with the City's below market rate standards adopted by City Council resolution, including that the affordable units be made available for occupancy concurrently with the market-rate units. The project proposes 10 low-income units when eight units (rounded up from 7.58) are required. Similar to other inclusionary housing projects, the project has been conditioned to enter into an agreement with the City, including to ensure the 10 BMR rental units remain affordable for the life of the project and have access to similar indoor and outdoor amenities enjoyed by the other uses (including open space and parking). Although the project does not provide market-rate units, the residential units are located on the rooftop of the building and will be constructed and provided occupancy at the same time as the office and retail spaces as there is only one building proposed.
  - b. The affordable units will mitigate the impact of the project on the need for affordable housing as adopted by City Council resolution. The on-site construction of ten low-income units in lieu of a Commercial Linkage Fee payment will meet the requirements under Resolution 84 (2016), which utilized a September 2015 report entitled "Commercial Linkage Fee Nexus Study" when determining that eight slow-income units are appropriate for each 100,000 square feet of office space and one residential unit is appropriate for each 100,000 square feet of retail space in order to ensure that nonresidential development projects will mitigate their impact on their need for affordable housing.

## **EXHIBIT A**

### **CITY OF SAN MATEO PLANNING APPLICATION**

#### **CONDITIONS OF APPROVAL**

PA-2021-071, 222 E. 4TH AVE.,

SITE PLAN AND ARCHITECTURAL REVIEW (SPAR) + SITE DEVELOPMENT PLANNING APPLICATION (SDPA)

400 S B ST, SAN MATEO, CA 94401; 222 4TH AVE, SAN MATEO,

PARCEL # 034176070, 034176080, 034176090, 034176050

AS APPROVED BY THE CITY COUNCIL 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 ARCHAEOLOGICAL MONITORING PLAN – The applicant shall submit an Archaeological Monitoring Plan prepared by a qualified project archaeologist (meeting or exceeding the Secretary of the Interior’s professional qualification standards) that includes provisions for, including but not limited to:
  - (A) Procedures for the appropriate identification and treatment of archaeological resources if any are discovered during grading or construction activities;
  - (B) Halting work in the immediate area, approximately 33' in diameter or larger, as determined by the cultural resources monitor, in the event of a discovery to allow for resource evaluation; and,

(C) Monitoring by a cultural resources specialist and detailed guidance outlining when and for what activities monitors must be present.

The Archaeological Monitoring Plan shall be subject to the satisfaction of the Community Development Director, or his/her designee. (PLANNING)

3 CONDITIONS OF APPROVAL – This complete list of Conditions of Approval shall be reproduced onto the second sheet of all building permit plan sets. (PLANNING)

4 CULTURAL RESOURCES MONITOR – Should construction monitoring be required by the Archaeological Monitoring Plan, the applicant shall submit a scope of work with a cultural resources monitor. The scope of work shall indicate that, in the event of a discovery, the monitor:

(A) Has stop-work authority to halt all construction activities within 33 feet or greater of the discovery, as determined to be necessary for protection and evaluation of the resource;

(B) Will notify the Planning Manager and/or Project Planner;

(C) Will evaluate the discovery to determine whether additional treatment is warranted; and,

(D) Will determine adequacy of the evaluation of the discovery prior to authorization of construction activities to resume. (PLANNING)

5 EXCAVATED CONTAMINATED SOILS – The applicant shall submit an approval letter, with or without conditions, from San Mateo County Groundwater Protection Program to the Planning Division. The letter shall indicate that a comprehensive site management plan that addresses waste management and all potential environmental conditions has been reviewed and approved by that agency, and the letter shall be subject to the satisfaction of the Community Development Director, or his/her designee. In addition, the applicant shall demonstrate that site soils have been tested prior to disposal to confirm that the concentration of constituents present in site soils do not exceed hazardous waste criteria of local, state and federal regulations. If the concentration of constituents in the project site soils exceed hazardous waste criteria, the applicant shall also confirm that the soils will be disposed of in accordance with local, state, and federal regulations. (PLANNING)

6 MULTIPLE LOTS – The applicant shall complete either a lot tie agreement or a lot merger in order to allow a building across lot lines. (PLANNING)

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

8 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)

9 SITE MANAGEMENT PLAN & HEALTH AND SAFETY PLAN - Prior to conducting earthwork activities at the project site, a Site Management Plan (SMP) and Health and Safety Plan (HSP) shall be prepared. The purpose of these documents will be to establish appropriate management practices for handling impacted soil, soil vapor and groundwater that may be encountered during construction activities. Based on the history of the project site, areas of impacted soil, soil vapor, and/or groundwater may be encountered during construction activities. The SMP shall be submitted to the County of San Mateo Health Service Agency (CSMHSA) for review, and CSMHSA approval shall be obtained prior to commencing earthwork activities at the project site. Proof of CSMHSA approval shall be provided to the City Community Development Department prior to issuance of an excavation permit. Prior to dewatering during project construction, a Discharge Plan shall be prepared and submitted to the satisfaction of the Director of Public Works for approval. The Discharge Plan shall evaluate and implement if necessary groundwater treatment to meet regulatory discharge requirements.

In addition, for the SMP, the following shall be adhered to, subject to the satisfaction of the City:

- If groundwater dewater activities will be conducted during the planned redevelopment, the need for treatment of groundwater shall be determined during the required discharge permitting process. A Groundwater Waste Discharge Permit shall be obtained from the City of San Mateo Public Works Department prior to any discharge to the sanitary sewer system. A National Pollutant Elimination System (NPDES) permit shall be obtained prior to any discharge to the storm sewer system.
- The SMP shall establish appropriate protocols for profiling of soil to be removed from the



Site for off-Site disposal. The profiling protocols shall be consistent with regulatory guidance from Department of Toxic Substances Control (DTSC) such that if samples are composited, they shall be from the same soil layer, and that compositing samples for volatile and semi-volatile constituents is not acceptable. The SMP shall also require that the profiling protocols meet the requirements of the facility that will be accepting the soil for disposal or reuse.

- To reduce the potential for vapor intrusion, either use a dual-purpose waterproofing membrane that provides: 1) required waterproofing protection; 2) chemical degradation protection; and 3) serves as an effective vapor barrier; OR conduct soil vapor sampling that shall be performed within the proposed building envelop to confirm the presence or absence of VOCs above residential screening levels. If the sampling confirms the presence of VOCs above residential screening levels, then appropriate membrane installation shall be required as approved in writing by an overseeing regulatory agency, such as the County of San Mateo Environmental Health Services, Department of Toxic Substances Control or the San Francisco Bay Regional Water Quality Control Board.

