

Exhibit A
Conditions of Approval

2019 494 FORBES PROJECT DESIGN REVIEW MODIFICATION
P06-0025: DR19-0044

The Applicant/Project shall conform to all the conditions of approval identified in City Council Resolution 95-2012, as well as the additional conditions contained herein.

A. PLANNING DIVISION

1. Prior to the issuance of any building or construction permits for the project, the applicant shall revise the development plans to address the Design Review Board comments, subject to review and approval by the Chief Planner or designee.
2. The Applicant/Project shall implement all the mitigation measures identified in the adopted Mitigation Monitoring and Reporting Program for 494 Forbes adopted by City Council Resolution 96-2012.

B. ENGINEERING DIVISION

Permits

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
 - a. Building Permit plan check and civil review. Provide cost of on-site improvements for deposit amount calculation.
 - b. Hauling/Grading plan check and permit processing. Provide Cubic Yards for deposit amount calculation.
 - c. Public Improvement plan check and permit processing. Provide cost of ROW improvements for deposit amount calculation.
2. A Grading Permit is required for grading over 50 cubic yards and if 50 cubic yards or more of soil is exported and/or imported. The Applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits. The Grading Permit requires several documents to be submitted for the City's review and approval. The Grading Permit Application, Checklist and Requirements may be found on the City website at <http://www.ssf.net/departments/public-works/engineering-division>.
3. A Hauling Permit shall be required for excavations and off-haul or on-haul, per Engineering requirements; should hauling of earth occur prior to grading. Otherwise, hauling conditions would be included with the grading permit. Hauling Permit may be found on the City website at: <http://www.ssf.net/departments/public-works/engineering-division>.
4. The Applicant shall obtain a Demolition Permit to demolish the existing concrete pad. The demolition permit shall be obtained from the Building Division and the Applicant

shall pay all fees and deposits for the permit. The Applicant shall provide letters from all public utilities stating all said utilities have been properly disconnected from the existing buildings.

5. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
6. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan ("WMP") for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials ("65/100") will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee prior to the issuance of a building or grading permit.
7. A Public Improvement Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.
8. The Applicant shall obtain tree removal permit from City of South San Francisco Parks and Recreation Department prior to removing or pruning a protected tree. The permit application shall be on a form furnished by the department and shall state, among other things, the permit fee, the deposit amount for removal, the location and type of the tree to be removed or pruned, and the reason for removal or pruning of the protected tree.

Plan Submittal

9. Along with the building permit and grading permit submittals, Applicant shall submit separate Right-of-Way (ROW) improvement plans for the Public Improvement Permit Application. An engineer's cost estimate for the scope of work shown on the approved ROW improvement plans is required to determine the performance and payment bond amount. The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.
10. Improvement plans shall be printed to PDF and combined into a single electronic file, with each being stamped and digitally signed by a Professional Engineer registered in the State of California. Incorporated within the construction plans shall be applicable franchise utility installation plans, stamped and signed and prepared by the proper authority. Plans shall include the following sheets:
Cover, Separate Note Sheet, Existing Conditions, Demolition Plan, Grading Plan, Horizontal Plan, Striping and Signage Plan, Utility Plan(s), Details, Erosion Control Plan, and Landscape Plans, (grading, storm drain, erosion control, and landscape plans are for reference only and shall not be reviewed during this submittal).

11. Prior to building permit issuance, the Applicant shall obtain a grading permit with the Engineering Division and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the grading permit. The Applicant shall submit a grading plan that clearly states the amount of cut and fill required to grade the project. The Grading Plans shall include the following plans:
Cover, Notes, Existing Conditions, Grading Plans, Storm Drain Plans, Stormwater Control Plan, and Erosion Control Plan.
12. Prior to building permit issuance, the Applicant shall obtain a Public Improvement Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Public Improvement Permit. The Public Improvement Plans shall include only the scope of work within the City ROW (with reference to the on-site plans) consisting of the following plans:
Civil Plans, Landscape Plans, and Joint Trench Plans.
13. Applicant shall provide a pedestrian routing plan along with the traffic control plan for any work within the sidewalk and/or obstructing pedestrian routes. Temporary lane or sidewalk closures shall be approved by the City Engineer and by the Construction Coordination Committee (if within the CCC influence area). For any work affecting the sidewalks or pedestrian routes greater than 2 days in duration, the adjacent parking lane or adjacent travel lane shall be closed and temporary vehicle barriers placed to provide a protected pedestrian corridor. Temporary ramps shall be constructed to connect the pedestrian route from the sidewalk to the street if no ramp or driveway is available to serve that purpose.
14. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
15. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
16. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.
17. The Applicant shall submit a current Traffic Impact Analysis using any intersections in the vicinity of the proposed development.

