

**DRAFT CONDITIONS OF APPROVAL**  
**P18-0071: UP18-0014, DR18-0036, TDM18-0010, PM19-0001**  
**200-214 AIRPORT BOULEVARD**

*(As recommended by City Staff on June 20, 2019)*

**A) Planning Division requirements shall be as follows:**

**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 CarrierJohnson + Culture, dated April 15, 2019 and approved by the City Council in association with P18-0071 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 City Council approved plans, as amended by the conditions of approval, including the plans CarrierJohnson + Culture, dated April 15, 2019.
4. Prior to issuance of building permits, the applicant shall execute and record an Affordable Housing Agreement consistent with SSFMC Chapter 20.380, Inclusionary Housing Regulations.
5. 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.
6. 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.
7. 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.
8. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
9. During construction, the applicant shall provide parking for construction workers within the project parking structure when the Chief Building Official and Fire Marshal provide written approval.

**DESIGN REVIEW / SITE PLANNING**

10. 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.

11. Prior to issuance of building or construction permits, the applicant shall submit 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 2,500 SF or less may comply with the prescriptive measures contained in Appendix D of the MWELo.
  - b) Projects with a new aggregate landscape of 2,500 SF 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.
12. 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.
13. 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.
14. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of January 15, 2019.
15. 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.
16. 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.
17. All landscaping installed within the public right-of-way shall be maintained by the property owner.

18. 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.
19. Demolition of any existing structures on site will require demolition permits.
20. 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.
21. 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.
22. Per review by the Bicycle and Pedestrian Commission on June 5, 2019, the Applicant shall provide additional bicycle parking for proposed retail as part of the Caltrain Plaza redesign process, subject to Chief Planner approval.
23. Per review by the Bicycle and Pedestrian Commission on June 5, 2019, the Applicant shall provide a Class II bicycle lane along Airport Boulevard across the properties inclusive of the 150 Airport Boulevard project limits to the intersection of Grand Avenue and Airport Boulevard. To the extent possible, design and install a bicycle specific indicator light on intersection traffic control light. Design shall be submitted to and approved by the Engineering and Planning Divisions and coordinate with the Airport Boulevard streetscape improvement project prior to Building Division permit issuance.
24. Per review by the Bicycle and Pedestrian Commission on June 5, 2019, the Applicant shall provide a loading zone for bus service along frontage of project site, north of Baden Avenue/Airport Boulevard intersection. Design shall be submitted to and approved by the Engineering and Planning Divisions and coordinate with the Airport Boulevard streetscape improvement project prior to Building Division permit issuance.
25. Per review by the Bicycle and Pedestrian Commission on June 5, 2019, the Applicant shall design bulbout curbs at northern and southern corners of Airport Boulevard and Baden Avenue intersection/driveway to project site. Design shall be submitted to and approved by the Engineering and Planning Divisions and coordinate with the Airport Boulevard streetscape improvement project prior to Building Division permit issuance.
26. 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 Chapter 20.360 of the Zoning Ordinance for review and approval.

## **TRANSPORTATION / PARKING**

27. 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.
28. The applicant shall comply with the programmatic measures of the Transportation Demand Management Plan prepared by Hexagon Transportation Consultants, dated April 12, 2019. The applicant shall submit annual TDM reports as required by the TDM plan, to demonstrate compliance. If it is determined that the TDM measures are not achieving the project's goals, the applicant shall introduce additional measures as necessary, as approved by the Chief Planner.
  - a. 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 \$1,667.
29. Residential parking spaces shall be assigned to units, to minimize conflict within the parking area.
30. Any tandem parking spaces shall be assigned to the same unit.
31. Residential parking areas shall be secure, with access provided via key card or fob.
32. Provide clear signage on site for residential, commercial, and visitor parking areas to help direct vehicle traffic.
33. Per SSFMC 20.280.006.G (Unbundling Parking from Residential Uses), parking in excess of one space per unit may be sold or rented separately from the residential unit. For apartment developments, 50 percent of the required parking may be unbundled. Unbundling beyond 50% shall require a parking management plan submitted and approved by the Chief Planner.

## **ENVIRONMENTAL MITIGATION MEASURES / CEQA**

34. The applicant shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Downtown Station Area Plan EIR and Environmental Consistency Analysis (ECA) provided for this project, including the following specific requirements that the ECA recommends that would ensure that the proposed project would not result in any new or more severe impacts than those that were previously analyzed in the DSASP FEIR:
  - Project-Specific Condition of Approval 1: In compliance with the requirements of DSASP Mitigation Measure MM4.2-1, the project contractor shall ensure all off-road diesel-powered construction equipment used for the project meet the California Air Resources Board (CARB) Tier 2 emissions standards and are retrofitted with a level 3 diesel particulate filter or equivalent.
  - Project-Specific Condition of Approval 2: In compliance with DSASP Mitigation Measures MM4.2-3, the following measures shall be required to reduce health risks to a level sufficient to achieve compliance with BAAQMD thresholds:

