

Exhibit A
Draft Conditions of Approval

2020 233 EAST GRAND / 328-340 ROEBLING PROJECT
DESIGN REVIEW MODIFICATION & DEVELOPMENT AGREEMENT
AMENDMENT
P007-0012: DR20-0016 & DAA20-0001

The Applicant/Project shall conform to all the conditions of approval identified in City Council Resolution 93-2012, as well as the additional conditions contained herein.

A. PLANNING DIVISION

GENERAL

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by Flad Architects dated March 23, 2020, and approved by the City Council in association with DR20-0016 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City's Chief Planner
2. 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.
3. The Applicant/Project shall comply with all applicable mitigation measures outlined in the adopted Mitigation Monitoring and Reporting Program for the 2020 Addendum / 2012 Recirculated IS/MND for the 233 East Grand / 328-340 Roebling Revised Project.
4. The applicant shall comply with all terms and conditions specified in the First Amendment to the Development Agreement (DAA20-0001).
5. The applicant is responsible for maintaining site security prior to, and throughout the construction process. This includes installation of appropriate fencing, lighting, remote monitors, or on-site security personnel as needed.
6. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
7. During construction, the applicant shall provide parking for construction workers within the project parking structure when the Chief Building Official and Fire Marshal provide written approval.
8. Prior to issuance of certificate of occupancy, the applicant shall submit final landscaping and irrigation plans demonstrating compliance with the State's Model Water Efficiency Landscaping Ordinance (MWELO), if applicable.

- a) Projects with a new aggregate landscape of 501 – 2,499 sq. ft. may comply with the prescriptive measures contained in Appendix D of the MWELO.
 - b) Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by the MWELO.
 - c) For all projects subject to the provisions of the MWELO, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.
9. The applicant shall contact the South San Francisco Scavenger Company to properly size any required trash enclosures and work with staff to locate and design the trash enclosure in accordance with the SSFMC Section 20.300.014, Trash and Refuse Collection Areas. Applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
 10. Prior to proceeding with exterior construction, the applicant shall provide a full-scale mockup of a section of exterior wall that shows the cladding materials and finishes, windows, trim, and any other architectural features of the building to fully illustrate building fenestration, subject to site inspection and approval by Planning Division staff.
 11. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, and Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.
 12. A Parking and Traffic Control Plan for the construction of the project shall be submitted with the application for Building Permit, for review and approval by the Chief Planner and City Engineer.
 13. The Entitled Project included an approved draft Preliminary TDM Plan. In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan that incorporates revisions based on the Revised Project for review and approval by the Chief Planner.
 14. Prior to issuance of any building or construction permits, the developer shall revise the development plans to include the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee:
 - a. Electric Vehicle Charging Installations Measure 2.1, Action 5: Require new large-scale nonresidential developments to provide conduit for future electric vehicle charging installations, and encourage the installation of conduits or electric vehicle charging stations for all new development.

- b. Heat Island Reductions Measure 3.4, Action 1: Encourage the use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
- c. Alternative Energy Facilities Measure 4.1, Action 2: Require the construction of any new nonresidential conditioned space of 5,000 square feet or more, or the conversion of unconditioned space 5,000 square feet or more, to comply with one of the following standards:
 - i. Meet a minimum of 50% of modeled building electricity needs with on-site renewable energy sources. To calculate 50% of building electricity needs for the new conditioned space, the applicant shall calculate building electricity use as part of the Title 24 compliance process. Total electricity use shall include total use for the new conditioned space excluding process energy.
 - ii. Participate in a power purchase agreement to offset a minimum of 50% of modeled building electricity use. Building electricity use shall be calculated using the method identified above.
 - iii. Comply with CALGreen Tier 2 energy efficiency requirements to exceed mandatory energy efficiency requirements by 20% or more. For additions to existing development of 5,000 square feet or more, CALGreen Tier 2 shall be calculated as part of the Title 24 compliance process. Existing building space already permitted shall not be subject to CALGreen Tier 2 requirements.
- d. Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar.
- e. Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following:
 - i. Establishing a variable-speed pump exchange for water features.
 - ii. Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise.
 - iii. Installing irrigation controllers with rain sensors.
 - iv. Landscaping with native, water-efficient plants.
 - v. Installing drip irrigation systems.
 - vi. Reducing impervious surfaces.