(PLANNING/PUBLIC WORKS)

- 10 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)**

- 11 APPLICABLE BUILDING STANDARDS AND LOCAL CODES – All building permit plans shall demonstrate compliance with the applicable California Building Standards Codes and local amendments as adopted by the Building Division at the time of filing the building permit application. (BUILDING)
- 12 BAAQMD JOB NUMBER – The applicant shall submit an asbestos demolition and renovation notification job number (J#) from Bay Area Air Quality Management District. (BAAQMD). (BUILDING)

13 DEMOLITION – A building permit for demolition shall be issued in accordance with Section 23.06.100 of the San Mateo Municipal Code, to the satisfaction of the Building Official or his/her designee. (BUILDING)

14 LOT TIE AGREEMENTS AND LOT MERGERS: The applicant shall submit a Request for Code Modification and Alternate Methods according to California Building Code Section 104.11, and shall receive written approval from the Building Official and Fire Marshall if a lot tie agreement is to be executed between the property owners, and if the building is to be built across lot lines and if exterior wall openings are proposed at interior lot lines. The Lot Tie Agreement shall be recorded with the County of San Mateo. (BUILDING)

In lieu of a Lot Tie Agreement, a lot merger may occur and shall comply with the procedures outlined in SMMC 26.57.010, Mergers, and the Subdivision Map Act. (PUBLIC WORKS)

15 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)

16 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)

17 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)**

- 18 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)**

- 19 LANDSCAPE PLAN CORRECTIONS - The Landscape plans and renderings shall be updated to reflect the accurate number of trees to be planted as replacement trees as required by section 27.71 and 13.40 of the Municipal Code. (CDD ARBORIST)
- 20 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)

**Public Works Department (PA)**

- 21 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)
- 22 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 \$60,000. 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)

- 23 DOWNTOWN CPID PARKING – The applicant shall demonstrate that the parking required by the San Mateo Municipal Code 27.64.100(a) has been fulfilled by any combination of the following prior to the issuance of the building permit for the superstructure:
- a. Established credit for previous uses;
  - b. Parking provided on-site;
  - c. Off-site parking provided with a Special Use Permit and secured lease;
  - d. Increase in CPID parking-deficiency assessments; and/or
  - e. Payment of a prorated CPID parking fee in lieu of providing parking on site, for the loss of a minimum of five (5) street parking spaces on Ellsworth Avenue between the hours of 8:00am-10:00am Monday through Saturdays. (PUBLIC WORKS)
- 24 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)
- 25 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)
- 26 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)
- 27 PARCEL MAP – If applicant chooses to prepare a Parcel Map instead of the proposed Lot Tie Agreement, it shall be the applicant's responsibility to have a parcel map, prepared by

a person authorized to practice land surveying in California, delineating all parcels created or deleted and all changes in lot lines in conformance with San Mateo Municipal Code Chapter 26.56.

The parcel map shall be approved by the Department of Public Works and recorded with the County Recorder's Office prior to the issuance of the Super Structure permit. A parcel map guarantee shall be submitted to the City, by the applicant's title company, prior to release of the parcel map to the title company for recordation.

Prior to the City's release of the parcel map to the title company, the applicant may, at the discretion of the Director of Public Works or designee, be required to submit to the City an electronic copy of the map in PDF and the AutoCAD Version being used by the City at the time of recordation. It is the applicant's responsibility to check with their title company and the County Recorder's Office to determine the time necessary to have the map recorded after City approval. (PUBLIC WORKS)

- 28 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)
- 29 PUBLIC IMPROVEMENT AGREEMENT (PIA) – If the applicant wishes to have the Building Permit for the superstructure issued prior to the completion of the project's public improvements, the applicant shall enter into a Public Improvement Agreement (PIA) with the City and shall arrange to provide security for the remaining public improvements to be completed. The PIA will be forwarded to the City Council for approval. (PUBLIC WORKS)
- 30 TIE-BACK AGREEMENT – If the shoring system required to perform the excavation for the project includes tie-backs that encroach into the public right-of-way, the Applicant shall execute and record the City's standard tie-back agreement prior to the issuance of the shoring building permit. (PUBLIC WORKS)
- 31 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)

- 32 VOLUNTARY SHARED PARKING AGREEMENT FOR PUBLIC USE – The applicant shall execute a voluntary shared parking agreement with the City of San Mateo as approved by the Public Works Director or designee. The applicant shall provide a Parking Operations Plan, outlining how the shared parking arrangement will operate, to the City of San Mateo prior to the issuance of the first permit. The agreement and the Parking Operations Plan shall be subject to approval of the Principal Transportation Planner. This agreement shall be executed prior to the issuance of a building permit for the superstructure. (PUBLIC WORKS)

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

**Planning Division (PA)**

- 33 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 is more restrictive, subject to the satisfaction of the Community Development Director, or his/her designee. (PLANNING)
- 34 ACOUSTICAL TREATMENTS - The applicant shall specify acoustical treatments in the building permit plans for the superstructure in compliance with State Building Codes, the City's Noise Ordinance, and General Plan. The applicant shall also submit an acoustical analysis prepared by a professional acoustical consultant to ensure that the design incorporates controls to reduce interior noise levels to 45 dBA Ldn or lower within the residential units and to 50 dBA Leq(1-hr) or lower within nonresidential interiors subject to the satisfaction of the Community Development Director, or his/her designee. The applicant shall conform with any special building construction techniques noted in the project's acoustical analysis, which may include sound-rated windows and doors, sound-rated wall constructions, and acoustical caulking. The acoustical analysis and building permit plans shall specify the following noise insulation features to reduce interior noise levels to 45 dBA Ldn or less at residential interiors:

- Provide a suitable form of forced-air mechanical ventilation, subject to the satisfaction of the Community Development Director, or his/her designee, for all residential units on the project site, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.
  - Preliminary calculations indicate that all residential units would require windows and doors with a minimum rating of 30 STC with adequate forced-air mechanical ventilation to meet the interior noise threshold of 45 dBA Ldn.
- (PLANNING)

- 35 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, if applicable, pay an in-lieu fee for fractional unit(s) as outlined in the adopted Comprehensive Fee Schedule. The BMR unit(s) shall:
- (A) Have access to all on-site amenities for residential uses;
  - (B) In phased development projects, be constructed proportionately in each phase;
  - (C) Have interior unit amenities that are, at a minimum, UL (Underwriter's Laboratory) or AGA -listed ; and
  - (D) Include 10 units at the Low Income Level (80% AMI) for the life of the project, of which two units shall be a studio, and eight units shall be one-bedroom units.
  - (E) There shall be at least ten (10) parking spaces dedicated to residents, contingent upon meeting Municipal Code Section 23.54.030 or provide an alternative consistent with Municipal Code Section 23.54.120. If compliance with these code sections cannot be obtained, then the applicant shall not be required to provide dedicated residential parking.

