

DRAFT CONDITIONS OF APPROVAL
P22-0014: DR22-0005, DA22-0001, UP22-0001, TDM22-0006
367 Marina Boulevard
(APNs 015-011-350)

(As recommended by City Staff on November 3, 2022)

PLANNING CONDITIONS

GENERAL

1. The applicant shall comply with the Planning Division's standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects (attached to this document).
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by SB Architects on September 28, 2022, and approved by the Planning Commission in association with P22-0014: DR22-0005, DA22-0001, UP22-0001 and TDM22-0006 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City's Chief Planner.
3. The construction drawings shall comply with the Planning Commission approved plans, as amended by the conditions of approval, including the plans prepared by SB Architects on September 28, 2022.
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 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. Applicant shall comply with all permitting requirements of the Water Board and Scavenger 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 comply with all terms and conditions specified in the Development Agreement DA22-0001).
8. The applicant shall comply with all terms and conditions specified in the Purchase and Sale Agreement (PSA) between the City and Ensemble Investments, LLC entered into December 10, 2021 for APN 015-010-970 367 Marina Boulevard, including Exhibit F "Buyer's Post-Closing Mitigation Measures" which is attached. The applicant is also

responsible for complying with the San Francisco Regional Water Quality Control Board approved *Post-closure Monitoring & Maintenance Plan, Phase I and II Development*, dated September 8, 2017 by Langan Engineering and Environmental Services or subsequent updates, hereinafter referred to as the “PCMMP”. https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/1974087655/L10009323371.PDF as applicable to 367 Marina Boulevard.

CONSTRUCTION

9. 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.
10. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
11. During construction, the applicant shall provide parking for construction workers.
12. Construction Equipment Standards and Construction Emissions Minimization Plan. All off-road construction equipment greater than 25 horsepower shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 4 Final off-road emission standards. If a particular piece of off-road equipment that meets these standards is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that does not meet these standards, the Contractor shall use the next cleanest piece of off-road equipment (i.e., Tier 3 Engine with Level 3 Verified Diesel Emission Control Strategy (VDECS), Tier 3 Engine with Level 2 VDECS, Tier 3 Engine with alternative fuel), and the Contractor shall develop a Construction Emissions Minimization Plan (CEMP) to describe the process used to identify the next cleanest piece of off-road equipment and the steps that will be taken to reduce emissions of criteria air pollutants to the greatest extent practicable. The CEMP shall be submitted the City’s Planning Department for review and approval prior to using the equipment.

DESIGN REVIEW / SITE PLANNING

1. 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.

2. 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 20.300.007, Landscaping.
3. Prior to issuance of certificate of occupancy, the applicant shall submit final landscaping and irrigation plans demonstrating compliance with the State's Model Water Efficiency Landscaping Ordinance (MWELo), if applicable.
 - a) Projects with a new aggregate landscape of 501 – 2,499 sq. ft. may comply with the prescriptive measures contained in Appendix D of the MWELo.
 - b) Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by the MWELo.
 - c) For all projects subject to the provisions of the MWELo, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.
4. 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.
5. The applicant shall contact the South San Francisco Scavenger Company to properly size any required trash enclosures and work with staff to locate and design the trash enclosure in accordance with the SSFMC Section 20.300.014, Trash and Refuse Collection Areas. Applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
6. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of May 17, 2022:
 - a. Review the landscaping plans, as some species will not survive the SSF elements due to wind and cold issues:
 - Holly Oak will not work well on this site
 - Coast Redwood will not survive the harsh wind
 - Arbutus unedo is more of a shrub, consider using Arbutus unedo 'Marina', which is a successful evergreen tree in SSF.
 - Leyland Cypress is often a short lived tree in the area.
 - Myoporum laetum are attacked by thrips and many of them died or died back severely during the last big frost.
 - Cistus, Rockrose will need good sandy soil, and is often short lived.

- Clematus armandii vine will not take wind. Take care the orientation if used.
 - Liriope suffers from snail infestations and requires additional maintenance.
- b. Consider planting clusters of trees off-site on the adjacent vacant parcel and coordinate with the City to plant beyond the south edge, if possible for a more organic look and feel rather than a strict line of trees at the perimeter of the site and parking area.
 - c. Consider adding ground floor solar panels.
 - d. Screen service areas on the façade including but not limited to the trash enclosure.
 - e. Maintain the curved corners on future development and building out on site to continue the nautical look and feel.
7. 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 applicant shall obtain a permit for any tree removals or alterations of protected trees, and avoid tree roots during trenching for utilities.
 8. 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.
 9. All landscaping installed within the public right-of-way shall be maintained by the property owner.
 10. 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.
 11. Demolition of any existing structures on site will require demolition permits.
 12. 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.
 13. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, and Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.

