

RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:

CITY CLERK
CITY OF REDWOOD CITY
P.O. BOX 391
1017 MIDDLEFIELD ROAD
REDWOOD CITY, CA 94064

2023-063039 CONF

1:12 pm 11/29/2023 AG Fee: NO FEE

Count of Pages 57

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



(Space Above Reserved For Recorder's Use)
Exempt from recording fee per Gov. Code § 27383.

Conformed Copy

STORMWATER TREATMENT MEASURES MAINTENANCE AGREEMENT Broadway Plaza – Broadway Block

THIS STORMWATER TREATMENT MEASURES MAINTENANCE AGREEMENT (“Agreement”) is made and entered into OCT. 25, 2023 (“Effective Date”), by and between the City of Redwood City (“City”) and SI XX, LLC, a California limited liability company (“Developer”) (together, the “Parties”).

RECITALS

A. On November 19, 2015, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2015-0049, amending the San Mateo Countywide NPDES Municipal Stormwater Permit (Order 99-059, CAS0029921) (the “NPDES Permit”).

B. Provision C.3. of the NPDES Permit, as it may be amended or reissued from time to time, requires the permittee public agencies to provide minimum verification and access assurances that all treatment measures will be adequately operated and maintained by entities responsible for the stormwater treatment measures.

C. Developer is the current fee owner of that certain real property consisting of approximately 11.2 acres located within the City of Redwood City, County of San Mateo, State of California, described in Exhibit “A”, attached hereto, and incorporated herein by reference (the “Property”).

D. Attached hereto as Exhibit “B”, and incorporated herein by this reference, is a legible reduced-scale copy of the site plan showing the stormwater treatment measures that are to be located or to be constructed on the Property, hereinafter referred to as the “Site Plan.”

E. Attached hereto as Exhibit “C” and incorporated herein by this reference, is an “Inspection and Maintenance Checklist” which describes Developer’s maintenance activities to be performed pursuant to this Agreement.

F. City is the permittee public agency with jurisdiction over the Property.

G. Developer recognizes that the stormwater treatment measure(s) more particularly described and shown on the Site Plan must be installed and maintained as

indicated in this Agreement and as required by the NPDES Permit or other regulatory agencies having jurisdiction.

H. Full-scale plans of measures shown on the Site Plan and any amendments thereto are on file with City's Engineering & Transportation Division.

I. City and Developer agree that the health, safety, and welfare of the citizens of City require that the stormwater treatment measure(s) detailed in the Site Plan be constructed and maintained on the Property.

J. City's Stormwater Management and Discharge Control Program Ordinance, Stormwater related guidelines, criteria, and other written directions ("City Stormwater Regulations") require that the stormwater treatment measure(s), as shown on the approved Site Plan, be constructed and maintained by Developer.

AGREEMENT

NOW, THEREFORE, in consideration of the benefit received by Developer as a result of City's approval of the Site Plan, Developer hereby covenants and agrees with City as follows:

1. Construction of Treatment Measures. The on-site and off-site Stormwater treatment measure(s) shown on the Site Plan will be constructed by Developer in strict accordance with the approved plans and specifications identified for the Property and any other requirements thereto which have been approved by City in conformance with City Stormwater Regulations.

2. Operation & Maintenance Responsibility. This Agreement will serve as the signed statement by Developer accepting responsibility for operation and maintenance ("O&M") of stormwater treatment measures as set forth in this Agreement until the responsibility is legally transferred to another person or entity.

3. Maintenance of Treatment Measures. Developer will not destroy or remove the stormwater treatment measures from the Property nor modify the stormwater treatment system in a manner that lessens its effectiveness. Developer will also, at its sole expense, adequately maintain the stormwater treatment measure(s) in good working order acceptable to City and in accordance with the Site Plan and Inspection and Maintenance Checklist. Developer's responsibilities in the foregoing sentences extend to all measures described in the Site Plan, including, without limitation, all pipes, channels, or other conveyances built to convey stormwater to the treatment measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described measures in good working condition so that these measures continue to operate as originally designed and approved. The Inspection and Maintenance Checklist will include a detailed description of and schedule for long-term maintenance activities of the stormwater treatment measures.

4. Sediment Management. Developer will appropriately manage sediment accumulation resulting from the normal operation of the stormwater treatment measure(s). Developer will provide for the removal and disposal of accumulated sediment in a manner

that complies with all federal, state, and local law and regulations. Disposal of accumulated sediment or debris will not occur on the Property.

5. Annual Inspection and Report. Developer will, on an annual basis, complete a Treatment Measure Operation and Maintenance Inspection Report (“Annual Report”). The Annual Report will include all completed Inspection and Maintenance Checklists for the reporting period and will be submitted to City in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. Developer will submit the Annual Report no later than December 31 of each year, under penalty of perjury, to Office of the City Engineer, 1017 Middlefield Road, Redwood City, CA 94063, or another member of City staff as directed by City. The Annual Report will include a record of the volume of all accumulated sediment removed as a result of the treatment measure(s). Developer will conduct a minimum of one (1) annual inspection of the stormwater treatment measure(s) between August 1st and October 1st each year. City may require more frequent inspections. The results of inspections will be recorded on the Annual Inspection Report.

6. Necessary Changes and Modifications. At its sole expense, Developer will make changes or modifications to the stormwater treatment measure(s) as City reasonably determines are necessary to ensure that the stormwater treatment measure(s) are properly maintained and continue to operate as originally designed and approved.

7. Access to the Property. Developer hereby grants permission to City; the San Francisco Bay Regional Water Quality Control Board (the “Regional Board”); the San Mateo County Mosquito Abatement District (the “Mosquito Abatement District”); and their authorized agents and employees to enter the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that the stormwater treatment measure(s) are being properly maintained and are continuing to perform in a manner adequate to protect water quality and the public health and safety. This includes the right to enter the Property whenever there is a reasonable basis to believe that a violation of this Agreement, City Stormwater Regulations, or the NPDES Permit, and any amendments or re-issuances of the NPDES Permit is occurring, has occurred or threatens to occur. The above listed agencies may also enter the Property when necessary for abatement of a public nuisance or correction of a violation of City Stormwater Regulations. City, the Regional Board, or the Mosquito Abatement District will provide reasonable (as may be appropriate for the particular circumstances) notice to Developer before entering the Property.

8. Failure to Maintain Treatment Measures. In the event Developer fails to maintain the stormwater treatment measure(s) as shown on the approved Site Plan in good working order acceptable to City and in accordance with the Inspection and Maintenance Checklist, then subject to the notice and cure provisions set forth below, the City and its authorized agents and employees with prior notice, may enter the Property and take whatever steps it deems necessary and appropriate to return the stormwater treatment measure(s) to good working order. Prior to taking any such corrective action, the City agrees to notify the Developer in writing of the claimed deficiencies and the actions which must be taken to cure such deficiencies. Upon notification of such deficiencies, the Developer shall

have thirty (30) days within which to correct, remedy or cure the deficiencies (or such longer period of time as may reasonably be required, provided that the Developer shall commence to remedy such default within such thirty (30) day period and thereafter diligently prosecute such remedy to completion). If the written notification states that the problem is urgent and relates to the public health and safety, then the Developer shall have twenty-four (24) hours to rectify the problem. This provision will not be construed to allow City to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that City is under no obligation to maintain or repair the stormwater treatment measure(s) and in no event will this Agreement be construed to impose any such obligation on City.

9. Reimbursement of City Expenditures. In the event City, pursuant to this Agreement, performs work of any nature (direct or indirect), including any re-inspections or any actions it deems necessary or appropriate to return the stormwater treatment measure(s) to good working order as indicated in Section 8, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, Developer will reimburse City for costs incurred by the City hereunder. Developer will make such reimbursement payments within thirty (30) days of receiving an invoice from City. If these costs are not paid within the prescribed time period, City may assess the cost of the work, both direct and indirect, and applicable penalties. Said assessment will be a lien against the Property or may be placed on the property tax bill and collected as ordinary taxes by City. This lien shall affect all parcels jointly if portions of the Property have been sold. Any lien in favor of the City created or claimed hereunder is expressly made subject and subordinate to any mortgage or deed of trust made in good faith and for value, recorded as of the date of the recordation of the Notice of Claim of Lien, and no such lien shall in any way defeat, invalidate, or impair the obligation or priority of any such mortgage or deed of trust. No lien in favor of the City created or claimed hereunder shall in any way defeat, invalidate, or impair the obligation or priority of any lease, sublease, or easement. The actions described in this section are in addition to, and not in-lieu-of, any and all legal remedies as provided by law, available to City as a result of Developer's failure to maintain the stormwater treatment measure(s).

10. Indemnification. Developer will indemnify, hold harmless and defend City and its authorized agents, officers, officials and employees (collectively, the "City Parties") from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, payments, costs and expenses, including attorney's fees, claimed or which might arise or be asserted against City that are alleged or proven to result or arise from the construction, presence, existence or maintenance of the stormwater treatment measure(s) (each, individually, a "Claim," and collectively, "Claims"). In the event such a Claim is asserted against City, its authorized agents, officers, officials or employees, City will promptly notify Developer and Developer will defend at its own expense any suit based on such Claim. This section will not apply to any Claims that arise due to the gross negligence or willful misconduct of City and/or any City Parties. This Section 10 will survive the early termination of this Agreement.

11. Insurance. Developer will obtain and maintain in full force and effect during the term of this Agreement the following insurance policies:

11.1 General Liability. Developer shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than Two Million Dollars (\$2,000,000) per occurrence, Four Million Dollars (\$4,000,000) general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability and coverage for explosion, collapse and underground property damage hazards. Developer's general liability policies shall be primary and non-contributory and be endorsed using Insurance Services Office form CG 20 10 or equivalent to provide that City and its officers, officials, employees, and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37 or equivalent, is also required.

11.2 Workers' Compensation. Developer shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least One Million Dollars (\$1,000,000). Developer shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

11.3 Auto Liability. Developer shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than One Million Dollars (\$1,000,000) per accident. If Developer owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

11.4 Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City either Developer's insurer will reduce or eliminate the deductibles to an amount not to exceed \$100,000 or self-insured retentions with respect to City, its Council, commissions, boards, committees, officers, employees and agents or Developer will procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

11.5 Concurrently with the execution of this Agreement, Developer shall furnish City with certificates and copies of information or declaration pages of the insurance required hereunder and, with respect to evidence of commercial general liability and automobile liability insurance coverage, original endorsements:

(a) Developer shall provide 30 days written notice for cancellation or any reduction in coverage during the term of this Agreement;

(b) Developer's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability (cross liability endorsements);

(c) Developer shall name City, its Council, commissions, boards, committees, officers, employees and agents as additional insureds; and

(d) Developer's insurance will be primary insurance relating to Developer's work hereunder with respect to City, its Council, commissions, boards, committees, officers, employees and Agents, and further providing that any insurance or self-insurance maintained by City for itself, its Council, commissions, boards, committees, officers, employees and agents shall not be excess of Contractor's insurance and will not be contributory with it. Such insurance will also specifically insure any contractual liability assumed by Developer under the terms of this Agreement, including, but not limited to, the provisions of subsection (a) above.

11.6 In the event that Developer's insurance is cancelled, Developer will provide replacement coverage or all work must cease as of the cancellation date until replacement insurance coverage is provided.

12. No Additional Liability. It is the intent of this Agreement to insure the proper maintenance of the stormwater treatment measure(s) by Developer; provided, however, that this Agreement will not be deemed to create or effect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

13. Performance Financial Assurance. City may request Developer to provide a performance bond, security, or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to City Stormwater Regulations.

14. Notices. The name of the persons who are authorized to give written notices or to receive written notice on behalf of City and on behalf of Developer under this Agreement.

To Developer: SI XX, LLC
c/o The Sobrato Organization, LLC
599 Castro Street, Suite 400
Mountain View, CA 94041
Attn: Matthew W. Sonsini

With a copy to: The Sobrato Organization, LLC
599 Castro Street, Suite 400
Mountain View, CA 94041
Attn: Peter Tsai

To City: City of Redwood City
1017 Middlefield Road
Redwood City, California 94063
Attn: City Manager

With a copy to: City of Redwood City
1017 Middlefield Road
Redwood City, California 94063
Attn: City Attorney

Except as otherwise stated, all notices to be provided or that may be provided under this Agreement must be in writing and delivered by regular and certified mail, return receipt requested. Each party will notify the other immediately of any changes of address that would require any notice or delivery to be directed to another address.

15. Jurisdiction and Venue. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of San Mateo, State of California, and the Parties waive all provisions of law providing for a change of venue in these proceedings to any other county.

16. Paragraph Headings; Recitals. Paragraph headings as used herein are for convenience only and will not be deemed to be a part of such paragraphs and will not be construed to change the meaning thereof. The above recitals are incorporated by reference as though fully set forth herein.

17. Entire Agreement. This Agreement, together with any other written document referred to or contemplated by it, embody the entire agreement and understanding between the Parties relating to the subject matter of it. Neither this Agreement nor any of its provisions may be amended, modified, waived, or discharged except in a writing signed by both Parties.

18. Severability. The provisions of this Agreement will be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence, or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Developer is held invalid, this will not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement.

19. Covenant Running with the Land. This Agreement pertains to and runs with the Property in perpetuity and will be recorded against the Property at Developer's expense. This Agreement binds the assigns and successors-in-interest of Developer. Subject to the terms and conditions set forth in Section 20 below, City and its successors and assigns, in the event of any breach of this Agreement, will have the right to exercise all of the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings against Developer or its permitted successors and assigns to enforce the curing of such breach.

20. Assignment by Developer. Developer may assign its obligations under this Agreement only with City Manager's prior written approval. In connection with any such assignment, Developer and its assignee will execute and deliver to City a written assignment and assumption agreement in a form reasonably acceptable to City. City agrees and acknowledges that the form attached hereto as Exhibit "D" is an acceptable form of assignment and assumption agreement (provided, however, that City shall not unreasonably withhold approval to other forms of assignment and assumption

agreements). Upon any such assignment, Developer shall be relieved of all obligations first accruing thereafter under this Agreement.

21. Release of Agreement. In the event that City determines that the stormwater treatment measure(s) located on the Property are no longer required, then City, at the request of Developer will execute a release of this Agreement, which Developer will record in the County Recorder's Office at Developer's expense. City reserves the option to record such release of this Agreement. The stormwater treatment measure(s) will not be removed from the Property unless such a release is so executed and recorded.

22. Attorneys' Fees. Should any legal action be brought by either party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing party will be entitled to all costs of suit, reasonable attorneys' fees and such other costs as may be determined by the court.

23. Effective Date and Modification; Counterparts. This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement will not be modified except by written instrument executed by City and Developer at the time of modification. Such modifications will be effective upon the date of execution and will be recorded. This Agreement may be executed in any number of counterparts which together shall constitute the contract of the Parties.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first stated above.

DEVELOPER

SI XX, LLC,
a California limited liability company

By: Sobrato Development Companies, LLC
a California limited liability company
Its: Manager

By: Matthew W. Sonsini
Matthew W. Sonsini
Its: Manager

[Signature must be notarized]

CITY

CITY OF REDWOOD CITY, a
municipal corporation

Melissa Stevenson Diaz
Melissa Stevenson Diaz, City Manager

[Signature must be notarized]

ATTEST:

Pamela Aguilar
Pamela Aguilar, City Clerk
YESSICA CASTRO, INTERIM

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

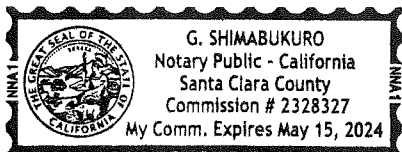
State of California }
 }
 } ss.
County of Santa Clara }

On May 11, 2023 before me, G. SHIMABUKURO ,
a Notary Public in and for said County and State, personally appeared
MATTHEW W. SONSINI,

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged
to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized
capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing is true and correct.

WITNESS my hand and official seal



G. Shimabukuro

NOTARY PUBLIC, STATE OF CALIFORNIA
My Commission #2328327
Expires: May 15, 2024

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

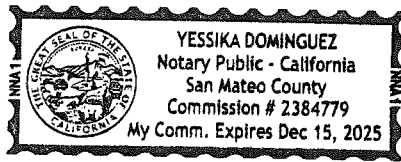
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SAN MATEO

On OCTOBER 25, 2023 before me, YESSIKA DOMINGUEZ, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared MELISSA STEVENSON DIAZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Exhibit "A"

LEGAL DESCRIPTION

Real property in the City of Redwood City, County of San Mateo, State of California, described as follows:

PARCEL A:

PARCEL ONE:

LOT 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REDWOOD PLAZA SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PARCELS 1 & 4 AS SHOWN ON AMENDED PARCEL MAP NO. 70710AB RECORDED AUGUST 28, 1968 IN VOLUME 6 OF PARCEL MAPS AT PAGE 16 OFFICIAL RECORDS OF SAN MATEO COUNTY, REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JULY 05, 1972 IN BOOK 75 OF MAPS, PAGES 44 AND 45.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 15 FEET WIDE, MEASURED AT RIGHT ANGLES WESTERLY FROM, AND LYING ADJACENT TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESIGNATED PARCEL 2 ON MAP ENTITLED "AMENDED PARCEL MAP OF A RESUBDIVISION OF A PORTION OF LOT 1 OF MAP ENTITLED "MAP OF SUBDIVISION OF SWEENEY RANCH, NEAR REDWOOD CITY, SAN MATEO COUNTY", RECORDED IN BOOK "C" OF MAPS AT PAGE 36, SAN MATEO COUNTY RECORDS, CITY OF REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 28, 1968 IN BOOK 6 OF PARCEL MAPS, PAGE 16 (70710-AB) AND EXTENDING FROM THE NORTHERLY TO THE SOUTHERLY LINE OF SAID PARCEL 2, AS RESERVED IN THE DEED RECORDED JULY 12, 1967 AS INSTRUMENT NO. 63299AA IN BOOK 5332, PAGE 743 OF OFFICIAL RECORDS.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 15 FEET WIDE, MEASURED AT RIGHT ANGLES EASTERLY FROM, AND LYING ADJACENT TO THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESIGNATED PARCEL 3 ON MAP ENTITLED "AMENDED PARCEL MAP OF A RESUBDIVISION OF A PORTION OF LOT 1 OF MAP ENTITLED "MAP OF SUBDIVISION OF SWEENEY RANCH, NEAR REDWOOD CITY, SAN MATEO COUNTY", RECORDED IN BOOK "C" OF MAPS AT PAGE 36, SAN MATEO COUNTY RECORDS, CITY OF REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 28, 1968 IN BOOK 6 OF PARCEL MAPS AT PAGE 16 (70710-AB) AND EXTENDING FROM THE NORTHERLY TO THE SOUTHERLY LINES OF SAID PARCEL 3, AS RESERVED IN THE DEED RECORDED JULY 5, 1968 AS INSTRUMENT NO. 56729AB IN BOOK 5497, PAGE 636 OF OFFICIAL RECORDS.

