

DRAFT CONDITIONS OF APPROVAL
P23-0076: DR23-0018, TDM23-0006 & ND23-0004
439 Eccles Avenue
(As recommended by City Staff on February 15, 2024)

PLANNING DIVISION CONDITIONS

Introduction

The term “applicant”, “developer”, “project owner” or “project sponsor” used hereinafter shall have the same meaning: the applicant for the 439 Eccles Avenue project or the property / project owner if different from applicant.

GENERAL

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by DGA planning | architecture | interiors, dated January 5, 2024, and approved by the Planning Commission in association with P23-0076, as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City’s Chief Planner.
2. The construction drawings shall comply with the Planning Commission approved plans, as amended by these Conditions of Approval, including the plans prepared by DGA planning | architecture | interiors, dated January 5, 2024.
3. The applicant shall submit a checklist showing compliance with these Conditions of Approval with the building permit application and plans.
4. Prior to issuance of any building or construction permits for the construction of public improvements, the final design for all public improvements shall be reviewed and approved by the City Engineer, Fire Marshal, and Chief Planner.
5. Prior to issuance of any building or construction permits for grading improvements, the applicant shall submit final grading plans for review and approval by the City Engineer and Chief Planner.
6. The applicant shall comply with all permitting requirements of applicable agencies related to the project and provide proof of permits and/or approval prior to building permit issuance for these project elements.

7. The applicant shall submit a checklist and any required documentation showing compliance with SSFMC Section 20.300.003 (“Airport Land Use Compatibility Plan Consistency”) with the building permit application and plans.
8. Any modification to the approved plans shall be subject to SSFMC Section 20.450.012 (“Modification”), whereby the Chief Planner may approve minor changes. All exterior design modifications, including any and all utilities, shall be presented to the Chief Planner for a determination.
9. Unless the use has commenced or related building permits have been issued within two (2) years of the date this permit is granted, this permit will automatically expire on that date, subject to any extensions provided under the Subdivision Map Act or other applicable law. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (“Common Procedures”).
10. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files a signed acceptance form, prior to the issuance of a building permit, stating that the property owner is aware of, and accepts, all of the conditions of the permit.
11. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
12. Neither the granting of this permit nor any conditions attached thereto shall authorize, require or permit anything contrary to, or in conflict with any ordinances specifically named therein.
13. Prior to construction, all required building permits shall be obtained from the City’s Building Division.
14. Demolition of any existing structures on site will require demolition permits.
15. All conditions of the permit shall be completely fulfilled to the satisfaction of the affected City Departments and Planning and Building Divisions prior to occupancy of any building. Any request for temporary power for testing equipment will be issued only upon substantial completion of the development.

CONSTRUCTION

16. The applicant is responsible for maintaining site security prior to, and throughout the construction process. This includes installation of appropriate fencing, lighting, remote monitors, or on-site security personnel as needed.
17. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
18. During construction, the applicant shall provide parking on-site, or shall arrange for off-site parking, for construction workers. After completion of the project parking structure, the applicant shall provide parking for construction workers within the project parking structure when the Chief Building Official and Fire Marshal provide written approval.
19. Prior to proceeding with exterior construction, the applicant shall provide a full-scale mockup of a section of exterior wall that shows the cladding materials and finishes, windows, trim, and any other architectural features of the building to fully illustrate building fenestration, subject to site inspection and approval by Planning Division staff.
20. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, Fire and Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.

DESIGN REVIEW / SITE PLANNING

21. All equipment (either roof, building, or ground-mounted) shall be screened from view through the use of integral architectural elements, such as enclosures or roof screens, and landscape screening or shall be incorporated inside the exterior building wall. Equipment enclosures and/or roof screens shall be painted to match the building. Prior to issuance of a building permit the applicant shall submit plans showing utility locations, stand-pipes, equipment enclosures, landscape screens, and/or roof screens for review and approval by the Chief Planner or designee.
22. Prior to issuance of any building or construction permits for landscaping improvements, the applicant shall submit final landscaping and irrigation plans for review and approval by the City's Chief Planner. The plans shall include documentation of compliance with SSFMC Section 20.300.008 ("Landscaping").
23. Plant materials shall be replaced, when necessary, with the same species originally specified unless otherwise approved by the Chief Planner.

24. All landscape areas shall be watered via an automatic irrigation system which shall be maintained in fully operable condition at all times, and which complies with SSFMC Chapter 20.300 (“Lot and Development Standards”).
25. All planting areas shall be maintained by a qualified professional. The landscape shall be kept on a regular fertilization and maintenance program and shall be maintained weed free.
26. Plant materials shall be selectively pruned by a qualified arborist. No topping or excessive cutting-back shall be permitted. Tree pruning shall allow the natural branching structure to develop.
27. All landscaping installed within the public right-of-way by the property owner shall be maintained by the property owner.
28. Prior to issuance of certificate of occupancy, the applicant shall submit final landscaping and irrigation plans demonstrating compliance with the State’s Model Water Efficiency Landscaping Ordinance (MWELo), if applicable. (See SSFMC Section 20.300.008, and the City’s [WELo Document Verification package.](#))
 - a) Projects with a new aggregate landscape of 501 – 2,499 sq. ft. may comply with the prescriptive measures contained in Appendix D of the MWELo.
 - b) Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by the MWELo.
 - c) For all projects subject to the provisions of the MWELo, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.
29. Prior to issuance of any building or construction permits, the applicant shall submit interim and final phasing plans and minor modifications to interim and final phasing plans for review and approval by the Chief Planner, City Engineer, and Chief Building Official.
30. The applicant shall contact the South San Francisco Scavenger Company to properly size any required trash enclosures and work with staff to locate and design the trash enclosure in accordance with SSFMC Section 20.300.014 (“Trash and Refuse Collection Areas”). The applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.

31. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of September 19, 2023.
32. Landscaped areas in the project area may contain trees defined as protected by the South San Francisco Tree Preservation Ordinance, Title 13, Chapter 13.30. Any removal or pruning of protected trees shall comply with the Tree Preservation Ordinance, and the applicant shall obtain a permit for any tree removals or alterations of protected trees and avoid tree roots during trenching for utilities.
33. The applicant shall install three-inch diameter, PVC conduit along the project frontage, in the right-of-way, if any trenching is to take place, for the purpose of future fiber installation. Conduit shall have a pull rope or tape. A #8 stranded trace wire will be installed in the conduit or other trace wire system approved by the City.
34. Prior to receiving certificate of occupancy, the applicant shall install street furniture, trash receptacles, and bicycle racks along the project sidewalk frontages. The Planning Division shall review and approve all street furniture, trash receptacles and bicycle rack options during the building permit process.
35. Permanent project signage is not included in project entitlements. Prior to installation of any project signage, the applicant shall submit an appropriate sign application per SSFMC Chapter 20.360 (“Signs”) for review and approval.
36. The applicant shall utilize appropriate glazing for bird safety for the project, as required by SSFMC Section 20.310.002(I)(6) (“Glazing for Bird Safety”). The required bird-safe glazing measure(s) shall be included with the building permit application and plans.
37. The applicant shall implement the recommendations in the Tree Inventory and Assessment Report prepared for the project by Monarch Consulting Arborists, dated August 16, 2023.

TRANSPORTATION / PARKING

38. A Parking and Traffic Control Plan for the construction of the project shall be submitted with the application for Building Permit, for review and approval by the Chief Planner, or designee, and City Engineer, or designee.
39. The applicant has prepared and submitted a draft Preliminary TDM Plan. In accordance with SSFMC Chapter 20.400 (“Transportation Demand Management”), prior to issuance of a building permit the applicant shall submit a Final TDM Plan for review and approval by the Chief Planner.

- a) The Final TDM Plan shall include all mandatory elements included in the Ordinance in place at the time of building permit application submittal and shall substantially reflect the Preliminary TDM Plan prepared by Fehr + Peers, dated January 2024, and modified as necessary to reflect the structure of the current Ordinance. The Final TDM Plan shall be designed to ultimately achieve the requirements of a Tier 3 project.
 - b) The Final TDM Plan shall outline the required process for on-going monitoring, beginning one (1) year after the granting of a certificate of occupancy. A compliance form documenting the continued implementation of TDM measures shall be submitted annually for the project's lifespan, and an annual mode share compliance survey pursuant to SSFMC Section 20.400.006 ("Monitoring and Enforcement") shall be required.
 - c) A midday parking occupancy survey shall be prepared for the project every three years. The first midday parking occupancy survey shall be completed and submitted during the first year following project occupancy, with the required Annual Mode Share Compliance Survey.
 - d) The applicant shall be required to reimburse the City for program costs associated with monitoring and enforcing the TDM Program on an annual basis. The annual monitoring fee is \$3,637 and is updated by the City Council on an annual basis. The monitoring fee for the Project's first year of operation is due to the City prior to the project receiving a Certificate of Occupancy.
 - e) Prior to approval of a permit for tenant improvements or a business license, tenants shall submit a letter demonstrating concurrence with the Final TDM Plan. The letter shall acknowledge how applicable TDM requirements are identified in their lease and summarize how the tenant is implementing applicable TDM measures.
40. Clear signage shall be provided on-site for employee and visitor parking areas to help direct vehicle traffic.
41. Clear signage shall be provided on-site for rideshare drop-off and pick-up, and for delivery vehicles.
42. Once construction of an associated parking structure is complete, construction-related parking should be prioritized within the structure and construction vehicles should refrain from utilizing any on-street parking.

43. The applicant shall implement the following measures outlined in the Transportation Impact Analysis prepared for the project by Fehr + Peers, dated January 2024:

- a) Provide a letter of support from the owners of Gateway of the Pacific into the final TDM Plan stating that the two developments will make a good faith effort to ensure pedestrian access from 439 Eccles to bus and shuttle stops on Gateway Boulevard via the Gateway of the Pacific Site.
- b) Incorporate space for an on-street shuttle stop along the Project's frontage on southbound Eccles Avenue to provide the ability for shuttles to serve the site (including red curb, an eight foot by five foot accessible pad, and a pole that operators may attach signage to.)