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.

Plan Submittal

8. Along with the building permit submittals, the Applicant shall submit detailed plans 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).

9. 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.

10. 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.

11. 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.
12. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
13. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

Mapping

14. The Applicant shall process a subdivision map to merge the various parcels such that the proposed new building structures do not straddle the existing property lines.
15. The Applicant shall dedicate to the City a Pedestrian Access Easement along those portions of the sidewalk on Roebling Road that are not located within the public Right-of-way.
16. Prior to Building Permit issuance, all applicable mapping shall be recorded with the San Mateo County Clerk Recorder's Office.
17. Applicant shall submit all documents required for review of any proposed mapping application.
18. Prior to the approval of any Permits, 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.
19. Applicant shall pay for all Engineering Division deposits and fees for any mapping application prior to review.
20. The applicant shall clearly show all existing easements on the improvement plans.

Right-of-Way

21. 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.
22. 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.
23. Applicant shall reconstruct all curb, gutter, sidewalks, curb ramps, and driveways, along the East Grand Avenue and Roebling Road frontages of the subject property. Unless separated by a planting strip, all sidewalks shall be monolithic to the curb and

gutter and shall be constructed to current City and Caltrans standards and specifications to the satisfaction of the City Engineer at no cost to the City.

24. The Applicant shall rehabilitate the pavement on East Grand Avenue along the entire frontage of the project site from gutter to centerline or median. Pavement rehabilitation shall include the repair of any failed pavement areas as determined in the field by the City Inspector and a 2 inch grind and overlay of the street from the lip of gutter to lip of gutter and restriping the lane lines and crosswalks.
25. The Applicant shall restore the pavement after any trenches along Roebling Road from gutter to gutter. The pavement restoration shall include a Tee cut to extend the new pavement beyond the trench the same distance as the width of the trench or a minimum of 2-feet, whichever is greater. For any trenches within 50-ft of each other, the pavement restoration shall be contiguous between the trenches. For any trenches within 3-feet of the lip of gutter, pavement restoration shall be to the lip of gutter.
26. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet City standards current to the time of Encroachment Permit approval.
27. Mitigation Monitoring and Reporting Program Traf-1: The Applicant shall adjust signal timing at the Airport Boulevard / Grand Avenue Traffic Signal to the approval of the South San Francisco Public Works Department in order to reduce Base Case + Project 95th percentile vehicle queuing for the left turn movement on the southbound Airport Boulevard approach to Grand Avenue to a shorter distance than Base Case queuing for this movement. (This Mitigation Measure to be funded via the projects Traffic Impact Fee Contribution and implemented by the City)
28. Mitigation Monitoring and Reporting Program Traf-2: The Applicant shall extend the left turn lane on the eastbound East Grand Avenue approach to Roebling Road from 75 feet to a minimum of 125 feet and a maximum of 175 feet, or as determined by the City Engineer.
29. Mitigation Monitoring and Reporting Program, Traf-3: The Applicant shall construct the following Traffic Mitigations at the East Grand Avenue and Roebling Road intersection:
 - a. Signalize the intersection and coordinate operation with the signal at East Grand Avenue / Forbes Boulevard/ Harbor Way.
 - b. Lengthen the single left turn lane on the westbound East Grand Avenue approach to the Forbes/Harbor intersection to a minimum of 225 and a maximum of 260 feet, or as determined by the City Engineer.

(If the development project at 213 East Grand implements the Traf-3 mitigation measures, the Applicant shall reimburse a fair share of the cost of the improvements to the 213 East Grand Avenue project Applicant as negotiated by the two parties. If the Applicant implements the Traf-3 mitigation measures, then the Applicant of the

213 East Grand Avenue project shall reimburse a fair share of the cost of the improvements to the Applicant as negotiated by the two parties.)

