

RESOLUTION NO. 2022 - __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO
APPROVING A VESTING TENTATIVE MAP
FOR THE PROPOSED
GLENVIEW TERRACE RESIDENTIAL SUBDIVISION PROJECT
(APNs: 019-042-150, 019-042-160, AND 019-042-170)
(TM13-001)**

WHEREAS, New Shidai Development, LLC ("Applicant") is the owner of that certain 3.28 acre site located at 850 Glenview Drive and 2880 and 2890 San Bruno Avenue W. in the City of San Bruno and more particularly described as Assessor's Parcel Numbers 019-042-150, 019-042-160, and 019-042-170 (the "Property"); and

WHEREAS, Applicant desires to develop on the Property the Glenview Terrace Residential Subdivision Project, which consists of a residential subdivision of 29 single-family homes with associated roadways and infrastructure (the "Project"); and

WHEREAS, in order to develop the Project, Applicant has submitted an application to the City of San Bruno for approval of the following: (1) an amendment to the San Bruno General Plan to change the land use designation of a portion of the Property from Low Density Residential to Medium Density Residential; (2) an amendment to the Zoning Ordinance to change the zoning district of a portion of the Property from Single Family Residential (R-1) to Planned Development (P-D) and amend the existing P-D District; (3) a Development Plan for the Property; (4) a Planned Development Permit and Architectural Review Permit; (5) a Vesting Tentative Map merging the existing three lots and subdividing the Property into 29 single-family parcels and common area parcels (6) and a Development Agreement; and

WHEREAS, on April 19, 2022, the Planning Commission adopted Resolution 2022-02 recommending that the San Bruno City Council adopt an Initial Study and Mitigated Negative Declaration (IS/MND), dated April 2021, and Mitigation Monitoring Program prepared by Raney Planning and Management, Inc. to analyze the environmental effects of the proposed project and, based on the type and intensity of land uses identified with the proposed project and the information contained in IS/MND, the project would not have a significant adverse effect on the environment that would not be mitigated by the proposed mitigation measures; and

WHEREAS, in Resolution No. 2022-03, the Planning Commission recommended that the City Council amend the General Plan and Zoning Ordinance and approve the Development Plan, as proposed by Applicant; and

WHEREAS, the proposed Vesting Tentative Map to allow development of the Glenview Terrace Residential project is consistent with the proposed General Plan Amendment to allow development of Glenview Terrace Residential project; and

WHEREAS, a Notice of Public Hearing for the project was mailed on June 17, 2022, and duly posted in the *San Mateo Daily Journal* on Saturday, June 18, 2022; and

WHEREAS, the City Council held a Public Hearing for the project on June 28, 2022 and on said date, the Public Hearing was opened, held and closed; and,

WHEREAS, on June 28, 2022, the City Council independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and considered the information contained therein prior to acting upon or approving the Project. Based on all evidence in the administrative record for the Project, the Council adopted Resolution No. 2022- adopting the Initial Study/Mitigated Negative Declaration, which determined the project would not have a significant adverse effect on the environment that would not be mitigated by the proposed mitigation measures which have been summarized in a Mitigation Monitoring and Reporting Program adopted by the City Council and added to the project as conditions of approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Bruno, based on facts in the staff reports, written and oral testimony, and exhibits presented:

1. With respect to the Vesting Tentative Map, the City Council hereby finds:

The proposed tract map, together with the provisions for its design and improvement, is consistent with the general plan, as amended pursuant to the City Council's recommendation, and any specific plan as specified in Section 65451 of the Government Code.

Basis for Finding: The lotting plans of the Vesting Tentative Map support the project given the proposed density and lot coverage for the Medium Density Residential General Plan land use designation. The overall project is consistent with the General Plan policy to “allow small-lot single-family housing in new and existing neighborhoods to serve as efficient and compact infill development” (LUD-5).

The real property to be subdivided, and each lot or parcel to be created, is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.

Basis for Finding: The conditions of approval include mitigation measures requiring compliance with the site-specific recommendations in the geotechnical study for permanent erosion control measures and the requirement for all grading and foundation plans to be prepared by a civil engineer and reviewed by the Director of Public Works and/or Chief Building Official. Conditions of approval have also been included to comply with the Fire Department and Public Works Department requirements. Including conditions requiring all structures to be built according to Wildland Urban Interface (WUI) standards. These mitigation measures and conditions of approval will ensure that each lot to be created can be safely developed without danger to health from fire,

geologic hazard and ground contamination. Therefore, no danger to health or peril from fire, flood, geologic hazard or other menace is likely to occur.

Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning code, as amended pursuant to the City Council's recommendation.

Basis for Finding: The Vesting Tentative Map will create legal individual parcels, with unique assessor parcel numbers for each single-family home site. The parcels are designed to accommodate the proposed development plan, and therefore each parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the proposed development plan.

The site is physically suitable for the type and proposed density of development.

Basis for Finding: The overall site area is approximately 3.28-acres. Twenty-nine (29) homes and common area are proposed site, resulting in a density of 8.84 units per acre which is at the low end of the Medium Density Residential General Plan designation which permits 8.1 to 24.0 dwellings per acre. Each home would have setbacks and yards comparable to other recently approved residential subdivisions while leaving the hillside on the eastern portion of the site undeveloped. Therefore, the site is physically suitable for the type and proposed density of development.

The design of the subdivision and improvements, and the type of improvements, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems.