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

- 36 BICYCLE PARKING – Prior to issuance of the building permit for the superstructure, the plans shall demonstrate conformance to the bicycle parking standards per SMMC 27.64.262. (PLANNING)

- 37 CHILD CARE DEVELOPMENT FEE – The applicant shall pay a Child Care Development Fee subject to the rate established in the annual Comprehensive Fee Schedule in effect at the time of building permit issuance. (PLANNING)

- 38 COMMERCIAL LINKAGE FEE – The applicant shall construct below-market-rate residential units on-site at the low-income level in accordance with the Affordable Housing

Commercial Linkage Fee requirements per Municipal Code Section 23.61 and Resolution 84 (2016). These units, proposed as an alternative to the payment of the affordable housing commercial linkage fee, shall be subject to the requirements described in the City's Below Market Rate Housing Program. (PLANNING)

- 39 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)
- 40 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)
- 41 MECHANICAL VENTILATION – All exterior mechanical ventilation designs for subterranean garages shall be shown on the building permit plans in substantial conformance with the approved planning application. All mechanical ventilation shall be incorporated into the building design or landscaped areas and be screened to the satisfaction of the Community Development Director, or his/her designee. (PLANNING)
- 42 SCREENING OF ROOFTOP MECHANICAL EQUIPMENT – All rooftop mechanical equipment shall be shown on the building permit plans in substantial conformance with the approved planning application. All equipment shall be painted and/or screened by a solid enclosure or parapet wall with materials compatible with the building design subject to the satisfaction of the Community Development Director, or his/her designee. (PLANNING)
- 43 SIGNAGE – Preliminary signage shown in the approved planning application plans are for information only. Final signage shall be reviewed and approved in accordance with Title 25 of the Municipal Code. (PLANNING)
- 44 TRASH AND RECYCLING ENCLOSURES – All above-grade trash and recycling enclosures shall be shown on the building permit plans in substantial conformance with the approved planning application and be screened to the satisfaction of the Community Development



Director, or his/her designee. (PLANNING)

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

- 45 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)
- 46 FOOD SERVICE FACILITIES AND PUBLIC POOLS AND SPAS – If the project includes food service, public pools, and/or spas, the applicant shall submit an approval letter from the County of San Mateo Health Department. (BUILDING)
- 47 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)**

- 48 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)
- 49 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)

50 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)

51 REMOTE POWER DISCONNECT – The plans shall show a key switch/shunt trip to disconnect the solar photovoltaic system by Fire Department personnel. The key switch/shunt trip location(s) shall be subject to the review and approval of the Fire Marshal or his/her designee. (FIRE)

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

52 PARK IMPACT FEE - 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 AND RECREATION)

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

53 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)

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

(A) Restricted access to the parking garage outside of standard business hours (restricted hours defined as bank holidays, Saturday, Sunday, and Monday through Friday from 6:00pm to 6:00am, or 30 minutes before and after the grocery store hours, or as defined in a Shared Use Agreement that the City is a party to). Outside of standard business hours this parking garage shall include electrically operated closures to allow passage of motor vehicles. 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.

If residential parking spaces are provided, per condition No. 35 entitled "Below Market Rate (BMR) Agreement", they shall be compliant with Municipal Code Section 23.54.030 or provide an alternative consistent with Municipal Code Section 23.54.120. Any design changes to accommodate these safety requirements shall be completed through the building plan check process to the satisfaction of the Police Department and the Community Development Director.

(B) Digital keypads and/or wireless "click to enter" systems complying with SECURED BUILDING ACCESS BY EMERGENCY PERSONNEL shall be provided to allow for entry into the garages when it is secured. Exterior doors or gates providing access into the secure areas of the parking garage shall remain locked outside of standard business hours, and shall only be accessible through the use of keys, key fob or remote keyless entry system devices furnished to the building occupants. 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) 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)

55 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)

56 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 uninterruptible 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)

57 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)

58 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)

59 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)

60 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)**

61 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 (MH13H-28X to MH13H-02X). 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 their 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)

62 CLEAN, INSPECT AND REPAIR STORM LINE – The applicant shall clean and inspect (via remote TV camera) the storm line from the manhole upstream to the manhole downstream of the project area (MH 13H-31 to MH 14H-03). The video inspection shall be done by a professional 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 their expense. The required repairs, 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 storm line shall be completed and approved prior to connection from the project site. The building permit plans for the superstructure shall show all storm drain lines to be clean and inspected. (PUBLIC WORKS)

63 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. Where necessary, sidewalk drains per City Standard Drawing 3 1 120 shall be provided to direct the water under the sidewalk and through the curb. No increase to the peak discharge shall be permitted downstream. In addition, discharge 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 storm drain (SD) improvements, including but not limited to following: 290 LF of 18" SD line and 3 SDMH along S. Ellsworth Avenue from an existing MH on E 5th Avenue, and extend 62 LF of 18" SD line connecting to a MH collecting the site flow onto 4th Avenue; and, 213 LF of 18" SD line and 2 MH along S B Street; and the project will install 7 CB collecting street and site flows via 12" SD lines along all frontages as shown on the Preliminary Utility Plan sheet C4.00. 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)

64 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)

- 65 FOOD SERVICE EQUIPMENT CLEANING – The applicant of any food service facilities shall have any sink or other floor mat, container, and equipment cleaning area, connected to a grease interceptor prior to discharging to the sanitary sewer system. The cleaning area shall be large enough to clean the largest mat or piece of equipment to be cleaned. The cleaning area shall be indoors or in a covered outdoor area; either areas being plumbed to the sanitary sewer. Outdoor cleaning areas shall be designed to prevent stormwater run-on from entering the sanitary sewer and to prevent stormwater run-off from carrying pollutants to the site storm drains. Signs shall be posted indicating that all food service equipment washing activities shall be conducted in this area. Regular maintenance and cleaning of the grease interceptor is required. The building permit plans for the superstructure shall show connection to grease interceptors. (PUBLIC WORKS)
- 66 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)
- 67 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)
- 68 LOADING ZONE(S) IN THE PUBLIC ROW – The applicant shall install a loading zone as shown on the approved plans by obtaining an encroachment permit from the Department of Public Works and approval from the City Manager pursuant to San Mateo Municipal Code Chapter 11.48. (Public Works)
- 69 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, CURB, AND GUTTER – The applicant shall replace to existing City standards all sidewalk, curb, and gutter surrounding the project site limited to the project site frontage, or as shown on the approved public improvement plan. Sidewalk, curb, and gutter replacement shall be constructed per City Standard Drawing 3-1-141A. (PUBLIC WORKS)

(C) CURB RAMP(S) – The applicant shall construct curb ramp(s) in accordance with State Standard Drawing No. A88A along all frontages. The actual ramp "Case" shall be identified on the plans and shall be approved by the Director of Public Works or designee or



designee. (PUBLIC WORKS)

(D) DRIVEWAY APPROACH– The applicant shall install a City Standard Commercial driveway approach as shown on the approved plans. The new commercial driveway approach shall be constructed per City Standard Drawing 3-1-148. (PUBLIC WORKS)

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

(F) STORM MAIN - The applicant shall install new 18 inch storm drain mainline and apparatuses, along S Ellsworth Avenue and S. B Street frontages from E 4th to E 5th Avenue, to serve the development as shown on the approved plan and 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)