Mapping

18. Applicant shall submit all documents required for review of any proposed mapping application.
19. Prior to the approval of the Public Improvement Permit, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The

Improvement Agreement shall require the Applicant to ensure the faithful performance of the design, construction, installation and inspection of all public improvements as reviewed and approved by the Engineering Division at no cost to the City and shall be secured by good and sufficient payment, performance, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 110% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all landscape within the project frontage at no cost to the City. The Encroachment and Maintenance Agreement shall be recorded with the San Mateo County Recorder and may be transferred to the property owner or Homeowner's Association.

Right-of-Way

20. All new public improvements shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards. All new public improvements shall be completed prior to Final Occupancy of the project or prior any Temporary Occupancy as approved by the City Engineer.
21. Prior to Building Permit issuance, the Applicant shall submit a video survey of the adjacent streets (perimeter of proposed property location) to determine the pre-construction condition of the streets at no cost to the City. The Applicant will be responsible to ensure that the condition of the streets and striping is in at least existing condition or better after construction is completed.
22. The Applicant shall construct new public curb, gutter, sidewalks, curb ramps, driveways, streetlights, and landscaping along the Forbes Blvd and Allerton Ave frontages of the subject property. Unless separated by a planting strip, all sidewalks shall be monolithic to the curb and gutter.
23. The Applicant shall design and construct the curb ramp at the intersection of Forbes Blvd. and Allerton Ave. to accommodate a new crosswalk on Forbes Blvd at the westerly leg of the intersection. Said new crosswalk to be installed by others as part of the development on the north side of Forbes Blvd.
24. The applicant shall incorporate standard City Driveways the Forbes Blvd entrances to the project.
25. The Applicant shall repave the property's fronting roadway on Forbes Blvd and Allerton Ave with a 2-inch grind and overlay, from the lip of gutter to the lip of gutter.
26. The Applicant shall provide tree protection to ensure existing trees are protected during the proposed development. Construction vehicles, equipment and excavated soil shall be kept away from under the canopy of any trees on the site which are to be preserved.

27. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately. Sufficient clear pavement area shall be provided to permit a minimum of 25' of maneuvering room at the rear of 90° parking stalls or garages.
28. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
29. Existing driveway approaches or portions of approaches along the property frontage that will not serve the new development or do not serve any other access shall be removed and replaced with new curb, gutter, and sidewalk. Where new work is required, monolithic curbs, gutter, curb ramps, commercial driveway approaches and 4' wide (minimum) sidewalks are to be constructed to current City standards and to the satisfaction of the City Engineer.
30. Upon completion of construction and landscape work at the site, the Applicant shall clean, repair or reconstruct, at their expense, as required to conform to City Standards, all public improvements including driveways, curbs, gutters, sidewalks and street pavements along the street frontages of the subdivision to the satisfaction of the City Engineer. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.
31. The Applicant shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The Applicant will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City.
32. Prior to the issuance of the Public Improvement Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work in Forbes Blvd and Allerton Ave any area of work that will obstruct the existing pedestrian walkways.
33. The project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW. City Engineer approval is required for any temporary structural supports within the ROW. Any temporary structural supports shall be removed after construction.
34. The Applicant shall be responsible for the various items listed in the Mitigation Monitoring and Reporting Program approved by the City Council on November 14, 2012. In particular, the Transportation Improvements are as follows:
 - a. Mitigation Measure 4.8-1: Implement a TDM program consistent with the City of South San Francisco Zoning Ordinance Chapter 20.120 Transportation Demand Management and acceptable to C/CAG.
 - b. Mitigation Measure 4.8-4: Provide a fair share contribution for adjusting the signal timing at the intersection of Airport Blvd./Grand Ave.