Basis for Finding: The Mitigation Monitoring and Reporting Program (MMRP) includes mitigation measures requiring the applicant to incorporate erosion control measures to reduce storm water runoff and compliance with the Regional Water Quality Control Board requirements; to minimize temporary construction dust impacts to an acceptable level; to implement measures to avoid disturbing birds and bats or their habitat, and to avoid tree removal. Compliance with the MMRP is required as a condition of approval, therefore, substantial environmental damage and harm to wildlife is not likely to occur.

The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

Basis for Finding: Existing public utility easements on the property, held by PG&E, are no longer in use and will be abandoned as part of the project. As conditioned, the final map must show a public utility easement to provide city access to all infrastructure. There are no public access easements on the property, therefore, the design of the

subdivision and improvements will not conflict with any existing public use of or through the subject property.

2. The City Council hereby approves the Vesting Tentative Map, subject to the conditions of approval attached hereto as Exhibit A.

3. The Vesting Tentative Map approval shall not become effective until the effective date of the companion requests for the Zoning Code amendments.

Dated: June 28, 2022

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I, Vicky Hasha, Deputy City Clerk, do hereby certify that the foregoing Ordinance was duly and regularly passed and adopted by the City Council of the City of San Bruno this 28th day of June 2022 by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____

ATTEST:

Vicky Hasha, Deputy City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL GLENVIEW TERRACE PROJECT VESTING TENTATIVE MAP (TM13-001)

I. General Conditions

Community and Economic Development

1. The Developer shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Community Development Department of within 30 days of City Council approval. Until such time as the Summary is filed, the Vesting Tentative Map shall not be valid for any purpose. The Vesting Tentative Map shall expire two (2) years from the date of City Council approval unless one of the following occurs: The Final Map has been approved and recorded, the Developer has requested an extension pursuant to the Subdivision Map Act, or an automatic extension pursuant to the Subdivision Map Act is applicable.
2. All conditions of approval herein shall apply to the project in its entirety, regardless of the individual department under which the condition is listed. These conditions of approval and any other conditions associated with any further approvals of the development project shall run with the land, and any and all successors in interest of the property shall comply with all conditions of said approval.
3. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development, including the compliance with the California Environmental Quality Act, and shall reimburse the City for all costs and fees associated with the City's responses to Public Records Act requests related to the application.
4. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings and civil improvement plans.
5. The Developer shall be responsible for the cost of all City reviews and inspections required for all improvements associated with the Development.
6. All public improvements shall conform to City Standard Details and Standard Specifications, the San Bruno Municipal Code, and these Conditions of Approval unless otherwise approved by the City Engineer. All improvements that will be owned and operated by the City shall conform to City Standard Details and Standard Specifications, City of San Bruno Municipal Code, and these Conditions of Approval. City Standards shall govern in the event of a conflict, unless otherwise approved by the City Engineer.

7. The Developer shall acquire at Developer's cost all the off-site easements, right-of-way and land required to construct the development.
8. A Homeowner's Association (HOA) shall be formed and a set of Conditions, Covenants and Restrictions (CC&Rs) shall be established. The CC&Rs shall incorporate all required language referenced in these conditions of approval including but not limited to prohibiting tenants from using balconies as long-term storage and prohibiting overnight parking in the 19 guest parking spaces.
9. The CC&Rs shall be approved by the City prior to recordation of the Final Map and shall be recorded as deed restrictions with the Final Map.
10. Developer shall be responsible for maintaining perimeter walls and fences free of graffiti. Responsibility to maintain the exterior walls graffiti free shall be included in CC&R's.
11. Prior to the issuance of the first City building permit, which is defined as any building permit that includes full structural building permits as well as partial permits such as foundation-only permits, the Developer shall execute and record an Affordable Housing Agreement restricting the sale or lease of 15% of the total dwelling units, as specified within the Affordable Housing Plan. The Affordable Housing Agreement shall be recorded together with any Final Map and will have priority over the liens of all deeds of trust, mortgages and other financing instruments encumbering the Project site. The agreement shall specify a partial low income unit payment for a decimal fraction of less than one-half.
12. Any proposed modifications to the approved Affordable Housing Plan must be submitted for review by the Community and Economic Development Director. The Community and Economic Development Director shall determine whether the proposed modifications substantially conform with the approved Affordable Housing Plan, or whether a formal modification of a previously approved Affordable Housing Plan is required to be submitted to permit the proposed modifications, subject to review and a decision by the City Council.
13. The Applicant shall submit a construction management plan (CMP) and phasing schedule for City review and approval prior to issuance of a demolition, grading, or building permit, and as needed throughout the course of the project. The CMP shall include plans for construction staging and employee parking, and outline traffic management strategies to reduce, to the extent feasible, traffic congestion, closures on the transportation network including emergency access and emergency response vehicles, the effects of parking demand by construction workers, and other nearby projects that could be simultaneously under construction. Existing on-street parking shall not be impacted by project construction without permission from the Public Works Department.

14. The Applicant shall provide the name and 24-hour emergency phone number of the contact person in charge of construction. This information shall be conspicuously posted and publicly visible from outside of the construction site.
15. Avigation easement to be granted to the City and County of San Francisco as operator of SFO. The avigation easement to be used in fulfilling this condition is provided in Appendix G of the SFO ALUCP.
16. If HVAC units are proposed, a supplemental noise analysis shall be performed documenting that the units comply with Chapter 6.16 of the Municipal Code prior to issuance of building permits.
17. A comprehensive landscape, planting and irrigation plan for all of the common areas, and, if applicable, individual lots shall be submitted for review by the Community and Economic Development Department prior to recordation of the final map. Plans shall comply with state and local Water Efficient Landscape Ordinance (WELo) requirements and include water use calculations. In addition, the plans shall be prepared with the following considerations:
 - Landscape architect to select planting palette that is appropriate for both a biotreatment facility and being submerged for an extended period as ponding depth can exceed 12 inches during larger storm events.