(G) SANITARY AND STORM SEWER MANHOLES – The applicant shall install approximately six (6) standard storm and two (2) sanitary sewer manhole, per approved plans and in accordance with City Standard Drawing. (PUBLIC WORKS)

(H) STORM WATER CATCH BASIN(S) – The applicant shall install approximately seven (7) standard storm water catch basins, per approved plans and in accordance with City Standard Drawing. (PUBLIC WORKS)

(I) GREEN INFRASTRUCTURE – In accordance with San Mateo Municipal Code Chapter 7.39, the applicant shall install and maintain green infrastructure (GI) improvements per approved plan. The improvements shall be in accordance with the guidance and specifications provided by San Mateo Countywide Water Pollution Prevention Program or City of San Mateo GI Plan design and shall be approved by the Director of Public Works or designee. 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 superstructure plans. GI improvements shall be maintained by the adjacent property owner and included in the stormwater treatment O&M (operation and maintenance) agreement that is recorded with the County of San Mateo Recorder's Office. (PUBLIC WORKS)

(J) TRAFFIC SIGNAL INFRASTRUCTURE – Signal modifications may be required as part of the project off-site improvements. Traffic signal modification work will be limited to new poles/signal equipment on the project corners per the planned frontage improvements and modifications to other intersection corners only in instances where existing traffic signal poles or pull boxes will interfere with proposed curb ramps on those corners, or as required by the project Transportation Impact Analysis (TIA).

If required, the applicant shall submit all necessary traffic signal design plans, including pole and conductor schedules where necessary, to the Director of Public Works or designee or designee for review and approval as part of the Building Permit for the Superstructure. The plans shall show all traffic signal equipment upgrades to comply with latest California Manual on Uniform Traffic Control Devices (CA MUTCD), Caltrans, and City standards requirements. Improvements shall include, but are not limited to, accessible pedestrian signals (APS) and pushbuttons (PPB), emergency vehicle preemption signal equipment, video detection equipment, 12" LED signal diodes, intersection PTZ camera, signal head backplates, internally illuminated street name signs, traffic signal interconnect or fiber optic communications.

If required, during construction applicant shall provide equipment submittals, signal timing and/or configuration changes, and testing documentation to the Director of Public Works or designee or designee for review and approval prior to installation. The developer shall be responsible for development and implementation of any new required signal timing. Where traffic signals within the City of San Mateo right-of-way are owned by other agencies, the developer shall be responsible for obtaining all necessary approvals and permits and pay all fees associated with bringing the traffic signal up to latest standards and requirements. (PUBLIC WORKS)

(K) STREETLIGHTS AND INFRASTRUCTURE – The applicant shall submit both a lighting plan and streetlight improvement plan.

**Lighting Plan:**

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 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. 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. Pedestrian scale lights shall be placed at a minimum spacing of 50 feet between poles on the same side of the street. Cobra head lights shall be placed at a minimum spacing of 100 feet between poles on the same side of the street. There shall be a minimum spacing of 50 feet between cobra head and pedestrian scale lights on the same side of the street, if a mix of both types of lighting is used. Reduced spacing may be approved by the City if the photometric analysis indicates it is necessary to meet the required lighting levels. The design may incorporate existing luminaires. 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. All new luminaires shall be selected from the City's list of standard luminaires at the time of design. Only City owned streetlights within the public right-of-way, or located in an easement on private property, may be used, unless otherwise approved by the City. The applicant shall implement the lighting plan from their project frontage to the roadway centerline.

The photometric analysis in the lighting plan shall utilize the following parameters for this project as defined in ANSI/IES RP-8-18.

4th Avenue: Major roadway, High pedestrian activity level

5th Avenue: Major roadway, High pedestrian activity level

B Street: Collector roadway, High pedestrian activity level

Ellsworth Avenue: Collector roadway, High pedestrian activity level

#### Streetlight Improvement Plan:

The applicant shall implement the lighting plan from their project frontage to the roadway centerline and as necessary to create a functioning lighting system. 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. 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. If any changes to streetlight locations or quantities are proposed during the building permit phase, a new photometric analysis shall be prepared by the applicant for review and approval by the Director of Public Works or designee and the lighting shall be furnished and installed in accordance with the new photometric analysis as approved. (PUBLIC WORKS)

- 70 SEPARATE WATER METERS – When a development includes multiple uses, there shall be a separate water meter for each development use. The building permit plans for the superstructure shall show the separate water meters. (PUBLIC WORKS)
- 71 SEWER 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, BUILDING)
- 72 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)

- 73 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)
- 74 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)
- 75 TRIANGULAR AREA OF VISIBILITY – The building permit plans for the superstructure shall show that the installation of landscaping and permanent structures located within the 10' triangular area of visibility at the driveway, and 25' triangular area of visibility at any project corner meets the requirements of a minimum vertical clearance of 7', and/or are less than 3' in height. This includes all PG&E above ground structures and other utility facilities. (PUBLIC WORKS)
- 76 UNDERGROUND PARKING GARAGE DRAINAGE – The building permit plans for the superstructure shall show that water from the underground parking garage shall not be discharged onto the public street. The applicant shall direct discharge from 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)
- 77 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 or within a utility easement. (PUBLIC WORKS)

78 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)

79 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)

80 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)**

81 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. This letter shall be submitted prior to scheduling the Planning Final Inspection. (PLANNING)

82 FINAL ARCHAEOLOGICAL REPORT – The applicant shall submit a final report on the monitoring results prepared by the project archaeologist subject to the satisfaction of the Community Development Director, or his/her designee. (PLANNING)

83 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)

84 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)

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

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

86 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)

87 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)**

88 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)

89 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)

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

90 DEDICATIONS – The applicant or owner shall dedicate adequate Sidewalk Easement (SWE) along its frontages, one and half foot (1.5') along S. B Street, three foot (3') along E. 4TH Avenue, and half foot (0.5') along S. Ellsworth Avenue, as shown on the approved plan. Applicants shall provide plat and legal for City review and approval prior to building permit issuance for the super structure and provide recorded document prior to final inspection or occupancy permit issuance. (PUBLIC WORKS)

91 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)

- 92 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 damaged directly 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 curb to curb width of all street frontages including the entire intersections and is subject to the review and approval of the Director of Public Works or designee. (PUBLIC WORKS)
- 93 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 including irrigation and landscape maintenance of Green Infrastructure elements constructed in the public right-of-way 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)
- 94 TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM – A Transportation Demand Management (TDM) Program has been prepared for this project (refer to the 222 E. 4th Avenue TDM Plan, dated October 2022). The property owner or designee shall submit a written letter to the Public Works Director on an annual basis with an assessment of compliance with the Transportation Demand Management Plan, including mode split survey results, by the end of every calendar year (December 31st). (PUBLIC WORKS)