TRANSPORTATION / PARKING

14. A Parking and Traffic Control Plan for the construction of the project shall be submitted with the application for Building Permit, for review and approval by the Chief Planner and City Engineer.
15. The applicant has prepared and submitted a draft Preliminary TDM Plan. In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan 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 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 2 project, which includes all hotels.
 - b) The Final TDM Plan shall outline the required process for on-going monitoring. This project will be required to submit an annual self-certification form, starting one (1) year after the granting of a certificate of occupancy, for the first twenty years after occupancy.
 - c) 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 \$1,848 and is updated by the City Council on an annual basis.
 - d) The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments. *The property owner shall ensure compliance with the San Mateo County Congestion Management Program Land Use Implementation Policy (C/CAG TDM Policy). Specifically, the property owner shall ensure that the measures identified in the approved C/CAG TDM Checklist are implemented over the life of the project, and that the property owner and tenants acknowledge the requirement to participate in the periodic monitoring and reporting requirements identified in the C/CAG TDM Policy. Accordingly, it is recommended that the property owner and/or developer clearly identify these TDM provisions and responsibilities in any sales and/or lease or sublease transactions.*
16. Provide clear signage on site for commercial, and visitor parking areas to help direct vehicle traffic.

ENVIRONMENTAL MITIGATION MEASURES / CEQA

1. The applicant shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) and Environmental Checklist dated October 2022. Prior to issuance of a building permit the applicant shall prepare a

checklist outlining mitigation measures and status of implementation for review and approval by the Chief Planning or designee.

2. **Improvement Measure: Construction Equipment Standards and Construction Emissions Minimization Plan.** All off-road construction equipment greater than 25 horsepower shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 4 Final off-road emission standards. If a particular piece of off-road equipment that meets these standards is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that does not meet these standards, the Contractor shall use the next cleanest piece of off-road equipment (i.e., Tier 3 Engine with Level 3 Verified Diesel Emission Control Strategy (VDECS), Tier 3 Engine with Level 2 VDECS, Tier 3 Engine with alternative fuel), and the Contractor shall develop a Construction Emissions Minimization Plan (CEMP) to describe the process used to identify the next cleanest piece of off-road equipment and the steps that will be taken to reduce emissions of criteria air pollutants to the greatest extent practicable. The CEMP shall be submitted to the City's Planning Department for review and approval prior to using the equipment.

3. **[Regulated project and 100% LID treatment on-site]**
Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment on-site. All stormwater runoff shall be treated prior to discharge to the City Right-of-Way or City storm drain system. 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. Exemptions from C.3 requirements must be demonstrated based on the exemptions and exclusions allowed by the San Mateo Countywide Water Pollution Prevention Program C.3 Stormwater Technical Guidance. Applicant shall maintain all treatment measures required by the project and enter into a Stormwater Treatment Measure Maintenance Agreement with the City.

CLIMATE ACTION PLAN

1. The project will be subject to the requirements for commercial projects of the City's Climate Action Plan adopted October 12, 2022.

IMPACT / 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.****

1. CHILDCARE FEE: Prior to issuance of the first building permit, the applicant shall pay any applicable childcare fees in accordance with South San Francisco Municipal Code Chapter 20.310. This fee is subject to annual adjustment. Based on the plans recommended for approval by the Planning Commission on November 3, 2022 the childcare impact fee estimate for the project is: **\$.30 per square foot**
2. PARK FEES: Prior to issuance of the first building permit [non-residential] the applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee in accordance with South San Francisco Municipal Code Chapter 8.67. The fee is subject to annual adjustment. Based on the plans recommended for approval by the Planning Commission on November 3, 2022 the park fee estimate for the project is: **\$1.44 per square foot**
3. CITYWIDE TRANSPORTATION FEE: Prior to issuance of the first building permit, the applicant shall pay applicable transportation impact fees in accordance with South San Francisco Municipal Code Chapter 8.73. The fee is subject to annual adjustment. Based on the plans recommended for approval by the Planning Commission on November 3, 2022 the citywide transportation fee estimate for the project is: **\$2,929.29 per room**
4. COMMERCIAL LINKAGE FEE: Prior to issuance of the first building permit, the applicant shall pay the applicable commercial linkage fee in accordance with South San Francisco Municipal Code 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 recommended for approval by the Planning Commission on November 3, 2022 the commercial linkage fee estimate for the project is: **\$5.80 per square foot**
5. 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 South San Francisco Municipal Code Chapter 8.75. Based on the plans recommended for approval by the Planning Commission on November 3, 2022 the Public Safety Impact Fee for the project is: **\$.31 per square feet**
6. LIBRARY IMPACT FEE: Prior to issuance of the certificate of occupancy for the development, whichever is earlier, the applicant shall pay applicable Library Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.74. Based on the plans recommended for approval by the Planning Commission on November 3, 2022 the Library Impact Fee for the project is: **\$.04 per square foot**
7. PUBLIC ART REQUIREMENT: All non-residential development is subject to the Public Art Requirement, per South San Francisco Municipal Code Chapter 8.76. The public art requirement for this project shall be satisfied by providing qualifying public art, as