Landscape plans shall include only fire resistant plant materials in the defensible space area. Trees and plant materials must be approved by the Fire Marshal and Community and Economic Development Department.

 - Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
18. All mitigation measures in the adopted MMRP shall be included in improvement plan and building permit plans. All mitigation measures in the MMRP shall be applied as conditions of approval.

Building

19. Building permit applications/building plans will have to be designed to the current version of the California Building Codes adopted by the city.
20. To attenuate noise adjacent to San Bruno Avenue, the project applicant shall construct a sound wall 6-feet in height at the property line adjacent to San Bruno Avenue.
21. Due to noise levels from San Bruno Avenue, mechanical ventilation shall be shown in building permit plans and installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation.

22. Geotechnical report is dated February 2020. An updated geotechnical letter stating that site conditions have not changed shall be provided for the building permitting process.
23. Please imprint, on the submitted plans, the Construction Best Management Practices. To access the standard plan, please visit: <http://www.flowstobay.org/construction>.
24. Please note on plan: The City of San Bruno Municipal Code Section 6.16.070 the operation of any equipment or performance of any outside construction related to a project shall not exceed the noise level and time indicated below:

Monday through Saturday:
 - 7:00 AM to 10:00 PM – 85 Decibels
 - 10:00 PM to 7:00 AM – 60 DecibelsSunday:
 - 10:00 AM to 7:00 PM – 85 Decibels
 - 7:00 PM to 10:00 AM – 60 Decibels
25. Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:
 - a. Grading Permit and Improvement Plan
 - b. Fire Permit
 - c. School District Development Impact fee requirements
26. Prior to the issuance of building permits, the applicant/developer shall submit a Construction and Demolition Application to the Building and Safety Division. The link to access application:
<https://www.sanbruno.ca.gov/civicax/filebank/blobdload.aspx?BlobID=32797>

Public Works

27. If there is any conflict between the entitlement documents and the conditions of approval, these conditions of approval shall govern, unless approved by the City Engineer.
28. The Developer shall submit a Final Map prepared by a qualified Registered Civil Engineer or Licensed Land Surveyor in accordance with the State Subdivision Map Act and all local ordinances. The applicant shall provide current title report within six months of the final map submittal.
29. The Final Map must be prepared pursuant to the City of San Bruno Municipal Code, State Law and Regulations, and Standard Engineering Practice.
30. The Developer shall pay for and construct all improvements to private land and implement any conditions or mitigation measures associated with the Development.

31. The Developer shall be responsible for the cost of all City reviews and inspections required for all improvements associated with the Development.
32. The Developer shall submit funds to the City in sufficient amounts to increase the deposit amount for the Public Works Department to at least \$25,000 prior to any post-entitlement meetings, reviews, and other work related to the project. The Applicant shall be responsible for maintaining said deposit account and shall submit funds to increase the deposit amount to at least \$25,000 or as determined by the City Engineer within fifteen calendar days of receipt of written notice from the City that the deposit amount is \$15,000 or less. Actual costs for staff and consultant time shall be deducted from this deposit. At the end of the project, any remaining deposit amount will be refunded.
33. All improvements shall conform to City Standard Details and Standard Specifications, the San Bruno Municipal Code, and these Conditions of Approval unless otherwise approved by the City Engineer. All improvements to be owned and operated by the City shall conform to City Standard Details and Standard Specifications, City of San Bruno Municipal Code, and these Conditions of Approval. City Standards shall govern in the event of a conflict.
34. The City reserves the right to require the Developer to provide easements for public utilities and access as determined by the City Engineer.
35. The Developer shall acquire at its own cost all off-site easements, rights-of-way, and land required for the development.
36. The Developer shall dedicate on all pertinent maps any and all public easements required for public utilities and access on private lots or parcels. All proposed utility easements, any City required non-access strips, and all other easements in general shall also be shown on any pertinent maps.
37. Developer shall convey any easements to its successors, with the stipulation that they shall be perpetually the owner's responsibility for maintenance and repair, and the owners will hold and save the City of San Bruno harmless from all claims of any kind related to them.
38. Developer shall schedule a meeting to submit the Improvement Plans for a site development review with the Public Works Department.
39. The Developer shall create a Homeowners Association (HOA) for the Single Family Residential subdivision which will be responsible to maintain and repair, at their own cost, all privately owned and maintained facilities including but not limited to the proposed landscaping and irrigation systems, street lighting systems, the open space areas, the park and barbeque areas and furniture, private utility lines such as storm and sanitary sewer, street pavement, curb, gutter, sidewalk, shared driveways, stormwater treatment measures and ground slopes. The respective responsibilities shall be

described and assigned in the CC&R's, and the HOA shall be fully formed prior to the sale or transfer of any lot within the subdivision.