- The project applicant shall provide a heating, ventilation, and air conditioning (HVAC) system with a control efficiency sufficient to result in a reduction of a minimum 75.0 percent of particulates of 2.5 microns or less, such as Minimum Efficiency Reporting Value (MERV)-12 filters or greater, for indoor air filtration systems. The ventilation system shall be certified to achieve the stated performance effectiveness from indoor areas.
- All air intakes shall be located as far away from US 101 as feasible.
- The project applicant shall ensure the proper indications on the specifications for maintaining the installed air filtration system are provided to future residents of the project site.
- Project-Specific Condition of Approval 3: In compliance with the requirements of DSASP Mitigation Measure MM4.6-3, the project applicant shall implement the following measures, or similar combination of measures, which demonstrate that interior noise levels would be reduced to an acceptable level of 45 dBA CNEL or lower:
  - In order for windows and doors to remain closed, mechanical ventilation such as air conditioning shall be provided for all units.
  - All vent ducts connecting interior spaces to the exterior (i.e., bathroom exhaust, etc.) shall have at least two 90 degree turns in the duct.
  - All windows and doors shall be installed in an acoustically-effective manner. Sliding-window panels shall form an air-tight seal when in the closed position and the window frames shall be caulked to the wall opening around the perimeter with a non-hardening caulking compound to prevent sound infiltration. Exterior doors shall seal air-tight around the full perimeter when in the closed position.
  - A Final Acoustical Report shall be completed prior to issuance of a building permit to determine all the minimum STC ratings for the walls, windows, and doors to be provided to the City for review. This report shall be completed by a qualified acoustical consultant to ensure that the selected windows and doors in combination with wall assemblies would reduce interior noise levels sufficiently to meet the City's interior noise standard for residential uses.
- Project-Specific Condition of Approval 4: In compliance with DSASP Mitigation Measure MM4.6-5, at the time of building permit submittal, the project applicant shall submit a site specific vibration analysis to confirm what, if any, vibration design mitigation measures have been implemented into the building design to ensure vibration levels are reduced to less than 72 VdB. The report shall be submitted to the City for review as part of the building permit submittal package. If necessary, methods to reduce vibration may include, but are not limited to, the use of elastomer pads to support the building foundation, deeper joists, shorter floor spans, and/or lally columns. Proposed building structures should be designed to minimize vibration amplification at the upper floors.

- Project-Specific Recommendation 1: The proposed project should designate a loading area for moving/delivery trucks and ridesharing vehicles to pick-up and drop-off residents.
- Project-Specific Recommendation 2: The proposed project should include a Travel Demand Management (TDM) program to implement strategies to encourage residents to use transit and offset the potential parking deficit.
- Project-Specific Recommendation 3: The proposed project shall provide 12 short-term bicycle parking spaces on site as required by the zoning ordinance.

35. Applicant shall design and install green infrastructure as provided by San Mateo Countywide Water Pollution Prevention Program design templates and technical guidance whenever a new storm drain system is required by the Engineering Division.
36. Applicant seeking Special Project Status exemption to Low Impact Development for C.3 treatment shall provide green infrastructure within a minimum of 75% of project frontage on all sides of the project facing public right of way. This includes adding items such as street trees, landscaping, bio retention, sidewalk bulb outs, pervious pavements, etc. Sizing and design shall conform to San Mateo Countywide Water Pollution Prevention Program design templates and technical guidance and be approved by the Engineering Division.
37. For Residential Projects: Prior to issuance of any building or construction permits, the developer shall revise the development plans to include the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee:
- a) Install conduit to accommodate wiring for solar.
  - b) Use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
  - c) Implement the Water Efficient Landscape Ordinance.

### **IMPACT / DEVELOPMENT FEES**

38. Applicant agrees to participate in the yet to be formed South San Francisco Industrial Area Community Facilities District (IA-CFD) at an annual tax rate of no more than \$0.25 per gross project square foot on the 200-214 Airport Boulevard Property.
39. Prior to issuance of certificate of occupancy for residential uses, 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 dated April 15, 2019, the childcare impact fee estimate for the high density residential use is:

$$94 \text{ units} \times \$1,851 = \$173,994.00$$

40. Prior to issuance of a building permit for non-residential uses, the applicant shall pay any applicable childcare fees in accordance with South San Francisco Municipal Code Chapter 20.115. This fee is subject to annual adjustment, and presently is assessed at \$0.68 per gross square foot of commercial and retail uses. Based on the plans dated April 15, 2019, the childcare impact fee estimate for the non-residential uses is:

$$\text{Commercial: } .68 \times 3,630 \text{ SF} = \$2,468.40$$

41. The City has established goals of three acres of community and neighborhood parkland and park facilities per one-thousand residents and one-half acre of parks per one-thousand employees. City policy is for new development projects to contribute proportionately toward these goals. The City adopted the Parkland Acquisition Fee and Parkland Construction Fee Ordinance in 2016, and adopted amendments in 2017 and 2018 in order to provide funding to achieve the City's parkland and park facility goals. The City is in the process of updating its Parkland Acquisition Fee and Parkland Construction Fee Ordinance in order to capture the cost of refurbishing and expanding certain existing park facilities, as it is a cost effective and efficient way to serve future residents and employees and to maintain existing levels of service. The City is also updating the ordinance in order to reflect the current construction costs. Applicant recognizes that the Project is subject to the Parkland Acquisition Fee and Parkland Construction Fee Ordinance and will pay the fees applicable to the project as follows:

**RESIDENTIAL:** Applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee applicable to Residential development as set forth in Chapter 8.67 (as amended), that is in effect on the date that Applicant is issued a Building Permit, up to a total amount of **\$1,412,444.00** (94 units x \$15,026) for the Residential Development component of the Project. The fee shall be paid prior to issuance of the certificate of occupancy, and shall be calculated, per South San Francisco Municipal Code Chapter 8.67 (as amended) on the date of Building Permit issuance. In the event of an inconsistency between this condition of approval and the terms of the any amendment to Chapter 8.67, the Applicant and City acknowledge that the terms of this condition of approval shall control for this Project.