ENVIRONMENTAL MITIGATION MEASURES / CEQA

44. The applicant shall comply with all applicable conditions and mitigation measures outlined in the Standard Conditions and Mitigation Monitoring and Reporting Program (MMRP) for the 439 Eccles Avenue Project Environmental Checklist prepared by Lamphier-Gregory, Inc., dated January 2024 (ND23-0004).

IMPACT and DEVELOPMENT FEES

****Fees are subject to annual adjustment and will be calculated based on the fee in effect at the time that the payment of the fee is due. The fees included in these Conditions of Approval are estimates, based on the fees in place at the time of project approval.****

45. CHILDCARE FEE: Prior to issuance of the first building permit, the applicant shall pay any applicable Childcare Fees in accordance with SSFMC Chapter 8.77. This fee is subject to annual adjustment. Based on the plans approved by the Planning Commission on February 15, 2024, the Childcare Impact Fee estimate for the project is:

Office / R&D: \$1.51/SF x 229,460 SF = \$346,484.60

46. PARK FEES: Prior to issuance of the first building permit, the applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee in accordance with SSFMC Chapter 8.67. The fee is subject to annual adjustment. Based on the plans reviewed and approved by the Planning Commission on February 15, 2024, the Park Fee estimate for the project is:

Office / R&D: \$3.54/SF x 229,460 SF = \$812,288.40

47. CITYWIDE TRANSPORTATION FEE: Prior to issuance of the first building permit, the applicant shall pay applicable transportation impact fees in accordance with SSFMC Chapter 8.73. The fee is subject to annual adjustment. Based on the plans reviewed and approved by the Planning Commission on February 15, 2024, the Citywide Transportation Fee estimate for the project is:

Office / R&D: \$34.85/SF x 229,460 SF = \$7,996,681.00

48. COMMERCIAL LINKAGE FEE: Prior to issuance of the first building permit, the applicant shall pay the applicable Commercial Linkage Fee in accordance with SSFMC Chapter 8.69, based on the current fee for each applicable land use category. The fee shall be calculated based on the fee schedule in effect at the time the building permit is issued. Based on the plans approved by the Planning Commission on February 15, 2024, the Commercial Linkage Fee estimate for the project is:

Office / R&D: \$17.38/SF x 229,460 SF = \$3,988,014.80

49. PUBLIC SAFETY IMPACT FEE: Prior to issuance of the first building permit for the development, the applicant shall pay applicable Public Safety Impact Fees in accordance with SSFMC Chapter 8.75. Based on the plans approved by the Planning Commission on February 15, 2024, the Public Safety Impact Fee estimate for the project is:

Office / R&D: \$1.31/SF x 229,460 SF = \$300,592.60

50. LIBRARY IMPACT FEE: Prior to issuance of the first building permit for the development, the applicant shall pay the applicable Library Impact Fee in accordance with SSFMC Chapter 8.74. Based on the plans approved by the Planning Commission on February 15, 2024, the Library Impact Fee estimate for the project is:

Office / R&D: \$0.14/SF x 229,460 SF = \$32,124.40

51. PUBLIC ART REQUIREMENT: All non-residential development is subject to the Public Art Requirement, per SSFMC Chapter 8.76. The public art requirement for this project shall be satisfied by providing qualifying public art, as defined in SSFMC Chapter 8.76 and reviewed and approved by the Cultural Arts Commission or designee, with a value equal to not less than 1% of construction costs for acquisition and installation of public art on the project site; or electing to make a public art contribution payment in an amount not less than 0.5% of construction costs into the public art fund. The in-lieu contribution payment shall be made prior to the issuance of a building permit.

52. COMMUNITY BENEFITS PROGRAM FEE. Per SSFMC Section 20.395, the Community Benefits Fee is assessed on the proposed FAR from 1.0 to 2.5. The established fee is \$20 / SF. Based on the plans reviewed and approved by the Planning Commission on February 15, 2024, the Community Benefits Fee estimate for this project is:

$$\text{Office / R\&D: } \$20.00/\text{SF} \times 114,730 \text{ SF} = \$2,294,600.00$$

For questions regarding Planning Division COAs, please contact Stephanie Skangos at Stephanie.Skangos@ssf.net

BUILDING DIVISION CONDITIONS

GENERAL INFORMATION:

1. The 2022 California Building, Mechanical, Plumbing, and Electrical Codes (i.e., 2021 IBC, UMC, UPC, and 2020 NEC, as amended by the State of California), 2022 California Green Building Standards Code, 2022 California Existing Building Code, and 2022 California Energy Code, as applicable, were used as the basis of our review.
2. There may be other comments generated by the Building Division and/or other City departments that will also require your attention and response. This attached list of comments, then, is only a portion of the plan review. Contact the City for other items.
3. Please be sure to include the architect and engineer's stamp and signature on all sheets of the drawings and on the coversheets of specifications and calculations per CBPC 5536.1 and CBPC 6735. This item will be verified prior to plan approval.