PARCEL B:

PARCEL ONE:

LOT 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REDWOOD PLAZA SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PARCELS 1 & 4 AS SHOWN ON AMENDED PARCEL MAP NO. 70710AB RECORDED AUGUST 28, 1968 IN VOLUME 6 OF PARCEL MAPS AT PAGE 16 OFFICIAL RECORDS OF SAN MATEO COUNTY, REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JULY 05, 1972 IN BOOK 75 OF MAPS, PAGES 44 AND 45.

First American Title Insurance Company

REV: 4-12-2023 SK

PARCEL TWO:

THE EASEMENTS PROVIDED FOR IN ARTICLES VI AND VII OF THE DECLARATION OF ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS EXECUTED BY LONGS DRUG STORES, INC., ET AL, DATED SEPTEMBER 21, 1972, AND RECORDED SEPTEMBER 21, 1972 IN BOOK 6235, OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 581 (60127-AF), OVER AND ACROSS LOT 1, AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "REDWOOD PLAZA SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PARCELS 1 AND 4 AS SHOWN ON AMENDED PARCEL MAP NO. 70710-AB RECORDED AUGUST 28, 1968, IN VOLUME 6 OF PARCEL MAPS AT PAGE 16 OFFICIAL RECORDS OF SAN MATEO COUNTY, REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JULY 05, 1972 IN BOOK 75 OF MAPS, PAGES 44 AND 45, AS GRANTED IN THE DEED RECORDED SEPTEMBER 21, 1972 AS INSTRUMENT NO. 60122AF IN BOOK 6235, PAGE 576 OF OFFICIAL RECORDS.

PARCEL C:

PARCEL ONE:

LOTS 3, 5 AND 6, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REDWOOD PLAZA SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PARCELS 1 & 4 AS SHOWN ON AMENDED PARCEL MAP NO. 70710AB RECORDED AUGUST 28, 1968 IN VOLUME 6 OF PARCEL MAPS AT PAGE 16 OFFICIAL RECORDS OF SAN MATEO COUNTY, REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JULY 05, 1972 IN BOOK 75 OF MAPS, PAGES 44 AND 45.

PARCEL TWO:

THE EASEMENTS PROVIDED FOR IN ARTICLES VI AND VII OF THE DECLARATION OF ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS EXECUTED BY LONGS DRUG STORES, INC., ET AL, DATED SEPTEMBER 21, 1972, AND RECORDED SEPTEMBER 21, 1972 IN BOOK 6235, OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 581 (60127-AF), OVER AND ACROSS LOT 1, AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "REDWOOD PLAZA SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PARCELS 1 AND 4 AS SHOWN ON AMENDED PARCEL MAP NO. 70710-AB RECORDED AUGUST 28, 1968, IN VOLUME 6 OF PARCEL MAPS AT PAGE 16 OFFICIAL RECORDS OF SAN MATEO COUNTY, REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JULY 05, 1972 IN BOOK 75 OF MAPS, PAGES 44 AND 45, AS GRANTED IN THE DEED RECORDED SEPTEMBER 21, 1972 AS INSTRUMENT NO. 60126AF IN BOOK 6235, PAGE 580 OF OFFICIAL RECORDS.

PARCEL THREE:

EASEMENTS FOR ENCROACHMENT OF FOOTINGS, FOUNDATIONS AND EAVES, AND FOR MAINTENANCE, REPAIR AND USE OF PARTY WALLS, AS PROVIDED FOR IN ARTICLE VI OF THE DECLARATION OF ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS, DATED SEPTEMBER 21, 1972, AND RECORDED SEPTEMBER 21, 1972 IN BOOK 6235, OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 581 (60127-AF), UPON THE TERMS AND CONDITIONS CONTAINED THEREIN.

PARCEL D:

PARCEL ONE:

LOT 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REDWOOD PLAZA SHOPPING CENTER

SUBDIVISION BEING A RESUBDIVISION OF PARCELS 1 & 4 AS SHOWN ON AMENDED PARCEL MAP NO. 70710AB RECORDED AUGUST 28, 1968 IN VOLUME 6 OF PARCEL MAPS AT PAGE 16 OFFICIAL RECORDS OF SAN MATEO COUNTY, REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JULY 05, 1972 IN BOOK 75 OF MAPS, PAGES 44 AND 45.

PARCEL TWO:

THE EASEMENTS PROVIDED FOR IN ARTICLES VI AND VII OF THE DECLARATION OF ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS EXECUTED BY LONGS DRUG STORES, INC., ET AL, DATED SEPTEMBER 21, 1972, AND RECORDED SEPTEMBER 21, 1972 IN BOOK 6235, OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 581 (60127-AF), OVER AND ACROSS LOT 1, AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "REDWOOD PLAZA SHOPPING CENTER SUBDIVISION BEING A RESUBDIVISION OF PARCELS 1 AND 4 AS SHOWN ON AMENDED PARCEL MAP NO. 70710-AB RECORDED AUGUST 28, 1968, IN VOLUME 6 OF PARCEL MAPS AT PAGE 16 OFFICIAL RECORDS OF SAN MATEO COUNTY, REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JULY 05, 1972 IN BOOK 75 OF MAPS, PAGES 44 AND 45, AS GRANTED IN THE DEED RECORDED SEPTEMBER 21, 1972 AS INSTRUMENT NO. 60124AF IN BOOK 6235, PAGE 578 OF OFFICIAL RECORDS.


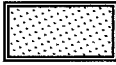
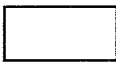
PARCEL THREE:

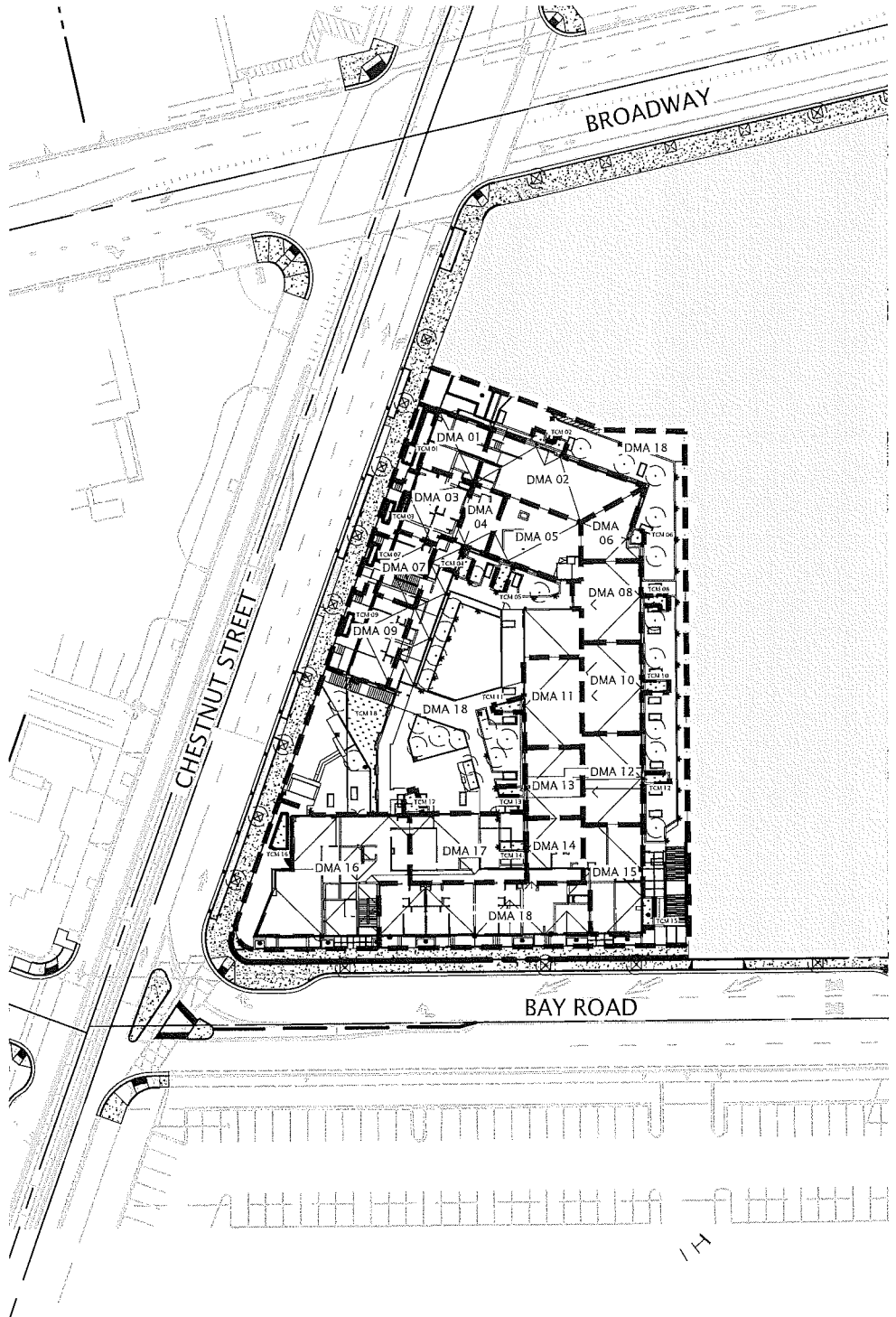
EASEMENTS FOR ENCROACHMENT OF FOOTINGS, FOUNDATIONS AND EAVES, AND FOR MAINTENANCE, REPAIR AND USE OF PARTY WALLS, AS PROVIDED FOR IN ARTICLE VI OF THE DECLARATION OF ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS, DATED SEPTEMBER 21, 1972, AND RECORDED SEPTEMBER 21, 1972 IN BOOK 6235, OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 581 (60127-AF), UPON THE TERMS AND CONDITIONS CONTAINED THEREIN.

APN: 054-012-120 (Affects Parcel A);
054-012-130 (Affects Parcel B);
054-012-140 (Affects Lot 3 of Parcel C);
054-012-150 (Affects Parcel D);
054-012-160 (Affects Lot 5 of Parcel C); and
054-012-170 (Affects Lot 6 of Parcel C)

JPN:
054-001-012-12A (Affects Parcel A);
054-001-012-13A (Affects Parcel B);
054-001-012-14A (Affects Lot 3 of Parcel C);
054-001-012-15A (Affects Parcel D);
054-001-012-16A (Affects Lot 5 of Parcel C); and
054-001-012-17A (Affects Lot 6 of Parcel C)

PLAN LEGEND

-  TREATMENT AREA LIMITS
- DMA DRAINAGE MANAGEMENT AREA
- TCM TREATMENT CONTROL MEASURE
- NIC NOT IN CONTRACT
-  FLOW THROUGH PLANTER
-  PODIUM DRAINAGE



Scale 1" = 80'

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN

BROADWAY (MBPL)

REDWOOD CITY

CALIFORNIA

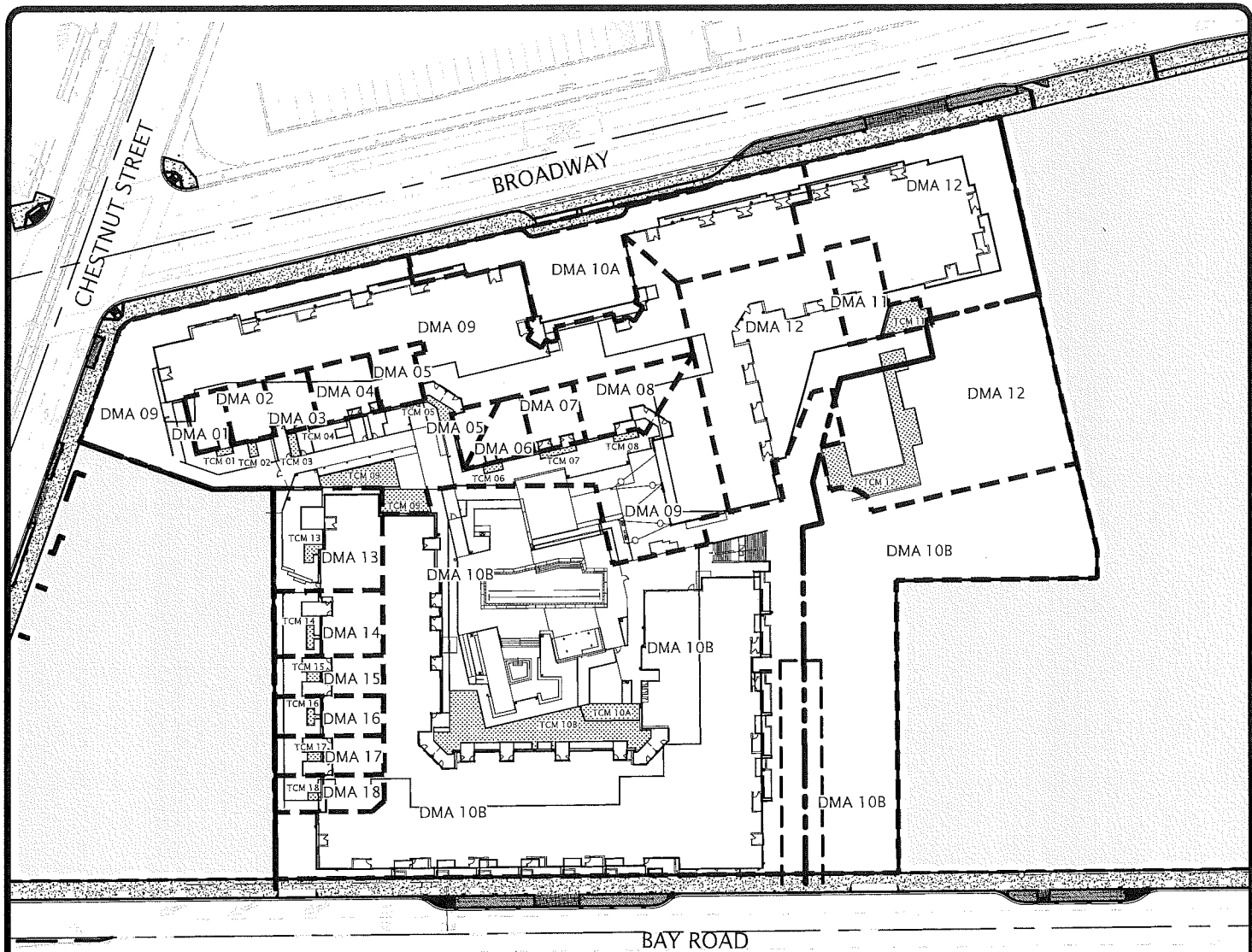
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SCALE	N.T.S.
DR. BY	EA
JOB	A14075-1
SHEET NO.	1 OF 22

EXHIBIT B



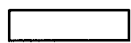
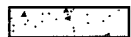
REV: 4-12-2023 SK



KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22 (408) 727 6665
 Santa Clara, California 95054 fax (408) 727 5641



PLAN LEGEND

-  TREATMENT AREA LIMITS
-  BIORETENTION POND
- DMA DRAINAGE MANAGEMENT AREA
- TCM TREATMENT CONTROL MEASURE
-  IMPERVIOUS PAVEMENT DRAINING TO BIORETENTION
-  CONCRETE AREA



Scale 1" = 100 ft

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN

BROADWAY (SBPL)

REDWOOD CITY

CALIFORNIA

EXHIBIT B

REV: 4-12-2023 SK



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CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22 (408) 727 6665
 Santa Clara, California 95054 fax (408) 727 5641

DATE 03/03/2023

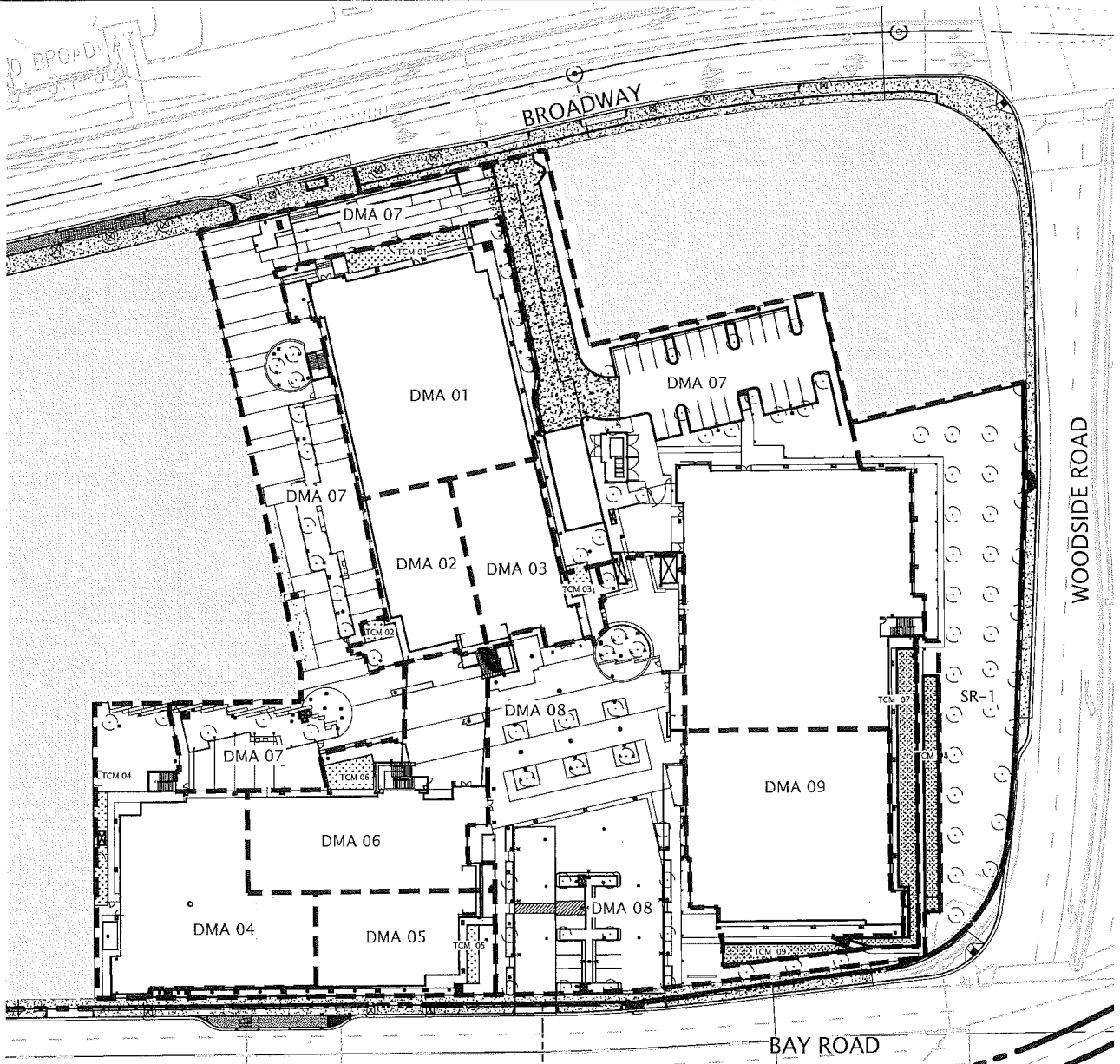
SCALE N.T.S.