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

**Planning Division (PA)**

- 95 ARCHAEOLOGICAL RESOURCES – In the event of the discovery of archaeological resources whether on-site or in the public right-of-way, the applicant shall halt all construction activities within 33 feet of the discovery or larger, as determined by a qualified

archaeologist, notify the Planning Manager and/or Project Planner, and retain a qualified archaeologist. The archaeologist shall evaluate the uniqueness of the find, contact local Native American and Historical organizations for proposed recommendations for continuing construction, and submit a summary of findings to the Project Planner. The applicant shall incorporate the recommendations of the local Native American and Historical organizations when continuing construction. (PLANNING)

96 CULTURAL RESOURCES – In the event of the discovery of human remains whether on-site in the public right-of-way, the applicant shall halt all activity within 50 feet of the discovery and 33 feet for every subsequent discovery, or an appropriate distance as determined by the cultural resource monitor, and notify the Planning Manager and/or Project Planner. The applicant shall also immediately notify San Mateo County Coroner to have a determination made as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. Treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines. (PLANNING)

97 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)

98 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)**

99 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)**

100 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)

101 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)

102 DEMOLITION – The applicant shall comply with the California Fire Code Chapter 33 during all phases of construction of the project. (FIRE)

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

104 STANDPIPES – For projects that require standpipes by California Fire Code Section 905.3.1, the applicant shall provide not less than one standpipe for use during construction or demolition. (FIRE)

**Public Works Department (PA)**

105 ARCHITECTURAL COPPER – Per the San Mateo Countywide Water Pollution Prevention Program's requirements, the applicant shall follow the specific best management practices for the installation of the Architectural Copper. For detailed information please distribute the flyer to all construction personnel involved in the fabrication and installation of the

Architectural Copper that is located at: <https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/construction-best-practices/> (PUBLIC WORKS/BUILDING)

- 106 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)
- 107 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)
- 108 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)
- 109 HOLIDAY CONSTRUCTION MORATORIUM – Due to concerns for businesses within the vicinity of Hillsdale Mall and within the Downtown area during the holiday season (Monday prior to Thanksgiving to January 1), there shall be no construction activities within the right-of-way which would create lane closures, eliminate parking, create pedestrian detours, or other activities that may create a major disturbance as determined by the

Director of Public Works or designee. Exceptions to this condition shall be made in writing to the Public Works Director or designee. Prohibition on El Camino Real shall be along its entire length within the City limits. For purposes of this condition, the limits of the Downtown area shall be defined as: between El Camino Real on the west and Delaware Street on the east, Tilton Avenue on the north, and Fifth Avenue on the south. The prohibition shall also include the 3rd and 4th Avenue corridors between Delaware Street and U.S. 101. (PUBLIC WORKS)

110 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: HWY-101, 3rd Avenue and 4th Avenue, 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)

111 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)**

112 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)

113 CONSTRUCTION STAGING AND PARKING PLAN (PRIVATE PROPERTY): The project currently proposes construction staging and stockpiling on site. If construction staging or stockpiling is required on another private property, then a Special Use Permit may be required. (PLANNING)

114 GROCERY STORE USE –The purpose of the retail ground space is for a grocery store use for the life of the project. All efforts shall be made to ensure that this purpose is met. If the project seeks to provide uses other than a grocery store, the applicant shall provide documentation that evidences a reasonable and diligent good-faith effort to have utilized the space for a grocery store, subject to the approval of the Community Development Director and the City's Economic Development Manager. (PLANNING)

115 ONGOING LANDSCAPE MAINTENANCE – All landscaped areas shall be maintained free of litter, debris and weeds. All plantings shall be permanently maintained in a healthy growing condition and, whenever necessary, replaced with equivalent plant materials to ensure continued conformance with approved plans. (PLANNING)

**City Attorney (PA)**

116 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)

117 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)



**Police Department (PA)**

- 118 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)
- 119 RESPONSIBLE BEVERAGES SERVICE TRAINING – If the sale of alcoholic beverages for on-site consumption is proposed, the applicant shall require that employees and supervisors responsible for the sale or service of alcoholic beverages complete Responsible Beverage Service training provided by the California Department of Alcoholic Beverage Control, or a service provider listed with ABC. (POLICE)
- 120 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)
- 121 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)**

122 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)

123 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). (PUBLIC WORKS)

**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)**

124 COMPLIANCE WITH MMRP – The Mitigation Measures identified in the conditions of approval and in the adopted Addendum to the General Plan Environmental Impact Report (EIR) and Downtown Area Specific Plan Initial Study/Mitigated Negative Declaration (IS/MND) (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)

125 MM AIR 3.1: - Prior to issuance of a demolition permit, the applicant shall submit a construction management plan to the Building Division that demonstrates that all cranes, forklifts, generator sets, and welders used in project construction shall be equipped with Tier 4 diesel engines or better (e.g., natural gas generators or electric welders).

Prior to issuance of a demolition permit, the applicant shall also submit an emissions reduction plan to the Planning Division that details the equipment to be used during construction and be signed by a qualified air quality specialist, verifying that the equipment included in the plan meets the standards set forth in this measure (i.e., Tier 4

or better).

Alternatively, if use of Tier 4 equipment is not available, the applicant may propose use of equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices. Alternatively, the project may also use electrical or non-diesel fueled equipment. All construction vehicles shall be properly maintained and equipped with exhaust mufflers that meet State standards.

The construction management plan and emissions reduction plan are subject to review and approval of the Community Development Director, or his/her designee. (PLANNING)

126 MM BIO-1.1: Prior to the issuance of the first building permit or site development permit for tree removal (whichever occurs first), the applicant shall submit a phasing plan to the City's Planning Division with a schedule of both on-site and off-site demolition and construction activities to review the activities that may occur during the nesting season subject to the satisfaction of the Community Development Director, or his/her designee. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1 through August 31 (inclusive). (PLANNING)

127 MM BIO-1.2: If any demolition and construction are scheduled during the nesting season, between September 1 and January 31 (inclusive), the applicant shall engage a qualified ornithologist to complete a pre-construction survey for nesting birds to ensure that no nests are disturbed during demolition or construction. During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. This survey shall be completed no more than 14 days prior to the initiation of any construction or demolition activities during the early part of the breeding season (February 1 through April 30 inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1 through August 31 inclusive).

If an active nest is found sufficiently close to work areas to be disturbed by construction (typically 300 feet for raptors and 100 feet for other species), the ornithologist, in consultation with the California Department of Fish and Wildlife, shall determine the extent of a construction free buffer zone to be established around the nest to ensure that bird nests shall not be disturbed during project construction.

Prior to the issuance of the first building permit or site development permit for tree

removal (whichever occurs first), the ornithologist shall submit a report indicating the results of the survey and any designated buffer zones to the City's Planning Division subject to the satisfaction of the Director of Community Development, or his/her designee should demolition and construction activities occur during the nesting season.