**NON-RESIDENTIAL:** Applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee applicable to non-Residential development as set forth in Chapter 8.67 (as amended), that is in effect on the date that Applicant is issued a Building Permit, up to a total amount of **\$12,995.40** (3,630 SF x \$3.58) for the non-Residential Development component of the Project. The fee shall be paid prior to issuance of the certificate of occupancy, and shall be calculated, per South San Francisco Municipal Code Chapter 8.67 (as amended) on the date of Building Permit issuance. In the event of an inconsistency between this condition of approval and

the terms of the any amendment to Chapter 8.67, the Applicant and City acknowledge that the terms of this condition of approval shall control for this Project.

42. Upon the date of final inspection or issuance of the certificate of occupancy for the development, whichever is earlier, the applicant shall pay applicable bicycle and pedestrian impact fees in accordance with South San Francisco Municipal Code Chapter 8.68, based on the formulas in Table 8.68.060(a) Bicycle and Pedestrian Improvements Formula.

Based on the plans dated April 15, 2019 the bicycle and pedestrian impact fee estimate for the project is:

***Residential: 94 units x \$170 = \$15,980***

***Commercial: 3,630 SF x \$0.36 = \$1,306.80***

***Contact: Tony Rozzi, Planning Division, at (650) 877-8535***

**B) Fire Department requirements shall be as follows:**

1. Install fire sprinkler system per NFPA 13/SSFFD requirements under separate fire plan check and permit for overhead and underground.
2. Install a fire alarm system per NFPA 72 and SSFFD requirements under a separate fire plan check and permit. Install exterior listed horn/strobe alarm device, not a bell.
3. Install underground piping for water based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
4. Install a standpipe system per NFPA 14/SSFFD requirements under separate fire plan check and permit.
5. Install a fire pump per NFPA 20 and SSFFD requirements under separate fire plan check and permit.
6. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7.
7. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80 under a separate fire plan check and permit.
8. Elevators shall not contain shunt-trips.
9. At least one elevator shall be sized for a gurney the minimum size shall be in accordance with the CFC.
10. Emergency power systems and standby power systems required by this code or the California Building Code shall comply with Sections 604.1.1 through 604.1.8.

11. Provide fire extinguishers in accordance with CFC Section 906
12. All Non parking space curbs to be painted red to local Fire Code Specifications
13. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
14. Any access roads shall extend to within 150 feet of any part of the exterior wall of the first story and at least on exterior door within 50 feet of the access road that can be opened from the outside that provides access to the interior of the building. If the project cannot meet the requirements noted above and if access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or similar conditions, the AHJ ( SSF Fire Department) shall be authorized to require additional fire protection features to be determined at a later date.
15. Exterior doors and openings required by this California Fire Code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
16. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.
17. Provide fire flow in accordance with California Fire Code Appendix BB.
18. Provide fire hydrants; location, fire flow, and quantity to be determined.
19. Fire hydrants located on a public or private street, or onsite, shall have an unobstructed clearance of not less than 30 feet (15 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1
20. A hydrant is required to be located within 50 feet of the Fire Department Connection (FDC) and on the same side of the street.
21. A blue reflective dot shall be placed in the middle of the roadway directly in front of each fire hydrant.
22. All buildings shall provide premise identification in accordance with CFC Section 505.1

23. An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors beginning with the second level below the last intake and ending with the floor above the discharge. Chute sprinklers shall be accessible for servicing.
24. Provide Knox key box for each building with access keys to entry doors, electrical/mechanical rooms, elevators, and others to be determined. Provide Knox Key Switch for any electronic gates.
25. Provide an independent study or proof that the Emergency Radio Responder coverage in the building is adequate or install an Emergency Responder Radio Coverage system in accordance with Section 510 of the California Fire Code under separate fire plan check and permit.
26. This new commercial construction will be assessed a Public Safety Impact Fee. The amounts are \$0.13 per square foot for the Police Department and \$0.31 per square foot for the Fire Department.
27. This new residential construction will be assessed a recently adopted Public Safety Impact Fee. The amounts for high density are \$168.90 per unit for the Police Department and \$394.10 per unit for the Fire Department.