DR. BY EA

JOB A14075-1

SHEET NO.

2 OF 22



PLAN LEGEND



Scale 1" = 100'

	TREATMENT AREA LIMITS	NIC	NOT IN CONTRACT
	DMA DRAINAGE MANAGEMENT AREA		FLOW THROUGH PLANTER
	TCM TREATMENT CONTROL MEASURE		PODIUM DRAINAGE

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN

BROADWAY (OFFICE)

REDWOOD CITY

CALIFORNIA

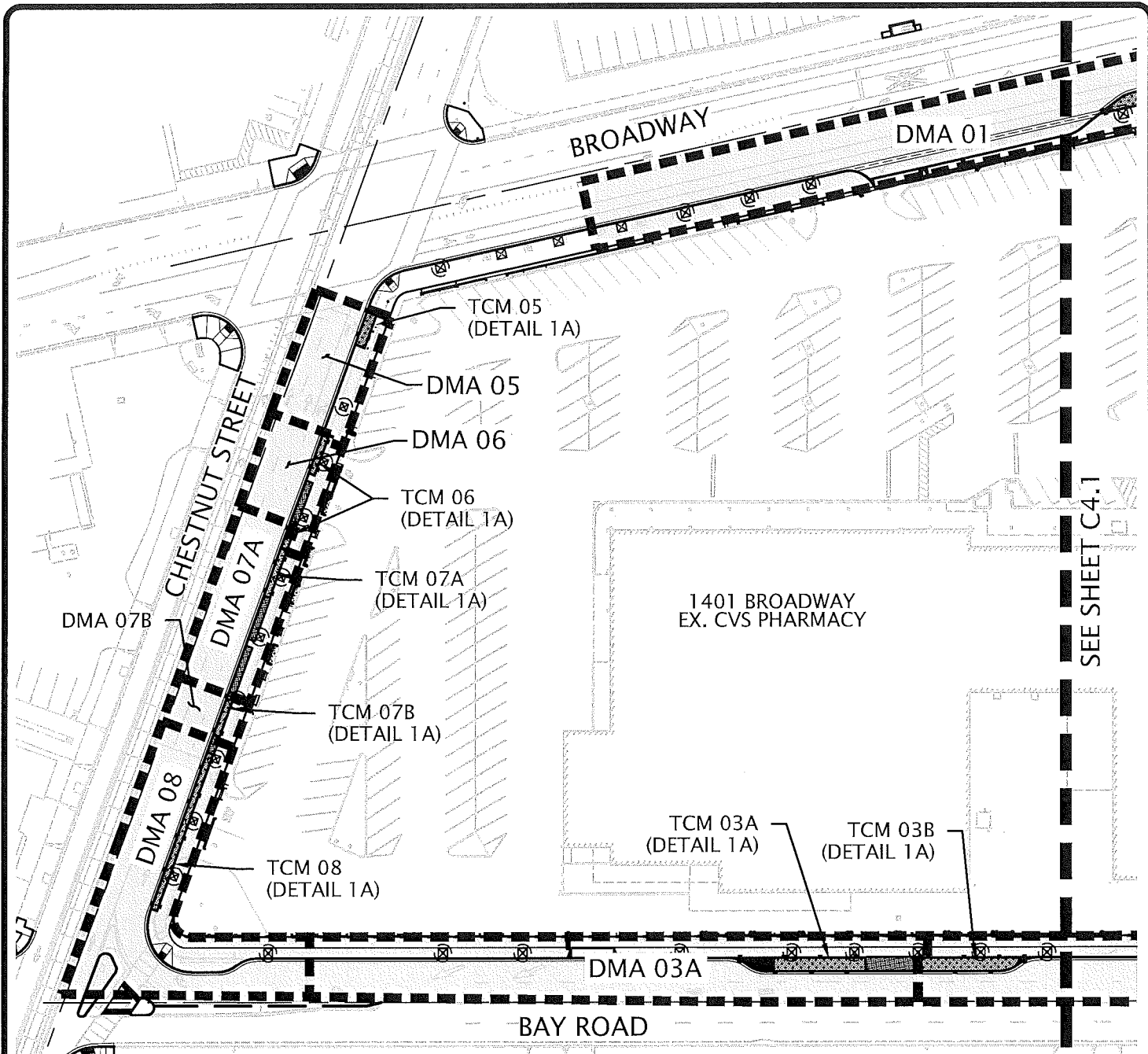
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SCALE	N.T.S.
DR. BY	EA
JOB	A14075-1
SHEET NO.	3 OF 22

EXHIBIT B

REV: 4-12-2023 SK



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 3350 Scott Boulevard, Building 22 (408) 727 6665
 Santa Clara, California 95054 fax (408) 727 5641



SEE SHEET C4.1


PLAN LEGEND

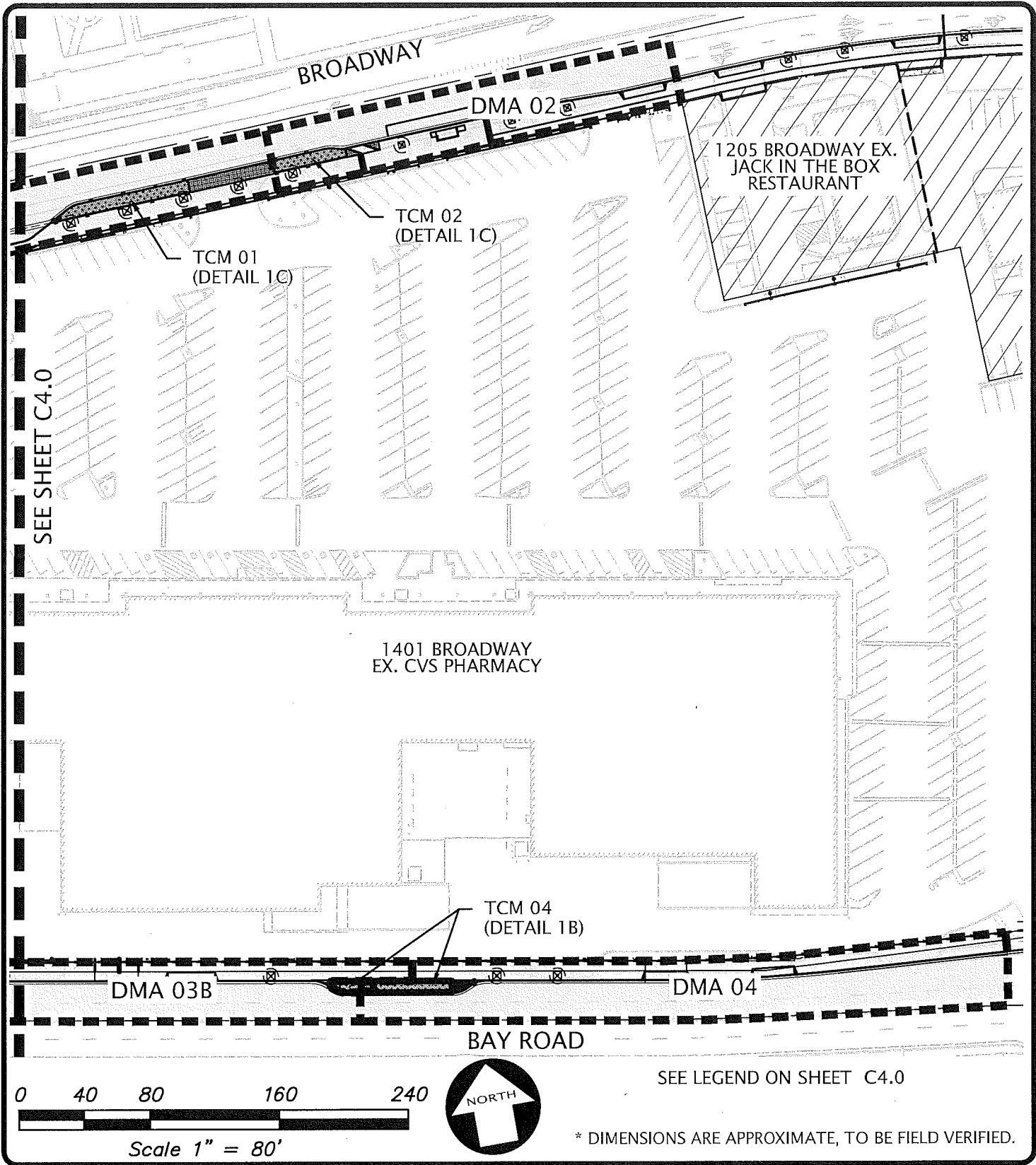
- TREATMENT AREA LIMITS
- DMA DRAINAGE MANAGEMENT AREA
- TCM TREATMENT CONTROL MEASURE
- [Hatched Box] IMPERVIOUS PAVEMENT
- [Dotted Box] FLOW THROUGH PLANTER



Scale 1" = 80'

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN		DATE	03/03/2023
BROADWAY (OFFSITES)		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
EXHIBIT B REV: 4-12-2023 SK		JOB	A14075-1
		SHEET NO.	4 OF 22
 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641			



STORMWATER CONTROL PLAN

BROADWAY (OFFSITES)

REDWOOD CITY

CALIFORNIA

EXHIBIT B

REV: 4-12-2023 SK



KIER & WRIGHT

CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22 (408) 727 6665
 Santa Clara, California 95054 fax (408) 727 5641

DATE 03/03/2023

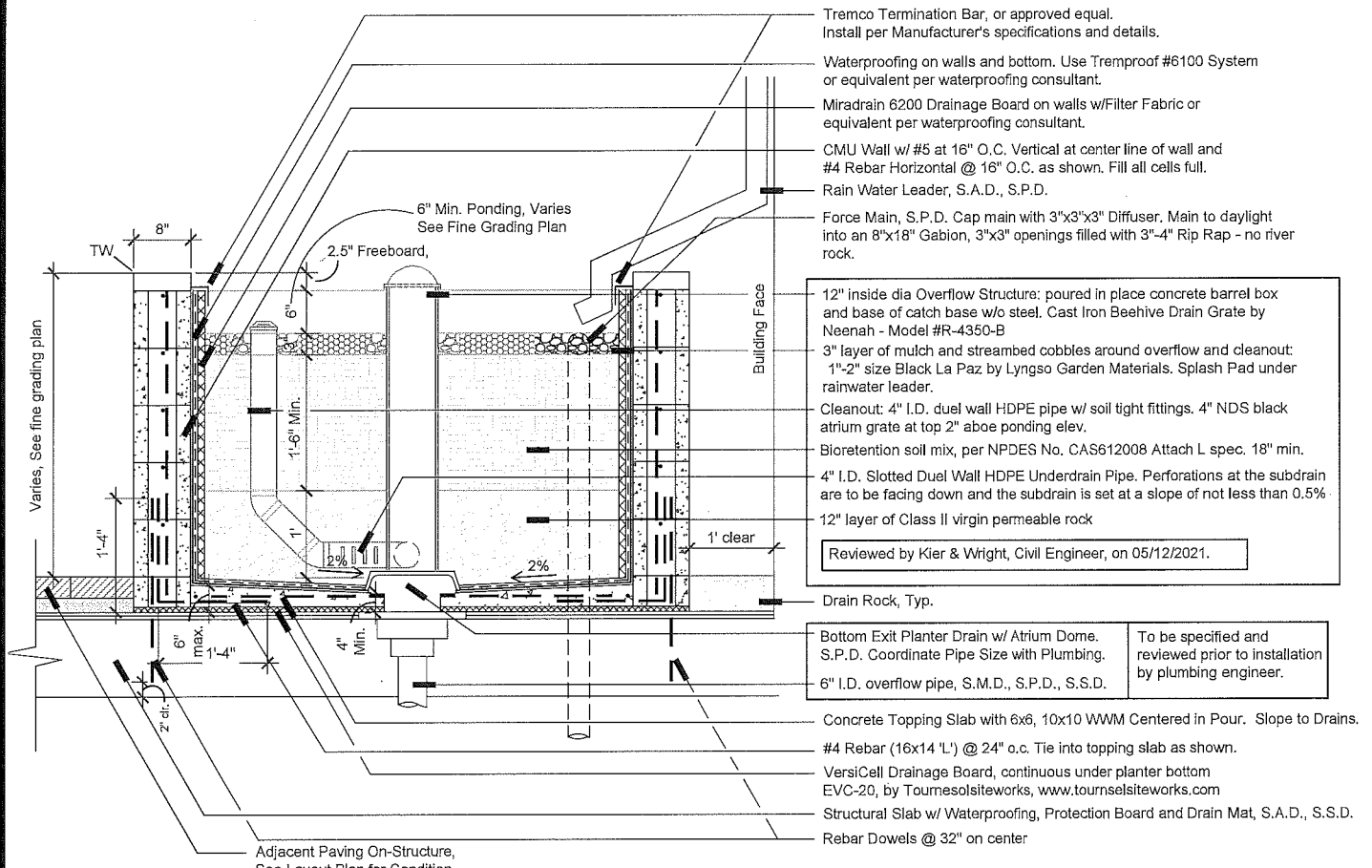
SCALE N.T.S.

DR. BY EA

JOB A14075-1

SHEET NO.

5 OF 22



- Tremco Termination Bar, or approved equal. Install per Manufacturer's specifications and details.
- Waterproofing on walls and bottom. Use Tremproof #6100 System or equivalent per waterproofing consultant.
- Miradrain 6200 Drainage Board on walls w/Filter Fabric or equivalent per waterproofing consultant.
- CMU Wall w/ #5 at 16" O.C. Vertical at center line of wall and #4 Rebar Horizontal @ 16" O.C. as shown. Fill all cells full.
- Rain Water Leader, S.A.D., S.P.D.
- Force Main, S.P.D. Cap main with 3"x3"x3" Diffuser. Main to daylight into an 8"x18" Gabion, 3"x3" openings filled with 3"-4" Rip Rap - no river rock.
- 12" inside dia Overflow Structure: poured in place concrete barrel box and base of catch base w/o steel. Cast Iron Beehive Drain Grate by Neenah - Model #R-4350-B
- 3" layer of mulch and streambed cobbles around overflow and cleanout: 1"-2" size Black La Paz by Lyngso Garden Materials. Splash Pad under rainwater leader.
- Cleanout: 4" I.D. duel wall HDPE pipe w/ soil tight fittings. 4" NDS black atrium grate at top 2" above ponding elev.
- Bioretention soil mix, per NPDES No. CAS612008 Attach L spec. 18" min.
- 4" I.D. Slotted Duel Wall HDPE Underdrain Pipe. Perforations at the subdrain are to be facing down and the subdrain is set at a slope of not less than 0.5%.
- 12" layer of Class II virgin permeable rock
- Reviewed by Kier & Wright, Civil Engineer, on 05/12/2021.
- Drain Rock, Typ.
- Bottom Exit Planter Drain w/ Atrium Dome. S.P.D. Coordinate Pipe Size with Plumbing.
- To be specified and reviewed prior to installation by plumbing engineer.
- 6" I.D. overflow pipe, S.M.D., S.P.D., S.S.D.
- Concrete Topping Slab with 6x6, 10x10 WWM Centered in Pour. Slope to Drains.
- #4 Rebar (16x14 'L') @ 24" o.c. Tie into topping slab as shown.
- VersiCell Drainage Board, continuous under planter bottom EVC-20, by Tournesolsteworks, www.tournesolsteworks.com
- Structural Slab w/ Waterproofing, Protection Board and Drain Mat, S.A.D., S.S.D.
- Rebar Dowels @ 32" on center

NOTE: Perforated pipe runs span the entire treatment area.

NOTE: All C3 structure materials and workmanship shall conform to Redwood City standard plans, specifications and applicable codes per Redwood City DBI and comply with Redwood City DPW standard accessibility requirements.

