

**EXHIBIT B
CONDITIONS OF APPROVAL**

**PA 12-054, St. Matthew's Episcopal Day School Expansion Master Plan
16 Baldwin Ave., 15 Second Ave, Northeast Corner of 2nd Ave/El Camino Real and 50 N. San Mateo Dr.
PARCEL # 032-313-010,
034-141-020, 032-313-070 and 032-313-070**

As approved by the Planning Commission on February 26, 2013

A. THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, AND/OR SITE DEVELOPMENT PERMIT, AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

A1.0 CONDITIONS OF APPROVAL – Final plans shall include all the Conditions of Approval on sheet 2 of the plans (PLANNING).

A1.1 NOTICE OF PROJECT RESTRICTIONS – The property owner shall record a Notice of Project Restrictions in the official records of the County of San Mateo and provide proof of such recordation to the City prior to issuance of any City permit, allowed special use of the property, or Final Map, as applicable. The Notice of Project Restrictions shall provide a description of the subject property, shall identify the Planning Application name and number and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record and shall state the following:

“This Notice of Project Restrictions is for the purpose of informing interested persons of the fact that development approvals have been given by the City of San Mateo regarding the herein described property and that such approvals are conditioned upon compliance with certain restrictions that run with the land and are binding upon subsequent owners of the property. For more information about the restrictions applicable to this property, contact the Planning Division of the City of San Mateo regarding PA12-054, St. Matthew's Episcopal School Expansion.”

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

A1.2 CONFORMANCE WITH APPROVED PLANNING APPLICATION - All building permit drawings and subsequent construction shall substantially conform with the approved planning application, including: drawings, materials samples, building colors, and other items submitted as part of the approved planning application. Any proposed modifications to the approved planning application must be reviewed by the Zoning Administrator. Modifications to Building Permit plans must be approved prior to construction of the modified improvements. The Zoning Administrator shall

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determine whether the proposed modifications substantially conform with the approved planning application, or whether a new planning application must be submitted to permit the proposed project modifications. A new planning application shall be subject to review by the Zoning Administrator, Planning Commission, or City Council (PLANNING)..

- A1.3 PAYMENT OF OUTSTANDING PLANNING APPLICATION FEES – The building permit applicant shall check with the Project Planner to determine whether any outstanding planning applications fees exist and those fees shall be paid prior to issuance of any building permits (PLANNING).
- A1.4 PRE-CONSTRUCTION CONFERENCE - A pre-construction conference shall be held at a time and location agreed upon by the City and applicant for the purpose of reviewing Conditions of Approval and construction-site procedures. The building owner/developer shall be represented by his design and construction staffs, which include any relevant sub-contractors as deemed necessary by the applicant. Departments having conditions of approval for the project will represent the City. (PLANNING)
- A1.5 TRANSFORMERS, UTILITIES, BACK FLOW PREVENTOR DEVICES - Final building permit plans shall indicate the location of all PG&E transformers, meter boxes, and back flow preventor devices. These structures shall not be located in any street frontage or private yard area. Locations shall be setback as far as possible from street frontages and shall be fully screened with landscaping or other screening material. (PLANNING)
- A1.6 EASEMENT FOR SECOND AVE AND EL CAMINO REAL CORNER PARCEL-(APN 032-313-070)-An easement is required to allow for the eight parking spaces and associated landscaping and play area to serve the proposed pre-school uses to be located at the existing adjacent building at 15 2nd Avenue. The project will be required to obtain an easement allowing the development of the above-mentioned uses with the owner of this property prior to the issuance of any building permit. If the easement is not obtained or is terminated at some point during the time the use occupies the site, the project incorporates Condition of Approval G1.5 to address this situation. (PLANNING/CITY ATTORNEY)
- A1.7 HISTORICAL CONSULTANT RECOMMENDATIONS – The recommendations in Architectural Resources Group’s Design Review Letter (dated October 30, 2012) are hereby incorporated as conditions of approval and subsequent building permit plans shall be evaluated for consistency with the Design Review document. The final building permit plans shall provide constructions details for further review by the City’s Historical Consultant to ensure compliance with the approved Planning Application and with ARG’s Design Review dated October 30, 2012. Additionally, the applicant shall provide a \$5,000 deposit and shall be responsible for the full costs of consultant services to review the building permit plans. *These measures shall be*

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*incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PLANNING, BUILDING)**

A1.8 ARCHEOLOGICAL MONITORING-In accordance with the St. Matthew's Episcopal Day School Archeological Report-Holman and Associates, August 17, 2012, a qualified archeologist will be retained to monitor site clearing and initial soils removal at the 15 2nd Avenue site to help identify significant artifactual materials and/or human remains which may exist there and to remove for further analysis if warranted. A report summarizing the findings of the monitoring will be submitted to the Planning Department for review and approval prior to the issuance of a building permit. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PLANNING, BUILDING)**

A1.9 ASBESTOS/LEAD BASED PAINT-As required by state law, an asbestos and lead paint abatement scope of work will be developed and submitted for approval by the City prior to issuance of a demolition permit for the structure on the project site. All measures outlined in this scope of work will implemented as part of the project. This scope of work will outline the performance parameters for hazardous remediation standards and regulatory compliance criteria. In addition, any asbestos abatement contractors performing work on the site will be licensed by the State. The Building Division shall be review and approve this work prior to issuance of a building permit. The work shall also follow the measures outlined in the Limited Asbestos and Lead Inspection Report JBH and Charles House, by VBA dated October 25, 2011 and Asbestos and Lead Inspection Report Nursery Building, by VBA dated July 30, 2012. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (BUILDING)**

A1.10 HAZARDOUS MATERIALS-A scope of work to test equipment in the existing structures for mercury or encapsulated PCBs shall be developed and submitted for approval by the City prior to issuance of a demolition permit for the structures on the Project site. Measures outlined in this scope of work shall be implemented as part of the Project. This scope of work shall outline the performance parameters for hazardous remediation standards and regulatory compliance criteria in accordance with applicable U.S. EPA regulations. The scope of work shall be reviewed and approved by the Building Division and Public Works Department prior to the issuance of any building permit. In addition, the applicant shall provide written documentation

regarding the implementation of this work subject to the review and approval of the Building Division and Public Works Department prior to issuance of a Certificate of Occupancy. The work shall also follow the measures outlined in the Limited Asbestos and Lead Inspection Report JBH and Charles House, by VBA dated October 25, 2011 and Asbestos and Lead Inspection Report Nursery Building, by VBA dated July 30, 2012. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Public Works, Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PUBLIC WORKS/PLANNING/BUILDING)**

- A1.11 SOIL AND GROUNDWATER MANAGEMENT PLAN- A Soils and Groundwater Management Plan shall be submitted to the City of San Mateo. This plan shall describe the methodologies for handling, storing, characterizing, and eventual disposal or reuse of the soil and or groundwater excavated and extracted from the site during redevelopment. It should include various contingencies to deal with a wide range of potential conditions encountered during excavation and extraction. This plan shall be submitted for the review and approval by the County Health Department Groundwater Protection Program prior to the issuance of a grading permit. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Public Works Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PUBLIC WORKS/PLANNING/BUILDING)**
- A1.12 BICYCLE PARKING-The project shall provide bicycle parking in conformance with Section 27.64.262 Bicycle Parking Facilities of the City's Municipal Code. The project will provide the number of Bicycle parking spaces based on the table within this code entitled Minimum Bicycle Parking Stalls Required (Outside Downtown Area). (PLANNING, PUBLIC WORKS)
- A2.0 SITE SURVEY - Provide site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, miscellaneous structures, etc. The purpose of the site survey is to accurately verify compliance with items such as setback dimensions, heights of buildings from established contours, compliance with heritage tree ordinance, etc.(BUILDING)
- A2.1 GREEN BUILDING - This building is considered a covered project as defined in Section 23.70 of the San Mateo Municipal Code. Provide the Green Building Project Checklist onto a separate plan sheet that is prepared by a Qualified Green Building Professional for review. (BUILDING)