*Contact: Craig Lustenberger, Fire Department, at (650) 829-6645*

**C) Engineering Division requirements shall be as follows:**

**General Engineering Conditions**

1. The Developer shall coordinate with the Public Works Department to ensure any proposed repair to the sewer lateral, sidewalks, curb and/or gutter will be satisfactory to the City. In addition, the Developer shall obtain an encroachment permit for any proposed work in the public right of way. The Developer shall be responsible for all applicable fees, deposits, and costs related to the proposed work.
2. Contractors must have a Class A license for any work in the street (beyond the face of curb). Contractors with a Class A license may perform any and all work associated with building permit requirements. For concrete work between the curb and the building, a Class C-8 license is sufficient. For plumbing work between the curb and the building, a Class C-36 license is sufficient. An exemption may be granted by the City if a relatively minor portion of the work is not covered by the Contractor's license. For example, if a new sewer cleanout is being installed in the sidewalk by a Contractor with a C-36 (plumbing) license, the same Contractor may remove and reform no more than one (1) panel of the sidewalk without the need for a Class C-8 (concrete) license.
3. This project is within the City's Construction Coordination Committee (CCC) area of responsibility. Any traffic controls or work affecting the City ROW are required to be approved by the CCC. The CCC requires a minimum 2 weeks advance notice of any proposed traffic controls for review. The

Developer shall submit a deposit of \$5,000.00 in order for City Staff and/or the City's Construction Coordination consultant to charge their time in coordinating construction activities related to the project with the City, General Contractor and other affected parties that will need constant communication. If this deposit is depleted, and the project is not complete, the Developer shall replenish the deposit with the same amount as the initial deposit. Once the project has received a Certificate of Occupancy, the City shall reimburse the Developer with the remainder of the deposit.

### *Permits*

4. At or before the time of Building permit submittal the Developer shall submit a deposit for the following:
  - a. Hauling/Grading Plan Check and Permit Processing. Provide cubic yards for deposit amount.
  - b. Public Improvement Plan Check/Civil Review. Provide cost of public improvements for deposit amount.
5. 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 Developer shall pay all permit and plan check 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>.
6. 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>.
7. The Developer shall obtain a Demolition Permit from the Building Division to demolish any existing buildings and structures. As part of the permit application, the developer shall submit plans that show all existing buildings and structures, which are slated for demolition. In addition, the Developer shall provide letters from all public utilities stating all said utilities have been properly disconnected from the existing buildings. All fees and deposits are the responsibility of the Developer.
8. A Public Improvement Permit is required for any work proposed within the public right-of-way. The Developer shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits. Developer shall submit separate ROW improvement plans. An engineer's cost estimate for only the scope of work within the ROW is required to determine the bond.

### *PLAN SUBMITTALS*

#### **BUILDING PERMIT SUBMITTAL**

9. The Developer 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, Utility Plan(s), Detail Sheet(s), Erosion Control Plan, and Landscape Plans,** (grading and landscape plans are for reference only and shall not be reviewed during this submittal). Utility plan shall clearly identify all existing and proposed utilities and shall identify and describe how abandoned utilities are to be removed.

10. The building permit application plans shall conform to the standards of the Engineering Division's "Building Permit Typical Plan Check Submittals" requirements, copies of which are available from the Engineering Division. The site plan shall include a complete topographic survey of the site including existing contours of the property (extending 15" into adjacent property and the adjacent roads and lanes), new contours and proposed elevations, size, material, class, slope and invert of all drain pipes, top of curb, etc.
11. Distances between new structures and property lines shall be shown on the plans.
12. The Engineering Division reserves the right to include additional conditions during review of the building permit application.

#### GRADING PERMIT SUBMITTAL

13. The Developer shall submit a grading plan that clearly states the amount of cut and fill required to grade the project. The grading plan shall clearly indicate existing and proposed elevations of all storm drain facilities in the vicinity of the proposed project and all existing and proposed easements. Developer is responsible for all associated fees and deposits.
14. The Developer shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
15. The Developer shall work with the Water Quality Control Plant staff for the C.3 Stormwater Permit. The C.3 Stormwater Permit is required for Grading Permit Issuance.
16. The Permittees shall take out and maintain during the life of this Grading Permit the following policies of insurance:
  - (A). Worker's Compensation and Employers' Liability Insurance in the statutory coverage.

In signing this agreement, the Permittee makes the following certification:

"I am aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Workers Compensation or to undertake self-

insurance in accordance with the provisions of the code, and I will comply with such provisions before commencing the performance of the work authorized by this Agreement.”

Commercial General Liability Insurance:

In an amount not less than FIVE HUNDRED THOUSAND DOLLARS (\$500,000) for injuries including, but not limited to, death to any one person and subject to the same limit for each person, in an amount not less than ONE MILLION DOLLARS (\$1,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage.

(B) Automobile Liability (Code 1 Insurance):

In an amount not less than FIVE HUNDRED THOUSAND DOLLARS (\$500,000) combined single limit per accident for bodily injury and property damage.

(C) Contractual Liability Insurance:

(D) Permittees shall take out and maintain during the life of this Grading Permit an insurance policy in the amount of at least ONE MILLION DOLLARS (\$1,000,000), insuring City, its elective and appointive boards, commissions, officers, agents and employees, and Permittees against damages sustained by reason of any action or actions at law or in equity, and/or any claims or demands by reasons of any breach or alleged breach of any contract or provisions therefore, or by reason of any contractual liability, or alleged contractual liability arising out of any contract entered into by Permittee and/or any of its agents or employees in order to perform the work defined herein.