NOTE: Detail to be Reviewed by Structural Engineer

STORMWATER TREATMENT PLANTER ON WALL STRUCTURE

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

<h3 style="margin: 0;">STORMWATER CONTROL PLAN</h3> <p style="margin: 0;">BROADWAY (MBPL)</p>		<p>DATE 03/03/2023</p> <p>SCALE N.T.S.</p> <p>DR. BY EA</p>
<p>REDWOOD CITY</p>	<p style="text-align: right;">CALIFORNIA</p>	<p>JOB A14075-1</p> <p>SHEET NO. 6 OF 22</p>
<p>EXHIBIT B</p> <p>REV: 4-12-2023 SK</p>		<p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641</p>

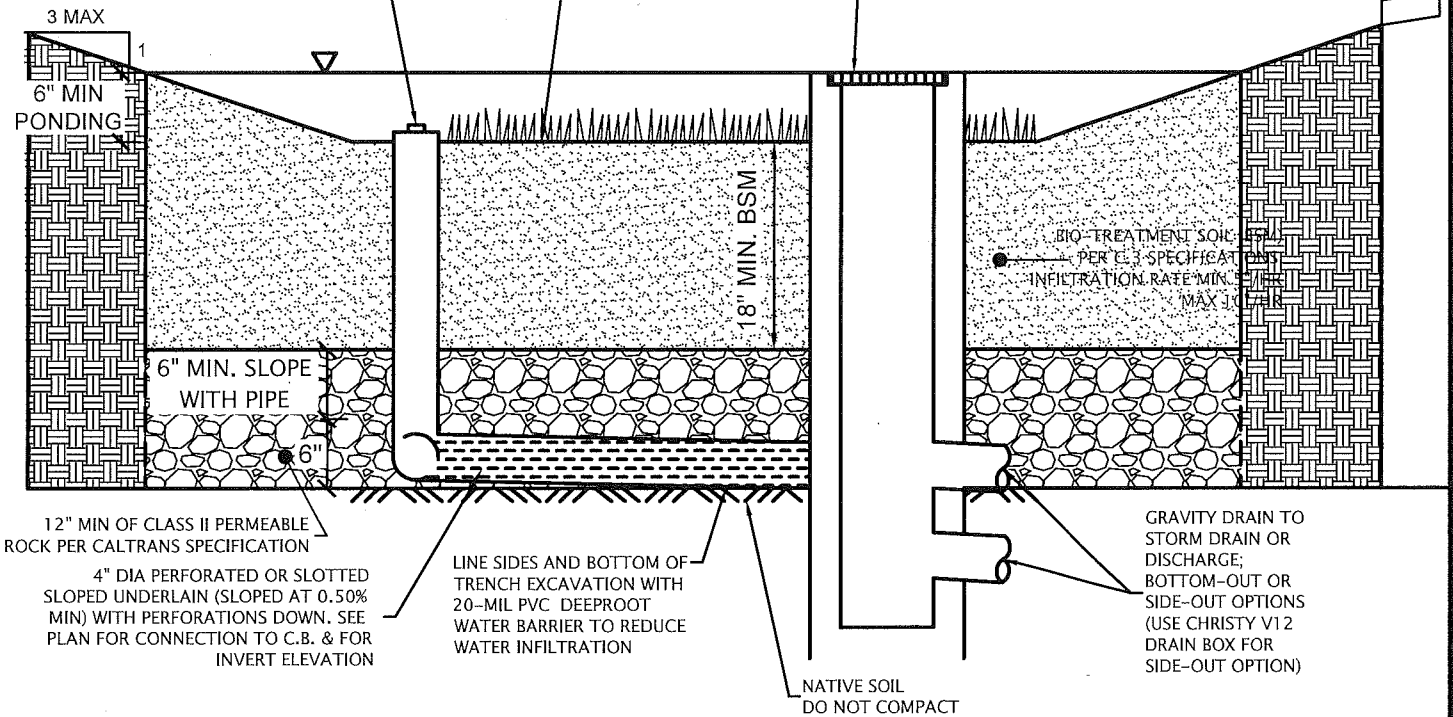
NOTE: SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

OPTIONAL MOUNDING PARAMETERS: PLANTING MOUNDS CONSTRUCTED OF BSM MAY BE PROVIDED SUBJECT TO MUNICIPAL APPROVAL. TOP OF MOUNDS AT LEAST 2" BELOW CREST OF OVERFLOW RISER, LOW POINTS NO MORE THAN 12" BELOW CREST OF OVERFLOW RISER

SEE GRADING PLANS FOR DOWNSPOUT LOCATIONS. SEE ARCHITECTURAL PLANS FOR DETAILS.

OVERFLOW RISER WITH GRATE
CHRISTY V12 12"x12" DRAIN BOX OR APPROVED EQUAL. DOME GRATE MAY BE ADEQUATE IN SOME CASES, SUBJECT TO LOCAL AGENCY APPROVAL.
6-INCH MINIMUM
12-INCH MAXIMUM
ABOVE LOW POINT OF PLANTING AREA


CLEANOUT WITH CAP AT FIN. GRADE (SEE MUNICIPAL STANDARD DRAWING) BEGINNING OF LINE.

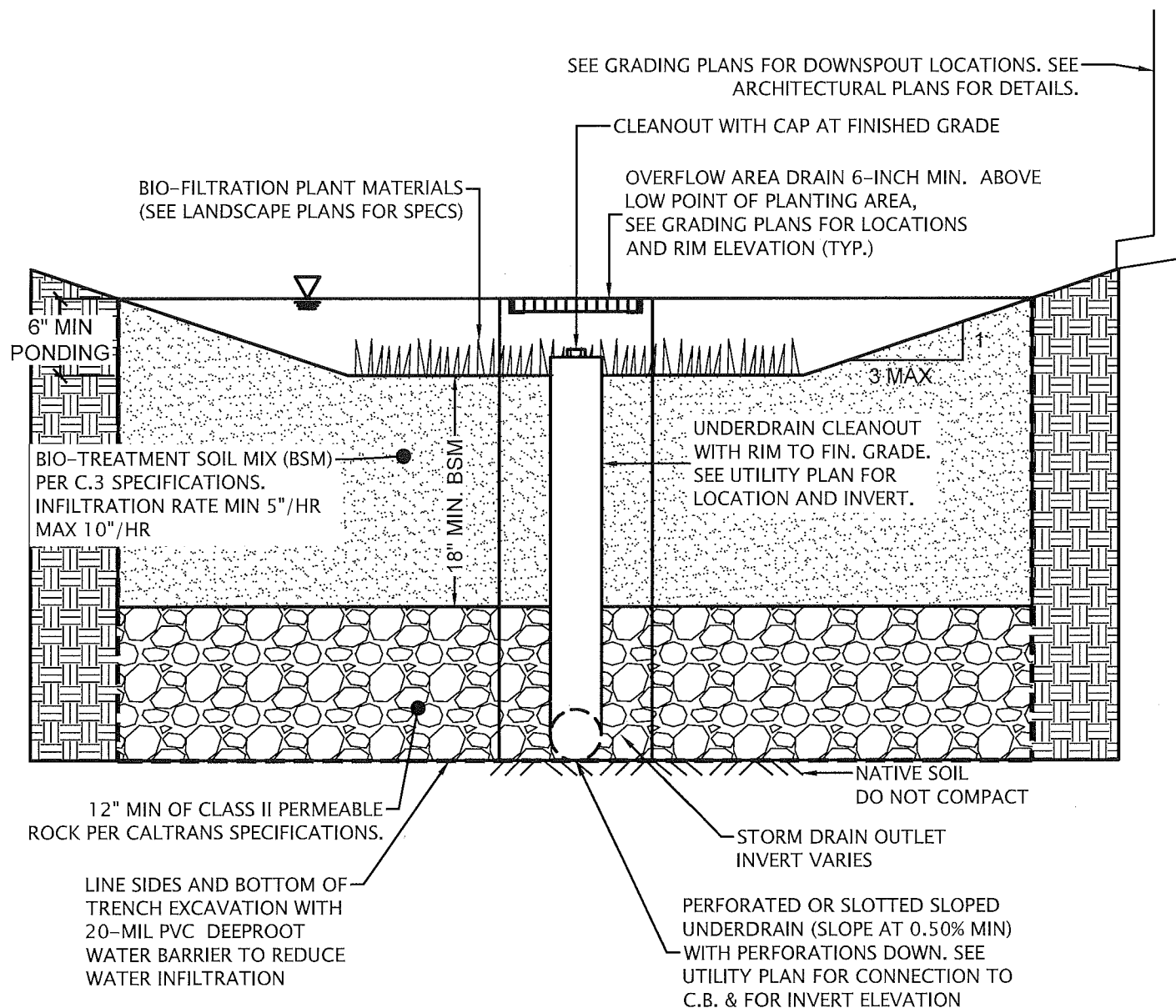


BIOTREATMENT POND (LINED) PROFILE VIEW

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

<p>STORMWATER CONTROL PLAN</p> <p>BROADWAY (MBPL)</p>		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
<p>EXHIBIT B</p> <p>REV: 4-12-2023 SK</p>	 <p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641</p>	JOB	A14075-1
		SHEET NO.	7 OF 22

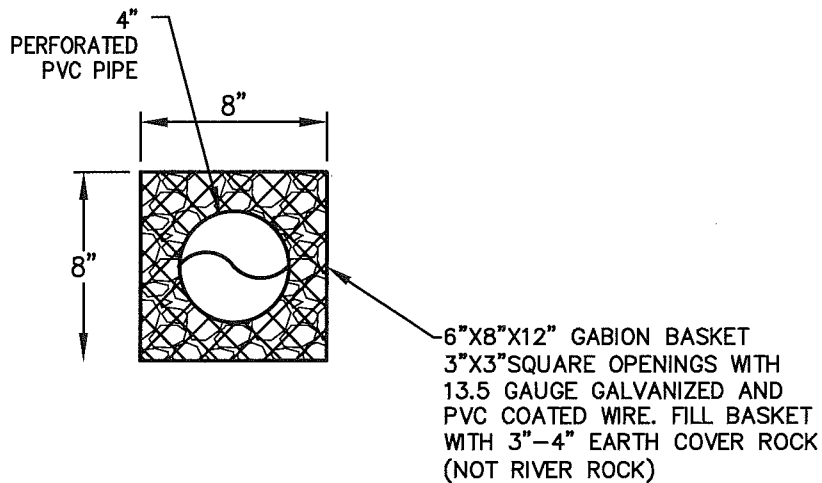


BIOTREATMENT POND (LINED) SECTION VIEW

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.


<p align="center">STORMWATER CONTROL PLAN</p> <p align="center">BROADWAY (MBPL)</p>		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
<p align="center">EXHIBIT B</p> <p>REV: 4-12-2023 SK</p>	<p align="center">  KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641 </p>	JOB	A14075-1
		SHEET NO.	8 OF 22

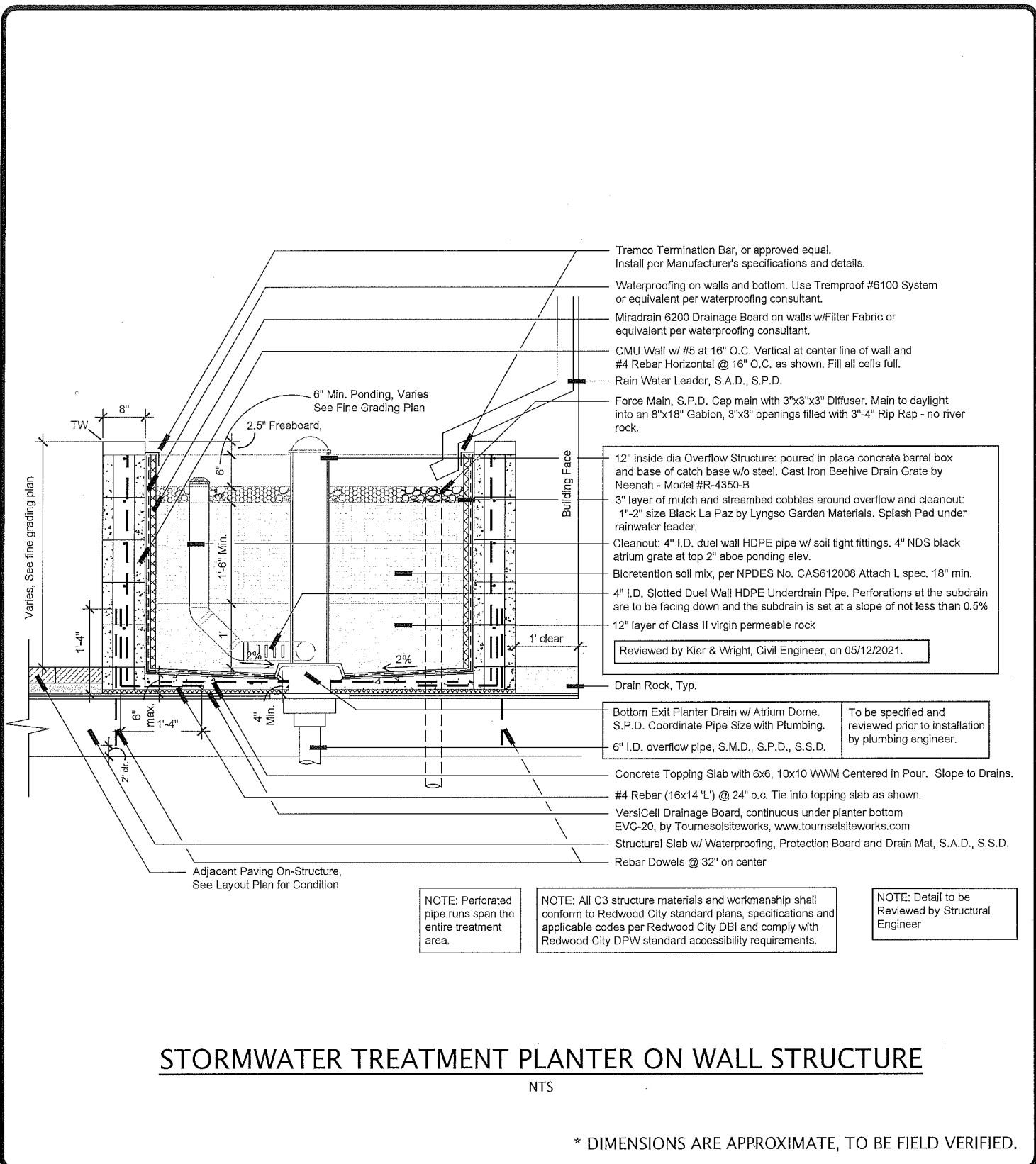


GABION STORM DRAIN DIFFUSER

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN		DATE	03/03/2023
BROADWAY (MBPL)		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
EXHIBIT B REV: 4-12-2023 SK		JOB	A14075-1
		SHEET NO.	9 OF 22
 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641			



- Tremco Termination Bar, or approved equal. Install per Manufacturer's specifications and details.
- Waterproofing on walls and bottom. Use Tremproof #6100 System or equivalent per waterproofing consultant.
- Miradrain 6200 Drainage Board on walls w/Filter Fabric or equivalent per waterproofing consultant.
- CMU Wall w/ #5 at 16" O.C. Vertical at center line of wall and #4 Rebar Horizontal @ 16" O.C. as shown. Fill all cells full.
- Rain Water Leader, S.A.D., S.P.D.
- Force Main, S.P.D. Cap main with 3"x3"x3" Diffuser. Main to daylight into an 8"x18" Gabion, 3"x3" openings filled with 3"-4" Rip Rap - no river rock.
- 12" inside dia Overflow Structure: poured in place concrete barrel box and base of catch base w/o steel. Cast Iron Beehive Drain Grate by Neenah - Model #R-4350-B
- 3" layer of mulch and streambed cobbles around overflow and cleanout: 1"-2" size Black La Paz by Lyngso Garden Materials. Splash Pad under rainwater leader.
- Cleanout: 4" I.D. duel wall HDPE pipe w/ soil tight fittings. 4" NDS black atrium grate at top 2" above ponding elev.
- Bioretention soil mix, per NPDES No. CAS612008 Attach L spec. 18" min.
- 4" I.D. Slotted Duel Wall HDPE Underdrain Pipe. Perforations at the subdrain are to be facing down and the subdrain is set at a slope of not less than 0.5%
- 12" layer of Class II virgin permeable rock
- Reviewed by Kier & Wright, Civil Engineer, on 05/12/2021.
- Drain Rock, Typ.
- Bottom Exit Planter Drain w/ Atrium Dome. S.P.D. Coordinate Pipe Size with Plumbing.
- To be specified and reviewed prior to installation by plumbing engineer.
- 6" I.D. overflow pipe, S.M.D., S.P.D., S.S.D.
- Concrete Topping Slab with 6x6, 10x10 WWM Centered in Pour. Slope to Drains.
- #4 Rebar (16x14 'L') @ 24" o.c. Tie into topping slab as shown.
- VersiCell Drainage Board, continuous under planter bottom EVC-20, by Tourselsiteworks, www.tourselsiteworks.com
- Structural Slab w/ Waterproofing, Protection Board and Drain Mat, S.A.D., S.S.D.
- Rebar Dowels @ 32" on center

NOTE: Perforated pipe runs span the entire treatment area.

NOTE: All C3 structure materials and workmanship shall conform to Redwood City standard plans, specifications and applicable codes per Redwood City DBI and comply with Redwood City DPW standard accessibility requirements.

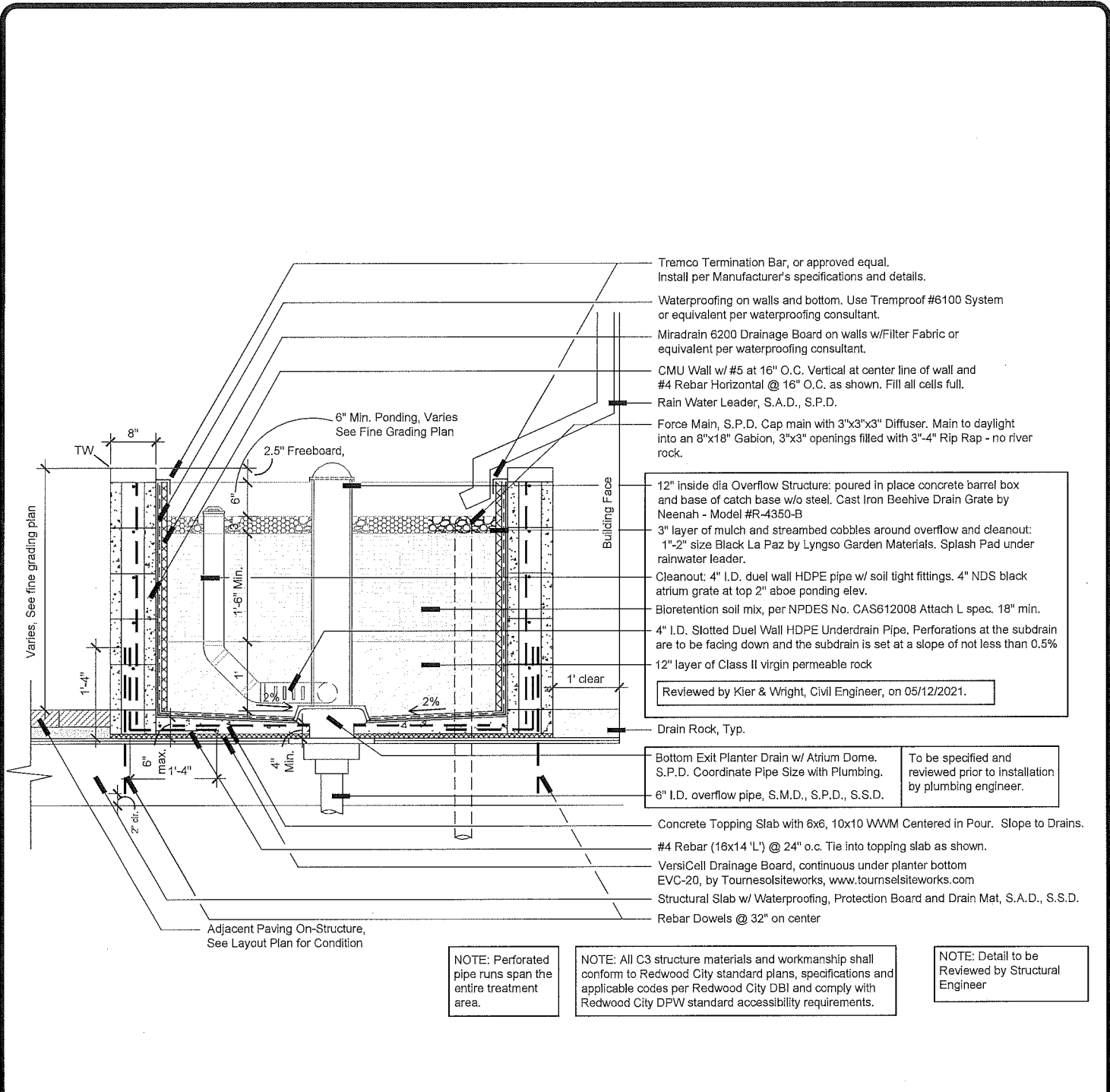
NOTE: Detail to be Reviewed by Structural Engineer

STORMWATER TREATMENT PLANTER ON WALL STRUCTURE

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN		DATE 03/03/2023
BROADWAY (SBPL)		SCALE N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY EA
EXHIBIT B		JOB A14075-1
REV: 4-12-2023 SK		SHEET NO. 10 OF 22
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641		



- Tremco Termination Bar, or approved equal. Install per Manufacturer's specifications and details.
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- Miradrain 6200 Drainage Board on walls w/Filter Fabric or equivalent per waterproofing consultant.
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- Reviewed by Kier & Wright, Civil Engineer, on 05/12/2021.
- Drain Rock, Typ.
- Bottom Exit Planter Drain w/ Atrium Dome. S.P.D. Coordinate Pipe Size with Plumbing.
- 6" I.D. overflow pipe, S.M.D., S.P.D., S.S.D.
- To be specified and reviewed prior to installation by plumbing engineer.
- Concrete Topping Slab with 6x6, 10x10 WWM Centered in Pour. Slope to Drains.
- #4 Rebar (16x14 'L') @ 24" o.c. Tie into topping slab as shown.
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- Structural Slab w/ Waterproofing, Protection Board and Drain Mat, S.A.D., S.S.D.
- Rebar Dowels @ 32" on center

NOTE: Perforated pipe runs span the entire treatment area.