A2.2 FLOOD HAZARD AREA - The lot is located within an area designated as Special Flood Hazard Area as identified by the Federal Emergency Management Agency (FEMA). New residential buildings and additions and/or alteration projects valued at 50% or more of the market value of the existing structure must fully comply with all regulations which includes the finish floor level of all new habitable floor area to be constructed above the base flood elevation (Note: the base flood elevation ranges from approximately 1-foot to 4-feet above existing grade). The elevation of the lowest floor of all new or remodeled buildings shall be determined by a licensed surveyor and an elevation certificate for each building shall be submitted to the City upon completion of project and prior to issuance of Certificate of Occupancy. A copy of the certificate can be downloaded from the FEMA website at <http://www.fema.gov/pdf/nfip/elvcert.pdf>

Furthermore, new or substantial improvements to attached or detached garages, if located lower than the designated flood level, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must exceed the following minimum criteria:

- a) be certified by a registered professional engineer or architect; or
- b) have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or device provided that they permit the automatic entry and exit of floodwater.

*These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building Division during plan review and during demolition and construction activities for the project through routine inspections. (BUILDING)**

A2.3 SHORING/SCAFFOLDING - A separate building permit shall be required for all shoring and scaffolding work. Shoring /scaffolding plans, calculations, etc., shall be reviewed and approved by Building Division. The applicant must obtain an encroachment permit from the Public Works Department for scaffolding erected within the public right-of-way. (BUILDING)

A2.4 SOILS REPORT - A soil investigation report satisfactory to the Building Official shall be submitted containing design recommendations and in conformance with the *Draft Report Geotechnical Investigation Proposed Charles House Addition-15 Second Avenue San Mateo, California, Rockridge Geotechnical, October 11, 2011 and Draft Report Geotechnical Investigation St. Matthew's Hall. St. Matthew's Episcopal Church And Day School 16 Baldwin Avenue San Mateo, California by Rockridge Geotechnical, June 28, 2012* The classification shall be based on observation and any necessary tests of

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materials disclosed by boring or excavations made in appropriate locations. Additional studies may be necessary to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction, seismically induced soil liquefaction, soil instability, and expansiveness.

Additionally submit a letter from the Geotechnical Engineer or Civil Engineer who prepared the soil investigation stating the following (signed and stamped):

- a) The plans and specifications substantially conform to the recommendations in the soil investigation.
- b) The Geotechnical Engineer or Civil Engineer who prepared the soil investigation has been retained to provide soil site observation and provide periodic and final reports to the City of San Mateo.

Prior to final inspection for any building or structure, the Geotechnical Engineer or Civil Engineer who prepared the soil investigation shall issue a final report stating the completed pad, foundation, finish grading and associated site work substantially conform to the approved plans, specifications and investigations. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building Division during plan review and during demolition and construction activities for the project through routine inspections. (BUILDING)**

A3.0 TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM – A Transportation Demand Management (TDM) Program has been prepared for this project (refer to the Fehr and Peers Report, *Circulation and Transportation Demand Management Plan*, March 2012). A written letter to the Zoning Administrator of the City Planning Division on an annual basis as part of the Annual Written Compliance Letter will include a written assessment of compliance with the Transportation Management Plan by Fehr & Peers. Additionally, it shall be a requirement that the property owner or their designee participate in the formation of the Downtown Transportation Management Agency (TMA) and make payment towards the formation of the TMA. Once it is formed, the TMA shall oversee compliance with the TDM Program. (PUBLIC WORKS, PLANNING)

A3.1 TRANSPORTATION MANAGEMENT ASSOCIATION (TMA) – This project is required to participate in the TMA, including annual payment of membership dues, when it has been established by the City and to pay \$10,000.00 toward the formation of the TMA. Payment shall be made prior to issuance of the building permit. (PUBLIC WORKS)

A4.0 FIRE SPRINKLER SYSTEM: Install an N.F.P.A. 13 fire sprinkler system complying with local amendments. Submit under separate fire plan check and permit. Separate plan check permit is required for the underground fire service (FIRE).

- A4.1 COMBINATION SPRINKLER/STANDPIPE: Install a combination fire sprinkler/standpipe system on each level with 2½” x 1½” reducer caps. Submit under separate fire plan check and permit. Use installation standard NFPA 14 and local amendments (FIRE).
- A4.2 FIRE ALARM SYSTEM: Install a fire alarm system per CFC Chapter 9 and complying with local amendments. Submit under separate fire plan check and permit. Use installation standard NFPA 72 (FIRE).
- A4.3 FIRE ASSEMBLIES AND APPLIANCES – The final location of fire service backflow preventors, fire department connections and the juncture of fire service lines to the water main grid shall be approved by fire and documented on the Fire Sprinkler plans (FIRE).
- A4.4 PUBLIC HYDRANT: Install public hydrant at 300 ft spacing for commercial, industrial, multi-residential and single-family development. All fire hydrants in vicinity to the project site shall be upgraded to a Clow model 960 or equivalent consisting of (2) 2½ inch and (1) 4½ inch outlet. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with California Water Service specifications. The water supply shall be tested, flushed and approved operable PRIOR to any combustible construction materials being placed on the site. Staged construction should insure that the necessary water supply is maintained from stage to stage in the construction planning (FIRE).
- A4.5 ROOF HATCHES- Required roof hatches shall be a minimum size of 4 feet by 6 feet (FIRE).
- A4.6 ROOF LADDERS – If roof elevations are different by 3 feet or more and where the slope is at or exceeds 1 in. rise over 4 in. run, stationary, interconnected ladder and footpath systems to the roof top shall be provided on building permit plans. The design of these ladders is subject to review and approval by the Fire Marshal (FIRE).
- A4.7 TURN-AROUND: A fire apparatus turn-around shall be provided for distances over 150 feet from public streets. The applicant shall provide red curbs, curb lettering and fire lane signs to indicate no parking (FIRE).
- A4.8 ACCESS ROAD: The applicant shall provide a 20 ft wide all weather surface (paving) for emergency vehicle access within 150 feet of all construction or combustible storage. This access shall be provided before any construction or combustible storage will be allowed (FIRE).
- A4.9 DRIVEWAY ACCESS: A Fire Department driveway access serving dwelling/structures 30 ft or less in height shall have a minimum 20 foot unobstructed linear width. A Fire Department driveway access serving dwelling/structures over 35 ft

in height shall have a minimum 26 foot unobstructed linear width. These driveways/access roads shall be designated as Fire Lanes with no parking. Driveway /access road shall meet Fire Department standards for surface type concrete or asphalt), distance, weight loads (68,000 LBS), turn radius (inside turn radius 39 ft and outside turn diameter of 105 ft), grades, and vertical clearance (13ft-6in). The applicant shall provide red curbs, curb lettering or fire lane signs in accordance with local amendments (FIRE).