ARCHITECTURAL COMMENTS:

Fire Separation Distance:

4. Sheet G-6: For the Proposed Office/Lab Building, the site plan shows the plan west fire separation distance is 27'-5" from the exterior wall to the property line. CBC Table 705.5 requires 2-hour rated exterior walls where the fire separation distance is less than 30 feet for an L occupancy building. Please address.
5. Sheet AE-21 shows a projection that is located in the fire separation distance. Check the maximum projection distance per CBC 705.2.

Means of Egress:

6. At the upper floors of the office building, please confirm and note on the plan the exterior stair will not be a required exterior stair as CBC 1027.2 does not allow the use of exterior exit stairs in a high rise or a building over 6 stories high.
7. At the upper floors, review and address the highlighted sections of CBC 1023.7 noted below: “Where nonrated walls or unprotected openings enclose the exterior of the stairway or ramps and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than ¾ hour.”

Wall Assembly & Finish

8. Elevation Views: Material Legend Note #8 calls for high-density exterior panels.
 - a) Review the requirements of CBC 1405 for combustible materials on the exterior side of exterior walls and CBC 1406 for metal composite materials (MCM)
 - b) Provide a written response clarifying whether combustible exterior elements are proposed for the project or not.
 - c) Provide a narrative describing how compliance with these code sections is met, if applicable.

For questions concerning Building Division COAs, please contact Erik Reitdorf at Erik.Reitdorf@ssf.net or (650) 829-6669.

ENGINEERING DIVISION CONDITIONS

Below are the conditions that apply to the subject permit, which may overlap with any standard development conditions – these conditions are subject to change.

Permits

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
 - a) Building Permit plan check and civil review. Provide an engineer’s estimate or opinion of probable cost of on-site improvements for deposit amount calculation.

- b) Hauling/Grading plan check and permit processing. Provide Cubic Yards for deposit amount calculation.
 - c) Encroachment for Public Improvements plan check and permit processing. Provide an engineer's estimate or opinion of probable cost of ROW improvements for fees and deposit amount calculation.
2. A Grading Permit is required for grading over 50 cubic yards and if 50 cubic yards or more of soil is exported and/or imported. The Applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits. The Grading Permit requires several documents to be submitted for the City's review and approval. The Grading Permit Application, Checklist and Requirements may be found on the City website at <http://www.ssf.net/departments/public-works/engineering-division>.
3. A Hauling Permit shall be required for excavations and off-haul or on-haul, per Engineering requirements; should hauling of earth occur prior to grading. Otherwise, hauling conditions would be included with the grading permit. Hauling Permit may be found on the City website at: <http://www.ssf.net/departments/public-works/engineering-division>.
4. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
5. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a City ordinance requires completion of a Waste Management Plan ("WMP") for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials ("65/100") will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee payment prior to the issuance of a building or grading permit.
6. An Encroachment Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as any deposits and/or bonds required to obtain said permits.

7. Prior to the issuance of a building permit, the Applicant shall submit written evidence from the County or State Regulators in charge, indicating that the site is cleared of hazardous materials and hazardous groundwater to a level that poses no impacts to human health. The Applicant shall also confirm that any existing groundwater monitoring wells on the project site have been properly closed and/or relocated as necessary as approved by the County or State Regulators in charge.

Plan Submittal

8. The Applicant shall submit detailed plans printed to PDF and combined into a single electronic file, with each being stamped and digitally signed by a Professional Engineer registered in the State of California. Incorporated within the construction plans shall be applicable franchise utility installation plans, stamped and signed and prepared by the proper authority. Plans shall include the following sheets:

Cover, Separate Note Sheet, Existing Conditions, Demolition Plan, Grading Plan, Horizontal Plan, Striping and Signage Plan, Utility Plan(s), Detail Sheet(s), Erosion Control Plan, and Landscape Plans, (grading, storm drain, erosion control, and landscape plans are for reference only and shall not be reviewed during this submittal).

9. Prior to building permit issuance, the Applicant shall obtain a grading permit with the Engineering Division and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the grading permit. The Applicant shall submit a grading plan that clearly states the amount of cut and fill required to grade the project. The Grading Plans shall include the following plans:

Cover, Notes, Existing Conditions, Grading Plans, Storm Drain Plans, Stormwater Control Plan, and Erosion Control Plan.

10. Prior to building permit issuance, the Applicant shall obtain an Encroachment Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Encroachment Permit. Applicant shall prepare and submit a separate Public Improvement Plan set that shall include only the scope of work within the City ROW (with reference to the on-site plans) consisting of the following plans:

Civil Plans, Landscape Plans, and Joint Trench Plans.

An engineer's cost estimate for the scope of work shown on the approved Public Improvement Plans is required to determine the performance and payment bond amount.

The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.

11. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
12. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
13. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or encroachment permit.