defined in South San Francisco Municipal Code 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.

8. East of 101 Impact Fees

These fees require specialized calculations per project. Contact the Engineering Division for information on calculating East of 101 Impact fees: (650) 829-6652, or see the Engineering Development Review [webpage](#) for more information.

Oyster Point Interchange Fee
East of 101 Sewer Impact Fees

**STANDARD CONDITIONS AND LIMITATIONS FOR COMMERCIAL,
INDUSTRIAL, MIXED USE, AND MULTI-FAMILY RESIDENTIAL PROJECTS**

Entitlement and Permit Status

1. 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. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (Common Procedures).
2. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files an affidavit, 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.
3. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
4. Minor changes or deviations from the conditions of approval of the permit may be approved by the Chief Planner and major changes require approval of the Planning Commission, or final approval body of the City, per SSFMC Chapter 20.450 (Common Procedures).
5. 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.
6. Prior to construction, all required building permits shall be obtained from the City's Building Division.
7. 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.

Lighting, Signs, and Trash Areas

8. All exterior lights shall be installed in such a manner that is consistent with SSFMC Chapter 20.300 (Lot and Development Standards), and there shall be no illumination on adjacent properties or streets which might be considered either objectionable by adjacent property owners or hazardous to motorists.

9. No additional signs, flags, pennants or banners shall be installed or erected on the site without prior approval, as required by SSFMC Chapter 20.360 (Signs).
10. Adequate trash areas shall be provided as required by SSFMC 20.300 (Lot and Development Standards).
11. Trash handling area must be covered, enclosed and must drain to sanitary sewer. This must be shown on the plans prior to issuance of a permit. If being installed in a food service facility the drain must be connected to a grease interceptor prior to the connection to the sanitary sewer.

Landscaping, Construction, & Utilities

12. The construction and permitted use on the property shall be so conducted as to reduce to a minimum any noise vibration or dust resulting from the operation.
13. A plan showing the location of all storm drains and sanitary sewers must be submitted.
14. All sewage and waste disposal shall be only by means of an approved sanitary system.
15. Prior to any on-site grading, a grading permit shall be obtained from the City Engineer.
16. All existing utility lines, underground cable conduits and structures which are not proposed to be removed shall be shown on the improvement plans and their disposition noted.
17. 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).
18. Landscaped areas shall be zoned by WUCOL ratings and have individual valves for specific hydro-zones as well as trees. Irrigation timers shall be set to meet requirements of plants in established hydro-zones.
19. 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.
20. Trees 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.

21. Trees that are retained within the construction site shall have Tree Protection Zones (TPZ) established extending to the edge of the canopy dripline.
22. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.

Parking Areas, Screening, & Drainage

23. All ducting for air conditioning, heating, blower systems, accessory mechanisms and all other forms of mechanical or electrical equipment which are placed on or adjacent to the building shall be screened from public view, in accordance with SSFMC Chapter 20.300 (Lot and Development Standards).
24. All parking spaces, driveways, maneuvering aisles, turn-around areas and landscaping areas shall be kept free of debris, litter and weeds at all times. Site, structures, paving, landscaping, light standards, pavement markings and all other facilities shall be permanently maintained.
25. All parking spaces, driveways, maneuvering aisles, and turn-around areas must drain and be plumbed to the sanitary sewer.
26. The onsite stormwater catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).

Public Safety

27. The applicant shall comply with the provisions of Chapter 15.48 of the Municipal Code, "Minimum Building Security Standards" Ordinance revised May 1995. The Police Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.
28. The applicant shall comply with the provisions of Chapter 15.24 of the Municipal Code, "Fire Code" Ordinance. The Fire Department reserves the right to make additional safety conditions, if necessary, upon receipt of detailed/revised building plans.
29. All fire sprinkler test and/or drain lines shall be connected to the sanitary sewer.