(PLANNING)

128 MM CUL-2.1: Prior to the issuance of any building permit involving excavation, shoring, foundation, or the superstructure, the project applicant shall hire a qualified Professional Archaeologist to develop a Worker's Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for the treatment of cultural resources as well as procedures to follow in the event of a cultural resources discovery. This training program shall be given to the crew before ground disturbing work commences and shall include handouts to be given to new workers. (PLANNING)

129 MM CUL-2.2: The applicant shall note on all construction plans that require ground disturbing activities that there is a potential for exposing buried cultural resources including prehistoric Native American burials. (PLANNING)

130 MM CUL-2.3: If any prehistoric or significant historic period cultural materials are exposed during construction grading and/or excavation whether on-site or off-site, the applicant shall halt all construction activities within 33 feet of the find or larger as determined by the cultural resources monitor, and the Professional Archaeologist shall provide identification, evaluation, and further recommendations consistent with CEQA and City of San Mateo requirements.

If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, the applicant shall notify the Community Development Director, or his/her designee, and provide avoidance, preservation in-place, recordation, additional archaeological testing and data recovery measures to reduce impacts to a less than significant level. The applicant shall also complete a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that includes data recovery if significant archaeological deposits are exposed during ground disturbing construction. The applicant shall submit the AMP and/or ATP to the City's Planning Division subject to the satisfaction of the Community Development Director, or his/her designee. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the applicant in consultation with the California Office of Historic Preservation and the City of San Mateo. (PLANNING)

- 131 MM CUL-3.1: In the event that human remains are discovered during excavation and/or grading whether on-site or within the public right-of-way, the applicant shall halt all activity within a 50 feet of the discovery and 33 feet for every subsequent discovery, or an appropriate distance as determined by the cultural resource monitor, and notify the Community Development Director, or his/her designee. The applicant shall also immediately notify San Mateo County Coroner to have a determination made as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. Treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws (i.e., Native American burials, Chapter 1492, Section 7050.5 to the Health and Safety Code, Sections 5097.94, 5097.98 and 5097.99 of the Public Resources Code). If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines. (PLANNING)
- 132 MM NOI-1.1: The applicant and contractor shall place and operate construction equipment to minimize the impact of construction noise on existing sensitive receptors. Construction equipment shall be well-maintained and used judiciously to be as quiet as possible. Additionally, the applicant and contractor shall incorporate the following best management practices to reduce noise from construction activities on nearby sensitive land uses:
- (A) The applicant and/or contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. This construction plan shall be submitted to the Building Division subject to the review and satisfaction of the Community Development Director, or his/her designee prior to the issuance of a demolition permit.
- (B) The applicant and/or contractor shall designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise and vibrations. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that measures be implemented to reduce the noise impact. The applicant and/or contractor shall conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
- (C) Construction staging areas shall be established at locations that will create the greatest

distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

(D) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

(E) Unnecessary idling of internal combustion engines shall be strictly prohibited.

(F) Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors and property lines. If they must be located within 35 feet of receptors and property lines, adequate muffling (with barriers or enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors.

(G) Construction contractors and subcontractors shall utilize "quiet" air compressors and other stationary noise sources where technology exists.

(H) Control noise from construction workers' radios to a point where they are not audible at existing residences surrounding the project site, the nearest of which are 90 feet to the southeast. (PLANNING)

**MITIGATION MONITORING AND REPORTING PROGRAM  
and  
Conditions of Approval**

**222 E. 4<sup>th</sup> Avenue Mixed-Use Project  
PA-2021-071**

**CITY OF SAN MATEO**

**November 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 Addendum for the *222 E. 4<sup>th</sup> Avenue Mixed-Use Project* concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document also includes the City's Conditions of Approval identified in the CEQA analysis as measures that would minimize potential adverse effects that could result from implementation of the project, and to ensure these conditions are implemented and monitored.

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
**222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<i>Mitigation Measures</i>			
<b>AIR QUALITY</b>			
<p><b>MM AIR-3.1:</b> Prior to issuance of a demolition permit, the applicant shall submit a construction management plan to the Building Division that demonstrates that all cranes, forklifts, generator sets, and welders used in project construction shall be equipped with Tier 4 diesel engines or better (e.g., natural gas generators or electric welders).</p> <p>Prior to issuance of a demolition permit, the applicant shall also submit an emissions reduction plan to the Planning Division that details the equipment to be used during construction and be signed by a qualified air quality specialist, verifying that the equipment included in the plan meets the standards set forth in this measure (i.e., Tier 4 or better).</p> <p>Alternatively, if use of Tier 4 equipment is not available, the applicant may propose use of equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices Alternatively, the project may also use electrical or non-diesel fueled equipment. All construction vehicles shall be properly maintained and equipped with exhaust mufflers that meet State standards.</p> <p>The construction management plan and emissions reduction plan are subject to review and approval of the Community Development Director, or his/her designee.</p>	Prior to issuance of any demolition or construction permits.	Project applicant/project contractors	Director of Community Development or the Director's designee

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
**222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<b>BIOLOGICAL RESOURCES</b>			
<p><b>MM BIO-1.1:</b> Prior to the issuance of the first building permit or site development permit for tree removal (whichever occurs first), the applicant shall submit a phasing plan to the City’s Planning Division with a schedule of both on-site and off-site demolition and construction activities to review the activities that may occur during the nesting season subject to the satisfaction of the Community Development Director, or his/her designee. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1 through August 31 (inclusive).</p> <p><b>MM BIO-1.2:</b> If any demolition and construction are scheduled during the nesting season, between February 1 and August 31 (inclusive), the applicant shall engage a qualified ornithologist to complete a pre-construction survey for nesting birds to ensure that no nests are disturbed during demolition or construction. During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. This survey shall be completed no more than 14 days prior to the initiation of any construction or demolition activities during the early part of the breeding season (February 1 through April 30 inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1 through August 31 inclusive).</p> <p>If an active nest is found sufficiently close to work areas to be disturbed by construction (typically 300 feet for raptors and 100 feet for other species), the ornithologist, in consultation with the California</p>	<p><b>MM BIO-1.1:</b> Prior to the issuance of the first building permit or site development permit for tree removal.</p> <p><b>MM BIO-1.2:</b> Prior to the issuance of any demolition- or construction-related permits.</p>	Project Applicant; Project Contractor	<p>Director of Community Development or the Director’s designee</p> <p>California Department of Fish and Wildlife</p>