Mapping and Agreements

14. The Applicant shall dedicate to the City an Emergency Vehicle Access Easement from Eccles Avenue and through the project site to the satisfaction of the Fire Marshal.
15. All required public easement dedications the City on the project site shall be accepted by the City and recorded with the San Mateo County Recorder's Office prior to the issuance of a Building Permit.
16. The Applicant shall ensure the proposed structures within the project site do not encroach into the existing recorded Building Setback Easements and the Railroad Easement as shown on the Alta Land Title Survey plans unless said easements are quitclaimed to the Applicant prior to the issuance of a Building Permit.
17. The Applicant shall obtain approvals from the adjacent property owner for the proposed improvements encroaching into the rails to trail property prior to the issuance of a Building Permit.
18. Applicant shall submit all documents required for review of any mapping or agreement application as a separate application from the improvement plans.
19. Prior to the approval of the Permits, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by the City Attorney and City Engineer prior to execution.

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

Transportation

21. The Applicant shall prepare a feasibility analysis for a new direct pedestrian connection between the Project site and 700/701 Gateway Bus/shuttle stops via the Gateway of the Pacific (GOP) private property at 700 Gateway. The conceptual alignment shall utilize the 700 Gateway driveway / sidewalk and shall include ramps and a stairway to meet the site grading constraints. The feasibility analysis shall involve coordination with adjacent GOP property owners.

If a new pedestrian connection is deemed feasible and mutually agreeable between the Applicant and adjacent GOP property owners, the Applicant shall design and construct the ramp and stairwell and obtain an easement or enter into an Agreement with GOP property owners for the use of this pedestrian connection. The Applicant shall also coordinate the addition or relocation of a shuttle stop at 700 Gateway Boulevard with Commute.org and Oyster Point Mobility, such that all shuttle services along Gateway Boulevard stop in both directions at the 700/701 Gateway stops shared with SamTrans.

If a new pedestrian connection is not deemed feasible and mutually agreeable, and, should this access constraint limit the Project's ability to meet its TDM mode share targets, the Applicant may need to modify its TDM program to provide a site-specific shuttle service or other measures to achieve compliance.

Right-of-Way

22. Prior to building permit issuance and prior to any work within the City Right-of-Way, the Applicant shall obtain an Encroachment Permit from the Engineering Division. All new public improvements required to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards. All new public improvements shall be completed prior to Final Occupancy of the project or prior to any Temporary Occupancy as approved by the City Engineer.
23. Prior to Building Permit issuance, the Applicant shall submit a video survey of the adjacent streets (perimeter of proposed property location) to determine the pre-construction condition of the streets at no cost to the City. The Applicant will be responsible to ensure that the condition of the streets and striping is in at least existing condition or better after construction is completed.
24. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately.
25. The Applicant shall perform base repairs and provide a 2-inch grind and overlay (edge of pavement to edge of pavement) of the asphalt concrete pavement along the project frontages on Eccles Avenue.
26. The Applicant shall reconstruct the curb, gutter and sidewalk along Eccles Avenue frontage of the project site and incorporate a new commercial driveways for the proposed EVAEs.
27. The Applicant shall install detectable warnings at frontage driveways per the City Standards.
28. The Applicant shall install a stop sign for vehicles exiting the project driveways on Eccles Avenue.
29. The Applicant shall install pedestrian lighting along the project frontage on Eccles Avenue. The light poles and fixtures shall be ornamental streetlights to match City Standards.
30. The Applicant shall install streetlights along the project street frontages on Eccles Avenue. The light poles and fixtures shall be ornamental streetlights to match City Standards.
31. Upon completion of construction and landscape work at the site, the Applicant shall clean, repair or reconstruct, at their expense, as required to conform to City Standards, all public

improvements, including driveways, curbs, gutters, sidewalks and street pavements along the street frontages of the subdivision to the satisfaction of the City Engineer. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.

32. The Applicant shall be responsible for maintaining all street trees and landscaped irrigation systems within the Public right-of-way.
33. Prior to the issuance of an Encroachment Permit, the Applicant shall provide an engineer's estimate for all work performed within the public right-of-way and submit a bond equal to 110% of the estimate.
34. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on Eccles Avenue and/or any area of work that will obstruct the existing pedestrian walkways.
35. No private foundation or private retaining wall support shall extend into the City Right-of-Way without express approval from the Engineering Division. The Applicant shall design any bioretention area or flow-through planters adjacent to the property line such that the facility and all foundations do not encroach within the City Right-of-Way or into an adjacent parcel.
36. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet City standards current to the time of Encroachment Permit approval.
37. The project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW. City Engineer approval is required for any temporary structural supports within the ROW. Any temporary structural supports shall be removed after construction.
38. Any work within the public sidewalk and/or obstructing pedestrian routes shall require pedestrian routing plans along with traffic control plans. Temporary lane or sidewalk closures shall be approved by the City Engineer and by the Construction Coordination Committee (if within the CCC influence area). For any work affecting the sidewalks or pedestrian routes greater than 2 days in duration, the adjacent parking lane or adjacent travel lane shall be closed and temporary vehicle barriers placed to provide a protected pedestrian corridor. Temporary ramps shall be constructed to connect the pedestrian route from the sidewalk to the street if no ramp or driveway is available to serve that purpose.

39. Prior to the issuance of a building permit, the Applicant shall coordinate with Scavenger and submit all garbage related plans.