(E) It is agreed that the insurance required by Subsections B, C, and D shall be in an aggregate amount

of not less than ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000) and shall be extended to include as insureds: The City of South San Francisco, its elective and appointed officers, boards, Commissions, agents, employees and volunteers, with respect to operations performed by the Permittees as described herein. The coverage shall contain no special limitations on the scope of protection afforded to the City. Evidence of the insurance described above shall provide to the City upon execution of this Grading Permit and shall be subjected to approval by the City Attorney as to form, amount and carrier. The policy of insurance shall also contain a provision indicating that such insurance shall not be reduced or cancelled except upon thirty (30) days written notice to the City. In addition, the following endorsement shall be made on the policy of insurance:

"Notwithstanding any other provisions in this policy, the insurance afforded hereunder to the City of South San Francisco shall be primary as to any other insurance or reinsurance covering or available to the City of South San Francisco, and such other insurance or reinsurance shall not be required to contribute to any liability or loss, until and unless, the approximate limit of liability afforded hereunder is exhausted."

PUBLIC IMPROVEMENT PERMIT SUBMITTAL

17. The Developer shall submit Civil, Landscape, and Joint Trench plans for all proposed work within the City ROW. The City Engineer shall approve all proposed work within the City ROW prior to Public Improvement Permit issuance. Developer is responsible for all associated permit fees, plan check fees, and deposits/bonds.
18. The Developer shall submit Traffic and Pedestrian Control Plans for any proposed work in any area that will obstruct the existing pedestrian walkways. Developer shall obtain approval from any other jurisdictions, such as, Caltrans Jurisdiction, if applicable.
19. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.

### *Mapping*

20. Prior to the Building Permit issuance, all applicable mapping shall be done and recorded with the San Mateo County Clerk – Recorder’s Office.
21. Within 30 days after recordation of the parcel map and prior to receiving a Building Permit for new structures or improvements within the boundary of the parcel map, the Developer shall deliver to the City Engineer (at no cost to the City) one set of reproducible plastic film transparencies and two sets of paper prints of the recorded parcel map.
22. Prior to the Certificate of Occupancy, the Developer shall complete any Voluntary Lot Merger or Lot Line Adjustment. Developer shall pay all fees and deposits as required by the selected option.
23. The Developer shall meet all conditions of Title 19.50 Vesting Tentative Maps. In addition, as referenced in Chapter 19.50.030 the design and improvements shall comply with the requirements of Chapters 19.16 through 19.24 and shall show all data required by Sections 19.40.030 or 19.48.020 as applicable.
24. The Developer shall submit closures for all lots, boundaries, right-of-way, and easements. Copies of the survey field notes for the project site and all referenced deeds and maps shall be included.
25. The location of all existing and proposed public and private easements shall be shown and noted on the final map.
26. The Developer’s engineer or land surveyor shall submit the following documents to the City Engineer for review and approval:
  - a. Digital copies of current title report (prepared within the previous six months) for all property located within the boundary of the subject parcel map.
  - b. Digital copies of the engineer’s or surveyor’s field notes and mathematical traverse closures for all new parcels and the map boundary.
  - c. Digital copies of all referenced deeds and documents
  - d. Digital copies of the preliminary parcel map.

27. The Developer shall include all City's Standards and associated specification details on the submitted plans.
28. The Developer or subdivider shall pay the Engineering Division's actual costs to retain a Civil Engineer or Land Surveyor to plan check and approve the technical aspects of the property survey and to plan check and sign the parcel map or final map as the "technical reviewer".

### ***Right-of-Way***

29. Prior to Building Permit issuance, the Developer 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 Developer will be responsible to ensure that the condition of the street is in at least existing condition or better after construction is completed.
30. The Developer shall replace all existing sidewalk, curbs, and gutters along the property frontage to current City Standards and to the satisfaction of the City Engineer at no cost to the City.
31. The Developer shall extend the face of curb location to match the 150 Airport Boulevard project. This is measured as approximately 13-foot 6-inch offset from the property line. Excluding any landscape or planting strips, the minimum sidewalk width shall be 10-feet
32. The Developer shall provide tree protection to ensure existing trees to remain are protected during the proposed development.
33. All new public improvements required to be constructed 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. The work shall be performed in accordance with an encroachment permit obtained by the developer from the Engineering Division, prior to the approval of the final map, or a subdivision improvement agreement approved by the City Council and shall be accomplished at no cost to the City. All new public improvements shall be completed within one year of obtaining a Building Permit for the proposed development, or prior to occupying structures at the site, whichever comes first.
34. The Developer shall repave the property's fronting roadways with a 2-inch grind and overlay, curb to curb. Where proposed trenching or other work is required outside of these limits, the developer shall repave the entire affected lane with 2-inch grind and overlay for the length of the work.
35. The Developer shall ensure that the pavement markings and striping are restored and upgraded to meet current City standards. No partial removal and replacement of pavement markings is allowed. All pavement markings damaged or altered shall be fully replaced.
36. The Developer shall upgrade, where required, adjacent ramps according to ADA standards.
37. Existing driveway approaches or portions of approaches, not used for this development shall be removed and replaced with new curb, gutter, and sidewalk. Where new work is required, monolithic

curbs, gutter, wheelchair ramps, commercial driveway approaches and 4' wide (minimum) sidewalks are to be constructed to current City standards and to the satisfaction of the City Engineer.