NOTE: All C3 structure materials and workmanship shall conform to Redwood City standard plans, specifications and applicable codes per Redwood City DBI and comply with Redwood City DPW standard accessibility requirements.

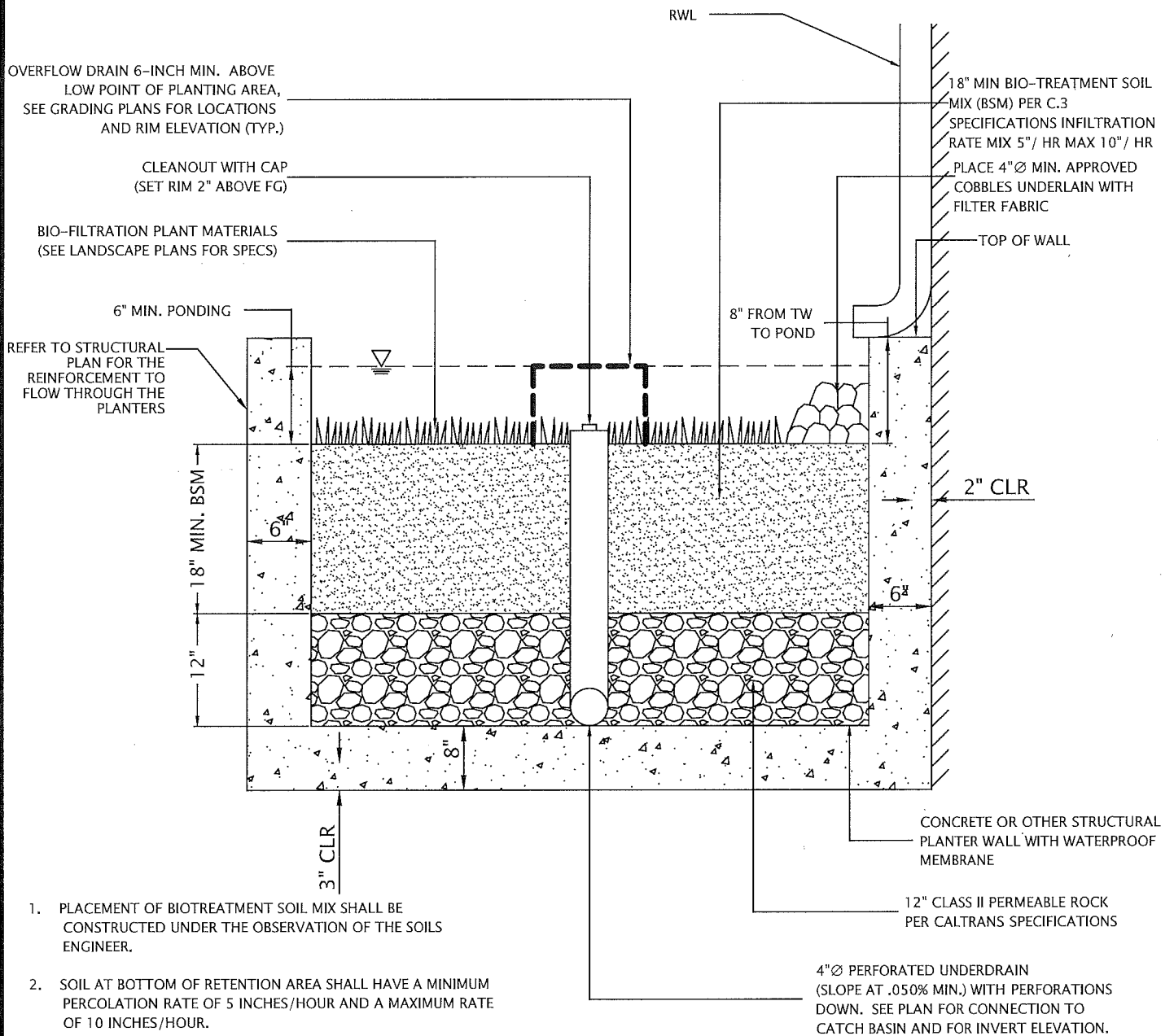
NOTE: Detail to be Reviewed by Structural Engineer

STORMWATER TREATMENT PLANTER ON WALL STRUCTURE

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.


STORMWATER CONTROL PLAN		DATE 03/03/2023
BROADWAY (OFFICE)		SCALE N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY EA
EXHIBIT B		JOB A14075-1
REV: 4-12-2023 SK		SHEET NO. 11 OF 22
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641		

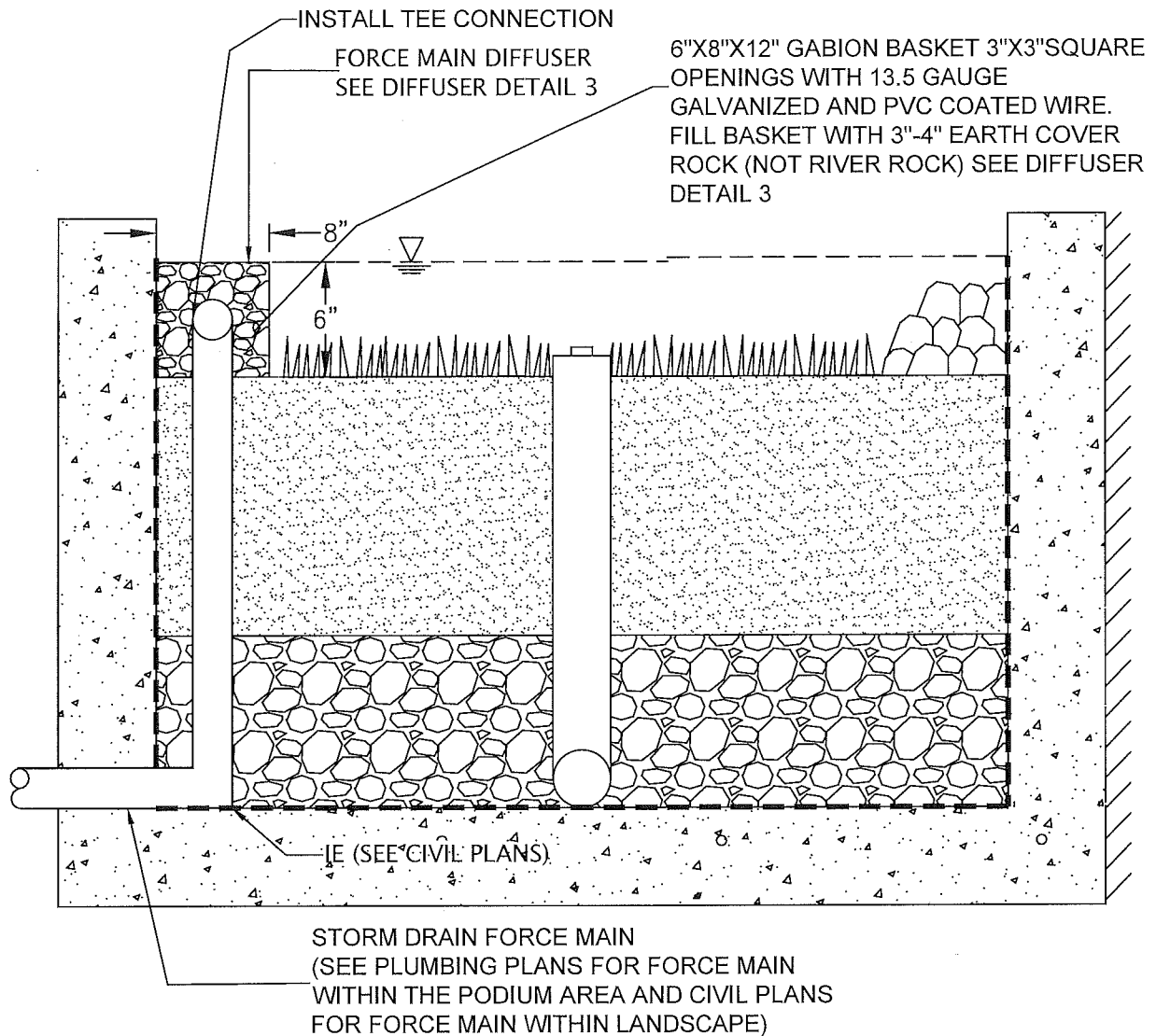


1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITE TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.

FLOW THROUGH PLANTER
NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN BROADWAY (OFFICE)		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
EXHIBIT B REV: 4-12-2023 SK	 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641	JOB	A14075-1
		SHEET NO.	12 OF 22

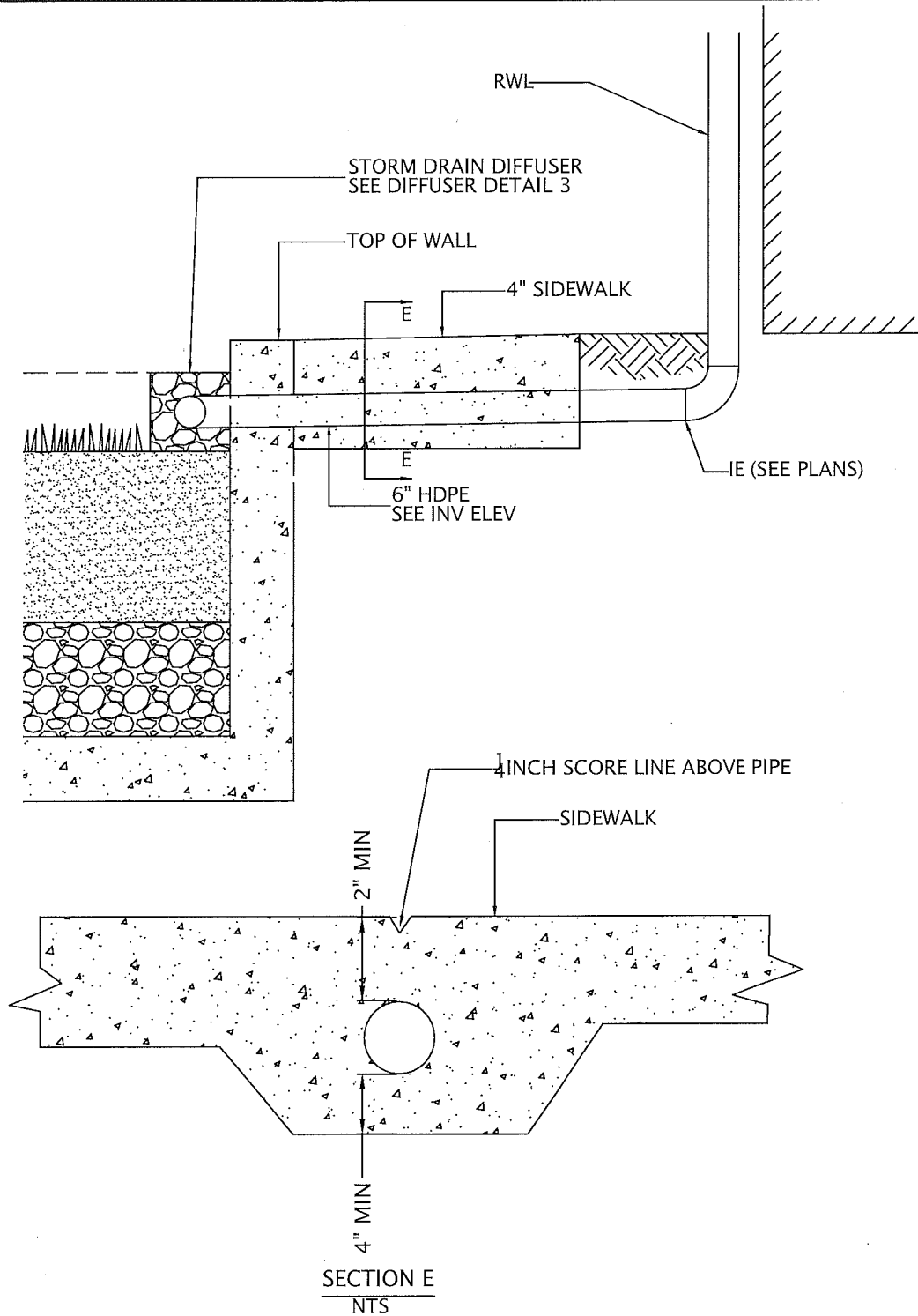


FORCE MAIN OUTFALL

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

<p>STORMWATER CONTROL PLAN</p> <p>BROADWAY (OFFICE)</p>		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
<p>EXHIBIT B</p> <p>REV: 4-12-2023 SK</p>	 <p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 Santa Clara, California 95054 (408) 727 6665 fax (408) 727 5641</p>	JOB	A14075-1
		SHEET NO.	13 OF 22

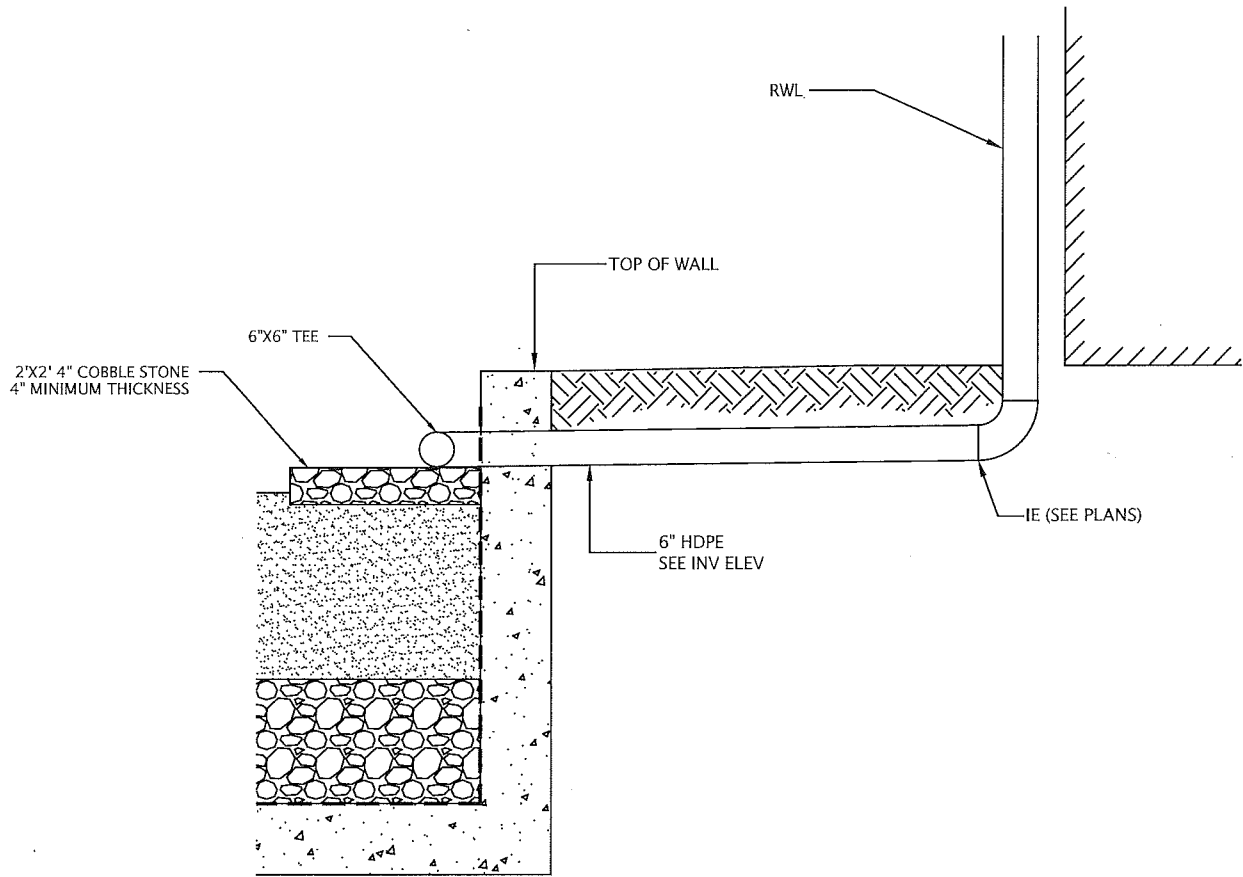


RAINWATER LEADER UNDER SIDEWALK

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

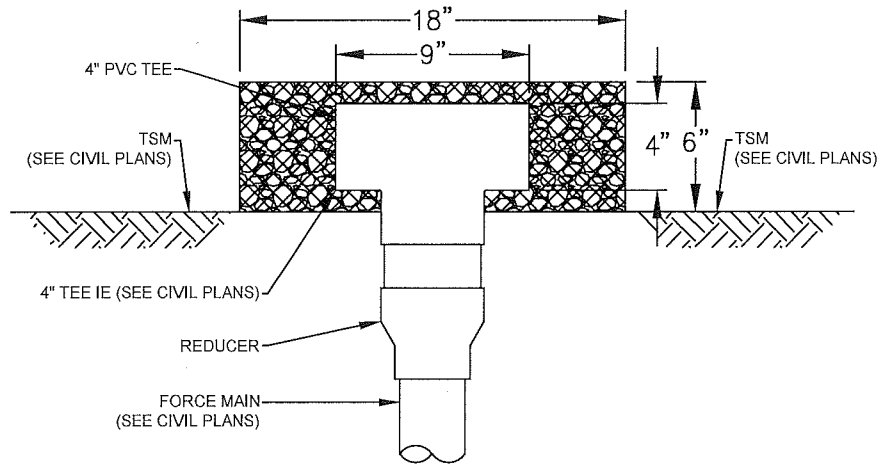
STORMWATER CONTROL PLAN BROADWAY (OFFICE)		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
EXHIBIT B REV: 4-12-2023 SK	 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641	JOB	A14075-1
		SHEET NO.	14 OF 22



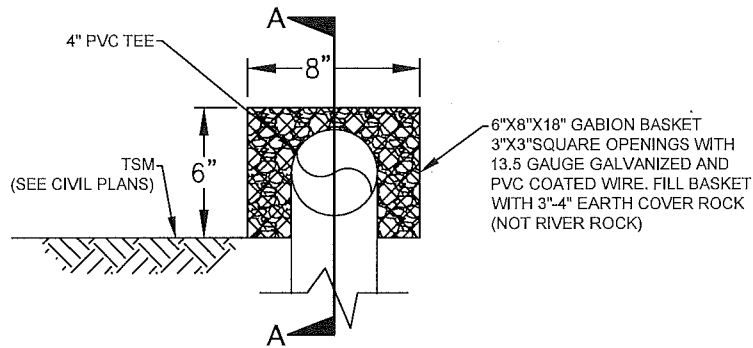
RAINWATER LEADER OUTFALL
NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN		DATE	03/03/2023
BROADWAY (OFFICE)		SCALE	N.T.S.
REDWOOD CITY		DR. BY	EA
	CALIFORNIA	JOB	A14075-1
EXHIBIT B	 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641	SHEET NO.	15 OF 22
REV: 4-12-2023 SK			



SECTION A-A
NTS



GABION STORM DRAIN DIFFUSER

1"=0.5'-0"

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

STORMWATER CONTROL PLAN

BROADWAY (OFFICE)

REDWOOD CITY

CALIFORNIA

EXHIBIT B

REV: 4-12-2023 SK



KIER & WRIGHT

CIVIL ENGINEERS & SURVEYORS, INC.