Stormwater

40. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved development analyzing existing conditions and post-development conditions. The study shall confirm that the proposed development will meet the goal of reducing peak runoff by 15% based on a 25-year, 5-minute design storm for each drainage basin or sub-watershed within the project site. Methods for reducing stormwater flow shall include stormwater storage on-site if necessary. The study shall also evaluate the capacity of each new storm drain installed as part of the development. Precipitation shall be based on NOAA Atlas 14 data for the site. The study shall be submitted to the City Engineer for review and approval.
41. On-site storm drainage conveyance systems shall be designed to accommodate the 10-year design storm. Precipitation used for the hydraulic analysis shall be based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.
42. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.
43. Runoff Coefficients used for hydraulic calculations shall be as follows:
 - a) Pervious areas—0.35
 - b) Impervious areas—0.95
44. Drainage runoff shall not be allowed to flow across lot lines or across subdivision boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.
45. All off-site upgrades to drainage facilities required by the City Engineer to accommodate the runoff from the subdivision shall be provided by the Applicant at no cost to the City.
46. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved drainage device or facility that meets the C3 stormwater treatment requirements of Municipal Regional Permit.
47. All storm drainage runoff shall be discharged into a pipe system or concrete gutter. Runoff shall not be surface drained into surrounding private property or public streets.

48. Existing on-site drains that are not adequately sized to accommodate run-off from the fully developed property and upstream drainage basin shall be improved as required by the Applicant's civil engineering consultant's plans and specifications as approved by the City Engineer. These on-site improvements shall be installed at no cost to the City.
49. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollutions control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

Sanitary Sewer

50. The Applicant shall video inspect the sanitary sewer mains along the project frontage to the nearest manholes upstream and downstream of the project point of connection both prior to construction and post construction. The video must be submitted to City Engineering for review as part of the improvement plans submittal and shall confirm the number of existing sewer laterals serving the site that must be abandoned.
51. The Applicant shall abandon all existing private sewer laterals from the project site connected to the public sanitary sewer system. The number of sewer laterals to be abandoned shall be shown on the plans and shall be confirmed by the review of a video inspection of the private sanitary sewer main.
52. The Applicant shall install new sewer laterals to City Standards.
53. The Sanitary Sewer plan shall show all existing and proposed utilities. Be sure to provide minimum horizontal and vertical clearances for all existing and proposed utilities. Also include all existing and proposed manholes, catch basins, and pipe invert elevations.
54. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
55. The on-site sanitary sewer system/plumbing shall be designed and installed in accordance with the Uniform Plumbing Code, as amended and adopted by the City, and in accordance with the requirements of the South San Francisco Building Division.
56. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.

57. The on-site sanitary sewer system up to the public sanitary sewer manhole connection shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the subdivision shall be repaired and maintained by the property owner or Homeowner's Association.

Dry Utilities

58. The Applicant shall underground the overhead utilities on Eccles Avenue along the project frontage.
59. The Applicant shall underground the existing overhead utilities within the development site.
60. All new electrical and communication lines serving the property shall be placed underground within the property being developed and to the nearest overhead facility or underground utility vault. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
61. The Applicant shall install a 3-inch diameter spare conduit with pull boxes and pull rope for future fiber optic cable installation in the joint trench on Eccles Avenue.

Domestic Water

62. The Applicant shall be responsible to coordinate with the California Water Service (Cal Water) to determine if their existing public water distribution system has the capacity to serve the development. Any off-site water system improvements that may be needed, as determined by Cal Water, will be the responsibility of the Applicant at the Applicant's expense.
63. The Applicant shall coordinate with the California Water Service (Cal Water) for all water-related issues. All on-site private water mains and services shall be installed to the standards of Cal Water at the expense of the applicant.
64. The Applicant shall install fire hydrants at the locations specified by the Fire Marshal. Installation shall be in accordance with City Standards as administered by the Fire Marshal.

On-site Improvements

65. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately.

66. Staging or storing of trash bins shall not be permitted on Public right-of-way or on-site within the Emergency Vehicle Access Easement.
67. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
68. Prior to receiving a Certificate of Occupancy from the Building Division, the Applicant shall require its Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.
69. The Applicant shall submit a proposed workplan and intended methodologies to ensure any existing structures on or along the development's property line are protected during proposed activities.
70. All common areas are to be landscaped and irrigated and shall meet the requirements of the City's Water Efficiency Landscape Ordinance (WELo). Submit landscape, drainage and grading plans for review and approval by the Engineering Division.
71. Any monument signs to be installed for the project shall be located completely on private property and shall not encroach into the City's right-of-way. The Developer shall ensure that placement of the monument signs do not obstruct clear lines of sight for vehicles entering or exiting the site.

Grading

72. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan. The Site Grading and Drainage Plan shall be prepared by the developer's civil engineer and approved by the project geotechnical engineer.
73. During grading operations, the entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effect dust palliative to prevent dust from being blown into the air and carried onto adjacent private and public property. Dust control shall be for seven days a week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.