POLICE DEPARTMENT CONDITIONS

All construction must conform to South San Francisco Municipal Code Chapter 15.48.050 Minimum security standards for multiple-family dwellings, (Ord. 1477 § 1A, 2013; Ord. 1166 § 1, 1995)

15.48.085 Additional Security Measures May Be Required

Per South San Francisco Municipal Code 15.48.085 -Additional Security Measures, the following conditions will also be required:

1. The applicant shall install and maintain a system allowing first responders to enter the building’s common areas by means of a code to be entered into a keypad or similar input device. The keypad/device should be located at the main entrance and an additional keypad/device located at an additional, but separate entrance, for a total of two different entrances for first responders. A permanent code shall be issued to the police department by email to planningsergeant@ssf.net. Physical keys or electronic access cards will not satisfy this requirement. Please note this is separate from any key control or access requirement the fire department might have.
2. The hardware design of any double doorways shall prevent any doors from being secured in a closed position to either another door or a fixed object within four feet of any door by means of a rope, cable, chain, or similar item. This is to prevent malicious prevention of egress and/or ingress by building occupants or first responders. Pay particular attention to all glass doorways. See possible samples below.

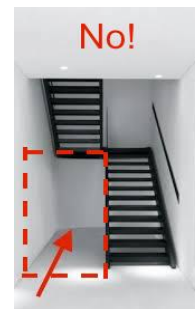
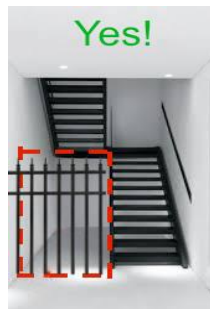
Acceptable:



Unacceptable:



3. All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale.
4. Interior common areas, bicycle storage area, fire escapes, etc., shall be always illuminated with a white light source that is controlled by a tamperproof switch, or a switch located in an inaccessible location to passers-by.
5. The landing at the lowest level of service staircases, such as those in the fire escapes, shall have some mechanism, such as fencing and/or a gate to prevent access and prevent people from loitering or concealing themselves in that area. The fencing shall be at least 72 inches tall, in line with the lowest step, and of a design that makes it difficult to climb.



6. Any exterior bicycle racks installed shall be of an inverted “U” design, or other design that allows two different locking points on each bicycle.
7. The mature height of all shrubbery shall be no higher than three feet, if so, it shall be maintained at a maximum height of three feet, and tree canopies shall be no lower than six feet above grade.
8. The applicant shall install and maintain a camera surveillance system that conforms to the technical specifications of South San Francisco Municipal Code Chapter 8.66.050, Minimum technological standards, (Ord. 1515, 2016). The video surveillance cameras will be used as a crime deterrent and assist with the identification and apprehension of criminals if a crime is committed on the property. Enough cameras shall be installed to

provide adequate coverage for the intended space. Cameras shall be placed minimally in the following locations:

- All exterior entrances/exits
- Bicycle storage area
- Main lobby of building
- Lobby of sales/leasing office
- Loading docks

9. Any leasing of sales offices within the building shall be alarmed with a central station monitored silent intruder alarm system.

10. Any exterior benches accessible to the public shall have center armrests to prevent persons from lying down on them.

The Police Department reserves the right to review and comment upon the submission of revised and updated plans.

For questions concerning this project, please contact the Planning Sergeant at (650) 877-8927 or at planningsergeant@ssf.net.

WATER QUALITY CONTROL DIVISION CONDITIONS

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. **As site falls in a Moderate Trash Generation area per South San Francisco's ATTACHED 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.*

5. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
6. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
7. Trash enclosure shall be covered (roof, canopy) and contained (wall/fence). As food prep/service is to be involved, the floor shall slope to a central drain that discharges to a grease trap/interceptor and is connected to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.
8. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
9. As a food service kitchen/ prep area is to be included, it shall connect to a gravity grease interceptor at least 1500 gallons (liquid capacity) in size. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
10. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
11. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
12. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code. Garbage Disposal(s) shall not be included/installed.
13. 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 \$1,009,064.17, payable with the Building Permit.**
14. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
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). WC-3, the City's consultant, will review and determine C.3 compliance 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. In-lieu of on-site treatment, applicants seeking **Special Project Status** exemption to Low Impact Development for C.3 treatment may install 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 attached 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.

Use attached forms for completing documents, as old forms are no longer sufficient

Forms can also 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 attached 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).

Please have applicant contact Andrew Wemmer at Water Quality Control with any questions at (650) 829-3840 or Andrew.wemmer@ssf.net.