- A4.10 KEY BOX – Install Knox key box(s) on all buildings to allow for Emergency Services/Fire Department accesses. Contact the Bureau of Fire Protection and Life Safety for specific requirements and location approval. Provide keys as required (FIRE).
- A4.11 KEY SWITCH FOR SECURITY GATES: Installed security gates shall be provided with a Fire Department approved lock or key box to allow Fire Department access. The minimum width of the gates shall be 15 feet clear width opening. Automatic operated gates shall be provided with a means to provide access in the event of power loss. Contact the Bureau of Fire Protection and Life Safety for specific requirements (FIRE).
- A4.12 HYDRANT CLEARANCE: Maintain a 3 ft clear space around all fire hydrants and accessible. Hydrants shall be installed, tested, flushed and approved by the fire department prior to any combustible materials brought onto the work site (FIRE).
- A4.13 PREMISE NUMBER: The applicant shall insure that any and all buildings will be posted with an address number easily visible from the street or fire access road (FIRE).
- A4.14 FIRE SAFETY DURING CONSTRUCTION – Buildings under construction shall comply with the requirements of the California Fire Code. All additional fire permits required by the California Fire Code shall be obtained from the Bureau of Fire Protection and Life Safety (FIRE). .
- A4.15 PROGRAM SUPERINTENDENT: The owner shall designate a program superintendent that shall be responsible for the fire prevention program and shall develop and maintain an approved pre-fire plan in cooperation with the fire department. The fire department shall be notified of changes affecting any information in the pre-fire plans (FIRE).
- A4.16 FIRE-SAFETY DURING DEMOLITION – Building under construction or demolition shall comply with the California Fire Code. In addition to the requirements of Chapter 14 the following items shall be followed during the demolition of any structure:
- a. Where a standpipe exists within a building it shall be maintained in operable condition for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being

demolished (FIRE).

- A4.17 BARRICADES, FENCES, or GATES ACROSS FIRE ACCESS ROADWAYS: The installation or use of barricades, fences, or gates across emergency vehicle access roads shall have prior approval of the fire chief (FIRE).
- A4.18 BUILDING EGRESS– Adjacent buildings/properties shall not have their required egress restricted or compromised at *any time* during the construction of this project (FIRE).
- A4.19 FIRE AND LIFE-SAFETY REQUIREMENTS FOR OCCUPANCY: All fire protection systems shall be installed and approved by the fire department. All exits, signage, emergency lighting, rated construction, fire assemblies, fire extinguishers, evacuation signs as required, smoke control, generators, HVAC smoke detection as required, elevator recall and building address numbers shall be installed and approved by the fire (FIRE).
- A5.0 EXTERIOR SECURITY LIGHTING (Section 23.54.060 of the Municipal Code)
The police department shall review a proposed exterior photometric lighting plan. A minimum of 1 foot candle at ground level is required.

(a) Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to all commercial and multifamily residential buildings shall be provided with lighting sufficient to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers.

(1) All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

(2) Business premises, while closed after dark, must be sufficiently lighted by use of interior night lights equipped with motion detectors to make clearly visible the presence of any person within the premises.

(3) Exterior door, perimeter, parking area and canopy lights shall be controlled by photocell or timer and shall be left on during hours of darkness or diminished lighting.

(b) The lighting required in subsection (a) of this section shall be installed according to project specific illumination levels prescribed and a lighting plan reviewed and approved by the Police Department and the Building Official. Review and approval shall be based upon criteria including but not limited to:

- (1) The nature and use of the area within the development;
- (2) The type of area in which the development is located;
- (3) The hours of use of the area to be lighted;
- (4) The frequency of use of the area to be lighted;

- (5) Existing lighting in the area;
- (6) Past Criminal or crime related incidents in the area;
- (7) Physical characteristics of the structure and/or development under proposed construction.
- (c) Lighting levels shall comply with current Energy Code requirements.
- (d) 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, BUILDING)

B. THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING PERMIT AND/OR SITE DEVELOPMENT PERMIT AND/OR SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

(OR IF TO HAVE PHASED BUILDING PERMITS – FOUNDATION/SUPERSTRUCTURE)

- B1.0 PERMIT FOR REMOVAL OF MAJOR VEGETATION - The applicant shall obtain a Site Development Permit from the Planning Division for removal of major vegetation (trees 6" diameter or larger) prior to the issuance of a grading or building permit. Fees for tree removal shall be based on the number of trees to be removed in accordance with City regulations. (PLANNING)
- B1.1 NESTING SEASON-The bird nesting season is from February 15 to August 31. If tree removal or trimming is to take place during the nesting season, the following measure is recommended. Prior to tree removal or trimming that is scheduled during the bird nesting period, a qualified wildlife biologist should conduct a survey for nesting raptors and migratory birds. The survey should take place no more than 1 week prior to the start of tree work. With the exception of raptor nests, inactive bird nests may be removed. No birds, nests with eggs, or nests with hatchlings will be disturbed. If an active nest is discovered, tree removal or trimming will not commence until the chicks have fledged and are foraging independently, or the nest has been determined to be inactive. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Parks and Recreations, Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PLANNING, PARKS AND RECREATION, BUILDING)**
- B1.2 VECTOR CONTROL PLAN - Prior to the issuance of grading and construction permits, the applicant shall provide a plan for the control and removal of rodents and other pests to prevent infestation of adjacent land uses and surrounding neighborhoods. This plan shall include pest control measures required during all phases of construction, and also for a period of six months after the completion of construction. The applicant shall be required to conform to the plan, which is subject to review and approval by the Zoning Administrator. (PLANNING)

- B1.3 PALEONTOLOGICAL RESOURCES - Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be halted immediately within 50 feet of the discovery. The City of San Mateo Planning Division shall be immediately notified, and the applicant shall be responsible for retaining the services of a qualified paleontologist to determine the significance of the discovery. The paleontologist shall evaluate the uniqueness of the find, and prepare a written report documenting the find and recommending further courses of action. Based on the significance of the discovery, the actions may include avoidance, preservation in place, excavation, documentation, recovery, or other appropriate measures as determined by the paleontologist. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Public Work Department and Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PUBLIC WORKS, BUILDING, PLANNING)**
- B1.4 REQUIRED SIGN PERMIT - All on-site signage will require a separate permit that is issued through the Building Division. All signs shall conform to the standards delineated in the Sign Code. The applicant will be responsible for obtaining separate permits for signage through the Building Division. (PLANNING)
- B1.5 MECHANICAL VENTILATION - All mechanical ventilation for subterranean garages shall be incorporated into the building architecture, structure, or landscape areas as delineated on the approved planning application drawings. (PLANNING)
- B1.6 ABOVE GROUND UTILITIES, EQUIPMENT, AND DEVICES - All ground level utilities, equipment, and other project related operational devices shall be designed and located as delineated on the approved planning application drawings. These project utilities shall be incorporated into the design of the project and screened from public view by a solid wall or solid fence, and/or perimeter landscaping. Final location and screening shall be reviewed and approved by the Zoning Administrator before installation. (PLANNING)
- B1.7 TRANSFORMERS, UTILITIES, BACK FLOW PREVENTOR DEVICES - Final plans shall indicate the location of all PG&E transformers, meter boxes, and back flow preventor devices. These structures shall not be located in any street frontage or private yard area. Locations shall be setback as far as possible from street frontages and shall be fully screened with landscaping or other screening material. (PLANNING)
- B1.8 TRASH AND RECYCLING ENCLOSURES - All ground level trash and recycling enclosures must be screened from public view by a solid wall or solid fence, and/or perimeter landscaping. These facilities shall be designed and located as delineated on the approved planning application drawings. (PLANNING)

B1.9 SCREENING OF ROOFTOP MECHANICAL EQUIPMENT – All rooftop mechanical equipment must be screened by a solid enclosure or parapet wall, in conformance with the approved planning application. Rooftop screening shall be constructed with the same building materials as the building exterior, or other compatible materials as approved by the Chief of Planning and/or Zoning Administrator.
(PLANNING)

B1.10 LANDSCAPE IMPROVEMENTS - All landscape plans shall comply with Chapter 27.71 of the Municipal Code. In addition, the following items shall be shown on project plans:

1. All planting areas shall be protected from common vehicular traffic with an approved barrier designed to withstand reasonable impact from vehicles.