38. Developer shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The Developer will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City.
39. The Developer shall clean, repair or reconstruct, at his expense, as required to conform to City Standards, the existing public improvements including driveways, curbs, gutters, sidewalks and street pavements along the street frontages of the subdivision to the satisfaction of the City Engineer, upon completion of the heavy construction and landscape work at the site. Damage to adjacent property caused by the developer, or his 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.
40. The Developer shall provide an engineer's estimate for all work performed within the public right-of-way.

#### ***Street and Driveway Improvements***

41. Airport Boulevard is classified as a Major Arterial 6-lane street. Street right-of-way and curb-to-curb widths shall conform to Chapter 19.20 of the Municipal Code.
42. Traffic control signs, pavement markings, and striping shall be installed by the Developer and are subject to the approval of the City Engineer.
43. Traffic signals (where required by the Conditions of Approval), traffic control signs, warning signs, street name signs, and pavement striping's and marking shall be installed by the developer in accordance with plans approved by the City Engineer and to the satisfaction of the City Engineer.
44. The Developer 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.
45. The Developer's engineer shall design the street pavement section based on the results of the soils test for R-values. The pavement section calculations shall be submitted to the City Engineer for review and approval. The minimum traffic index shall be 4.5 or greater, as required by the City Engineer. The minimum pavement section for residential streets is three (3) inches asphalt concrete (A.C.) and over six (6) inches aggregate base (AB). The minimum section for commercial streets is three (3) inches AC over eight (8) inches AB. Compaction test results shall be approved by the soils engineer prior to construction of the pavement section. All sub-grade and base rock materials including bedding, with public street rights-of-way or easement areas shall be compacted to a minimum of 95% relative compaction. Pavement edge drains shall be installed along the right-of-way line on both sides of every street except where their omission is approved by the City Engineer.
46. New City Standard street lights or other approved by the City Engineer shall be installed with the subdivision at locations as by the City Engineer. Street lights shall be connected to the P.G. & E.

system with two (2) inch rigid conduit, pull boxes and stranded #8 THW or TW wire and activated per P.G.& E's LS-2A rate schedule. Street light standard is as follows:

For projects in the DSASP, developers shall install street lighting along the project sidewalk frontage per City specifications and spacing requirements, Sternberg Lighting catalog numbers as follows:

- Number of Arms: 1A
- Arm Roadway Fixture: 1531
- Light Source: -10ARC40T2-MDH03-SV1
- Roadway Options: -R-HS-HB
- Arm: CA6
- Number of Arms: 1AM
- Arm Pedestrian Fixture: 1521LED
- Ped Light Source: -4ARC40T2-MDL03-SV1
- Ped Options: -HSHB
- Arm: CA6
- Pole: /6920ARTS/RSB4/
- FINISH: BK

### *Traffic*

47. Prior to Building Permit issuance, the Developer shall pay for each metered parking space that is affected during construction for the loss of parking revenue. The fee for each meter shall be the full day's cost of the meter for the duration of the removal or occupation. A written agreement shall be made between the Developer and the City to memorialize the number of spaces affected and cost related to the loss of parking revenue. Parking meters and poles shall be removed and delivered to the City's Corporation Yard. Poles shall be reinstalled with new smart meters, per the City's direction.
48. The Developer shall refer to the South San Francisco Pedestrian Master Plan and construct all required updates within the vicinity of the proposed project.
49. The Developer shall install a SamTrans bus stop at the northeast corner of Airport Blvd and Baden Ave on the east side of Airport Blvd. The Developer shall coordinate with SamTrans to temporarily remove and relocate any stops affected by the proposed development during construction.
50. The Developer shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.

### *Stormwater*

51. The Developer shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved development analyzing the impact of the fully improved upstream drainage basin on the subject project and evaluating the impact of the developed subdivision on the existing downstream drainage system. The study shall evaluate the capacity of the existing drainage system(s) and

recommend any improvements necessary to accommodate runoff from the project and upstream properties. The study shall be submitted to the City Engineer for review and approval.

52. The Developer shall design, construct, and install the storm drainage improvements recommended by the approved storm drainage and hydraulic study at no cost to the city. The Developer shall submit all drainage calculations and pre- and post-construction run-off calculations. On-site storm drains shall be designed to accommodate a 10-year design storm. Initial time of concentration shall be 5 minutes. Pipes shall be designed for open channel flow conditions and shall not be surcharged.
53. Bubbler catch basins are not allowed within the City ROW and shall not be dedicated for City maintenance. The Project shall discharge runoff from the site onto the City ROW via City Standard curb drains. Any pumping required shall be discharged into an energy dissipation box prior to connection to the sidewalk curb drains.
54. 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.
55. All off-site drainage facilities required by the City Engineer to accommodate the runoff from the subdivision shall be provided by the developer at no cost to the City.
56. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved drainage device or facility.
57. 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. Runoff shall not be discharged into a bubbler catch basin as these are not acceptable within the City ROW.
58. 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 pollution control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

### *Sanitary Sewer*

59. The Developer shall submit a sewer capacity study to determine how the project impacts the system and determine if there is adequate capacity of the sewer lines. The study shall include an analysis of all impacted sewer systems. Please be sure to include all supporting calculations.
60. Developer shall install a cleanout at the property line and a properly sized lateral as it connects into the City sanitary sewer main at no cost to the City. Where the project lateral connects to the City sanitary sewer, the connection must be made at an existing manhole or with a new manhole for lateral sizes of 8-inch or greater or sewer mains of 48-inch or larger.
61. Developer shall video inspect the sanitary sewer main to the nearest manholes upstream and downstream of the project point of connection both prior to construction and post construction. Video must be submitted to City Engineering for review. Developer shall repair, at the Developer's expense, any damage or breaks within the limits of work of the Project.