- c. Mitigation Measure 4.8-5: Provide a fair share contribution for a second off-ramp lane connection to the U.S. 101 Freeway at U.S. 101 Northbound Off-ramp to East Grand Avenue/Executive Drive.
 - d. Mitigation Measure 4.8-8: Provide a fair share contribution for widening the southbound Forbes Blvd approach from one left, one combined through right and one right turn lane to provide one left, one through, one through right and one exclusive right turn lane at East Grand Avenue/Forbes Blvd/Harbor Way intersection.
 - e. Mitigation Measure 4.8-9: Provide a fair share contribution for a Traffic Signal at East Grand Avenue and Allerton Avenue.
 - f. Mitigation Measure 4.8-10: Provide a fair share contribution for:
 - i. Restriping the Southbound Airport Blvd approach to Airport Boulevard/Grand Avenue intersection to provide two exclusive left turn lanes, one exclusive through lane and one shared through/right turn lane
 - ii. Adjusting Signal Timing @ Oyster Point Blvd/Dubuque Ave.;
 - iii. Adjusting Signal Timing @ Oyster Point Blvd/Sister Cities Blvd/Airport Blvd.;
 - g. Mitigation Measure 4.8-14: Provide a fair share contribution for a new Traffic Signal at the intersection of Forbes Blvd./Allerton Ave.
 - h. Mitigation Measure 4.8-15a: Provide a fair share contribution for restriping the eastbound Grand Ave. approach to the intersection of Airport Boulevard and Grand Avenue to provide a shared through/left turn lane and share through/right turn lane.
 - i. Mitigation Measure 4.8-18: Given that the Precise Plan dated 08/16/2019 includes a parking garage entrance at the southerly end of the project site on Allerton Avenue as opposed to the driveway at the center of the site as shown on original 9/5/2012 concept plans, the applicant shall be responsible to install a Traffic Signal on Allerton Avenue at the parking garage entrance. Said requirement is in lieu of widening the street by 8 feet to provide a left turn pocket.
35. The Applicant shall provide an engineer's estimate for all work performed within the public right-of-way.

Stormwater

36. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved site analyzing existing conditions and post-development conditions of the project site to the public storm drain system. The study shall evaluate the necessary capacity of the proposed drainage systems serving the development and any upstream tributary areas. The study shall evaluate the necessary capacity of each storm drain main during a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. The study shall be submitted to the City Engineer for review and approval.
37. The Applicant shall design and construct, all on-site and off-site storm drainage improvements as recommended by the approved storm drainage and hydraulic study at no cost to the city.

38. The Applicant shall reduce peak runoff by 15% based on a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site.
39. On-site storm drainage facilities shall be designed to accommodate runoff from a 10-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. On-site storm drainpipes shall be designed for open channel flow conditions and not be surcharged.
40. Drainage runoff shall not be allowed to flow across lot lines or across subdivision boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.
41. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved drainage device or facility that meets the C3 stormwater treatment requirements of Municipal Regional Permit.
42. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollutions control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

Sanitary Sewer

43. The Applicant shall submit a sewer capacity study to determine how the project impacts the public sanitary system and determine if there is adequate capacity in the public sewer lines. Sanitary sewer mains shall not flow more than 2/3 full at peak wet weather flow. Please be sure to include all supporting calculations.
44. The Applicant shall video inspect the sanitary sewer main to the nearest manholes upstream and downstream of the project point of connection both prior to construction and post construction. Video must be submitted to City Engineering for review.
45. Applicant shall abandon all existing Sanitary Sewer Laterals serving the property to City Standards.
46. Applicant shall install the new sewer laterals to City Standards including a clean out in the sidewalk and a new y connection or tap tile connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.
47. The on-site sanitary sewer system shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the subdivision shall be repaired and maintained by the property owner or Homeowner's Association.
48. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.