PARKS DEPARTMENT

The following Parks Department comments shall be addressed on the plans submitted for building permit:

1. Page 21/22: L7.00 & L7.01 - *Cercis occidentalis* will not survive at this location. Both species of redbuds have been tried all through out SSF and the wind and climate do not allow for them to grow well if they even survive. - *Myoporum laetum* are significantly impacted by thrips in this area. These trees were previously growing at this site and were all declining due to repeated thrip attacks. - Parking areas should not have *Podocarpus gracilior* due to their tendency to damage hardscaped areas with root intrusion. The high winds will cause roots to seek hold further away into the windward side and will damage the paving significantly. - *Laurus nobilis* can vector Sudden Oak Death and verified clean stock must be used when planting. - Site is incredibly windy and redwoods should only be planted between the hotel and the bay to have the building block wind. If not these trees will be repeatedly topped by the wind and will never reach potential and look terrible.

2. Page 24: L8.01 – There are notice low water use plants mixed with moderate water use plants in the shrub schedule. Plants should be hydrozoned based off water needs across species and have valves dedicated to each water requirement for those species. This conflicts with irrigation legend where low water use shrubs are shown in highlighting the bioswales on page L9.00 and yet moderate water use plants are called for in the bioswale areas on page L8.01. Please fix this or explain how this is being thought about and justified.

3. Page 30: A1.00 - This plan shows an old version of the recreation parcel to the west of the hotel. This parcel plan has significantly changed and should be reflected in these plans and contemplated in designing of building. This should be coordinated with the City.

Please have applicant contact Joshua Richardson at Parks Department with any questions at Joshua.Richardson@ssf.net.

FIRE DEPARTMENT CONDITIONS

After review of application and plans provided for this project, the Fire Department has the following comments. This plan is being returned APPROVED WITH CONDITIONS NOTED BELOW.

1. Projects shall be designed in compliance with established regulations adopted by the City of South San Francisco affecting or related to structures, processes, premises, and safeguards regarding the following:
 - a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials, or devices.
 - b. Conditions hazardous to life, property, or public welfare in the occupancy of structures or premises.
 - c. Fire hazards in the structure(s) or on the premises from occupancy or operation.
 - d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
 - e. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
2. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [South San Francisco City Code](#).
3. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The [construction documents](#) shall be prepared by a registered design professional. Where special conditions exist, the [code official](#) is authorized to require additional construction documents to be prepared by a registered design professional.
 - a. [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. 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 code official.
 - b. Shop drawings for the fire protection system(s) shall be submitted directly to the Fire Department to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop

- drawings shall contain all information as required by the referenced installation standards in Chapter 9.
- c. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
 - d. 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. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.
 - e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.
4. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
 5. For the purposes of prescribing minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities, and premises during construction, alteration, or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.
 6. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure(s). Address identification shall be maintained.
 7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are

hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C.

- a. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#).
 - b. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
8. Fire apparatus access roads shall be provided 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. The fire apparatus access road shall extend to within 200 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 - ii. Should a security gate be planned to serve the facility, the gate shall be equipped with a Knox Company key operated electric gate release switch. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus.
 - 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.
 - a. The Fire Department has worked with the project to improve onsite access and has taken into consideration the possible use of the Bay Trail as a possible limited secondary point of emergency access. Due to the Bay Trail being privately owned by multiple owners it is unreasonable to require an emergency vehicle access easement to overlay the Bay Trail, however, due to the existing public access allowed across the Bay Trail the recent improvements to the trail to withstand the imposed loads of fire apparatus, the Bay Trail is being considered in mitigation of the required remote secondary access.
 - b. Along with improved site access the project is required to improve existing public access along Marina Blvd. to reduce emergency response delays.
 - i. Existing speed humps between Oyster Point Blvd. and the entire project site shall be removed.
 - c. Due to significantly reduced site access the base fire flow for this project shall not be reduced by more than 25% for the installation of required automatic fire sprinklers.
 - 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.
 - e. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
9. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing, and maintenance of all fire protection systems.
- a. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing buildings and structures shall be provided in locations described in adopted CFC Section 903.6.
 - i. Structure will be required to be protected by an automatic fire sprinkler system.
 1. If required Fire Department Connection (FDC) for the sprinkler and/or standpipe systems shall be located on the street side of the structure or facing approved fire apparatus access roadway fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.
 - b. Structure will be required to install a standpipe system in the building.
 - i. Not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at floor-level locations adjacent to stairways as construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.
10. The following are a list, but not limited to, of deferred plan submittal items that are required by the Fire Department - additional items may be called out based on subsequent permit reviews:
- a. Private underground fire main & hydrants
 - b. Standpipe system
 - c. Fire sprinkler system
 - d. Fire pump
 - e. Fire alarm/ Emergency voice alarm communication system
 - f. Emergency responder radio system (to be determined)

- g. Smoke control system
- h. Fire command center
- i. Energy storage system (to be determined)
- j. Solar photovoltaic power system (to be determined)
- k. Compressed gasses (to be determined)
- l. Gates and barricades across fire apparatus access roads

For any questions, please contact Ian Hardage, Battalion Chief Fire Marshal South San Francisco Fire Department (650) 829-6645.