40. CC&R's shall be prepared and recorded with the Final Map.

Agreements

41. Prior to issuance of the City building permit, Developer shall enter into an Improvement Agreement, in a form approved by the City Attorney, to guarantee completion of construction and payment of all public and private infrastructure improvements required of the project and to provide payment of all City inspection and plan check charges associated with the installation of public and private improvements. In addition, Developer shall provide the City with all bonds required by the San Bruno Municipal Code, in form approved by the City Attorney. The Improvement Agreement shall be recorded against the property along with the Final Map.
42. Prior to the issuance of a City building permit, Developer shall execute a Maintenance Agreement, in a form approved by the City Attorney, to ensure long-term maintenance and servicing by the Homeowner's Association of the privately owned improvements. These obligations shall be incorporated into the CC&R's for the HOA. The Maintenance Agreements shall be recorded against the properties and be binding upon successors. Maintenance responsibilities shall include, but not be limited to, landscaping and irrigation systems, street lighting systems, the open space areas, private utility lines such as storm and sanitary sewer, street pavement, curb, gutter, sidewalk, shared driveways, stormwater treatment measures and ground slopes. All public utilities shall be maintained by the City.
43. Prior to the issuance of a City building permit, Developer shall execute a Stormwater Treatment Measures Agreement, in a form approved by the City Attorney, to ensure long-term maintenance and servicing by the Homeowner's Association for the stormwater site design and treatment control measures according to an approved Maintenance Plan(s). The Stormwater Treatment Measures Agreements shall be incorporated into the CC&R's for the HOA, shall be recorded against the properties and be binding upon successors. A Maintenance Plan for every stormwater treatment control measure or applicable site design measure, inclusive of maintenance and inspection checklists and Maintenance Inspection Report Forms, shall be submitted to the City for review and approval. A copy of the final, approved Maintenance Plan(s) shall be placed on file with the City's Engineering Division.

Utilities

44. The Developer shall serve the development with City utilities, including City of San Bruno CityNet service.

45. Storm drainage improvements within the development shall be privately owned and maintained. Maintenance responsibility shall terminate at the connections to the public storm drain system.
46. Sanitary sewer improvements within the development shall be privately owned and maintained. Maintenance responsibility shall terminate at the connections to the public sanitary sewer system.
47. The street light system shall be privately owned and maintained.
48. The water system shall be publicly owned and maintained and located within public right of way or a public easement.
49. San Bruno Water Division will operate and maintain water system facilities up to the water meters.
50. Developer shall pay for and construct the off-site water facilities necessary to serve the development as included in the modeling study report dated August 30, 2016, as determined necessary by the City Engineer. These improvements would include but are not limited to: (1) connect the inactive 12-inch diameter water main to Pressure Zone 10 located at San Bruno Avenue and Sneath Lane, with point of connection for the new 12" water main to San Bruno Avenue located on the east side of the San Bruno Avenue / Glenview Drive intersection, which combined requires approximately 165 feet of additional 12-inch diameter pipeline, (2) abandon the existing 10-inch diameter water main connected at San Bruno Avenue and Sneath Lane once the 12-inch diameter water main is connected to Pressure Zone 10, and (3) Install a pressure regulating station with a backflow preventer at the Project's water service connection and an automatic blow-off valve connected to the City's sanitary sewer system.

Plans

51. The final map for the proposed subdivision shall substantially conform to the tentative map approved by City Council, except as modified by the Conditions of Approval. Any further modification to the approved map shall require prior approval from the Community Development Director.
52. Any map and plans must be prepared to standard engineering practice and the City of San Bruno Municipal Code (Muni Code). In the event of conflict, the Muni Code shall govern unless approved by the City Engineer.
53. All Improvement Plans shall be submitted on 22"x34" standard plan sheets. Scale shall be sufficiently large for clarity and review. Street Improvement Plans and Profiles shall have a minimum of 1"=20' scale. The Site Plan and Grading Plans shall have a minimum scale of 1"=40'. Applicant shall submit an AutoCAD version of the final improvement plan to the City. AutoCAD files shall include vertical and horizontal data that is compatible with and can be exported to ArcGIS.

54. The Developer shall submit engineered Improvement Plans for on-site and public improvements (including specifications & engineers cost estimates) for approval by the City Engineer. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities including CityNet Service, traffic control devices, retaining walls, waterlines, sanitary sewers, and storm drains, stormwater treatment facilities, street lighting, common area landscaping, signing and striping, and any other project improvements. Developer shall submit separate plan sets for onsite and public improvements upon request of the City. Coordination with other agencies for approval of improvements and issuing permits, when needed, is the responsibility of developer's engineering team.
55. Prior to and as part of utility design, the Developer shall pothole and submit pothole data for any utility crossings and for confirmation of utility separation as part of the utility plan review process. Developer assumes all risks for any utility work done without potholing. Separate encroachment permit(s) may be required for potholing within City and/or Caltrans right-of-way.
56. All major city utilities (valve clusters, meter assemblies, back flow assemblies and manholes) are to be drawn to scale showing the relationship with any adjacent structures, utilities and easements/property lines.
57. The Developer shall provide, as part of its Improvement Plans submittal and/or building plan submittal, detailed structural calculations and design details for retaining walls. Walls shall incorporate drainage features, if necessary, as recommended in the geotechnical report to ensure proper drainage. The aesthetic design shall be to the satisfaction of the Planning Director. The structural and drainage design shall be to the satisfaction of the City Engineer and Building Official.
58. The Improvement Plans shall include complete electrical plans as separate sheets, showing the proposed streetlight system in the public right-of-way. Information in the lighting plan shall include, but is not limited to, the following: pole type(s), luminaire type(s), conductor and wiring schedule, points of connection, lamp wattage, pull box locations, load and intensity calculation.
59. The Developer shall provide photometric plans, which shall comply with standards shown on ANSI/IES RP-8-18 or latest edition of American National Standard Practice for Design and Maintenance of Roadway and Parking Facility Lighting. City standard Leotek GreenCobra Jr. LED street lights shall be used unless otherwise approved by the City Engineer.