3350 Scott Boulevard, Building 22 (408) 727 6665

Santa Clara, California 95054

fax (408) 727 5641

DATE 03/03/2023

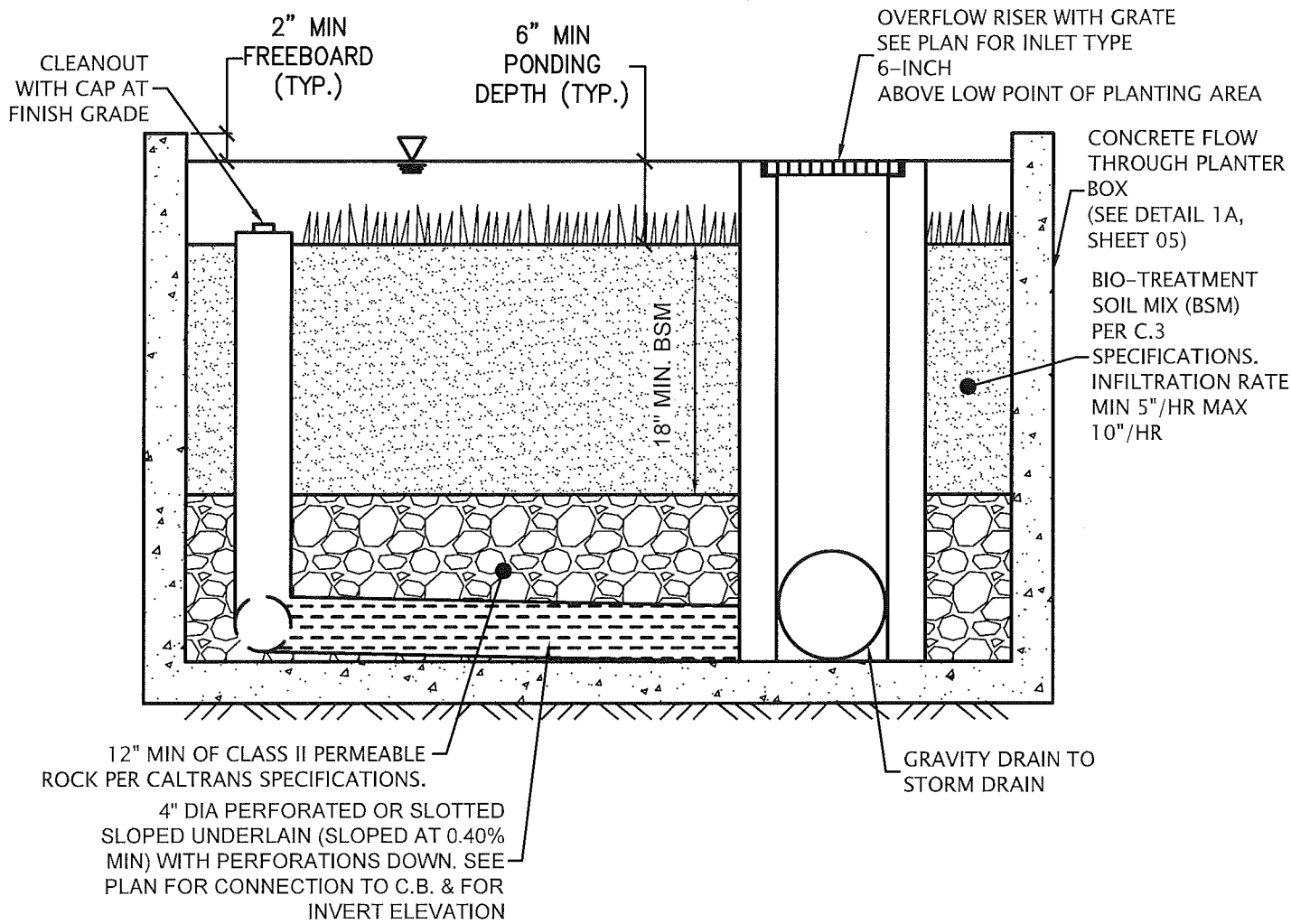
SCALE N.T.S.

DR. BY EA

JOB A14075-1

SHEET NO.

16 OF 22

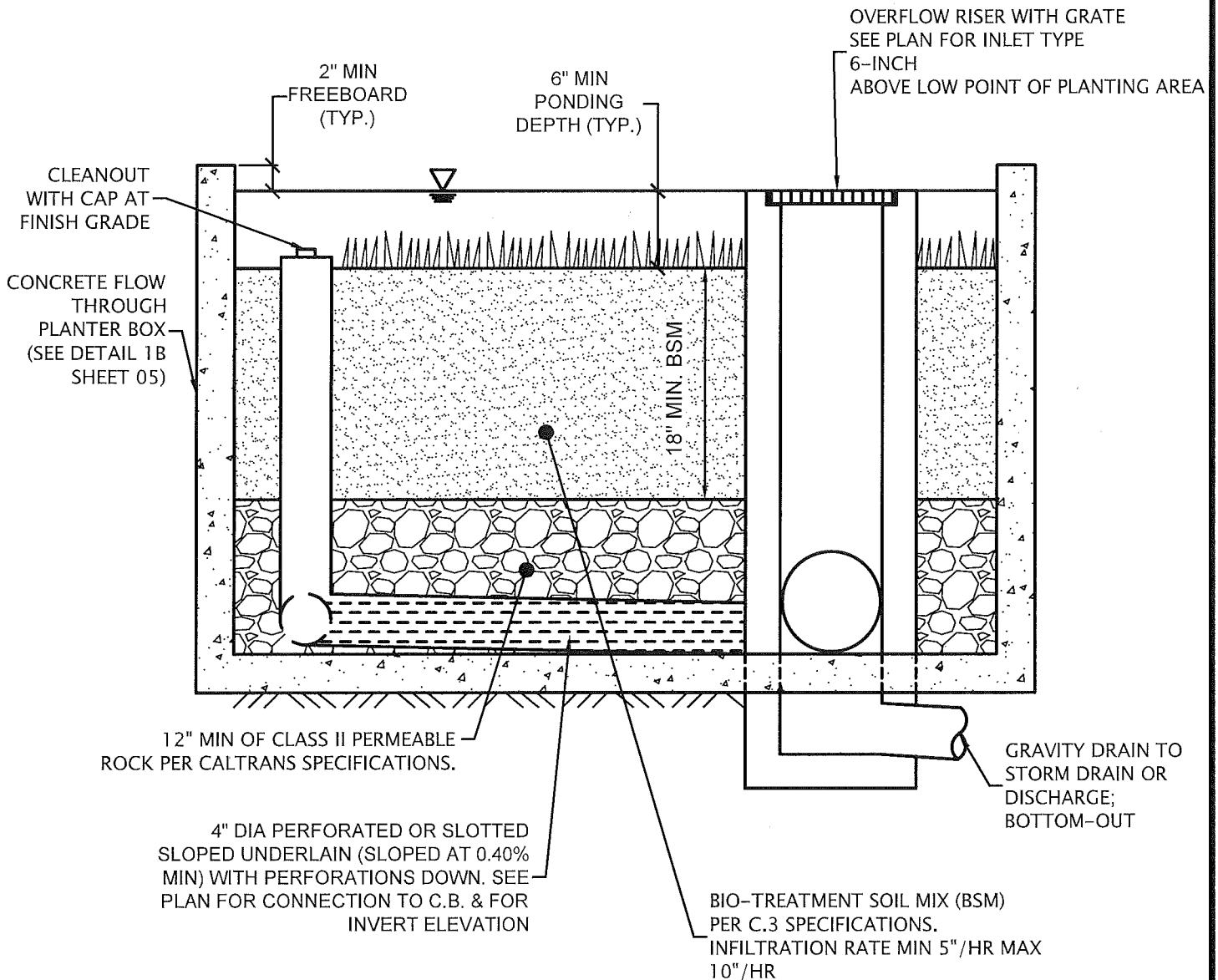


FLOW THROUGH PLANTER PROFILE VIEW - 1A

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.


STORMWATER CONTROL PLAN		DATE	03/03/2023
BROADWAY (OFFSITES)		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
EXHIBIT B	 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641	JOB	A14075-1
		SHEET NO.	17 OF 22
REV: 4-12-2023 SK			

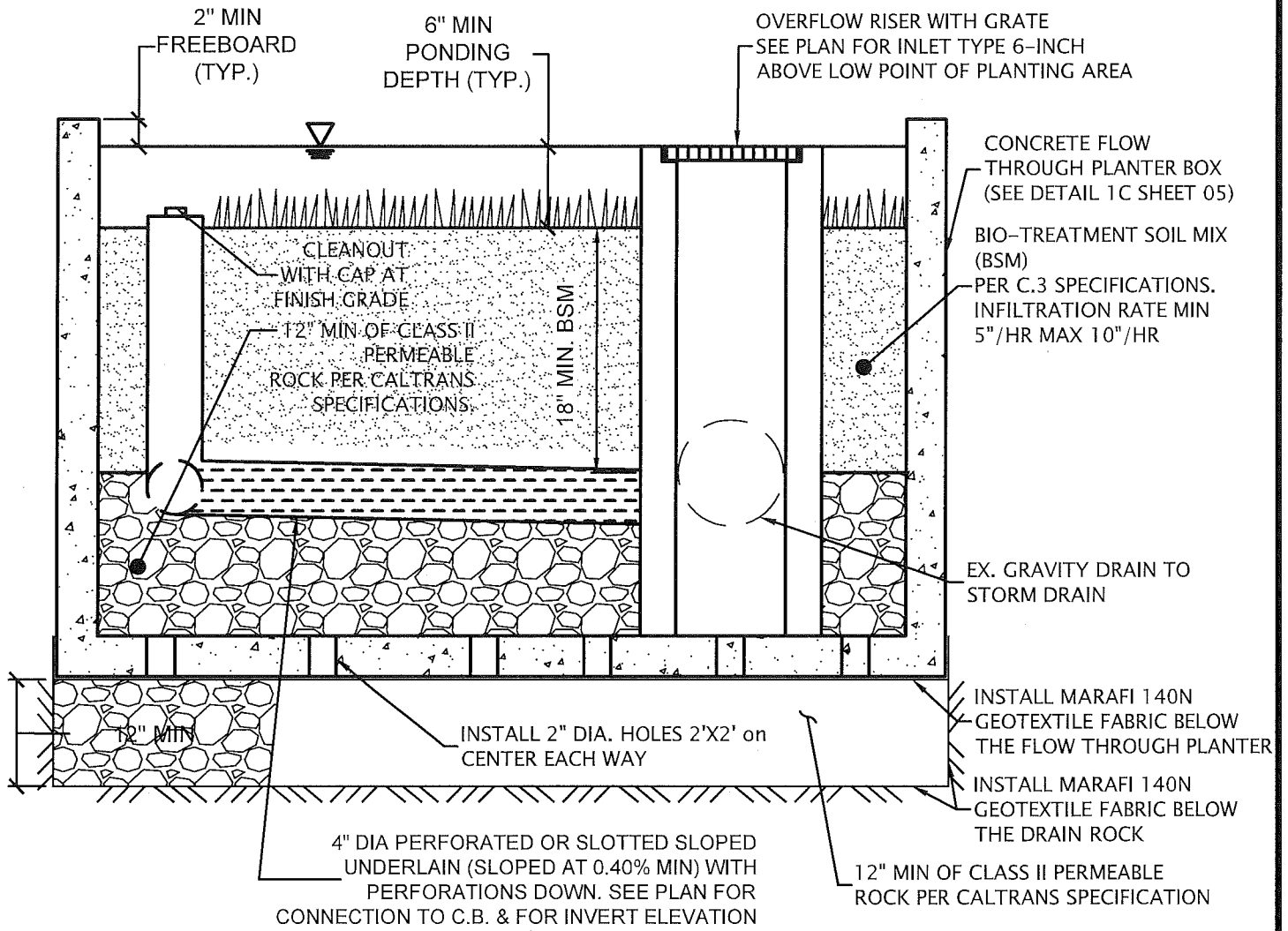


FLOW THROUGH PLANTER PROFILE VIEW – 1 B

NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.


<p align="center">STORMWATER CONTROL PLAN</p> <p align="center">BROADWAY (OFFSITES)</p>		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
<p align="center">EXHIBIT B</p> <p>REV: 4-12-2023 SK</p>	 <p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641</p>	JOB	A14075-1
		SHEET NO.	18 OF 22