62. When a sewer lateral must be abandoned, the entire lateral shall be eliminated up to 2feet from the main and shall be plugged with concrete. If the connection to the main is not satisfactory to the PW inspector, the connection must be replaced.
63. The on-site sanitary sewer system shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the subdivision shall be repaired and maintained by the Owner.

### *Utilities*

64. Proposed Utility Plans shall show all existing and proposed utilities.
65. All electrical and communication lines, service cabinets, and devices shall be placed underground within the property being developed. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
66. The Developer shall submit utility coordination documentation to the City, which highlights notification of work to be performed, response(s) from each utility owner (including existing utility plans from each owner), and proposed utility plans.
67. For all gravity flow underground pipes (storm drain and sanitary sewer), show arrows indicating direction of flow. Plans shall provide minimum horizontal and vertical clearances for all existing and proposed utilities and include all existing and proposed manhole, catch basin, and other gravity utility structure invert elevations.
68. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal. In addition, the Developer shall submit profiles of all proposed gravity utility laterals showing crossings to other utilities, existing and proposed.
69. The developer shall submit proposed trench details. Trenches within the City ROW shall be T-cut.
70. Prior to the filing of the final map, the Developer shall submit letters from each utility company certifying that satisfactory provisions have been made as the location of their facilities and that satisfactory easements have been provided on the full map.
71. The Developer shall coordinate with the California Water Service/Westborough Water for all water-related issues. All water mains, services, valves, and hydrants shall be installed to the standards of the California Water Service or the Westborough Water District, as appropriate. All water utilities shall be inspected by California Water.
72. All new and existing public utilities located within the subject property shall be installed underground.
73. The Developer shall provide vandal resistant H.P.S.V. street and area lighting conforming to the requirements of the South San Francisco Police Department. Plans for these lighting improvements shall include the location and design of pull boxes, vaults, conduits, wiring, fixtures, foundations and

connection to the Pacific Gas & Electric primary system. The developer shall provide a photometric study and contour plan for the proposed lights justifying the design and location of the fixtures.

### ***On-site Improvements***

74. The Developer shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development construction.
75. All areas not paved with asphalt or concrete pavement structural section shall be landscaped. The Developer shall file with the City Engineer calculations supporting the pavement section for the proposed parking, access and driveway areas for review and approval. All curbs adjacent to landscaped areas shall be 6" inches height and constructed of concrete imbedded into the ground at least 12" and reinforced with #4 rebar at the top and bottom of the curb.
76. All common areas are to be landscaped and irrigated. On-site landscape and irrigation plans shall be included with the building permit submittal.
77. Surfaced areas within the common areas shall be designed for structures adequately based on soil test for R-values. The minimum traffic index shall be 4.5. The minimum pavement, structural section shall be 3" A.C. over 6" Class II A.B. or an equivalent reinforced concrete section. Emergency vehicle access and fire lines and hydrants shall meet the approval of the Fire Marshal. The proposed interior driveway configuration shall be designed to accommodate the Fire Department's maneuvering requirements for firefighting equipment.
78. 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.
79. At building permit submittal, the Developer shall submit a proposed workplan and intended methodologies to ensure any existing structures on or along the developments property line are protected during proposed activities.
80. Prior to the building permit issuance, the Developer shall coordinate with Scavenger and submit all garbage related plans.
81. Prior to receiving a Certificate of Occupancy form the Building Division, the Developer shall require his Civil Engineer to inspect the finished grading surrounding each building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of each building. The Developer shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.

### ***Grading***

82. 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.

83. 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.
84. The Developer 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.
85. The Developer 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 and that all easements are verified and in conformance with the plans. A letter certifying the foundation forms shall be submitted to the Engineering Division for approval.
86. At the time of the Grading Permit submittal, the Developer shall submit a completed City of South San Francisco Grading Permit Application Checklist.
87. Submit digital copies of this application and all supporting documents for the Grading Permit. Allow at least 15 working days for the processing and review of the application, grading plans, and related documents (provided the project has cleared the CEQA review process).
88. The Developer 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.
89. The Developer is required to obtain a separate Building Permit from the City's Building Division for each retaining wall proposed to be constructed in connection with the grading to be authorized by this permit.
90. 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.
91. 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.

### ***Geotechnical***

92. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan and submitted for review and approval by the City Engineer. The Site Grading and Drainage Plan shall be prepared by the developer's civil engineer and approved by the project geotechnical engineer.