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
**222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>Department of Fish and Wildlife, shall determine the extent of a construction free buffer zone to be established around the nest to ensure that bird nests shall not be disturbed during project construction.</p> <p>Prior to the issuance of the first building permit or site development permit for tree removal (whichever occurs first), the ornithologist shall submit a report indicating the results of the survey and any designated buffer zones to the City's Planning Division subject to the satisfaction of the Director of Community Development, or his/her designee should demolition and construction activities occur during the nesting season.</p>			
<b>CULTURAL RESOURCES</b>			
<p><b>MM CUL-2.1:</b> Prior to the issuance of any building permit involving excavation, shoring, foundation, or the superstructure, the project applicant shall hire a qualified Professional Archaeologist to develop a Worker's Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for the treatment of cultural resources as well as procedures to follow in the event of a cultural resources discovery. This training program shall be given to the crew before ground disturbing work commences and shall include handouts to be given to new workers.</p> <p><b>MM CUL-2.2:</b> The applicant shall note on all construction plans that require ground disturbing activities that there is a potential for exposing buried cultural resources including prehistoric Native American burials.</p>	<p>Prior to the issuance of any building permit involving excavation, shoring, foundation, or the superstructure</p>	<p>Project Applicant; Professional Archaeologist</p>	<p>Director of Community Development or the Director's designee</p>

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
**222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p><b>MM CUL-2.3:</b> If any prehistoric or significant historic period cultural materials are exposed during construction grading and/or excavation whether on-site or off-site, the applicant shall halt all construction activities within 33 feet of the find or larger as determined by the cultural resources monitor, and the Professional Archaeologist shall provide identification, evaluation, and further recommendations consistent with CEQA and City of San Mateo requirements.</p> <p>If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, the applicant shall notify the Community Development Director, or his/her designee, and provide avoidance, preservation in-place, recordation, additional archaeological testing and data recovery measures to reduce impacts to a less than significant level. The applicant shall also complete a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that includes data recovery if significant archaeological deposits are exposed during ground disturbing construction. The applicant shall submit the AMP and/or ATP to the City's Planning Division subject to the satisfaction of the Community Development Director, or his/her designee. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the applicant in consultation with the California Office of Historic Preservation and the City of San Mateo.</p>	<p><b>MM CUL-2.3:</b> During construction grading and/or excavation.</p>	<p>Project Applicant; Professional Archaeologist</p>	<p>Director of Community Development or the Director's designee</p>

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
**222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<b>MM CUL-3.1:</b> In the event that human remains are discovered during excavation and/or grading whether on-site or within the public right-of-way, the applicant shall halt all activity within a 50 feet of the discovery and 33 feet for every subsequent discovery, or an appropriate distance as determined by the cultural resource monitor, and notify the Community Development Director, or his/her designee. The applicant shall also immediately notify San Mateo County Coroner to have a determination made as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. Treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws (i.e., Native American burials, Chapter 1492, Section 7050.5 to the Health and Safety Code, Sections 5097.94, 5097.98 and 5097.99 of the Public Resources Code). If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5 of the CEQA Guidelines.	During construction	Project Applicant; Project Contractor;	Director of Community Development or the Director's designee  San Mateo County Coroner  Native American Heritage Commission
<b>NOISE</b>			
<b>MM NOI-1.1:</b> The applicant and contractor shall place and operate construction equipment to minimize the impact of construction noise on existing sensitive receptors. Construction equipment shall be well-maintained and used judiciously to be as quiet as possible. Additionally, the applicant and contractor shall incorporate the following best management practices to reduce noise from construction activities on nearby sensitive land uses:	Construction plan prior to the issuance of any demolition permits.	Project Applicant; Project Contractor	Director of Community Development or the Director's designee

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
**222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>(A) The applicant and/or contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. This construction plan shall be submitted to the Building Division subject to the review and satisfaction of the Community Development Director, or his/her designee prior to the issuance of a demolition permit.</p> <p>(B) The applicant and/or contractor shall designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise and vibrations. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that measures be implemented to reduce the noise impact. The applicant and/or contractor shall conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</p> <p>(C) Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <p>(D) Use of exceptionally loud equipment such as jackhammers and concrete saws within 35 feet of shared property lines shall be prohibited.</p>	<p>Prior to issuance of a demolition permit</p> <p>During construction</p> <p>During construction</p> <p>During construction</p>		

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Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>(E) Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</p> <p>(F) Unnecessary idling of internal combustion engines shall be strictly prohibited.</p> <p>(G) Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors and property lines. If they must be located within 35 feet of receptors and property lines, adequate muffling (with barriers or enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors.</p> <p>(H) Construction contractors and subcontractors shall utilize “quiet” air compressors and other stationary noise sources where technology exists.</p> <p>(I) Control noise from construction workers’ radios to a point where they are not audible at existing residences surrounding the project site, the nearest of which are 90 feet to the southeast.</p>	<p>During construction</p> <p>During construction</p> <p>During construction</p> <p>During construction</p> <p>During construction</p>		



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Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<i>Conditions of Approval</i>			
<b>AIR QUALITY</b>			
<ul style="list-style-type: none"> <li>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>• Construction grading activities shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems.</li> <li>• All haul trucks transporting soil, sand, or other loose material to and from the project site shall be covered in accordance with Section 23114 of the California Vehicle Code.</li> <li>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).</li> <li>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>• Idling times shall 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.</li> <li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> </ul>	Prior to issuance of any demolition or construction permits.	Project applicant/project contractors	Director of Community Development or the Director's designee

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
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Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<ul style="list-style-type: none"> <li>Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>			
<b>BIOLOGICAL RESOURCES</b>			
<p>Prior to issuance to of building permits for demolition, shoring, foundation, or site development (whichever occurs first), the applicant shall obtain a Site Development Permit for tree removal from the Planning Division for removal of existing trees with a diameter of six 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.</p>	<p>Prior to issuance to of building permits for demolition, shoring, foundation, or site development (whichever occurs first)</p>	<p>Project Applicant; Project Contractor</p>	<p>Director of Community Development or the Director's designee</p>
<b>GEOLOGY AND SOILS</b>			
<p>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 must be provided to the Public Works Department along with a Storm Water Pollution Prevention Plan (SWPPP) prepared by a qualified SWPPP designer prior to issuance of the STOPPP Construction permit.</p> <p>The applicant must obtain a Stormwater Pollution Prevention (STOPPP) Construction permit, paying the required fees and posting the required cash deposit, for all work</p>	<p>Prior to the issuance of any building permit involving excavation, shoring, foundation, or the superstructure</p>	<p>Project Applicant</p>	<p>Director of Public Works or the Director's designee</p>