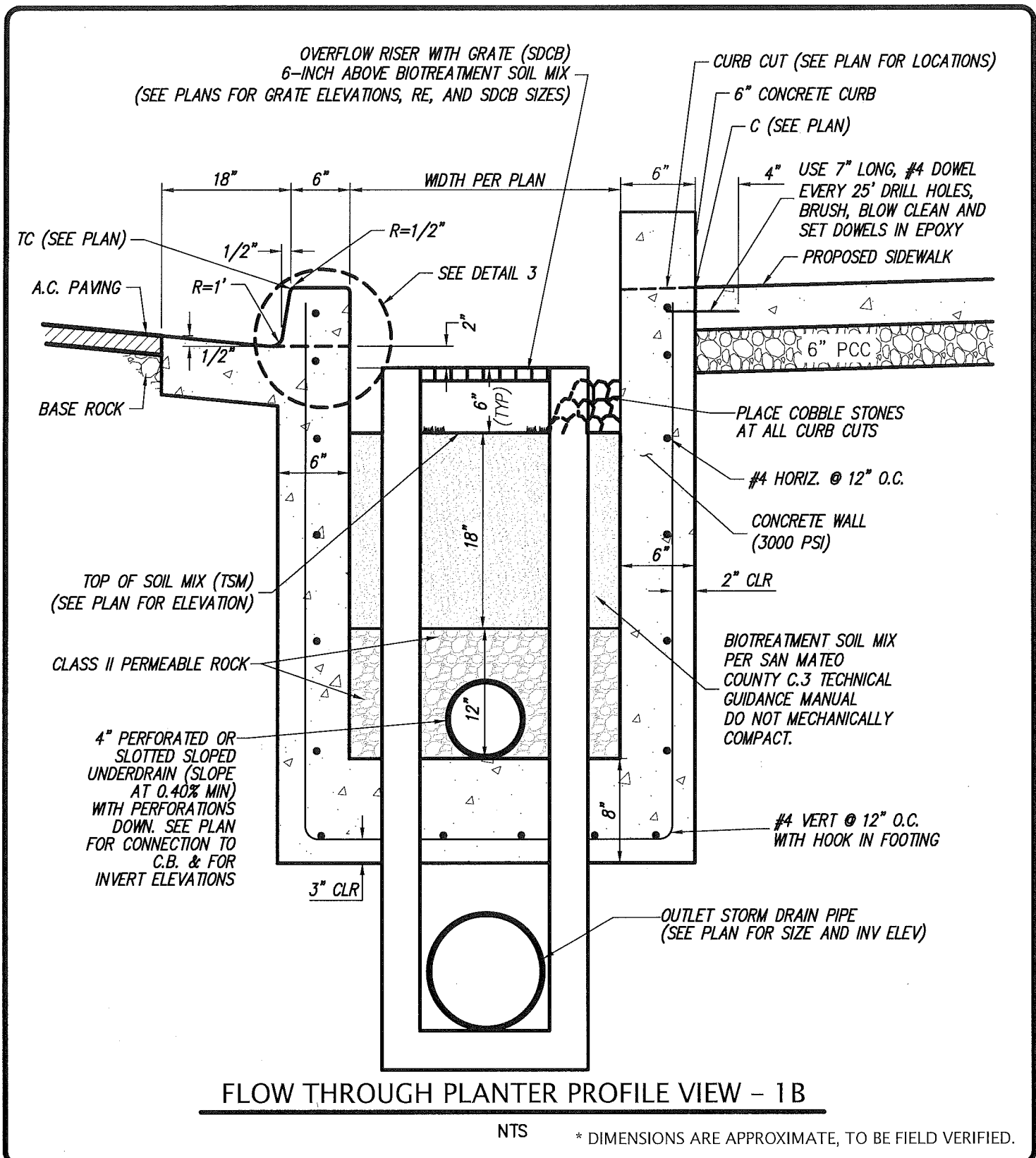


FLOW THROUGH PLANTER PROFILE VIEW - 1C

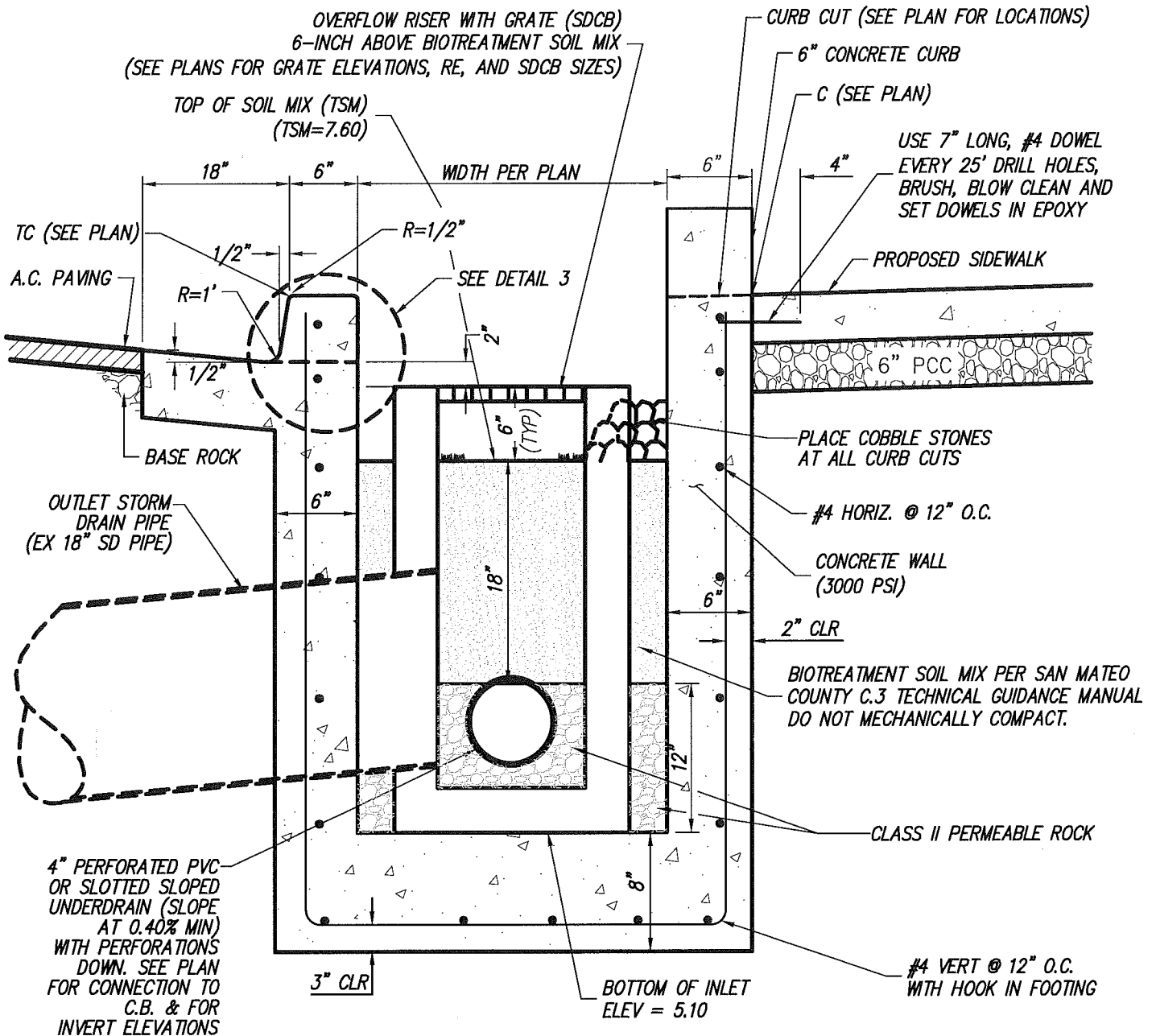
NTS

* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

<p>STORMWATER CONTROL PLAN</p> <p>BROADWAY (OFFSITES)</p>		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
<p>EXHIBIT B</p> <p>REV: 4-12-2023 SK</p>	 <p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641</p>	JOB	A14075-1
		SHEET NO.	19 OF 22



<p>STORMWATER CONTROL PLAN</p> <p>BROADWAY (OFFSITES)</p>		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
<p>EXHIBIT B</p> <p>REV: 4-12-2023 SK</p>	 <p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 (408) 727 6665 Santa Clara, California 95054 fax (408) 727 5641</p>	JOB	A14075-1
		SHEET NO.	21 OF 22



FLOW THROUGH PLANTER PROFILE VIEW - 1C

NTS

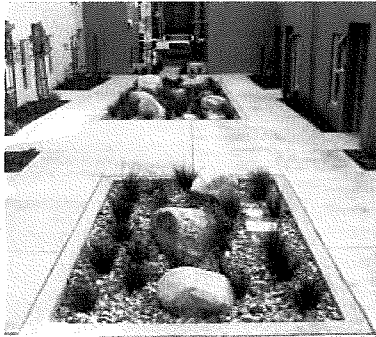
* DIMENSIONS ARE APPROXIMATE, TO BE FIELD VERIFIED.

<p style="text-align: center;">STORMWATER CONTROL PLAN</p> <p style="text-align: center;">BROADWAY (OFFSITES)</p>		DATE	03/03/2023
		SCALE	N.T.S.
REDWOOD CITY	CALIFORNIA	DR. BY	EA
<p style="text-align: center;">EXHIBIT B</p> <p>REV: 4-12-2023 SK</p>	<p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 Santa Clara, California 95054 (408) 727 6665 fax (408) 727 5641</p>	JOB	A14075-1
		SHEET NO.	22 OF 22

EXHIBIT C

Flow-Through Planter Maintenance Plan for Broadway Plaza (MBPL)

11/04/2022



Flow-through planters are designed to treat and detain runoff without allowing seepage into the underlying soil. They can be used next to buildings and other locations where soil moisture is a potential concern.

Project Address and Cross Streets: 1501
Broadway, Redwood City CA 94063 near
Woodside Rd, Chestnut St and Bay Rd

Assessor's Parcel No.: 054-012-120,
054-012-130, 054-012-140, 054-012-150,
054-012-160 and 054-012-170

Property Owner: The Sobrato Organization,
LLC

Phone No.: (650) 876-7010

Designated Contact: Peter Tsai

Phone No.: (650) 876-7010

Mailing Address: 599 Castro Street, Suite
400, Mountain View, CA 94041

The property contains 17 flow through planter area(s), located as described below and as shown in the attached site plan¹.

- **MBPL Flow Through Planter Pond TCM-01** is located along the North of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-02** is located along the North of the Broadway Plaza site South of Broadway.
- **MBPL Flow Through Planter Pond TCM-03** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-04** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-05** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-06** is located along the North East of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-07** is located along the West of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-08** is located along the East of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-09** is located along the West of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-10** is located along the East of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-11** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-12** is located along the East of the Broadway Plaza site North of Bay Road.
- **MBPL Flow Through Planter Pond TCM-13** is located along the South West of the Broadway Plaza site North of Bay Road.
- **MBPL Flow Through Planter Pond TCM-14** is located along the South of the Broadway Plaza site North of Bay Road.

- **MBPL Flow Through Planter Pond TCM-15** is located along the South of the Broadway Plaza site North of Bay Road.
- **MBPL Flow Through Planter Pond TCM-16** is located along the South West of the Broadway Plaza site North of Bay Road.
- **MBPL Flow Through Planter Pond TCM-17** is located along the South West of the Broadway Plaza site East of Chestnut Street.
- **MBPL Flow Through Planter Pond TCM-18** is located along the South West of the Broadway Plaza site East of Chestnut Street.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow-Through Planters		
No.	Maintenance Task	Frequency of Task
1	<ul style="list-style-type: none"> ☐ Prune and weed excess vegetation to maintain conveyance/infiltration capacity. ☐ Remove litter, debris, and accumulated sediment; dispose of it properly. 	Monthly
2	<ul style="list-style-type: none"> ☐ Till or replace soil (using biotreatment soil mix specified in Appendix K) as necessary to maintain the design elevation of soil. Remove and replace all dead and diseased vegetation (replace plants in kind, or per Appendix B plant list). 	Before wet season (August or September); After wet season (May)
3	<ul style="list-style-type: none"> ☐ Inspect flow-through planter using the attached inspection checklist. 	Before wet season (inspect in August make all corrections by September 30), and After wet season (May), and Monthly during wet season (October through April)

II. Prohibitions

The use of pesticides and quick release fertilizers is strongly discouraged. For the purposes of stormwater treatment measure maintenance and function, it is anticipated that non-chemical controls (i.e., biological, physical, and cultural controls) will be adequate to address any pest problems. Proper and timely maintenance, as described in this plan, should serve to reduce the potential for pest establishment.

To avoid the need for pesticides or quick release fertilizers, follow the principles of integrated pest management (IPM):

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.

III. Mosquito Abatement

Standing water should not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides should be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

San Mateo County Mosquito Abatement District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
Email: info@smcmad.org

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist should be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Flow-Through Planter Inspection and Maintenance Checklist

Property Address: 1501 Broadway, Redwood City CA 94063 Property Owner: The Sobrato Organization

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

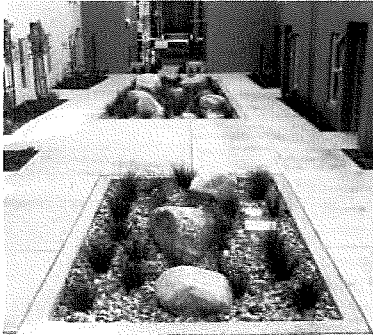
Inspector(s): _____

Items to Review	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Corrective Action/Results Expected When Maintenance Is Performed
1. Vegetation	<input type="checkbox"/> Vegetation is dead, diseased and/or overgrown.			<ul style="list-style-type: none"> • Replant in-kind or substitute from Appendix B plant list. • Manually weed and prune to ensure inlets and outlets convey water into/out of the facility. Remove plant debris.
2. Irrigation	<input type="checkbox"/> Irrigation system is not working properly.			<input type="checkbox"/> Repair as needed and confirm irrigation system works properly.
3. Soil	<ul style="list-style-type: none"> • Soil too deep (i.e., the soil surface is more than 6 inches below the overflow drain). • Channels or ruts have formed around inlets, and/or other evidence of erosion. 			<ul style="list-style-type: none"> • Add biotreatment soil mix (specified in Appendix K), so that soil is at proper depth (top of mulch is typically 6 inches below the overflow outlet). • Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
4. Mulch	<ul style="list-style-type: none"> • Mulch is missing or patchy in appearance. • Areas of bare earth are exposed, or mulch is less than 3 in deep. 			<ul style="list-style-type: none"> • Replenish mulch; use aged or composted mulch. • All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. • Mulch is even in appearance, at a depth of 3 inches.
5. Sediment, Trash & Debris	<input type="checkbox"/> Sediment, trash and debris accumulated in the planter.			<input type="checkbox"/> Sediment, trash and debris removed from flow-through planter and disposed of properly.
6. Confirm Proper Drainage	<input type="checkbox"/> The planter does not drain within four days after rainfall.			<input type="checkbox"/> Remove top 2 to 4 inches of sediment at all inlets to the planter. Add biotreatment soil mix (Appendix K) to restore the design elevation of soil (top of mulch is typically 6 inches below the overflow outlet). Rake, till, or amend with soil mix until infiltration rate is restored.
7. Downspouts and Inlets	<ul style="list-style-type: none"> • Flow to planter is impeded. • Downspouts are clogged or pipes are damaged. • Splash blocks and rocks in need of repair/replacement. 			<ul style="list-style-type: none"> • Repair or replace broken downspouts and curb cuts as needed, so that flow is conveyed efficiently to the planter. • Repair, replace or replenish splash blocks and rocks, to protect soil from erosive flows at all downspouts and inlets.

8. Overflow Pipe or Outlet to Storm Drain	<ul style="list-style-type: none"> • Does not safely convey excess flows to storm drain. • Piping damaged or disconnected. • Mulch/debris clogs outlet to storm drain (check inside drain). 		<ul style="list-style-type: none"> • Repair the overflow pipe or remove material clogging the overflow outlet, so that excess flow is conveyed efficiently to the storm drain. • Remove any mulch, debris or obstruction that is blocking the drain, including any material inside the drain.
9. Structural Soundness	<ul style="list-style-type: none"> □ Planter is cracked, leaking or falling apart. 		<ul style="list-style-type: none"> • Extend and secure liner to planter walls above the high water mark. If abutting a building, the planter must be water tight to protect building foundation from moisture damage. • Repair cracks and leaks, so that planter is structurally sound.
10. No Dumping Signage	<ul style="list-style-type: none"> □ Drain inlet "No dumping, flows to Bay" sign is damaged or missing 		<ul style="list-style-type: none"> □ Install new sign (standard metal plaque).

Flow-Through Planter Maintenance Plan for Broadway Plaza (SBPL)

11/04/2022



Flow-through planters are designed to treat and detain runoff without allowing seepage into the underlying soil. They can be used next to buildings and other locations where soil moisture is a potential concern.

Project Address and Cross Streets: 1501
Broadway, Redwood City CA 94063 near
Woodside Rd, Chestnut St and Bay Rd

Assessor's Parcel No.: 054-012-120,
054-012-130, 054-012-140, 054-012-150,
054-012-160 and 054-012-170

Property Owner: The Sobrato Organization,
LLC

Phone No.: (650) 876-7010

Designated Contact: Peter Tsai

Phone No.: (650) 876-7010

Mailing Address: 599 Castro Street, Suite
400, Mountain View, CA 94041

The property contains 19 flow through planter area(s), located as described below and as shown in the attached site plan¹.

- **SBPL Flow Through Planter Pond TCM-1** is located along the West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-2** is located along the West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-3** is located along the West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-4** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-5** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-6** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-7** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-8** is located along the North West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-9** is located along the West of the Broadway Plaza site East of Chestnut Street.
- **SBPL Flow Through Planter Pond TCM-10A** is located along the South of the Broadway Plaza site North of Bay Road.
- **SBPL Flow Through Planter Pond TCM-10B** is located along the South of the Broadway Plaza site North of Bay Road.
- **SBPL Flow Through Planter Pond TCM-11** is located along the East of the Broadway Plaza site South of Broadway.
- **SBPL Flow Through Planter Pond TCM-12** is located along the East of the Broadway Plaza site South of Broadway.
- **SBPL Flow Through Planter Pond TCM-13** is located along the West of the Broadway Plaza site North of Bay Road

- **SBPL Flow Through Planter Pond TCM-14** is located along the South West of the Broadway Plaza site North of Bay Road.
- **SBPL Flow Through Planter Pond TCM-15** is located along the South West of the Broadway Plaza site North of Bay Road.
- **SBPL Flow Through Planter Pond TCM-16** is located along the South West of the Broadway Plaza site North of Bay Road.
- **SBPL Flow Through Planter Pond TCM-17** is located along the South West of the Broadway Plaza site North of Bay Road.
- **SBPL Flow Through Planter Pond TCM-18** is located along the South of the Broadway Plaza site North of Bay Road.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow-Through Planters		
No.	Maintenance Task	Frequency of Task
1	<ul style="list-style-type: none"> ☐ Prune and weed excess vegetation to maintain conveyance/infiltration capacity. ☐ Remove litter, debris, and accumulated sediment; dispose of it properly. 	Monthly
2	<ul style="list-style-type: none"> ☐ Till or replace soil (using biotreatment soil mix specified in Appendix K) as necessary to maintain the design elevation of soil. Remove and replace all dead and diseased vegetation (replace plants in kind, or per Appendix B plant list). 	Before wet season (August or September); After wet season (May)
3	<ul style="list-style-type: none"> ☐ Inspect flow-through planter using the attached inspection checklist. 	Before wet season (inspect in August make all corrections by September 30), and After wet season (May), and Monthly during wet season (October through April)

II. Prohibitions

The use of pesticides and quick release fertilizers is strongly discouraged. For the purposes of stormwater treatment measure maintenance and function, it is anticipated that non-chemical controls (i.e., biological, physical, and cultural controls) will be adequate to address any pest problems. Proper and timely maintenance, as described in this plan, should serve to reduce the potential for pest establishment.

To avoid the need for pesticides or quick release fertilizers, follow the principles of integrated pest management (IPM):

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.

2. Prune plants properly and at the appropriate time of year.

III. Mosquito Abatement

Standing water should not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides should be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

San Mateo County Mosquito Abatement District
1351 Rollins Road
Burlingame, CA 94010
PH: (650) 344-8592
FAX: (650) 344-3843
Email: info@smcmad.org

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist should be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Flow-Through Planter Inspection and Maintenance Checklist

Property Address: 1501 Broadway, Redwood City CA 94063

Property Owner: The Sobrato Organization

Treatment Measure No.: _____

Date of Inspection: _____

Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

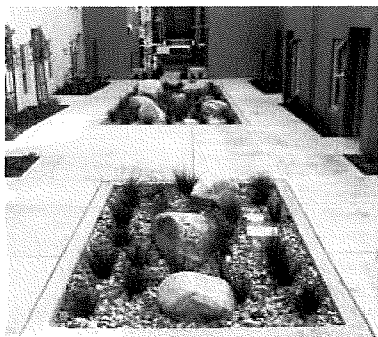
Inspector(s): _____

Items to Review	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Corrective Action/Results Expected When Maintenance is Performed
1. Vegetation	<input type="checkbox"/> Vegetation is dead, diseased and/or overgrown. <input type="checkbox"/> Irrigation system is not working properly.			<ul style="list-style-type: none"> • Replant in-kind or substitute from Appendix B plant list. • Manually weed and prune to ensure inlets and outlets convey water into/out of the facility. Remove plant debris. <input type="checkbox"/> Repair as needed and confirm irrigation system works properly.
3. Soil	<ul style="list-style-type: none"> • Soil too deep (i.e., the soil surface is more than 6 inches below the overflow drain). • Channels or ruts have formed around inlets, and/or other evidence of erosion. 			<ul style="list-style-type: none"> • Add biotreatment soil mix (specified in Appendix K), so that soil is at proper depth (top of mulch is typically 6 inches below the overflow outlet). • Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
4. Mulch	<ul style="list-style-type: none"> • Mulch is missing or patchy in appearance. • Areas of bare earth are exposed, or mulch is less than 3 in deep. 			<ul style="list-style-type: none"> • Replenish mulch; use aged or composted mulch. • All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. • Mulch is even in appearance, at a depth of 3 inches.
5. Sediment, Trash & Debris	<input type="checkbox"/> Sediment, trash and debris accumulated in the planter.			<input type="checkbox"/> Sediment, trash and debris removed from flow-through planter and disposed of properly.
6. Confirm Proper Drainage	<input type="checkbox"/> The planter does not drain within four days after rainfall.			<input type="checkbox"/> Remove top 2 to 4 inches of sediment at all inlets to the planter. Add biotreatment soil mix (Appendix K) to restore the design elevation of soil (top of mulch is typically 6 inches below the overflow outlet). Rake, till, or amend with soil mix until infiltration rate is restored.
7. Downspouts and Inlets	<ul style="list-style-type: none"> • Flow to planter is impeded. • Downspouts are clogged or pipes are damaged. • Splash blocks and rocks in need of repair/replacement. 			<ul style="list-style-type: none"> • Repair or replace broken downspouts and curb cuts as needed, so that flow is conveyed efficiently to the planter. • Repair, replace or replenish splash blocks and rocks, to protect soil from erosive flows at all downspouts and inlets.