2. The applicant shall provide for street trees in accordance with City Standards and the City Street Tree Master Plan. Street trees that are located in sidewalk areas shall be constructed per City Standard Drawings 3-1-847, Tree Planting Details. The applicant and its successors shall irrigate these street trees at all times that the use permitted under this approval occupies the property. A street tree maintenance easement shall be required if the street trees are to be located on private property and no such easement exists.

3. An automatic irrigation system shall be provided to adequately water all proposed plantings. Backflow prevention devices shall be located in areas approved as part of the planning application, screened by landscaping and/or incorporated into the design of the project.

4. A two-inch (2") depth layer of mulch shall be required in all new planting areas except in areas of turfgrass or annuals.

5. The applicant shall provide proof of an agreement with a licensed landscape contractor or General Contractor for a Plant Establishment Maintenance Period consisting of three (3) growing season months (March through October) for all proposed landscape areas. All landscaped areas shall be maintained free of litter, debris and weeds. All plantings shall be permanently maintained in a healthy growing condition and whenever necessary, replaced with equivalent plant materials to ensure continued conformance with approved plans. (PLANNING)

B1.11 LANDSCAPE WATER EFFICIENCY – In conformance with California Code of Regulations Title 23, Division 2, Chapter 2.7 (Model Water Efficiency Landscape Ordinance), the applicant shall provide a Landscape Documentation Package.
(PLANNING)

B1.12 TREE REPLACEMENT/IN LIEU FEES - The applicant shall plant trees equivalent to the Landscape Unit (LU) value of trees to be removed or pay a fee in lieu of planting trees at the rate established in the annual Comprehensive Fee Schedule. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building Division and Parks and Recreation Department during plan review and during demolition and construction activities for the project through routine inspections. (BUILDING, PARKS AND RECREATION)**

B1.13 ALLERGENIC, TOXIC, AND INVASIVE PLANTS SPECIES - No plants which are cited as an allergenic, toxic, or invasive plant species shall be installed on site including, but not limited to, those plants listed by the following sources:

- a) www.pollenlibrary.com – List of “significant allergens” plants by season for California.
- b) <http://www.ipm.ucdavis.edu> – List of invasive plants.
- c) <http://webecoist.com/2008/09/16/16-most-unassuming-yet-lethal-killer-plants/> - List of the top 16 most toxic plants.

All proposed plant materials shall be reviewed by the project landscape architect to preclude commonly recognized allergenic, toxic, and invasive plant species, including plants listed by the above sources. The project landscape architect shall provide a written statement that s/he has reviewed the proposed plant materials and that the proposed plant materials do not include commonly recognized allergenic, toxic, and invasive plant species. (PLANNING/ PARKS AND RECREATION)

B1.14 FINANCIAL SECURITIES FOR LANDSCAPING - The applicant shall submit a cost estimate and financial securities in a form and amount satisfactory to the Zoning Administrator sufficient to ensure the installation of all approved landscape improvements including all new trees prior to the issuance of any building permit. The applicant shall request a follow-up inspection by the Planning Division in accordance with Section 27.71.060 of the Municipal Code in order to reclaim financial securities for landscaping. (PLANNING)

B1.15 LANDSCAPE SOIL TESTING - The applicant must submit a soils report prepared by a Soil Testing Laboratory. The report must analyze the existing soil and recommend any corrective action or soil amendment necessary to make the soil suitable to support the proposed plantings. Any proposed corrective action or soil amendments shall be incorporated into the landscape plans prior to the issuance of any building permit. (PLANNING)

B1.16 REFUSE MANAGEMENT PLAN - The applicant shall develop a refuse management plan to describe how trash and recycling pickup will be handled for the project. The applicant shall provide information to the City stating that the local refuse company has reviewed and approved the plan. This plan shall then be submitted to the City for review and approval prior to the issuance of any building permit. (PLANNING)

B1.17 RECYCLING COLLECTION AREA REQUIREMENTS – The applicant shall be required to construct and maintain recycling collection areas on the property in accordance with City regulations and Standards (Municipal Code §27.86). The areas and dimensions for recycling collection areas shall meet the standards established by the local recycling collection provider (Recology). The design, location, size, and number of recycling collection areas approved as part of this planning application shall remain as approved in the planning application as long as the use occupies the property, unless an alternate location is authorized by the Chief of Planning and/or Zoning Administrator. (PLANNING)

B6.0 TREE PROTECTION - The applicant shall protect all major vegetation designated to remain from damage during construction. Tree protection shall comply with all provisions of the Heritage Tree Ordinance, approved arborist's report, and any requirements imposed by the City. The following tree protection measures shall be shown on building permit drawings:

(a) All recommendations for tree preservation contained in the approved Arborist Report (October 2012) and/or additional requirements imposed by the City are to be included as a detail on the building permit drawings.

(b) The Project Arborist is to write a letter, including photos, verifying that all tree protection measures specified in the Arborist Report (October 2012) are properly implemented. The letter is to be submitted by email to the City Arborist.

(c) The Project Arborist is to make monthly site inspections to verify that that all tree protection measures specified in the Arborist Report (October 2012) are properly implemented and maintained. This is to include confirmation of supplemental watering of the trees. This letter/report is to be submitted by email to the City Arborist.

(d) The Project Arborist is to be present when work is to be performed within the Tree Protection Zone of trees. After each such site visit, he/she is to submit a report by email to the City Arborist. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building Division and Parks and Recreation Department during plan review and during demolition and construction activities for the project through routine inspections. (BUILDING, PARKS AND RECREATION)**

C. PLANS SUBMITTED FOR FOUNDATION BUILDING PERMIT AND/OR SITE DEVELOPMENT PERMIT, AND/OR SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S). THESE CONDITIONS SHALL ALSO BE COMPLIED WITH DURING CONSTRUCTION APPROVED UNDER ANY SUBSEQUENT SUPERSTRUCTURE PERMITS, IF APPLICABLE.

C1.1 LETTER OF ARCHITECTURAL COMPLIANCE – The designer or architect of record shall submit a stamped and signed letter of compliance that the construction is consistent with the approved building permit plans, prior to scheduling the final Planning Division inspection. (PLANNING)

C1.2 VERIFICATION OF LANDSCAPE INSTALLATION – Prior to the Planning Division permit final, the applicant shall submit a letter prepared by the project landscape architect stating that all landscape improvements (including trees, shrubs, and irrigation systems) for the building(s) which is being finalized have been installed in compliance with the approved landscape plans submitted to the City for construction. (PLANNING)

C1.3 PLAYGROUND BARRIER- Barriers will be constructed a minimum of 6 feet high above grade, and span the entire length of the property where the future playground is exposed to traffic noise in accordance with the St. Matthew’s Episcopal Day School Expansion Acoustical study-Charles Salter and Associates, August 23, 2012. Barriers will have a minimum surface weight of 3 psf, and have no gaps between panels or at the base. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PLANNING/BUILDING)**

C1.4 NOISE MITIGATION-INTERIOR- The project will require incorporation of STC rated windows as specified below:

- The Charles House preschool classrooms facing both El Camino Real and the adjacent hospital cooling tower will require window assemblies with STC ratings up to STC 35. Facades with less exposure to street noise and the adjacent cooling tower will have lower exterior noise levels, and hence will require window assemblies with lower STC ratings.
- The St. Matthew’s library and classrooms adjacent to Baldwin Avenue will require window assemblies with STC ratings up to STC 36. Facades with less exposure to street noise will have lower exterior noise levels, and hence will require window assemblies with lower STC ratings.