ENGINEERING DIVISION

Permits

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
 - a. Building Permit plan check and civil review. Provide 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. Public Improvement plan check and permit processing. Provide an engineer's estimate or opinion of probable cost of ROW improvements for deposit amount calculation.
2. A Grading Permit is required for grading over 50 cubic yards and if 50 cubic yards or more of soil is exported and/or imported. The Applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits. The Grading Permit requires several documents to be submitted for the City's review and approval. The Grading Permit Application, Checklist and Requirements may be found on the City website at <http://www.ssf.net/departments/public-works/engineering-division>.
3. A Hauling Permit shall be required for excavations and off-haul or on-haul, per Engineering requirements; should hauling of earth occur prior to grading. Otherwise, hauling conditions would be included with the grading permit. Hauling Permit may be found on the City website at: <http://www.ssf.net/departments/public-works/engineering-division>.
4. The Applicant shall 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. A Public Improvement Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.
7. Prior to the issuance of any permits for construction, the Applicant shall submit written evidence from the County and/or State Regulators with jurisdiction over environmental matters at the project site, indicating that the improvement plans for the development comply with all Regulatory requirements for a hotel development on a closed municipal landfill. In addition, all improvement plans shall comply with the San Francisco Regional Water Quality Control Board (“Water Board”) approved *Postclosure Monitoring and Maintenance Plan, Former Oyster Point Landfill, Oyster Point Properties – Phase I and II Development, 379 Oyster Point Boulevard, South San Francisco, California*, dated September 8, 2017, by Langan Engineering and Environmental Services, including all updates and revisions, collectively referred to hereinafter as the “PCMMP”, as applicable to 367 Marina Boulevard. The PCCMP is available for review on the Water Board’s Geotracker website at: https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/1974087655/L10009323371.PDF. To the extent that the project requires the abandonment or relocation of any existing groundwater monitoring wells on the project site, the Applicant shall confirm that such wells have been properly abandoned and/or relocated with the approval of the lead regulatory agency with jurisdiction over environmental matters at the project site (“Lead Agency”).

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, along with three printed copies. 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 a Public Improvement Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Public Improvement Permit. The Public Improvement Plans shall include only the scope of work within the City ROW (with reference to the on-site plans) consisting of the following plans:

Civil Plans, Landscape Plans, and Joint Trench Plans.

11. Along with the building permit and grading permit submittals, Applicant shall submit separate Right-of-Way (ROW) improvement plans for the Public Improvement Permit Application. An engineer's cost estimate for the scope of work shown on the approved ROW improvement plans is required to determine the performance and payment bond amount. The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.
12. 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.
13. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
14. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

Mapping and Agreements

15. The Applicant shall make an Irrevocable offer of Dedication to the City for a 20-foot wide Emergency Vehicle Access Easement west of the project site to the satisfaction of the Fire Marshall.
16. The Applicant shall dedicate to the City an 18-foot wide Public Access Easement for the sidewalk and landscape areas that are not located within the public right-of-way on the Marina Boulevard frontage of the project site.
17. The Applicant shall dedicate to the City, an Emergency Vehicle Access Easement through the project site to the widths as approved by the City Engineer and Fire Marshall.
18. The Applicant shall dedicate to the City, a Sanitary Sewer and Utilities Easement as needed to accommodate underground utilities for the relocation of the existing Sanitary Sewer Pump Station and Marina Harbor electrical switch gear cabinet. The exact alignment and limits of said Easement shall be determined by the City as part of its design effort for the relocation of said facilities. Said Easement shall be dedicated to the City in advance of the City constructing the sewer utilities on the Hotel property
19. Unless otherwise noted, all applicable easements shall be recorded with the San Mateo County Clerk Recorder's Office prior to approval of a TCO for the Hotel.
20. Applicant shall pay for all Engineering Division deposits and fees required for any mapping application prior to review.
21. Prior to the approval of any Permits, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution.
 - 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 stormwater treatment measures and the landscaping/street trees in the Public right-of-way 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.
22. Prior to issuance of a building permit, the Applicant shall provide the City with (a) an Operation and Maintenance Plan approved by the Lead Agency (the “**O&M Plan**”) that among other things, defines Applicant’s obligations with respect to the implementation, operation, maintenance and reporting of all existing environmental land use and engineering controls associated with the project, including inspections, maintenance and reporting for the (i) landfill cap, (ii) methane and VOC collection, monitoring and alarm systems, and (iii) groundwater, surface water and leachate monitoring systems at the project site; and (b) a fully executed Operation and Maintenance Agreement (“**O&M Agreement**”) between the Applicant and City to assure full and continuous implementation of the O&M Plan.