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
**222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
associated with the stormwater pollution prevention program in accordance with San Mateo Municipal Code Chapter 7.39.170. The fee amount will be based upon the City Council resolution in effect at the time the building permit application is made.			
In the event of the discovery of paleontological resources (fossils) on the project 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. Following City acceptance of the report and proposed recommendations, the applicant shall incorporate the recommendations of the paleontologist when continuing construction.	During construction grading and/or excavation.	Project Applicant	Director of Community Development or the Director's designee
<b>HAZARDS AND HAZARDOUS MATERIALS</b>			
Prior to conducting earthwork activities at the project site, a Site Management Plan (SMP) and Health and Safety Plan (HSP) shall be prepared. The purpose of these documents will be to establish appropriate management practices for handling impacted soil, soil vapor and groundwater that may be encountered during construction activities. Based on the history of the project site, areas of impacted soil, soil vapor, and/or groundwater may be encountered during construction activities. The SMP shall be submitted to the County of San Mateo Health Service Agency (CSMHSA) for review, and CSMHSA approval shall be obtained prior to commencing earthwork activities at the project site. Proof of CSMHSA approval shall be provided to the City Community Development Department prior to issuance of an excavation permit. Prior to dewatering during project construction, a Discharge Plan shall be prepared and submitted to the satisfaction of the Director of Public Works for approval. The Discharge Plan shall	Prior to the issuance of any building permit involving excavation, shoring, foundation, or the superstructure	Project Applicant	Director of Community Development or the Director's designee  County of San Mateo Health Service Agency  Discharge Plan: Director of Public Works or

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Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
include the carbon treatment of groundwater on-site to remediate the presence of TPHd prior to discharge to the storm or sanitary sewer drains.			the Director's designee;
<b>HYDROLOGY AND WATER QUALITY</b>			
<p>Construction best management practices (BMPs) shall be implemented for reducing the volume of runoff and pollution in runoff to the maximum extent practicable during site excavation, grading, and construction. In accordance with the City's standards, these BMPs will include, but will not be limited to:</p> <ul style="list-style-type: none"> <li>• Avoid or minimize excavation and grading activities during wet weather, unless the City approves a winter erosion control plan submitted by the applicant.</li> <li>• Use effective, site-specific erosion and sediment control methods during the construction periods. Provide temporary cover of all disturbed surfaces to help control erosion during construction.</li> <li>• Provide permanent cover as soon as is practical to stabilize the disturbed surfaces after construction has been completed.</li> <li>• Protect existing storm drain inlets in the project area from sedimentation with filter fabric fences gravel bags block and gravel filters.</li> <li>• Cover and stabilize stockpiled soil and materials with tarps, geotextile fabric, hydroseeding and/or erosion control blankets</li> <li>• Install berms or silt fencing around stockpiled materials to prevent stormwater runoff from transporting sediment off-site</li> </ul> <p>The applicant shall comply with the Stormwater Pollution Prevention Program (STOPPP) Construction permit requirements and prepare a Stormwater Pollution Prevention Plan (SWPPP) (San Mateo Municipal Code Section 7.39).</p>	During project construction;	Project Applicant	Director of Public Works or the Director's designee

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**222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>The design groundwater level on-site is assumed to be 18 feet bgs. The project would excavate to a depth of approximately 25 feet to accommodate the proposed below-grade parking garage. Therefore, it is likely that the project would require dewatering of subsurface groundwater during construction. In accordance with the City's Municipal Code (SMMC 7.38.150), the Director of Public Works may approve the discharge of ground waters to the sanitary sewer if the source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. As required by MM HAZ-2.2 to be implemented during dewatering, carbon treatment of groundwater shall be required to remediate the presence of TPHd prior to discharge to the storm or sanitary sewer drains. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Public Works Department.</p>	<p>Discharge Plan approved prior to the issuance of any building permit involving excavation, shoring, foundation</p>	<p>Project Applicant</p>	<p>Director of Public Works or the Director's designee</p>
<p>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 must be provided to the Public Works Department along with a Storm Water Pollution Prevention Plan (SWPPP) prepared by a qualified SWPPP designer prior to issuance of the STOPPP Construction permit.</p> <p>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 six months. Discharges for longer than six months must obtain an NPDES permit from the State Water Board to discharge to the storm drain system. No discharge to the storm drain is allowed without prior approval from the Public Works Department. All discharges to the</p>	<p>Proof of permit provided prior to the issuance of any building permit involving excavation, shoring, foundation</p>	<p>Project Applicant</p>	<p>Director of Public Works or the Director's designee</p>

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL**  
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Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>sanitary sewer (contaminated and uncontaminated) require a Waste Discharge Permit and must comply with the City's discharge limits.</p> <p>The project shall implement site design and source control BMPs for minimizing the volume of runoff and pollution in runoff to the extent practicable, per the MRP. These BMPs may include the following:</p> <ul style="list-style-type: none"> <li>• Disconnected downspouts that are directed into landscape areas;</li> <li>• Minimization of impervious surfaces and increased use of permeable pavement where feasible;</li> <li>• Location of all storm drain inlets to be stenciled with, "No Dumping! Flows to Bay" to discourage illegal dumping;</li> <li>• Location and design of trash enclosures (all shall be covered) and materials handling areas;</li> <li>• Use of effective, site-specific erosion and sediment control methods during post-construction periods.</li> </ul>	BMPs to be implemented during project construction	Project Applicant	Director of Public Works or the Director's designee
<b>NOISE</b>			
<p>The applicant shall specify acoustical treatments in the building permit plans for the superstructure in compliance with State Building Codes, the City's Noise Ordinance, and General Plan. The applicant shall also submit an acoustical analysis prepared by a professional acoustical consultant to ensure that the design incorporates controls to reduce interior noise levels to 45 dBA L<sub>dn</sub> or lower within the residential units and to 50 dBA L<sub>eq(1-hr)</sub> or lower within nonresidential interiors subject to the satisfaction of the Community Development Director, or his/her designee. The applicant shall conform with any special building construction techniques noted in the project's acoustical analysis, which may include sound-rated windows and doors, sound-rated wall constructions, and acoustical caulking. The acoustical analysis and building permit plans shall specify the</p>	Prior to issuance of building permit	Project Applicant	Director of Community Development or the Director's designee

**MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL  
222 E. 4<sup>TH</sup> AVENUE MIXED-USE PROJECT (PA21-071)**

Mitigation/Condition of Approval	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>following noise insulation features to reduce interior noise levels to 45 dBA L<sub>dn</sub> or less at residential interiors:</p> <ul style="list-style-type: none"> <li>• Provide a suitable form of forced-air mechanical ventilation, subject to the satisfaction of the Community Development Director, or his/her designee, for all residential units on the project site, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards.</li> <li>• Preliminary calculations indicate that all residential units would require windows and doors with a minimum rating of 30 STC with adequate forced-air mechanical ventilation to meet the interior noise threshold of 45 dBA L<sub>dn</sub>.</li> </ul>			
<b>PUBLIC SERVICES</b>			
<p>The following Condition of Approval would be implemented by the project to ensure the project does not result in significant impacts to park facilities in the City:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	Prior to issuance of building permit	Project Applicant	Director of Community Development or the Director's designee

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<b>UTILITIES AND SERVICE SYSTEMS</b>			
<p>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.</p> <p>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.</p>	Prior to issuance of building permit	Project Applicant	Director of Public Works or the Director's designee

**SOURCE:** City of San Mateo. *222 E. 4<sup>th</sup> Avenue Mixed-Use Addendum to the General Plan EIR and Downtown Area Specific Plan IS/MND*. November 2022.