93. Final Grading Observation Report shall be submitted to the City Engineer, prior to receiving a building permit, stating that all work was accomplished in accordance with the soils report and with the recommendations of the project geotechnical consultant.
94. Upon completion of the proposed development, the Developer shall repair any damage to adjacent properties. Repairs shall be in-kind and of equal or better quality than the existing fence.
95. Permittees shall file with the City, prior the issuance of a permit, an agreement between Permittees and their geotechnical engineer preparing the geotechnical report for the grading operation and conducting on-site inspections and reports and specifying that the geotechnical engineer will indemnify and hold harmless, Permittees and the City its officers, employees, agents, boards and commissions, whether elected or appointed, from and against all claims, suits, losses, and damages arising out of the performance of the work hereunder, which is (1) for bodily injury, illness, or death, or for property damage, and (2) caused in whole or in part by any willful or negligent act or omission of the geotechnical engineer in connection with the performance of their work herein. In the event of concurrent negligence, then the liability for any and all claims for personal injury (including death) and property damage arising out of performance of this permit shall be apportioned under the California theory of comparative negligence as established presently, or as may hereafter be modified. Each party to this permit involved in the proposed work will be responsible for all costs, including attorneys' fees, arising from any claim to which this permit applies.

#### *Fees*

96. The Developer shall pay the Engineering Division's actual costs for plan checks and administration for Engineering review of the Building Permit, Grading Permit, Public Improvement Permit, or Mapping.
97. At the time of Building Permit Submittal, the Developer shall pay the sewer capacity fee to the Water Quality Control Plant.

*Contact: Jason Hallare, Engineering Division, at (650) 829-6652*

#### **D) Police Department requirements shall be as follows:**

1. The applicant shall install and maintain a system allowing first responders to enter into the building(s) 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. Each of the two entrances should be on different sides of the building to allow first responders a choice of where to enter. A permanent code shall be issued to the Police Department. Physical keys or electronic access cards will not satisfy this requirement. Please note this is separate from the Fire Department's "Knoxbox" requirement.
2. Any exterior double door entrances shall only have one exterior handle, which should be on the right door (from a person's perspective from the outside). This is to prevent the malicious locking/chaining of the doors from the outside. This requirement shall also apply to interior double doors to shared common

areas. The interior opening mechanism for the aforementioned doors shall be of a design that prevents the same malicious locking/chaining.

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. All interior common and service areas, such as the garage, bicycle storage area, fire escapes, etc, shall be illuminated at all times 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 garage area or fire escapes, shall have some mechanism, such as fencing, to prevent access and prevent people from loitering or concealing themselves in that area.
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
  - Garage area (to provide coverage for the entire parking area)
  - 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.
11. Exterior electrical outlets accessible to the public shall have a mechanism to prevent use during nighttime hours.
12. Skateboard deterrents shall be installed on ground level raised horizontal surfaces such as railings, walls, etc.

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

*Contact: Michael Rudis, Police Department, at (650) 877-8927*

**E) Water Quality Control Plant requirements shall be as follows:**

APPROVED WITH 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. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
4. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
5. Trash enclosure/room shall be covered, contained and the floor shall slope to a central drain that is connected to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.
6. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
7. If a food service kitchen/ prep area is to be installed, it shall connect to a grease interceptor at least 750 gallons (liquid capacity) in size. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
8. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
9. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
10. A water meter for each individual commercial unit shall be installed.
11. **Applicant will be required to pay a Sewer Capacity Fee** (connection fee) during the Building Plan Permit process based on anticipated flow, BOD and TSS calculations. Credits for previous site use will be provided. **Based on the plans submitted 9/28/18, the estimated Sewer Capacity Fee will be \$298,543.65.**

12. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
13. **Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit and the following items will apply (WC-3 will be performing plan review for C.3 compliance);**
14. Sign and have engineer wet stamp forms for Low Impact Development.
15. Completed required 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 required 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](mailto:andrew.wemmer@ssf.net)**
16. Complete required Operation and Maintenance (O&M) agreements.  
Use required forms for completing documents, as old forms are no longer sufficient  
**A finished copy must also be emailed to [andrew.wemmer@ssf.net](mailto:andrew.wemmer@ssf.net)**  
**Do not sign agreement, as the city will need to review prior to signature, prepare packet and submit with an address to send for signature.**  
*Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.*
17. Submit flow calculations and related math for LID.
18. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
19. 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.
20. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
21. A SWPPP must be submitted (if site is > 1 acre). Drawings must note that erosion control shall be in effect all year long.
22. A copy of the state approved NOI must be submitted (if site is > 1 acre).

**Contact: Andrew Wemmer, Water Quality Control, at (650) 829-3840 or [andrew.wemmer@ssf.net](mailto:andrew.wemmer@ssf.net)**

**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 sewerage 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. 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.
19. 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.
20. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.

#### *Parking Areas, Screening, & Drainage*

21. 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).

22. 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.
23. All parking spaces, driveways, maneuvering aisles, and turn-around areas must drain and be plumbed to the sanitary sewer.
24. The onsite stormwater catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).

*Public Safety*

25. 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.
26. 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.
27. All fire sprinkler test and/or drain lines shall be connected to the sanitary sewer.

*Revised March 2013*