Right-of-Way

23. Prior to building permit issuance and prior to any work within the City Right-of-Way, the Applicant shall obtain a Public Improvement 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 any Temporary Occupancy as approved by the City Engineer.
24. Prior to Building Permit issuance, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The Improvement Agreement shall require the Applicant to install all proposed public improvements as reviewed and approved by the Engineering Division at no cost to the City. 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.
25. 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.

26. At the existing street bulb on Marina Boulevard, the Applicant shall remove the existing retaining wall and guardrail, perform grading, and widen the street to match the typical street width along the project frontage.
27. The Applicant shall install curb and gutter along the widened segment of Marina Boulevard.
28. The Applicant shall install a sidewalk, and landscaping along the project frontage on Marina Boulevard and easterly of the project frontage to the existing curb ramp at the exiting north/south Bay Trail. The sidewalk width shall match the existing sidewalk on Marina Boulevard.
29. The Applicant shall reconstruct the existing curb ramp on the west side of the proposed main Hotel entry to integrate it into the new driveway entrance to meet ADA standards.
30. The Applicant shall construct three new City Standard driveway entrances with sidewalks to the project parking area.
31. The Applicant shall install a Rapid Rectangular Flashing Beacon at the three existing uncontrolled crosswalks on Marina Boulevard.
32. Per BCDC Permit No. 2017.007.00 and any amendments thereafter, the Applicant shall be responsible for constructing any improvements and satisfying any obligations imposed by BCDC on the Project and coordinating with BCDC to amend the Permit to reflect those improvements.
33. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide of for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately.
34. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards current to the time of Encroachment Permit approval.
35. The Applicant shall install one streetlight on the project frontage on Marina Boulevard in the vicinity of the widened segment of the street. The new streetlight shall connect to the existing City street light system. The light pole and fixture shall match the existing streetlights on Marina Boulevard.
36. 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.
37. The Applicant shall ensure the proposed tree planters and planting locations do not interfere with underground utilities or the joint trench. The Applicant will be required to install root barrier measures at the back of sidewalk to prevent the sidewalk from uplift.
38. The Applicant shall be responsible for maintaining all street trees landscaped irrigation systems installed within the Public right-of-way.

39. Prior to Public Improvement Permit issuance, the Applicant shall provide an engineer's estimate for all work performed within the public right-of-way and submit a bond equal to 110% of the estimate.
40. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work that will obstruct the existing pedestrian walkways.
41. No foundation or retaining wall support shall extend into the City Right-of-Way without express approval from the Engineering Department. Applicant shall design any bioretention area or flow-through planters adjacent to the property line such that the facility and all foundations do not encroach within the City Right-of-Way or into an adjacent parcel.
42. 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.
43. 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.
44. Prior to the issuance of a building permit, the Applicant shall coordinate with Scavenger and submit all garbage related plans.

Stormwater

45. Landfill settlement may have impacted the capacity of the existing City public storm drain system on Marina Boulevard in the vicinity of the Hotel site. The Applicant shall perform a topographic survey of the existing public storm drain system in the vicinity of the Hotel Site to the outfall at the Bay, to verify if the grades of the stormdrain system have settled compared to the designed grades. If settlement has occurred, the Applicant shall prepare a storm drain hydraulic study to verify the loss of capacity of the City stormdrain system. The study shall incorporate all existing flows including flows from the developed site and any flows from City infrastructure that currently discharge to the existing public storm drain. The study shall evaluate the capacity the storm drain during a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. The study shall be submitted to the City Engineer for review and approval.
46. The Applicant shall design and construct, all on-site storm drainage improvements connecting to the City storm drain system including on-site stormwater storage if necessary to account for any loss in capacity of the existing City storm drain system, as recommended by the Applicant's approved storm drainage and hydraulic study at no cost to the city.
47. On-site and off-site storm drainage conveyance systems shall be designed to accommodate the 10-year, 10-minute 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.

48. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.
49. Runoff Coefficients used for hydraulic calculations shall be as follows:
 - a. Pervious/landscape surfaces—0.35
 - b. Impervious surfaces —0.95
50. Drainage runoff shall not be allowed to flow across lot lines or across hotel property boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.
51. All on-site drainage facilities required by the City Engineer to accommodate the runoff from the hotel property shall be provided by the Applicant at no cost to the City.
52. 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.
53. 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.
54. 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.
55. 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 hotel property shall be owned, repaired, and maintained by the property owner.

Sanitary Sewer

56. The Applicant shall cooperate with the City for the design and construction of the City's Capital Improvement Program project to relocate the existing sanitary sewer lift station from the Hotel project site to a nearby location off-site on City property. The relocation of the lift station may require underground utilities and access onto the Hotel project site and if necessary, the Applicant shall be responsible to grant an easement to the City for said purpose.
57. The Applicant shall install the new sewer lateral to City Standards including a cleanout within the project site and a new wye connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main. The new sewer lateral shall connect to a new sewer manhole to be incorporated into the new lift station design by the City.
58. The Applicant shall install a limit of one building sanitary sewer lateral per lot unless specifically waived by an Improvement per the requirements of the City's Municipal Code section 14.14.040 (b).
59. 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 manhole, catch basin and pipe invert elevations.
60. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
61. 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.

62. 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.
63. The on-site sanitary sewer system shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the hotel property shall be repaired and maintained by the property owner.

Utilities

64. All electrical and communication lines serving the property, shall be placed underground within the property being developed and to the nearest underground utility vault. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
65. 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 Marshall.
66. The Applicant shall coordinate with the California Water Service for all water-related issues. All water mains and private water services shall be installed to the standards of the California Water Service and the City.

On-site Improvements

67. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide of for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately.
68. The Applicant shall install detectable warnings at driveways and pedestrian pathways per the ADA and City Standards where there is vehicular crossing along a pedestrian path of travel.
69. The Applicant shall install pedestrian pathways per ADA standards for pedestrians to access the San Francisco Bay Trail east of the project site.
70. Staging or storing of trash bins shall not be permitted on Public right-of-way or on-site within the Emergency Vehicle Access Easement.
71. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
72. Prior to receiving a Certificate of Occupancy from the Building Division, the Applicant shall require their Civil Engineer to inspect the finished grading surrounding the building and to provide the City a memo that confirms the site conditions conform 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.
73. All 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.

74. 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

75. 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.
76. 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.
77. 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.
78. 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.
79. 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.
80. 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.
81. 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.
82. 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.

Additional Site Mitigations

83. A methane mitigation and monitoring system (MMS) shall be designed, installed and operated in building structures in general accordance with methane mitigation standards used by Los Angeles County Public Works' Gas Hazard Mitigation Policy and Standards (<https://dpw.lacounty.gov/epd/swims/onlineservices/methane-mitigation-standards.aspx>) and/or an equivalent standard. The MMS design should be shown on the improvement plans for the project and be signed by a California Professional Engineer.

84. Trench dams shall be designed and installed in all utility trenches to prevent migration of methane and/or VOCs into buildings. The trench dam design should be shown on the improvement plans for the project and be signed by a California Professional Engineer.
85. Utilities should be designed to accommodate potential future ground settlement.
86. Methane/VOC monitoring wells shall be installed outside and separate from buildings and shown on project improvement plans.
87. A geotextile fabric (as a marker) should be installed on top of the erosion resistant layer so the top of the landfill cap can be identified during future construction activities.
88. Landscaping and irrigation systems should be installed at elevations above the landfill cap (i.e., the erosion resistant layer) to protect integrity of the landfill cap.
89. Site grades shall be designed (and maintained) to prevent surface water accumulation and infiltration through the landfill cap.
90. Developer shall implement an automatic dig alert notification to City Public Works for the property.
91. Developer shall prepare and implement a Soil Management Plan for construction activities that potentially disturb the landfill cap.
92. Developer shall record a land use covenant prohibiting construction/subsurface work unless City is notified in advance. If the work potentially disturbs the landfill cap, the work shall be performed pursuant to a City and regulatory agency-approved Soil Management Plan.
93. Developer shall require hotel personnel to notify City if geotextile “marker” fabric is encountered or visible.
94. Developer shall prepare and implement an Emergency Response Plan (ERP), which outlines procedures to be followed in the event of an emergency (such as fires, explosions, earthquakes, floods, vandalism, surface drainage problems, waste releases, etc.), The plan shall be prepared with input and approval from Fire, police, public works, Water Board and any other regulatory agency requesting review. The ERP shall be reviewed and updated annually. The annual updates shall be submitted to the City for review and approval.

Engineering Impact Fees

95. 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 East of 101 Sewer Impact Fee per the formula established by Resolution 97-2002.

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