Utilities

49. The Applicant shall underground all existing overhead utilities (if any) along the project street frontage.
50. All transformers installed as part of said undergrounding shall be placed in vault boxes below ground.
51. All electrical and communication lines serving the property, shall be placed underground within the property being developed to the nearest overhead facility or underground utility vault.
52. The Applicant shall install new street lighting along the entire project frontage of the subject property within the City's right-of-way with the approved light standard for the East of 101 Area at no cost to the City.
53. New City Standard CREE XPS Type 3 91-Watt streetlights or other approved by the City Engineer shall be utilized. Streetlights shall be connected to the P.G. & E. system with two (2) inch rigid conduit, pull boxes and stranded #8 THW or TW wire and activated per P.G.& E's LS-2A rate schedule.
54. The Applicant shall include a 3" diameter City spare conduit with pull boxes and ropes for future fiber optics installation with the new streetlight system conduit excavation. The conduits shall be dedicated to the City.
55. The Applicant shall coordinate with the California Water Service/Westborough Water for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service or the Westborough Water District, as appropriate.
56. The Applicant shall install fire hydrants at the locations specified by the Fire Marshal. Installation shall be in accordance with City Standards as administered by the Fire Marshal.

On-site Improvements

57. The Applicant shall design and construct the Rails to Trails improvements as described in the Development Agreement between the City and HCP Forbes, LLC recorded on February 5, 2013 as document no. 2013-019600 San Mateo County records.
58. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
59. All common areas are to be landscaped and irrigated and shall meet the requirements of the City's Water Efficiency Landscape Ordinance (WELO). Submit landscape, drainage and grading plans for review and approval by the Engineering Division.
60. Any monument signs to be installed for the project shall be located completely on private property and shall not encroach into the City's right-of-way. Applicant shall

ensure that placement of the monument signs do not obstruct clear lines of sight for vehicles entering or exiting the site.

61. Parking lots, driveways, circulation areas, aisles, passageways, recesses and ground contiguous buildings shall be provided with high-intensity discharge lighting with 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 the site. Such lighting shall be equipped with vandal-resistant covers. The following minimum levels of illumination shall be achieved:
 1. ***Open parking lots:*** One to two foot-candles at ground level.
 2. ***Pedestrian path/bike path:*** One-half to one foot-candle at ground level.
 3. ***Covered parking:*** Five foot-candles at ground level.

Grading

62. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan. The Site Grading and Drainage Plan shall be prepared by the Applicant's civil engineer and approved by the project geotechnical engineer.
63. The entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effect dust palliative to prevent dust from being blown into the air and carried onto adjacent private and public property. Dust control shall be for seven days a week and 24 hours a day. Should any problems arise from dust, the Applicant shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.
64. Haul roads within the City of South San Francisco shall be cleaned daily, or more often, as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private driveways.
65. The Applicant shall submit a winterization plan for all undeveloped areas within the site to control silt and stormwater runoff from entering adjacent public or private property. This plan shall be submitted to the City Engineer for review and approval prior to September 1 of each year. The approved plan shall be implemented prior to November 1 of each year.
66. Prior to placing any foundation concrete, the Applicant shall hire a licensed land surveyor or civil engineer authorized to practice land surveying to certify that the new foundation forms conform with all setbacks from confirmed property lines as shown on the Plans. A letter certifying the foundation forms shall be submitted to the Engineering Division for approval.
67. The applicant is required by ordinance to provide for public safety and the protection of public and private property in the vicinity of the land to be graded from the impacts of the proposed grading work.

68. All hauling and grading operations are restricted to between the hours of 8:00 a.m. to 6:00 p.m. for residential areas and 7:00 a.m. to 6:00 p.m. for industrial/commercial areas, Monday through Friday, excluding holidays.
69. Unless approved in writing by the City Engineer, no grading in excess of 200 cubic yards shall be accomplished between November 1 and May 1 of each year.