Prior to Permit Issuance

60. The Developer shall apply for and obtain a City Grading Permit.

61. Prior to the issuance of a grading permit, Developer shall file a Notice of Intent and obtain coverage under the California State Department of Water Resources General Construction Activity Storm Water Permit, including preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). A copy of the filing and a copy of the SWPPP shall be submitted to the City Engineer.
62. Prior to the issuance of grading permit, the Developer shall provide to the City Engineer a plan indicating the amount of soil to be removed, disposal sites, the estimated number of truck trips required and the proposed haul routes. The applicant shall pay the City Transportation Permit Fees before the grading permit is issued. Said fees are for City time spent to process and issue transportation permit(s) for vehicles exceeding the maximum size and/or weight allowed by the California Vehicle Code
63. The Developer shall submit a detailed construction and staging plan that shall be reviewed and approved by the City prior to building permit issuance.
64. Prior to issuance of building permits, Developer shall submit fire sprinkler flushing plans that comply with NPDES stormwater treatment requirements.
65. Prior to the issuance of any building permit, Developer shall submit two copies of the approved and recorded CC&R's to the City Engineer and the Community and Economic Development Director.
66. Developer shall pay for all current, on-site service connection fees (including but not limited to Water and Wastewater) and post all applicable deposits or bonds for infrastructure improvements to be dedicated to the City prior to building permit issuance. Fees shall be determined based on the current fee schedule at the time of permit issuance. Separate application is needed for water service request.
67. Developer shall obtain an Encroachment Permit from Public Works Department prior to commencing any work within the City's public right-of-way or easements, including the placement of traffic control measures. The Encroachment Permit shall be issued prior to issuance of a building permit.

Improvement Plans

68. Elevation Datum to be based on a City bench mark.
69. Developer shall implement the recommendations of the geotechnical report as prepared by a registered Geotechnical Engineer. The Geotechnical Engineer who prepared the geotechnical report shall review all improvement plans prior to submittal of plans to the City and conduct any inspections, testing and other actions during construction that are called for in the geotechnical report.

Traffic/Street

70. The Developer shall, at their own cost, implement recommendation of the traffic impact analysis study dated April 7, 2017 to install all way stop control at the intersection of San Bruno Avenue and Glenview Drive. Other improvements to be installed include LED enhanced stop signs, advance stop warning signs, and high visibility crosswalk striping.
71. All streets, curb, gutter, sidewalk and shared driveways within the property shall be privately owned and maintained. Private street pavements shall be constructed to minimum structural standards for local residential streets.
72. All pedestrian facilities shall be designed in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act, including pedestrian ramps at all curb returns or round corners, where applicable.
73. Traffic control, regulatory, warning, guide signs and markings (including fire hydrant pavement markers) shall be installed in conformance with the Manual of Uniform Traffic Control Devices.
74. The first driveway north of the intersection of San Bruno Ave/Glenview Dive shall be designed for right-in and right-out movement only. The curb south of this driveway shall be painted red for no parking from the southerly edge of the driveway to the intersection curb ramp for safety.
75. All curb ramps shall be installed to comply with ADA requirements. Applicant shall upgrade all curb ramps serving crossings that connect to the project frontage and provide a separate ramp for each crossing to the satisfaction of the City Engineer.
76. All new curb ramps shall be directional unless otherwise approved by the City Engineer.

Drainage

77. All manholes covers in the private storm drain system shall be neatly marked "Private S.D."
78. Developer shall pay for and construct the off-site storm water facilities necessary to serve the development as shown on the Vesting Tentative Tract Map and as determined necessary by the City Engineer. These improvements would include but are not limited to approximately 350 linear feet of 15-inch RCP along San Bruno Avenue.
79. Implement trash capture devices within the development to reduce trash loads by 100 percent prior to discharging stormwater into the public storm drain system. Install trash capture devices in all storm drain inlets around the exterior frontages. Device details shall be approved by the City Engineer. All on-site trash capture

devices shall be cleaned routinely and maintained by the Property Owner per the Stormwater Treatment Measures Maintenance Agreement.

80. All storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.
81. The Developer shall provide a final Drainage Report with the submission of the Improvement Plans. Reduce stormwater discharge to the City's public storm drain system to the maximum extent feasible. Strategies that can be incorporated include increasing pervious areas, such as utilizing permeable paving in the driveways, private street, and other walkways within the development.
82. The Developer shall provide final C.3 & C.6 checklists and Stormwater Management Plan with the submission of the Improvement Plans. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SWCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing Low Impact Development (LID) measures at the site.

Water

83. Water lines to be designed and constructed in accordance with Division of Drinking Water requirements and City standards and specifications.
84. Provide entire pressure regulating station as required per the hydraulic evaluation memorandum dated August 30, 2016. Installed pressure regulating station to be similar to other City facilities of this type and would include an underground vault containing the pressure regulating valve, control valves, pressure gauges, line strainers, blowdown valves, access ladder, sump pump, relief piping, SCADA unit and other needed appurtenances. Pressure regulating station to be located in public utility easement behind sidewalk.

Sanitary Sewer

85. All manholes covers in the private sanitary sewer system shall be neatly marked "Private S.S."

Grading

86. Grading plans shall include appropriate erosion control measures for the development.
87. The erosion control plan sheets shall be included as separate, numbered sheets in the grading plan of the improvement plans.

88. Engineered retaining walls over 3 feet in height shall be constructed of approved durable material, to the satisfaction of the City Engineer, Community and Economic Development Director, and Building Official.
89. The grading plans shall minimize the need for off haul from the Project Site. Design shall incorporate all elements of the applicable soils report(s). The grading plans shall be signed off by the Geotechnical Engineer indicating that plans are in compliance with the geotechnical report.
90. Do not grade onto adjoining property without prior written permission from the property owner.