8. Overflow Pipe or Outlet to Storm Drain	<ul style="list-style-type: none"> • Does not safely convey excess flows to storm drain. • Piping damaged or disconnected. • Mulch/debris clogs outlet to storm drain (check inside drain). 		<ul style="list-style-type: none"> • Repair the overflow pipe or remove material clogging the overflow outlet, so that excess flow is conveyed efficiently to the storm drain. • Remove any mulch, debris or obstruction that is blocking the drain, including any material inside the drain.
9. Structural Soundness	<ul style="list-style-type: none"> □ Planter is cracked, leaking or falling apart. 		<ul style="list-style-type: none"> • Extend and secure liner to planter walls above the high water mark. If abutting a building, the planter must be water tight to protect building foundation from moisture damage. • Repair cracks and leaks, so that planter is structurally sound.
10. No Dumping Signage	<ul style="list-style-type: none"> □ Drain inlet "No dumping, flows to Bay" sign is damaged or missing 		<ul style="list-style-type: none"> □ Install new sign (standard metal plaque).

Flow-Through Planter Maintenance Plan for Broadway Plaza (Office)

11/04/2022



Flow-through planters are designed to treat and detain runoff without allowing seepage into the underlying soil. They can be used next to buildings and other locations where soil moisture is a potential concern.

Project Address and Cross Streets: 1501 Broadway, Redwood City CA 94063 near Woodside Rd, Chestnut St and Bay Rd

Assessor's Parcel No.: 054-012-120, 054-012-130, 054-012-140, 054-012-150, 054-012-160 and 054-012-170

Property Owner: The Sobrato Organization, LLC

Phone No.: (650) 876-7010

Designated Contact: Peter Tsai

Phone No.: (650) 876-7010

Mailing Address: 599 Castro Street, Suite 400, Mountain View, CA 94041

The property contains 9 flow through planter area(s), located as described below and as shown in the attached site plan¹.

- **OFFICE Flow Through Planter Pond TCM-01** is located along the North of the Broadway Plaza site South of Broadway.
- **OFFICE Flow Through Planter Pond TCM-02** is located along the East of the Broadway Plaza site South of Broadway.
- **OFFICE Flow Through Planter Pond TCM-03** is located along the East of the Broadway Plaza site South of Broadway.
- **OFFICE Flow Through Planter Pond TCM-04** is located along the West of the Broadway Plaza site North of Bay Road.
- **OFFICE Flow Through Planter Pond TCM-05** is located along the South of the Broadway Plaza site North of Bay Road.
- **OFFICE Flow Through Planter Pond TCM-06** is located along the South West of the Broadway Plaza site North of Bay Road.
- **OFFICE Flow Through Planter Pond TCM-07** is located along the South of the Broadway Plaza site North of Bay Road and along the East of the Broadway Plaza site West of Woodside Road.
- **OFFICE Flow Through Planter Pond TCM-08** is located along the South East of the Broadway Plaza site North of Bay Road.
- **OFFICE Flow Through Planter Pond TCM-09** is located along the South of the Broadway Plaza site North of Bay Road.
- **OFFICE Self-Retaining Pond SR-1** is located along the East of the Broadway Plaza site West of Woodside Road.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Flow-Through Planters		
No.	Maintenance Task	Frequency of Task
1	<input type="checkbox"/> Prune and weed excess vegetation to maintain conveyance/infiltration capacity. <input type="checkbox"/> Remove litter, debris, and accumulated sediment; dispose of it properly.	Monthly
2	<input type="checkbox"/> Till or replace soil (using biotreatment soil mix specified in Appendix K) as necessary to maintain the design elevation of soil. <input type="checkbox"/> Remove and replace all dead and diseased vegetation (replace plants in kind, or per Appendix B plant list).	Before wet season (August or September); After wet season (May)
3	<input type="checkbox"/> Inspect flow-through planter using the attached inspection checklist.	Before wet season (inspect in August make all corrections by September 30), and After wet season (May), and Monthly during wet season (October through April)

II. Prohibitions

The use of pesticides and quick release fertilizers is strongly discouraged. For the purposes of stormwater treatment measure maintenance and function, it is anticipated that non-chemical controls (i.e., biological, physical, and cultural controls) will be adequate to address any pest problems. Proper and timely maintenance, as described in this plan, should serve to reduce the potential for pest establishment.

To avoid the need for pesticides or quick release fertilizers, follow the principles of integrated pest management (IPM):

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.

III. Mosquito Abatement

Standing water should not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides should be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

San Mateo County Mosquito Abatement District
 1351 Rollins Road
 Burlingame, CA 94010
 PH: (650) 344-8592
 FAX: (650) 344-3843
 Email: info@smcmad.org

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist should be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Flow-Through Planter Inspection and Maintenance Checklist

Property Address: 1501 Broadway, Redwood City CA 94063

Property Owner: The Sobrato Organization

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

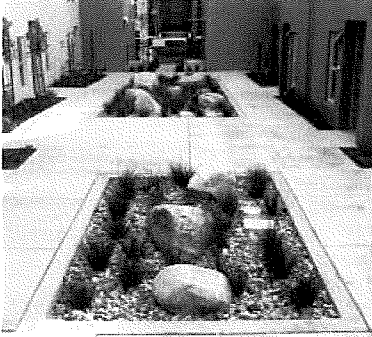
Inspector(s): _____

Items to Review	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Corrective Action/Results Expected When Maintenance Is Performed
1. Vegetation	<input type="checkbox"/> Vegetation is dead, diseased and/or overgrown. <input type="checkbox"/> Irrigation system is not working properly.			<ul style="list-style-type: none"> • Replant in-kind or substitute from Appendix B plant list. • Manually weed and prune to ensure inlets and outlets convey water into/out of the facility. Remove plant debris.
2. Irrigation	<input type="checkbox"/> Irrigation system is not working properly.			<input type="checkbox"/> Repair as needed and confirm irrigation system works properly.
3. Soil	<ul style="list-style-type: none"> • Soil too deep (i.e., the soil surface is more than 6 inches below the overflow drain). • Channels or ruts have formed around inlets, and/or other evidence of erosion. 			<ul style="list-style-type: none"> • Add biotreatment soil mix (specified in Appendix K), so that soil is at proper depth (top of mulch is typically 6 inches below the overflow outlet). • Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
4. Mulch	<ul style="list-style-type: none"> • Mulch is missing or patchy in appearance. • Areas of bare earth are exposed, or mulch is less than 3 in deep. 			<ul style="list-style-type: none"> • Replenish mulch; use aged or composted mulch. • All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. • Mulch is even in appearance, at a depth of 3 inches.
5. Sediment, Trash & Debris	<input type="checkbox"/> Sediment, trash and debris accumulated in the planter.			<input type="checkbox"/> Sediment, trash and debris removed from flow-through planter and disposed of properly.
6. Confirm Proper Drainage	<input type="checkbox"/> The planter does not drain within four days after rainfall.			<input type="checkbox"/> Remove top 2 to 4 inches of sediment at all inlets to the planter. Add biotreatment soil mix (Appendix K) to restore the design elevation of soil (top of mulch is typically 6 inches below the overflow outlet). Rake, till, or amend with soil mix until infiltration rate is restored.
7. Downspouts and Inlets	<ul style="list-style-type: none"> • Flow to planter is impeded. • Downspouts are clogged or pipes are damaged. • Splash blocks and rocks in need of repair/replacement. 			<ul style="list-style-type: none"> • Repair or replace broken downspouts and curb cuts as needed, so that flow is conveyed efficiently to the planter. • Repair, replace or replenish splash blocks and rocks, to protect soil from erosive flows at all downspouts and inlets.

<p>8. Overflow Pipe or Outlet to Storm Drain</p>	<ul style="list-style-type: none"> • Does not safely convey excess flows to storm drain. • Piping damaged or disconnected. • Mulch/debris clogs outlet to storm drain (check inside drain). 		<ul style="list-style-type: none"> • Repair the overflow pipe or remove material clogging the overflow outlet, so that excess flow is conveyed efficiently to the storm drain. • Remove any mulch, debris or obstruction that is blocking the drain, including any material inside the drain.
<p>9. Structural Soundness</p>	<ul style="list-style-type: none"> □ Planter is cracked, leaking or falling apart. 		<ul style="list-style-type: none"> • Extend and secure liner to planter walls above the high water mark. If abutting a building, the planter must be water tight to protect building foundation from moisture damage. • Repair cracks and leaks, so that planter is structurally sound.
<p>10. No Dumping Signage</p>	<ul style="list-style-type: none"> □ Drain inlet "No dumping, flows to Bay" sign is damaged or missing 		<ul style="list-style-type: none"> □ Install new sign (standard metal plaque).

Flow-Through Planter Maintenance Plan for Broadway Plaza (Offsite)

11/04/2022



Flow-through planters are designed to treat and detain runoff without allowing seepage into the underlying soil. They can be used next to buildings and other locations where soil moisture is a potential concern.

Project Address and Cross Streets: 1501 Broadway, Redwood City CA 94063 near Woodside Rd, Chestnut St and Bay Rd

Assessor's Parcel No.: 054-012-120, 054-012-130, 054-012-140, 054-012-150, 054-012-160 and 054-012-170

Property Owner: The Sobrato Organization, LLC

Phone No.: (650) 876-7010

Designated Contact: Peter Tsai

Phone No.: (650) 876-7010

Mailing Address: 599 Castro Street, Suite 400, Mountain View, CA 94041

The property contains 10 flow through planter area(s), located as described below and as shown in the attached site plan¹.

- **OFFSITE Flow Through Planter Pond TCM-01** is located along the North East of Broadway, North of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-02** is located along the North East of Broadway, North of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-03A** is located along the South West of Bay Road, South of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-03B** is located along the South West of Bay Road, South of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-04** is located along the South East of Bay Road, South of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-05** is located along the North of Chestnut Street, West of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-06** is located along the North of Chestnut Street, West of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-07A** is located along the North of Chestnut Street, West of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-07B** is located along the South of Chestnut Street, West of Broadway Plaza site.
- **OFFSITE Flow Through Planter Pond TCM-08** is located along the South of Chestnut Street, West of Broadway Plaza site.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Flow-Through Planters

No.	Maintenance Task	Frequency of Task
1	<input type="checkbox"/> Prune and weed excess vegetation to maintain conveyance/infiltration capacity. <input type="checkbox"/> Remove litter, debris, and accumulated sediment; dispose of it properly.	Monthly
2	<input type="checkbox"/> Till or replace soil (using biotreatment soil mix specified in Appendix K) as necessary to maintain the design elevation of soil. <input type="checkbox"/> Remove and replace all dead and diseased vegetation (replace plants in kind, or per Appendix B plant list).	Before wet season (August or September); After wet season (May)
3	<input type="checkbox"/> Inspect flow-through planter using the attached inspection checklist.	Before wet season (inspect in August make all corrections by September 30), and After wet season (May), and Monthly during wet season (October through April)

II. Prohibitions

The use of pesticides and quick release fertilizers is strongly discouraged. For the purposes of stormwater treatment measure maintenance and function, it is anticipated that non-chemical controls (i.e., biological, physical, and cultural controls) will be adequate to address any pest problems. Proper and timely maintenance, as described in this plan, should serve to reduce the potential for pest establishment.

To avoid the need for pesticides or quick release fertilizers, follow the principles of integrated pest management (IPM):

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.

III. Mosquito Abatement

Standing water should not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the San Mateo County Mosquito Abatement District (SMCMAD), as needed for assistance. Mosquito larvicides should be applied only when absolutely necessary, as indicated by the SMCMAD, and then only by a licensed professional or contractor. Contact information for SMCMAD is provided below.

San Mateo County Mosquito Abatement District
 1351 Rollins Road
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 PH: (650) 344-8592
 FAX: (650) 344-3843
 Email: info@smcmad.org

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist should be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Flow-Through Planter Inspection and Maintenance Checklist

Property Address: 1501 Broadway, Redwood City CA 94063 Property Owner: The Sobrato Organization

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____

Inspector(s): _____

Items to Review	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Corrective Action/Results Expected When Maintenance is Performed
1. Vegetation	<input type="checkbox"/> Vegetation is dead, diseased and/or overgrown.			<ul style="list-style-type: none"> • Replant in-kind or substitute from Appendix B plant list. • Manually weed and prune to ensure inlets and outlets convey water into/out of the facility. Remove plant debris.
2. Irrigation	<input type="checkbox"/> Irrigation system is not working properly.			<input type="checkbox"/> Repair as needed and confirm irrigation system works properly.
3. Soil	<ul style="list-style-type: none"> • Soil too deep (i.e., the soil surface is more than 6 inches below the overflow drain). • Channels or ruts have formed around inlets, and/or other evidence of erosion. 			<ul style="list-style-type: none"> • Add biotreatment soil mix (specified in Appendix K), so that soil is at proper depth (top of mulch is typically 6 inches below the overflow outlet). • Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
4. Mulch	<ul style="list-style-type: none"> • Mulch is missing or patchy in appearance. • Areas of bare earth are exposed, or mulch is less than 3 in. deep. 			<ul style="list-style-type: none"> • Replenish mulch; use aged or composted mulch. • All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. • Mulch is even in appearance, at a depth of 3 inches.
5. Sediment, Trash & Debris	<input type="checkbox"/> Sediment, trash and debris accumulated in the planter.			<input type="checkbox"/> Sediment, trash and debris removed from flow-through planter and disposed of properly.
6. Confirm Proper Drainage	<input type="checkbox"/> The planter does not drain within four days after rainfall.			<input type="checkbox"/> Remove top 2 to 4 inches of sediment at all inlets to the planter. Add biotreatment soil mix (Appendix K) to restore the design elevation of soil (top of mulch is typically 6 inches below the overflow outlet). Rake, till, or amend with soil mix until infiltration rate is restored.
7. Downspouts and Inlets	<ul style="list-style-type: none"> • Flow to planter is impeded. • Downspouts are clogged or pipes are damaged. • Splash blocks and rocks in need of repair/replacement. 			<ul style="list-style-type: none"> • Repair or replace broken downspouts and curb cuts as needed, so that flow is conveyed efficiently to the planter. • Repair, replace or replenish splash blocks and rocks, to protect soil from erosive flows at all downspouts and inlets.

8. Overflow Pipe or Outlet to Storm Drain	<ul style="list-style-type: none"> Does not safely convey excess flows to storm drain. Piping damaged or disconnected. Mulch/debris clogs outlet to storm drain (check inside drain). 			<ul style="list-style-type: none"> Repair the overflow pipe or remove material clogging the overflow outlet, so that excess flow is conveyed efficiently to the storm drain. Remove any mulch, debris or obstruction that is blocking the drain, including any material inside the drain.
9. Structural Soundness	<ul style="list-style-type: none"> Planter is cracked, leaking or falling apart. 			<ul style="list-style-type: none"> Extend and secure liner to planter walls above the high water mark. If abutting a building, the planter must be water tight to protect building foundation from moisture damage. Repair cracks and leaks, so that planter is structurally sound.
10. No Dumping Signage	<ul style="list-style-type: none"> Drain inlet "No dumping, flows to Bay" sign is damaged or missing 			<ul style="list-style-type: none"> Install new sign (standard metal plaque).

Exhibit "D"

Form of Assignment

**ASSIGNMENT AND ASSUMPTION OF
STORMWATER TREATMENT MEASURES MAINTENANCE AGREEMENT
(_____)**

THIS ASSIGNMENT AND ASSUMPTION OF THE STORMWATER TREATMENT MEASURES MAINTENANCE AGREEMENT ("Assignment") is made as of _____, 20__ , by and between _____, a _____ ("Assignor") and _____, a _____ ("Assignee").

RECITALS

A. Assignor and the City of Redwood City ("City") are parties to that certain Stormwater Treatment Measures Maintenance Agreement dated _____ (the "Agreement"), which Agreement commits the Assignor to accepting responsibility for operation and maintenance ("O&M") of stormwater treatment measures on that certain real property situated at _____ in the City of Redwood City. Capitalized terms not otherwise defined shall have the meanings set forth in the Agreement.

B. Section 20 of the Agreement authorizes the Assignor to assign the Agreement in its entirety, provided that the Assignee expressly assumes all of the obligations set forth in the Agreement.

C. Assignor desires to assign and transfer to Assignee, and Assignee desires to assume and accept from Assignor, all of Assignor's rights and obligations as set forth in the Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Assignment. Assignor hereby assigns, sells and transfers to Assignee, free and clear of all Liens, all of Assignor's right, title and interest in and to the Agreement.
2. Assumption. Assignee hereby accepts this assignment of the Agreement and agrees to be bound by all of the terms, conditions, and covenants of the Agreement.

3. Effectiveness. This Assignment shall be effective as of the date first set forth above. From and after such date, Assignee shall be entitled to all of the rights and bound by all of the obligations set forth in the Agreement. Upon the execution of this Assignment, Assignee shall constitute the "Developer" under the Agreement and Assignor shall be fully relieved of the obligations hereunder and shall have no liability for any default or failure to perform occurring from and after the date of this Assignment.

4. Binding Effect. This Assignment shall be binding on and inure to the benefit of the parties, their respective heirs, successors and assigns.

5. Counterparts. This Assignment may be executed in counterparts, each of which, when executed, shall be deemed an original.

6. Attorneys' Fees. The prevailing party in any litigation, arbitration or other proceedings arising out of this Assignment shall be reimbursed by the other party for all costs and expenses incurred in such proceedings, including reasonable attorneys' fees.

7. Governing Law. This Assignment shall be governed by the laws of the State of California.

IN WITNESS WHEREOF, the parties have caused this Assignment to be duly executed and delivered as of the date first written above.

ASSIGNOR:

By: _____

Name: _____

Title: _____

ASSIGNEE:

By: _____

Name: _____

Title: _____