Typical construction-grade dual-pane windows achieve an STC rating of 28 to 30. If required, assemblies will incorporate laminated glazing lites to meet the recommended minimum STC ratings. It is important to note that the STC ratings are for full window assemblies (glass and frame) rather than just the glass itself. Tested sound-rated assemblies should be used. If non-tested assemblies are to be used, the STC rating of the glass may need

to be increased. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PLANNING/BUILDING)**

- C3.0 ENCROACHMENT PERMITS, BONDS, AND INSURANCE - The applicant must obtain an encroachment permit, posting the required bonds and insurance, and provide a one (1) year warranty for all work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a foundation building permit and prior to any work being done in the City's right-of-way. The applicant shall have street improvement plans prepared for all work in the public right-of-way by a licensed civil engineer, whose signed engineer's stamp shall appear on the plans. Prior to issuance of the encroachment permit, the applicant shall submit any applicable pedestrian or traffic detour plans for any lane or sidewalk closures. The detour plan shall comply with Part 6, Temporary Traffic Control, of the State of California Manual of Uniform Traffic Control Devices (MUTCD), 2012, and standard construction practices. Final construction plans and specifications shall be approved by the City Engineer, and released for construction, prior to the issuance of the encroachment permit. Right of way improvements shall include, at a minimum, the following items:
- A. STREET MARKINGS - The applicant shall install necessary street markings of a material and design approved by the City Engineer, and replace any that are damaged during construction. These include but are not limited to all pavement markings, painted curbs and handicap markings. All permanent pavement markings shall be thermoplastic. Color and location of painted curbs shall be shown on the plans and subject to approval by the City Engineer. Any existing painted curb or pavement markings no longer required shall be removed by grinding if thermoplastic, sand blasting if in paint. Once installed, the applicant shall coordinate with City crews to mark any red curb within the proposed City right-of-way with a City seal. (PUBLIC WORKS)
 - B. SIDEWALK, CURB AND GUTTER - The applicant shall replace to existing City standards all sidewalk, curb and gutter surrounding the project site that is damaged during construction, as well as replacing the driveway approach on El Camino Real. Sidewalk replacement shall be constructed per City Standard Drawing 3-1-141A. (PUBLIC WORKS)
 - C. PARKING METER REMOVAL - The applicant shall remove, salvage and return to the City the four (4) parking meters on Second Avenue to be removed. Any damage to the existing sidewalk to remain shall be repaired to a condition approved by the City Engineer. (PUBLIC WORKS)
 - D. DRIVEWAY APPROACH(ES) - The applicant shall install two (2) City Standard Commercial and one (1) City Standard Residential driveway approaches as shown on the approved plans. The new commercial driveway approach shall be constructed per

City Standard Drawing 3-1-148. The new residential driveway approach shall be constructed per City Standard Drawing 3-1-149. (PUBLIC WORKS)

- E. CURB RAMP - The applicant shall reconstruct to current code one (1) curb ramp in accordance with State Standard Drawing No. RNSP A88 at El Camino Real and Baldwin Avenue. The actual ramp "Case" shall be identified on the plans and shall be to the approval of the City Engineer. (PUBLIC WORKS)
- F. DRIVEWAY REMOVAL - The applicant is to remove the existing driveway approach located on El Camino Real as shown on the approved planning application plans, and replace it with sidewalk, curb and gutter per City Standard Drawing 3-1-141A and a planting strip. A permit from Caltrans will need to be obtained prior to issuance of the City's encroachment permit. (PUBLIC WORKS)
- G. 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 manhole located on Baldwin Avenue, as shown on the approved plans. The installation shall be done in accordance with City Standard Drawing 3-1-101. (PUBLIC WORKS)
- H. SIDEWALK UNDERDRAIN(S) - The applicant shall install two (2) standard sidewalk underdrains in accordance with City Standard Drawing No. 3-1-120. (PUBLIC WORKS)
- I. STORM DRAIN MANHOLE AND CONNECTION – The applicant shall install a storm drain manhole on the existing 15-inch storm drain line in Baldwin Avenue and connect to it with a new storm drain line as shown on the approved plans. The manhole installation shall be done in accordance with City Standard Drawing No. 3-1-104. (PUBLIC WORKS)
- J. STREET LIGHT RELOCATION - The applicant shall relocate the street light on Second Avenue per design based on an Isometric lighting levels to be provided by the designer/contractor. The new street light fixture shall be a Beta type II Med Distribution 43K LED Cobra Head fixture or approved equal. The arm shall be installed at the location as shown on the approved plans. (PUBLIC WORKS)

C3.1 STORMWATER POLLUTION PREVENTION PERMIT - The applicant must obtain a Stormwater Pollution Prevention (STOPPP) Construction permit, paying the required fees and posting the required cash deposit, for all work associated with the stormwater pollution prevention program (SMMC 7.39) The fee amount will be based upon the City Council resolution in effect at the time the building permit application is made. The permit shall be issued prior to issuance of the first building permit.

For project sites which involved land disturbance of one or more acres (Type IV projects): 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

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Permit. Proof of permit must be provided to the Public Works Department along with a Storm Water Pollution Prevention Plan (SWPPP) prepared by a qualified SWPPP designer prior to issuance of the STOPPP Construction permit. (PUBLIC WORKS)

- C3.2 STORM DRAIN INLETS AND WATERWAYS - Per the San Mateo Countywide Water Pollution Prevention Program's C.3 requirements, the applicant shall mark with the words, "No Dumping! Flows to Bay," or equivalent, using methods approved by the City standards on all storm inlets surrounding and within the project parcel. (PUBLIC WORKS)
- C3.3 UNDERGROUND UTILITIES - The applicant must install all new, and upgraded, utility service, including telephone, electric power, and other communications lines underground to the building in accordance with City of San Mateo Municipal Code 26.32.020. (PUBLIC WORKS)
- C3.4 DRAINAGE - Drainage designed into landscaping with the purpose of reducing volume or improving quality of runoff from the site shall be implemented, to extent feasible, subject to the approval of the City Engineer. Where necessary, sidewalk drains per City Standard Drawing 3-1-120 shall be provided to direct the water under the sidewalk and through the curb. No increase to the peak discharge shall be permitted downstream. In addition, discharge must conform to any non-point source permit issued by the Regional Water Quality Control Board. Drainage improvements made on-site shall conform to standard engineering practices and shall not allow any site drainage to impact adjacent properties. No work shall be done within the jurisdictional banks of San Mateo Creek. All drainage capacity calculations shall be performed by a licensed Civil Engineer, whose signed engineer's stamp shall appear on the calculations sheets, and shall be submitted to the City for review and approval with the project civil plans. The applicant shall install bioretention and infiltration basins. For projects that include permanent structural controls for water quality protection, plans shall include O&M (operation and maintenance) procedures for such control features and specify the owner's responsibility to ensure their ongoing effective operation and maintenance. Such O&M responsibility requirements shall be recorded on the property deed. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Public Works Department plan review and during demolition and construction activities for the project through routine inspections. (PUBLIC WORKS)**
- C3.5 SAN MATEO CREEK SETBACK – No structures or obstructions will be placed within San Mateo Creek's banks or 10-foot maintenance setback, per the City of San Mateo's Downtown Specific Plan Policies 1.5 and 1.6. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Public Works Department plan review and during demolition and construction activities for the project through routine inspections. (PUBLIC WORKS)**