74. Haul roads within the City of South San Francisco shall be cleaned daily, or more often, as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private driveways.
75. The Applicant shall submit a winterization plan for all undeveloped areas within the site to control silt and stormwater runoff from entering adjacent public or private property. This plan shall be submitted to the City Engineer for review and approval prior to September 1 of each year. The approved plan shall be implemented prior to November 1 of each year.
76. Prior to placing any foundation concrete, the Applicant shall hire a licensed land surveyor or civil engineer authorized to practice land surveying to certify that the new foundation forms conform with all setbacks from confirmed property lines as shown on the Plans. A letter certifying the foundation forms shall be submitted to the Engineering Division for approval.
77. The applicant is required by ordinance to provide for public safety and the protection of public and private property in the vicinity of the land to be graded from the impacts of the proposed grading work.
78. All hauling and grading operations are restricted to between the hours of 8:00 a.m. to 6:00 p.m. for residential areas and 7:00 a.m. to 6:00 p.m. for industrial/commercial areas, Monday through Friday, excluding holidays.
79. Unless approved in writing by the City Engineer, no grading in excess of 200 cubic yards shall be accomplished between November 1 and May 1 of each year.

Engineering Impact Fees

80. The Applicant shall pay the following Fees prior to receiving a Building Permit for the subject project:
 - a. The Oyster Point Interchange Impact Fee per the formula established by Resolution 71-84.
 - b. The Citywide Transportation Impact Fee per the formula established by Resolution 120-2020.
 - c. The East of 101 Sewer Impact Fee per the formula established by Resolution 97-2002

For questions concerning Engineering COAs, please contact Anthony Schaffer at Anthony.Schaffer@ssf.net.

FIRE DEPARTMENT CONDITIONS

1. Projects shall be designed in compliance with established regulations as adopted by the City of South San Francisco affecting or related to structures, processes, premises, and safeguards in effect at time of building permit application.
2. Fire service features for buildings, structures and premises shall comply with all City adopted codes and standards in effect at the time of building permit application.
3. Fire Construction Permit(s) shall be required as set forth in adopted California Fire Code (CFC) Sections 105.5 and 105.6. Submittal documents consisting of construction documents, statement of special inspection, geotechnical report, referenced documents, and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional.
4. Construction documents shall be to scale (graphic scale required on all plan sheets), dimensioned and drawn on suitable electronic media. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules, and regulations, as determined by the fire code official.
5. Construction/Shop drawings for the fire protection system(s) and other hazardous operations regulated by the fire department shall be submitted directly to the Fire Department to indicate conformance with adopted codes and standards. The construction documents shall be approved prior to the start of installation.
6. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.
7. Prior to submittal of building permits, design documents for proposed fire service features, such as fire apparatus roads, fire protection water supplies, fire department connection locations, access to building openings and roofs, premise identification, key box locations, and fire command center locations shall be submitted to the Fire Department for review and approval.
8. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protections shall be installed and made serviceable prior to and during the time of construction in accordance with adopted codes and standards.

9. Construction documents for proposed fire apparatus access, location fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
10. Prior to issuance of building permits, the owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved written site safety plan approved by the fire code official in accordance with Section 3303.
11. Prior to issuance of building permits, the fire code official shall have the authority to require construction documents and calculations for all fire protection and life safety systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection and life safety systems. Construction documents for fire protection and life safety systems shall be submitted for review and approval prior to system installation.
12. Fire apparatus access roads shall be approved by the fire code official, installed and maintained in accordance with CFC Section 503 and Appendix D.
 - a) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction in accordance with adopted codes and standards at time of building permit application.
 - i. Traffic calming measures (bollards, speed cushions, humps, undulations, etc.) if proposed, are required to be approved by the fire code official prior to installation.
 - ii. Should a security or construction gate(s) be planned to serve the facility, they shall be approved by the fire code official prior to installation.
 - b) Commercial and industrial developments with buildings or facilities exceeding 30 feet or three stories in height or 62,000 square feet shall have not fewer than two means of fire apparatus access for each structure. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 - c) Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided in accordance with CFC D105. For purposes of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of

the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire long side of the building or as approved by the fire code official. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. There shall be no architectural features, projections or obstructions that would limit the articulation of the aerial apparatus.

- d) Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards and California Vehicle Code (CVC) Section 22500.

13. The following are a list of submittal items that are required by the Fire Department and shall be submitted directly to the Fire Department, additional items may be called out based on subsequent reviews:

- a) Fire service feature site plan: fire apparatus access, water supply, FDC, address, key box, fire command center, etc. *(See condition #7.)*

For questions concerning Fire Department COAs, please contact Ian Hardage at ian.hardage@ssf.net or (650) 829-6645.

WATER QUALITY CONTROL DIVISION CONDITIONS

The following items must be included in the plans or are requirements of the **Water Quality Control Stormwater and/or Pretreatment Programs** and must be completed prior to the issuance of a building permit:

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
2. Do not use gravel bags for erosion control in the street or drive aisles. Drains in street must have inlet and throat protection of a material that is not susceptible to breakage from vehicular traffic.
3. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.

4. After 7/1/19, Demolition Projects must complete a **PCBs Screening Assessment Form** (available from the Building Division). If screening determines the building is an applicable structure, the Protocol for Evaluating PCBs-Containing Materials before Building Demolition shall be followed.