Utilities

91. Joint trenches shall include telephone, CityNet Services (City of San Bruno Cable TV), electrical, communication, and gas lines. The trench width and depth shall be to the standards of the utility companies and to the satisfaction of the City Engineer.
92. The Developer shall provide evidence that all affected utility companies including, but not limited to, Pacific Gas and Electric, CityNet Services and Telephone have reviewed and approved the proposed joint trench improvements.
93. The Developer shall provide evidence that Pacific Gas and Electric has reviewed and approved the 12" water line crossing/separation from their existing gas lines.

Construction Process

94. Prior to the start of construction, the Developer shall hold a preconstruction conference with City staff. Attendance shall include the construction managers, contractors, and all subcontractors who are responsible for installing infrastructure improvements, and grading and erosion control measures.
95. Developer shall provide the name and 24-hour emergency phone number of the contact person in charge of construction.
96. During construction, only San Bruno Water Division personnel will be allowed to operate existing water facilities including water valves to facilitate any shut-downs required for construction.
97. Developer shall perform two pavement condition surveys to determine the Pavement Condition Index (PCI) on College Drive prior to the start of construction and after construction is complete. The surveys shall be performed by professional pavement inspectors conducting detailed examinations of pavement surface features such as cracking and depressions in accordance with the requirements of ASTM D6433-11, "Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys."

Copies of both survey results shall be provided to the City. The limits of the survey and any repairs shall be the project frontages plus 500' beyond the property in the direction of construction traffic. The Developer shall make any repairs to the roadway necessary to attain the pre-construction PCI to the satisfaction of the City Engineer.

98. San Bruno Avenue Westbound between Glenview Drive and Crestmoor Drive shall receive a pavement treatment consisting of a 2" cold plane followed by a 2" asphalt concrete overlay. The Developer proposes to install a storm drain main between these limits and this street section was recently paved and is under pavement moratorium.
99. Developer shall coordinate the installation of stormwater treatment measures with the City and shall arrange to have a City Inspector or City-designated third party inspector inspect the installation. Developer shall be responsible for all fees associated with third party stormwater inspections during construction.
100. All construction related parking shall be located onsite (including commercial vehicles and construction workers' personal automobiles).
101. Developer shall submit an Encroachment Permit for any traffic control measures on the public right of way during construction. The Developer shall post a lighted message board sign with wording to the satisfaction of the City Engineer indicating the dates and times traffic control will be in effect.
102. Upon completion of construction, the Developer shall repair any public improvements damaged by construction operations to the conditions existing prior to project construction and to the satisfaction of the City Engineer.
103. The Developer shall submit a dust control plan consistent with Bay Area Air Quality Monitoring District (BAAQMD) requirements for approval by the Department of Public Works. To reduce dust levels, exposed earth surfaces shall be watered as necessary. The application of water shall be monitored to prevent runoff into the storm drain system. Spillage resulting from hauling operations along or across any public or private property shall be removed immediately. Dust nuisances originating from the contractor's operations, either inside or outside of the right-of-way shall be controlled. The measures shall also include:
 - a) Water all active construction sites at least twice daily.
 - b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
 - d) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

- e) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- g) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiled materials.
- h) Install sandbags or other erosion-control measures to prevent silt runoff to public roadways.
- i) Replant vegetation in disturbed areas as quickly as possible.
- j) Watering should be used to control dust generation during the break-up of pavement.
- k) Cover all trucks hauling demolition debris from the site.
- l) Use dust-proof chutes to load debris into trucks whenever feasible.
- m) Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- n) 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 in proper running order prior to operation.
- o) Diesel powered equipment shall not be left inactive and idling for more than five minutes, and shall comply with applicable BAAQMD rules.
- p) Use alternative fueled construction equipment, if possible.
- q) All vehicle speeds on unpaved roads shall be limited to 15 mph.
- r) Post a 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 24 hours. The Air District phone number shall also be visible to ensure compliance with applicable regulations.

104. Developer and its contractors shall implement dust and noise control measures during the duration of the project construction, including holidays and weekends.

105. All construction equipment shall be properly tuned and maintained to keep NOX emissions to a minimum during construction. Maintenance records for all construction vehicles shall be kept on site.

106. Construction contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from adjacent residences.

107. A Maintenance Plan shall be submitted to the City Engineer indicating contractor responsibility for complying with the erosion control plan for the duration of the construction project, making necessary inspections and repairs.

108. Developer shall install erosion control measures on any individual lots that are not developed simultaneously.

109. All utility work, including trench restoration, in the public right-of-way shall be completed to the satisfaction of the City Engineer.
110. Any work in the public right-of-way shall be performed between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday excluding holidays.
111. Road and sidewalk closures shall be requested and approved by the City's project manager at least 48 hours in advance of each occurrence. Traffic control plan(s) shall be submitted and approved prior to request for road and sidewalk closure.
112. The Developer shall apply for and obtain a Grading Permit. Plot and Finished Grading Plan shall be prepared by a California licensed Civil Engineer.
113. Prior to the issuance of the grading permit, the Developer shall provide Public Works Department with a plan indicating the amount of soil to be removed, disposal sites, the number of truck trips required and the proposed haul routes. Final haul route shall be approved by the City Engineer. Cost for on- and off-hauling shall be determined based on the fee schedule at the time of hauling.
114. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger development shall obtain the Construction Activities Storm Water General Permit (General Permit) from the State Water Quality Control Board. The State requires a completed Notice of Intent to comply (NOI) package and a Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with Section A of the General Permit prior to the commencement of soil disturbing activities. The State will issue a Waste Discharge Identification (WDID) number within 10 business days after it receives a complete NOI package (original signed NOI, vicinity map, and check). Developer shall also submit copies of the NOI and SWPPP to the City for review and approval. Throughout the project life, the SWPPP shall be revised as necessary to accommodate site changes during to construction.
115. Temporary control structures shall remain in place until the site is completely developed. A maintenance plan shall be submitted to the City Engineer indicating the contractor's responsibility for complying with the erosion and sediment control plan for the duration of construction. The maintenance plan shall include dust control, but is not limited to the best management practices outlined in the Stormwater Pollution Prevention Plan (SWPPP), and shall be to the satisfaction of the City of San Bruno and meet all Regional Water Quality Control Board (RWQCB) requirements.
116. Prior to the issuance of any permits for public improvements or work within easements, certificates of insurance shall be provided to the City verifying that both the Applicant and any contractors have public liability insurance. The amount and type of insurance shall be reviewed by the City and shall be sufficient to cover damages that may result from construction and operations. The insurance limits shall be as required by the City Attorney. Combined single limit coverage and the policy shall be subject to review and approval of the City Attorney.