- C3.6 PARKING LOTS - The applicant shall submit plans for all required off-street parking lots showing proper grading, drainage, and parking dimensions in conformance with City parking standards. The plans shall be approved by the City Engineer prior to the issuance of any City permits. (PUBLIC WORKS)
- C3.7 TRIANGULAR AREA OF VISIBILITY/GATE WARNING DEVICE – Landscaping and permanent structures located within the 10' triangular area of visibility at the driveway, and 45' triangular area of visibility at any project corner, shall have a minimum vertical clearance of 7', and/or be less than 3' in height. If this is not attainable, plans and specification for a warning device shall be submitted for review and approval by the City Engineer as an alternative. (PUBLIC WORKS)
- C3.8 CHARGES FOR PUBLIC WORKS SERVICES - Prior to plan checking, the applicant shall be required to deposit with the City, funds to pay for, at the adopted rate, all engineering, inspection and survey services that may be required during plan check and construction of the project. The amount of the deposit shall be \$15,000.00. Public Works plan checking of the plans submitted with the building permit plans cannot proceed until the deposit is submitted. The applicant shall be required to increase the deposit, or be billed monthly at the discretion of the City, for any costs in excess of the deposit. If billed monthly, invoices shall not become delinquent (must be paid within 30 days of receipt). Prior to final occupancy the bill shall be paid in full. The City will refund any portion of the deposit not utilized. (PUBLIC WORKS)
- C3.9 ADDRESS PLAN - The applicant shall submit to the Public Works Department a final address plan. The plan shall be substantially in conformance with the address plan approved with the planning application. Said submittal shall be approved by the City Engineer prior to the submittal of plans for the Foundation (or first) Building Permit. (PUBLIC WORKS)
- C3.10 PERMANENT STRUCTURES WITHIN CITY RIGHT-OF-WAY – The applicant proposes to place structures of a permanent nature (Tie-backs) within the City's right-of-way. The applicant shall have a deed restriction recorded against the owner's property that indemnifies and holds harmless the City. The document shall also include language in which the applicant agrees to allow access to any utility company wishing to have access to the public right-of-way for existing or new utility installation. The document shall also include language that requires the removal of structures, at the owner's expense, should the City desire to use the right-of-way for other purposes identified by the City Engineer. The deed restriction shall be approved as to form by the City Attorney's Office and shall be recorded against the owner's property prior to the issuance of any City encroachment permit. (PUBLIC WORKS)
- C3.11 CALTRANS PERMIT - Prior to the issuance of an encroachment permit, the applicant must submit evidence to the Public Works Department of approval by the State of California for the performance of any work within the State right-of-way, in particular the moving of the driveway approach on El Camino Real. If the City is required to be a party to the permit application and a fee is required, the applicant shall reimburse the City for its cost. The

Applicant is encouraged to contact the Caltrans permit office as soon as possible to learn what is required to obtain Caltrans approval and issuance of a State Encroachment Permit. (PUBLIC WORKS)

C3.12 PERMITS REQUIRED BY OTHER AGENCIES - The applicant is hereby informed that permits may be required by one (1) or more of the following: Corps of Engineers and Fish and Game. If the project is within jurisdiction of either of these agencies, verification of permit or waiver of permit must be given to the Public Works Department prior to issuance of any required City permits. If the City is required to be a party to the permit application and a fee is required, the applicant shall reimburse the City for its cost. (PUBLIC WORKS)

D. THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR BUILDING SUPERSTRUCTURE PERMIT AND/OR SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT.

D3.0 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 determined under the City Council resolution in effect at the time the building permit application is made. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. (PUBLIC WORKS)

D3.1 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. The fee amount will be based upon the City Council resolution in effect at the time the building permit application is made. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. (PUBLIC WORKS)

D3.2 SANITARY SEWER INCREASE CHARGE - The applicant shall pay a fee proportional to the project's share of the increase amount of sewage generated by the project. The fee will be based upon the City Council resolution in effect at the time the building permit application is made. The fee shall be collected by the Public Works Department and paid prior to issuance of the first superstructure building permit. (PUBLIC WORKS, BUILDING)

E. THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

E1.0 ART IN PUBLIC PLACES – If applicable, based on the valuation of the construction for the project, the applicant shall be required to comply with Building Code Chapter 23.60 Art in Public Places or pay a fee in lieu of dedication of public art equal one-half of one percent of the total building valuation, excluding land acquisition and off-site improvement costs (Chapter 23.60). The final fee will be paid into the Art in Public Places Fund and will be determined based on the approved project and construction drawings. The fee shall be paid

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prior to occupancy. (BUILDING)

- E1.1 PLANNING DIVISION INSPECTIONS – The applicant shall be responsible for notifying the project planner for inspections related to construction of all structures, landscaping, and other site improvements. The notification request shall be given at least 72 hours prior to the requested time for inspection. (PLANNING)
- E1.2 LETTER OF COMPLIANCE – The designer or architect of record shall submit a stamped and signed letter of compliance that the construction is consistent with the approved building permit plans, prior to scheduling the final Planning Division inspection. (PLANNING)
- E1.3 VERIFICATION OF LANDSCAPE INSTALLATION – The applicant shall submit a letter prepared by the project landscape architect stating that all landscape improvements (including trees, shrubs, and irrigation systems) have been installed in compliance with the approved landscape plans submitted to the City for construction. If required by State law, the applicant shall also submit a “Certificate of Completion” consistent with California Code of Regulations Title 23, Division 2, Chapter 2.7 (Model Water Efficiency Landscape Ordinance). (PLANNING)
- E1.4 VERIFICATION OF COMPLIANCE WITH ACOUSTICAL ANALYSIS – The applicant shall submit a letter prepared by the person/firm who prepared the acoustical analysis for the project, verifying that all recommendations contained in the analysis have been incorporated into the construction of the project. The letter shall also verify that the project will comply with the noise requirements contained in the City’s General Plan. This letter shall be reviewed and approved by the building and planning divisions prior to the issuance of an occupancy permit. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections.(PLANNING, BUILDING)**
- E3.0 STREET PARKING LEASING AGREEMENT FOR LOSS OF METER REVENUE – The property owner shall execute an agreement to compensate for the lost revenue of the four (4) parking meter spaces to be removed for the driveway and loading zone. The fee will correspond to the lost revenue of the meters for the duration of the approved use on the property. The fee will be paid annually at the amount specified in the agreement, with rate increases specified in the agreement to correspond to downtown meter parking rates. (PUBLIC WORKS, PLANNING, CITY ATTORNEY)
- E3.1 STORM WATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT – The applicant shall execute a maintenance agreement with the City’s as specified in Chapter 7.39.210-230 of the Stormwater Management and Discharge Control ordinance. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. This agreement shall be executed prior to the first occupancy of the building. (PUBLIC WORKS)

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F. THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

F1.1 CULTURAL RESOURCES -If, during any phase of project construction, archaeological resources or human remains are discovered, work shall be halted within a 50-foot radius of the find. Work shall not be resumed until the find has been evaluated and potential significance determined by a qualified professional archaeologist. If the qualified archaeologist determines that any finds are significant, then representatives of the construction contractor, the City of San Mateo, and the qualified archaeologist shall determine the appropriate course of action. In the event that human remains are discovered, the provisions outlined in CEQA Guidelines Section 15064.5 shall be implemented. This would require consultation with the Native American Heritage Commission, if the remains are Native American. Any required measures to be taken will be reviewed and approved by the Planning Division prior to issuance of superstructure permit and will implemented prior to the issuance of a certificate of occupancy. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Public Works Department and Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PUBLIC WORKS, PLANNING, BUILDING)**

F2.0 BUILDING CONSTRUCTION ACTIVITIES (HOURS OF CONSTRUCTION)- The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction:

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

- a) The following criteria are met:
 - 1) 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
 - 2) An emergency situation exists where the construction 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.
- b) The exemption will not conflict with any other conditions of approval required by the City to mitigate significant impacts.
- c) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction

activity which may impact the area. This notification must be provided three days prior to the start of the construction activity.