Submit a PCB screening package for each address/building containing:

- a) **PCBs Screening Form**
 - b) **QAQC checklist**
 - c) **Contractor's Report**
 - d) **Analytical Results (if applicable)**
5. **As the project site falls in a Moderate Trash Generation area per South San Francisco's Trash Generation Map** (<http://www.flowstobay.org/content/municipal-trash-generation-maps>), determined by the Water Quality Control Division:
 - Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.
 - At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
 - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
 - *A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*
 6. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
 7. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
 8. If located exterior to building, trash enclosure shall be covered (roof, canopy) and contained (wall/fence). Floor shall slope to a central drain that discharges to the sanitary sewer system. If food prep is to be involved, the central drain shall first discharge to a grease trap/interceptor

and then connect to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.

9. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
10. If laboratories will be installed, a segregated non-pressurized lab waste line must collect all laboratory waste. Install a sample port on the lab waste line outside the building, which will be accessible at all times.
11. Submit specs on the sample port.
12. Applicant will be required to pay a **Sewer Capacity Fee (connection fee)** based on SSF City Council-approved EDU calculation (involving anticipated flow, BOD and TSS calculations and including credits for previous site use). Based on the information received, **the estimated Sewer Capacity Fee will be \$485,312.00, payable with the Building Permit.**
13. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
14. Drains in parking garage (if applicable) must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.
15. Wherever feasible, install landscaping that minimizes irrigation runoff, promotes surface infiltration, minimizes use of pesticides and fertilizers and incorporates appropriate sustainable landscaping programs (such as Bay-Friendly Landscaping).
16. **Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit (please see SMCWPPP C.3 Regulated Projects Guide at <https://www.flowstobay.org/newdevelopment> for guidance). C.3 compliance will be reviewed by the City's consultant and the following items will be required.**
17. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment for all of the project's impervious areas per MRP Section C.3.b. In-lieu of feasible on-site treatment, qualifying applicants may apply for the **Special Project Status** exemption per Provision C.3.e.ii to Low Impact Development for C.3 treatment. However, **the applicant must provide a complete Infeasibility Narrative establishing all of the following (while still treating as much of the runoff via LID onsite as possible):**

- a) **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **onsite**;
 - b) **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **offsite** within South San Francisco, providing LID treatment of an equivalent amount of runoff either at a:
 - i. Available Regional Stormwater Project in same watershed;
 - ii. Property owned by the project proponent in the same watershed; or
 - iii. Planned South San Francisco Green Infrastructure (GI) Stormwater Project.
 1. Project options to be made available by City Engineering staff upon request.
 - c) **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with some combination of LID treatment measures onsite, offsite or at a Regional Project in the same watershed;
 - d) **Infeasibility of installing LID treatment within the Right-of-Way.** If Applicant chooses to treat any of their Project's impervious areas within the ROW, Applicant shall size the treatment measures to treat both the Project's impervious areas and the ROW. The ROW area to be treated shall be from the property line to the street centerline or crown whichever is a greater distance along the entire project frontage. Sizing and design shall conform to the San Mateo Countywide Water Pollution Prevention Program design templates and technical guidance and be approved by the Water Quality Control Plant and the Engineering Division. Applicant shall maintain all treatment measures required by the project and enter into a Stormwater Treatment Measure Maintenance Agreement with the City.
18. Completed forms for Low Impact Development (C3-C6 Project Checklist).
Forms must be on 8.5in X 11in paper and signed and wet stamped by a professional engineer.
Calculations must be submitted with this package.
- Forms can be found at <http://www.flowstobay.org/newdevelopment>*
- A completed copy must also be emailed to andrew.wemmer@ssf.net**
19. Sign and have engineer wet stamp forms for Low Impact Development.

20. Submit flow calculations and related math for LID.
21. Complete Operation and Maintenance (O&M) agreements. Use attached forms for completing documents, as old forms are no longer sufficient.

Do not sign agreement, as the City will need to review prior to signature. Prepare packet and submit including a preferred return address for owner signature.

Packet should also be mailed or emailed to:

Andrew Wemmer
City of SSF WQCP
195 Belle Air Road
South San Francisco, CA 94080
Andrew.wemmer@ssf.net

Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.

22. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
23. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:
 - a) Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
 - b) Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - c) Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
 - d) Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.

- e) Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design to the maximum extent practicable. Examples of IPM principles and techniques include:
 - i. Select plants that are well adapted to soil conditions at the site.
 - ii. Select plants that are well adapted to sun and shade conditions at the site. In making these selections, consider future conditions when plants reach maturity, as well as seasonal changes.
 - iii. Provide irrigation appropriate to the water requirements of the selected plants.
 - iv. Select pest-resistant and disease-resistant plants.
 - v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
 - vi. Use “insectary” plants in the landscaping to attract and keep beneficial insects.
24. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.
25. A copy of the state approved NOI must be submitted (if > 1 acre).

For questions concerning Water Quality Control Division COAs, contact Andrew Wemmer at Andrew.Wemmer@ssf.net or (650) 829-3840.