I. Prior to Occupancy

- 117. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City Engineer.
- 118. Prior to project acceptance by the City, the Developer shall retain a Civil Engineer to prepare “as-built” or “record” drawings, and the drawing shall be submitted in AutoCAD and PDF formats, any certifications, warranties and guarantees.
- 119. Prior to project acceptance by the City, the Developer shall prepare “Maintenance and Responsibility” drawings and shall be submitted in AutoCAD and PDF formats.
- 120. The Developer shall provide all field survey data related to the project. The data shall be provided in AutoCAD drawing files.
- 121. AutoCAD files shall include vertical and horizontal data that is compatible with and can be exported to ArcGIS.
- 122. Any streetlights to be installed shall be operational prior to the issuance of a Certificate of Occupancy.
- 123. The Developer shall be responsible for maintaining the LED all way stop signs for a duration of 6 months, with that duration beginning upon project acceptance by the City. At the end of that six month period, the Developer shall be responsible for removing the LED all way stop signs and replacing with standard all way stop signs.

II. On-Going

- 124. The Property Owner shall be responsible for conducting all servicing and maintenance as described and required by the stormwater treatment measure maintenance plan(s). Maintenance of all on-site and off-site design and treatment control measures shall be the owner’s responsibility.
- 125. Approved maintenance plans for stormwater treatment measures shall be kept on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.
- 126. By April 1 each year, maintenance inspection and servicing reports for the stormwater treatment systems shall be submitted to the City Engineer for the previous calendar year (January 1 through December 31).
- 127. The Property Owner shall be required to pay for all municipal inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the City.

128. Site access shall be granted to representatives of the City, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. A statement to that effect shall be made a part of the Maintenance Agreement and Stormwater Treatment Measures Maintenance Agreement recorded against the properties.
129. Storm drainage improvements on private property shall be privately owned and maintained. Storm drain laterals, including those within the public right-of-way, shall be privately maintained, with responsibility terminating at connections to the public storm drain system.
130. All private utilities (storm drain, sanitary sewer, water, electric, gas, etc.) and private road facilities within the development shall be maintained and repaired by the Property Owner and its successors and shall be memorialized in the maintenance and operations agreement.

Fire

131. Provide NFPA 13 Fire Sprinkler system throughout building and garages. Fire sprinkler system to utilize horn strobe units in place of bells. Fire Sprinkler system under separate fire permit.
132. The minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses.
133. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center.
134. There shall be clear language in the CC&Rs regarding parking restrictions and the HOAs' ability to remove vehicles parking in designated fire lanes. Draft copies shall be submitted to the fire department for review.
135. Provide a separate site map indicating curb cut with the "Fire Lane – No Parking SBMC 7.16.040" because most of the proposed street is 28 feet or less.
136. There shall be clear language in the CC&R's or similar regarding the ongoing maintenance of the WUI area to the east of all the houses. It shall be maintained throughout the year and subject to inspection by the Fire Department.
137. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the address, as approved by the City of San Bruno. Such signs shall be visible and legible from the street fronting the project.

138. Construction material and vehicles shall not obstruct fire apparatus access to fire apparatus roads, fire hydrants, or buildings.
139. Drywall and other temporary heating devices shall be of an approved type, located away from combustible materials, and attended and maintained at all times. Heating devices shall not be operated after normal working hours without being attended to on an hourly basis.
140. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or applicant shall immediately report the finding to the San Bruno Fire Department via phone at (650) 616-7096. All suspected areas shall be marked off with approved signage or caution tape until such time that a representative from the Fire Department determines whether the release is reportable or not and if site remediation is required.
141. Temporary use of on-site generators with over 60 gallons of diesel fuel shall require a fire department permit and must meet the requirements of Chapter 6.95 of the Health and Safety Code, the San Bruno Fire Department, and the National Fire Codes. Contact the Fire Department at 650-616-7093 to initiate the permit application.

Prior to Building Permit Issuance

142. The Fire Marshal will approve a Safety Plan for the construction process before building permit issuance.

Construction Process

143. Fire Department access shall be maintained throughout construction, with a minimum of 20 feet of width.
144. Framing of combustible construction cannot commence until access roads, and the Fire Department approved public fire hydrants.
145. Testing of all fire systems shall be performed before the sales office can be opened for business.

Prior to Occupancy:

146. Prior to occupancy, all Fire and Life Systems must be finalized.

Police

147. All residences shall have backlit address lighting with a minimum of 4" numbers.
148. Adequate lighting of the treatment area, parking lots, driveways, circulation areas, passageways, recesses, and grounds contiguous to buildings shall be provided with enough lighting of sufficient wattage 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.

149. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
150. When applicable, perimeter fencing of open design, such as wrought iron, tubular steel, or densely meshed and heavy-posted chain link, should be installed in order to establish territoriality and defensible space, while maintaining natural surveillance.
151. Proper signage shall be posted at the entrances to reflect the streets are private property parking.
152. Designated Fire lanes shall be clearly marked and painted properly for enforcement purposes.
153. An arterial stop sign shall be placed at the two driveways of the complex which enter onto Glenview Drive.
154. Proper signage shall be placed at the most southern driveway indicating it is a one-way street and that vehicles may not exit.
155. A standard set of CC&R's will state what residents can and cannot do and it will be the homeowner's association responsibility to enforce the rules.

Parks

156. Prior to approval of the Final Map, any and all proposed recreation amenities and facilities shall be reviewed, pre-approved, and signed off by Public Works Department staff.
157. Prior to approval of the final map, the applicant shall prepare a Landscape Plan for the proposed development. This Landscape Plan shall be reviewed and approved by a geotechnical engineer and the City of San Bruno to assure expansive soil hazards identified in the design-level geotechnical report have been adequately assessed and the project can achieve conformance with geotechnical recommendations. The Landscape Plan shall be incorporated into the final project plan and be added as part of the project specifications related to grading, erosion control, and construction.
158. The developer shall comply with the City's heritage tree ordinance, section 8.25.050 of the San Bruno Municipal Code, which requires replacement planting of 2-24" box size tree or one 36" box size tree for each heritage tree removed.

159. The selection of street tree species and landscape pallet shall conform to City standards and reviewed by Community Services Department staff.
160. The project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices, in compliance with the City of San Bruno Water Efficient Landscape and Irrigation Guidelines. A copy of these guidelines is to be included as an appendix to the CC&R's.
161. The use of irrigation for landscape improvements shall contain either drip irrigation or low-flow overhead sprinklers. All trees shall be irrigated by bubblers. Trees shall be irrigated on a separate valve than other plant material. All irrigation valves shall contain a gate valve prior to the valve to allow for isolation and valve maintenance.
162. Prior to the issuance of a City building permit, the developer shall enter into a Maintenance of Landscaping Agreement for the maintenance of the proposed street trees, medians, and irrigation systems. The agreement shall run with the land and be binding upon successors in interest of the Developer.
163. Maintenance of neighborhood parks, passive park areas, street trees and landscaping shall be the responsibility of the Homeowners Association.
164. All landscaping shall be maintained in a weed free healthy growing condition, and plants not thriving or dead shall be replaced.
165. After one year of occupancy the landscaping shall be inspected by a qualified landscape architect who shall verify the landscape condition and make recommendations in a memo report to be submitted to the Community Development Director.
166. Roof drains shall drain away from the building and be directed to landscaping or a stormwater treatment measure.

CityNet Services

167. The developer/contractor shall be responsible for labor and construction including the coordination with PG&E for excavating the joint trench, supplying and installing CATV conduits, excavating, supplying, and installing the CATV underground utility box as needed. Provide connection materials such as the riser to the existing utility pole and SCH40 2-inch conduits into the first San Bruno CityNet Services utility box on the project property.
168. The developer/contractor shall provide one SCH40 2-inch conduit connecting the main utility pole riser into the first outside underground utility box.

169. The developer/contractor shall provide connectivity between all utility boxes with SCH40 2-inch conduit and proofed with mule tape/pull rope inside.
170. Developer/Contractor will provide B-36 utility underground vaults with 12-inch extensions for connecting existing San Bruno CityNet Services network. Christy B-36 with 12" extensions (35 1/4"l x 22 1/4" x 12"h, plus 12" extension). Underground utility boxes located in the street shall be traffic rated.
171. The developer/contractor shall provide connectivity inside each individual unit with a protected singlemode fiber inside a Microduct (see specs below for Microduct of equal or better) and routed from the demarcation point usually located at the side of the unit where the underground service conduit lateral terminates and into a main gang box or unit's internal panel (media cabinet where all communication wires terminate). This will terminate in each unit to provide Data, Video and VoIP services with an Optical Node Terminal (ONT) provided by CityNet Services.
172. Microduct Specifications:FieldShield Riser Rated 10/6 mm Microduct is a durable, crush resistant micro-conduit designed to increase the protection of fiber. Manufactured using high density thermoplastic, FieldShield Riser Rated Microduct offers superior durability and protection.
173. The developer is responsible for internal wiring of each unit in the SFR and additional outlets consisting of Ethernet Cat5E communication wires or better and Coax cables such as RG6 Trishield or better routed in homerun design for each outlet. Additional outlets shall be wired homerun to a main gang box or unit's internal panel made of plastic material to help wireless transmission of data signal throughout the unit. This will terminate in each unit to provide data, phone and video services at the media cabinet/panel. The media cabinet will have a 120 VAC duplex electrical outlet grounded and have the minimum dimensions of H30"xW14"xD3.5" for a single provider and dimensions of H42"xW14"xD3.5" for multiple providers. Each residential unit shall have a main outlet in the living room and additional outlets in each bedroom. No splicing of cables within the units. All cables shall conform to CityNet Services requirements and terminated with an F-connector and Cat5E RJ45 jack at each wall plate outlet.
174. Contractors/Developer will always protect CityNet Services conduits and underground utility boxes during the construction phase.
175. Prior to occupancy, San Bruno CityNet Service pamphlets will be made available for all residents.

End of conditions.