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

The Building Official may revoke the exemption at any time if the contractor or owner of the property fails to abide by the conditions of exemption or if it is determined that the peace, comfort and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction. The waiver application must be submitted to the Building Official ten (10) working days prior to the requested date of waiver. *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by Building Division during plan review and during demolition and construction activities for the project through routine inspections. (BUILDING)**

F2.1 CONSTRUCTION NOISE MEASURES-the following measures will reduce construction noise related impacts:

- All construction activities shall comply with the requirements of the San Mateo Municipal Code regarding hours of construction.
- All diesel equipment shall be operated with closed engine doors and should be equipped with factory-recommended mufflers.
- Proposed walls or barriers shall be installed as early as possible to help reduce noise from construction activities.
- Stationary construction equipment shall be kept beyond 100 feet of existing residences.
- Noise attenuation techniques will be employed as needed and feasible to reduce noise levels below 80 dBA Leq at exterior locations in residential areas. Such techniques may include the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and affected uses. Noise attenuation techniques will be verified through measurement of noise levels.
- Whenever feasible, electrical power should be used to run air compressors and similar power tools.
- Contractors shall use "quiet" models of any conventionally noisy construction equipment such as air compressors, jackhammers and other impact tools, as feasible.

- Use scrapers as much as possible for earth removal, rather than noisier loaders and hauling trucks.
- Use a motor grader rather than a bulldozer for final grading.
- Power saws should be shielded or enclosed where practical to decrease noise emissions. Nail guns should be used where possible since they are less noisy than manual hammering.
- Use generators and compressors that are housed in acoustical enclosures rather than weather enclosures or none at all.
- Contractors shall designate an employee as the construction noise coordinator and provide an on-site sign that will identify the person and provide a contact number. The coordinator would be responsible for receiving calls from residents or businesses regarding specific construction noise-related complaints. The coordinator would then be responsible for taking appropriate measures to reduce or eliminate noise levels as appropriate. Complaints and the response should be logged and kept on file for review by the City. The construction noise coordinator would act as a liaison between the residents in the vicinity of the construction and the contractor, so perceived noisy activities are addressed as soon as possible.

*These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Public works Department and Building and Planning Divisions during plan review and during demolition and construction activities for the project through routine inspections. (PLANNING/BUILDINGPUBLIC WORKS)**

F3.0 PUBLIC WORKS AND BUILDING CONSTRUCTION ACTIVITIES - The following provision to control traffic congestion, noise, and dust shall be followed during site excavation, grading and construction: These measures include standard conditions of approval, as well as the measures identified in the St. Matthew's Episcopal School Expansion Air Quality and GHG Emissions CEQA Evaluation prepared by Illingworth and Rodkin-December 11, 2012. These measures are applicable to on-site and off-site construction activities.

- 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

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the City Standard Drawing for posting construction hours. The sign shall be kept free of graffiti at all times. Contact the Public Works Department to obtain sample City Standard sign outlining hours of operation.

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

- 1) The following criteria are met:
 - a) Permitting extended hours of construction will decrease the total time needed to complete the project thus mitigating the total amount of noise associated with the project as a whole; or
 - b) Permitting extended hours of construction are required to accommodate design or engineering requirements, such as a large concrete pour. Such a need would be determined by the project's design engineer and require approval of the City Engineer.
 - c) An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the City may waive any of the remaining requirements outlined below.
- 2) The exemption will not conflict with any other condition of approval required by the City to mitigate significant impacts.
- 3) The contractor or owner of the property will notify residential and commercial occupants of property adjacent to the construction site of the hours of construction activity which may impact the area. This notification must be provided three days prior to the start of the extended construction activity.
- 4) The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.

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

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

- C) Newly disturbed soil surfaces shall be watered down regularly by a water trucks or by other approved method maintained on site during all grading operations. Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems. Wash down of dirt and debris into storm drain systems will not be allowed.
- D) Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.
- E) All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

*These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building Division and Public Works Department during plan review and during demolition and construction activities for the project through routine inspections. (BUILDING, PUBLIC WORKS)**

F3.1 MATERIAL HAULING AND CONSTRUCTION WORKER PARKING - For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck (SU) size or larger as defined by FHWA Standards, the applicant shall submit a truck hauling route that conforms to City of San Mateo Municipal Code Section 11.28.040 to the approval of the City Engineer. The haul route for this project shall be: **Site to Baldwin Avenue to South San Mateo Drive to Second Avenue to El Camino Real to Highway 92**. A letter from the applicant confirming the intention to use this hauling route shall be submitted to the Department of Public Works, and approved, prior to the issuance of any City permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the applicant. All storage and office trailers will be kept off the public right-of-way. Tracking of dirt onto City streets and walks will not be allowed. The applicant must provide an approved method of cleaning tires and trimming loads on-site. Any job-related dirt and/or debris that impacts the public right-of-way shall be removed immediately. No wash down of dirt into storm drains will be allowed. All material hauling activities shall be done in accordance with applicable City ordinances and conditions of approval. Violation of such may be cause for suspension of work.

The applicant shall have access to the metered parking for student drop-off and construction loading along Baldwin Avenue. The applicant shall submit applicable pedestrian or traffic detour plans for any lane or sidewalk closures. The detour plan shall comply with Part 6, Temporary Traffic Control, of the State of California Manual of Uniform Traffic Control Devices (MUTCD), 2012, and standard construction practices. The applicant shall pay for any loss of parking meter revenue per the City's rate at the time.

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

F3.2 WASTEWATER DISCHARGE-Wastewater potentially generated during site construction through dewatering activities would be discharged to the municipal sanitary sewer and a treatment system to this water will be employed to meet local, state and federal regulations for the discharge of this water. This work will be monitored by the Public Works Department. (PUBLIC WORKS)

F3.3 BEST MANAGEMENT PRACTICES (BMP) – The applicant shall perform all construction activities in accordance with the City’s Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.38.020), and the San Mateo Countywide Stormwater Management Plan (SWMP) by reference. Detailed information can be located at: <http://www.flowstobay.org/documents/business/construction/SWPPP.pdf> *These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building Division and Public Works Department during plan review and during demolition and construction activities for the project through routine inspections. (BUILDING, PUBLIC WORKS)**

F5.0 CONSTRUCTION FENCING- In accordance with Section 23.54.110 of the San Mateo Municipal Code, the applicant shall install and maintain construction site fencing and/or the use of security lighting and patrols. The screening incorporated during construction should be appropriate for the location on the site and as well as attractive and aesthetically pleasing. (PLANNING, POLICE, BUILDING)

G. THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

G1.0 WRITTEN ANNUAL COMPLIANCE LETTER- St Matthews Episcopal Day School shall submit a written letter to the Zoning Administrator of the City Planning Division on an annual basis no later than September 1st of each academic year that includes the following information: a written assessment of compliance with applicable conditions of approval related to ongoing operations including compliance with the Transportation Management Plan measures included in the Fehr and Peers Report, Circulation and Transportation Demand Management Plan, March 2012, the number of enrolled students in each grade for the subject academic year and a list of projected list of special events. This list shall be updated during the school year with any new event dates not known at the time of the original letter submittal. (PLANNING)