30. Mitigation Monitoring and Reporting Program, Traf-4: The Applicant shall provide a fair share contribution, as determined by the City Engineer, towards all needed signs and pavement markings on the approaches to the East Grand Avenue / Forbes Boulevard / Harbor Way intersection “at grade railroad crossing” to meet minimum State Public Utilities Commission requirements as detailed in the 2003 Manual of Uniform Traffic Control Services by the Federal Highway Commission.

(This Mitigation Measure to be funded via the projects Traffic Impact Fee Contribution and implemented by the City)

31. The driveway located on East Grand Avenue shall be right-turn in and out of the site. An R1 “Stop” sign with a “Right Turn Only” sign shall be placed at this driveway. All other exit driveways shall be posted with an R1 “Stop” sign mounted on a steel pole.
32. The Applicant shall replace and install all lighting along the East Grand Avenue & Roebling Road 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.
33. 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 proposed project along East Grand Avenue and Roebling Road 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.
34. 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.
35. Prior to public improvement permit issuance, the Applicant shall provide an engineer’s estimate for all work performed within the public right-of-way and submit a bond equal to 110% of the estimate.
36. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on East Grand Avenue and Roebling Road and/or any area of work that will obstruct the existing pedestrian walkways.
37. For any work within the sidewalk and/or obstructing pedestrian routes shall provide pedestrian routing plans along with traffic control plans. 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.

38. No foundation or retaining wall support shall extend into the City Right-of-Way without express approval from the Engineering Department. Applicant shall design any bioretention area or flow-through planters adjacent to the property line such that the facility and all foundations do not encroach within the City Right-of-Way or into an adjacent parcel.

Stormwater

39. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved development analyzing existing conditions and post-development conditions. The study shall evaluate the capacity of the existing public storm drain along East Grand Avenue southwest of the project site and recommend any improvements necessary to accommodate runoff from the project and upstream tributary areas. The study shall evaluate the 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.
40. The Applicant shall design and construct, any on-site and off-site storm drainage improvements along said storm drain system as recommended by the approved storm drainage and hydraulic study at no cost to the city.
41. The development 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. The proposed storm drain system and runoff reduction information shall be included in the hydraulic study.
42. 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 drain pipes shall be designed for open channel flow conditions and not be surcharged. The on-site storm drainage system shall connect to the existing public storm drain system located on East Grand Avenue.
43. 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.
44. 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.
45. 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

46. The Applicant shall submit a sewer capacity study to determine how the project impacts and capacity of the sanitary sewer system and recommend any improvements necessary to accommodate the flows from the development project. The study shall include an analysis of the sanitary sewer main on Roebling Road. Sanitary sewer mains shall not flow more than 2/3 full at peak wet weather flow. Please be sure to include all supporting calculations.
47. The Applicant shall design and construct, any on-site and off-site sanitary sewer improvements as recommended by the approved sewer capacity study at no cost to the city.
48. Applicant shall abandon all existing Sanitary Sewer Laterals serving the property to City Standards.
49. Applicant shall install the new sewer laterals to City Standards including a clean out in the sidewalk and a new y connection or taptite connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.
50. 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

51. All electrical and communication lines serving the property, shall be placed underground within the property being developed and to the nearest overhead facility or underground utility vault. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
52. The applicant shall underground the existing overhead utilities along the entire East Grand Avenue & Roebling Road frontage of the property at no cost to the City. The undergrounding of existing electrical utilities on said frontages of the Project shall be completed prior to issuance of a Certificate of Occupancy.
53. The Applicant shall coordinate with the California Water Service for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service.
54. 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

55. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
56. Prior to receiving a Certificate of Occupancy form the Building Division, the Applicant shall require its Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.
57. 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.
58. The Applicant shall submit a proposed workplan and intended methodologies to ensure any existing structures on or along the development's property line are protected during proposed activities.

Grading

59. The Applicant shall provide documentation from a qualified Industrial Hygienist that the project site is clear of all hazardous materials and groundwater to a level that is satisfactory to State and County Regulators prior to the issuance of a grading permit.
60. 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.
61. 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.
62. 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.
63. 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.
64. 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.

65. 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.
66. 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.
67. 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.