- G1.1 AUTHORIZED USES - This school ("school") is allowed those uses and activities typically associated with an elementary school including but are not limited to the following: academic studies, administration, kitchen and dining facilities, daily athletic activities as part of the standard curriculum, interscholastic athletics, performing arts or cultural productions, after school clubs and academies, school-related meetings, parent-teacher conferences, back-to-school nights, graduation ceremonies, educational conferences, teaching institutes and training programs, tutoring, speaker series, summer camps/programs, performing arts presentations and any other use related to a school use. The school facility is hereby authorized to be utilized by other organizations that are not affiliated with the school for private or public events subject to the Special Events Ordinance in effect at that time. Additional uses not specified herein are subject to a determination by the Zoning Administrator that the proposed use is similar to those listed uses. (PLANNING)
- G1.2 SPECIAL EVENTS – Special events are those as provided by the applicant on the chart *Special Events*, dated January 17, 2013.
- a) Daytime events, held during the school day – St Matthews Episcopal Day School compliance with the Transportation Management Plan measures included in the Fehr and Peers Report, *Circulation and Transportation Demand Management Plan*, March 2012
 - b) Evening events held after the school day – St Matthews Episcopal Day School shall execute a parking agreement for off-site parking. Additionally, the property owner shall provide advance notification of the location of the off-site parking and shall ensure the information be distributed to all attendees and included on any website or email announcements related to the event. (PLANNING)
- G1.3 STUDENT ENROLLMENT – The St Matthew’s Episcopal Day School shall be limited to a maximum student enrollment of 375 children. (PLANNING)
- G1.4 FACULTY/STAFF EMPLOYED– The maximum number of faculty/staff employed by St Matthew’s Episcopal Day School shall not exceed 50 persons. (PLANNING)
- G1.5 OFF-SITE FACULTY/STAFF PARKING – A parking agreement shall be maintained for the corner parcel at Second Ave and El Camino Real (APN 032-313-070) which provides a minimum of eight off-site parking spaces for school faculty/staff at the pre-school on a weekday basis. Should parking at this location become unavailable for use during the weekday for faculty/staff parking, the school shall submit within 30 days of termination of the lease a report to the Zoning Administrator of the City Planning Division indicating measures taken to replace the loss of the off-site faculty parking. All such provisions shall be consistent with Zoning Code Section 27.64.606 (2) Control of Offsite Parking Facilities. (PLANNING)
- G1.6 HOURS OF OPERATION – The following sets forth the daily hours of operation for the school property of Monday through Friday 7:00am to 7:00pm. The hours of operation established in this condition do not include limited evening events held during the school year only. These evening events are estimated to be approximately four a year. (PLANNING)

- G1.7 GYMNASIUM - The school gymnasium shall only be used for St. Matthew's Episcopal Day School athletic events, including physical educational curriculum, team practices, competitive athletic events within the standard schedule and activities of the athletic league to which St. Matthew's Episcopal Day School is a member. The gymnasium shall not be rented out to other organizations or used for any non-St. Matthew sponsored event or activity. The gymnasium shall not be used at the same time Church services are being held in the chapel with the exception of Sunday school class, child care or other accessory uses to regularly-scheduled chapel services. (PLANNING)
- G1.8 NEIGHBORHOOD COMMUNICATION PLAN – The applicant shall submit a Neighborhood Communication Plan for review and approval by the Zoning Administrator prior to the issuance of the first superstructure permit. The Plan shall address the proposed communication with the neighborhood and interested parties including the dates of any event at the school site with an anticipated attendance of over 150 persons. The Plan shall include the creation and maintenance of an opt-in email notification list for correspondence with interested parties for notification of events, creation of a website listing event dates or other means of communication with interested parties, including the provision of a primary after hours point-of-contact for concerns related to the event. (PLANNING)
- G3.0 ANNUAL PAYMENT FOR LOSS OF METER REVENUE – Per the above condition “Street Parking Leasing Agreement for Loss of Meter Revenue,” the property owner shall execute a lease agreement to compensate for the lost revenue of the four parking meter spaces to meet zoning code requirement. The lease agreement shall remain in full effect so long as the use triggering the loss of parking meters remains in operation. The property owner shall be responsible for ensuring the annual leasing fee is paid annually at the amount specified in the agreement. (PUBLIC WORKS, PLANNING, CITY ATTORNEY)
- G3.1 CIRCULATION MEASURES – The school shall comply with the following circulation measures for daily pick up and drop off of children:
- a) The School shall hire a crossing guard to monitor the intersection of El Camino Real/Baldwin during pick-up and drop-off periods. The crossing guard would help pedestrians cross the street and monitor the queue to make sure vehicles do not “block the box” by stopping in a queue in the middle of an intersection. This requires coordination with the City of San Mateo.
 - b) The School shall inform parents that they would only be permitted to pass through the loading zone once. To encourage this behavior, the School would continue to offer discounted or free after care for multi-student families with students in different grade levels. The School would also develop signage to post during pick-up ours that states “Reduce the Queue; Drive Thru Once”
 - c) The School shall encourage organized carpools for pick-up and drop-off by families who live near each other.

- d) The School shall inform new parents that the preferred driving route to the School is use of the northbound right turn or eastbound through movement onto Baldwin to enter the pick-up queue.
- e) Parents would be actively involved in the transportation demand management plan developed for the school. Their involvement would include an annual survey to identify the transportation needs of the school and include participation in promotional or education activities hosted at the School to inform and encourage parents to carpool or use transit, walking, or bicycling to get their child to and from school (PUBLIC WORKS, PLANNING)

G3.2 POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) – In accordance with the City’s Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.38.020), and the San Mateo Countywide Stormwater Management Plan (SWMP) by reference, the applicant shall:

- A. Owner/occupant shall inspect private storm drain facilities at least two (2) times per year and sweep parking lots immediately prior to and once during the storm season.
- B. The applicant shall pay a fee on a yearly basis for cost associated with, but not limited to, biannual inspection of the private storm drain facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair in the event that the treatment facility is no longer able to meet performance standards or has deteriorated. The annual fee shall be in the amount of \$500.00.
- 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)

*These measures shall be incorporated on the project building permit plans prior to the issuance of a superstructure permit or the first building or demolition permit for the project and shall be monitored by the Building Division and Public Works Department during plan review and during demolition, construction activities and long term operations for the project through routine inspections. (BUILDING, PUBLIC WORKS)**

G7.0 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 property owner 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.

- G7.1 INDEMNIFICATION – Property owner 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 property owner is required to defend the City, the City shall retain the right to select the counsel who shall defend the City.
- G7.2 FINANCIAL SECURITY/RIGHT-OF-ENTRY - Within 30 days of final approval, the applicant shall, for each applicable property, execute and record a right of entry for the City to the property to conduct inspections and to enforce any order of the HAAB, P.C. or C.C. regarding property maintenance. For each parcel the applicant shall also post a five thousand dollar (\$5,000.00) security in a form acceptable to the City Attorney, to guarantee enforcement of any order of the C.I.C., P.C. or C.C. regarding property maintenance. In any instance in which the cost of site cleanup for either property exceeds the amount of security deposit posted with the City, the applicant shall deposit an additional \$5,000 security within five (5) days of the written notice from the City. The unexpended amount of this shall be returned to the applicant upon issuance of a building permit or expiration of this planning application. (PLANNING)

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