

Exhibit A

Draft Conditions of Approval

DRAFT CONDITIONS OF APPROVAL
P19-0001: EIR19-0003, UP19-0011, DR19-0032, TDM19-0005
499 Forbes Boulevard Project
(As recommended by City Staff on November 19, 2020)

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 Woods Bagot on October 23, 2020, and approved by the Planning Commission in association with P19-0001 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 Woods Bagot Architects on October 23, 2020.
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. A Lot Line Adjustment application shall be filed with the Engineering Division and approved prior to building permit issuance.
7. Applicant shall comply with all permitting requirements of applicable agencies related to the project, and provide proof of permits and/or approval prior to building permit issuance for these project elements.
8. The proposed project requires review by the Airport Land Use Commission to determine project consistency with the ALUCP and other regulatory review procedures. Prior to building permit issuance, the applicant shall submit a verification letter to staff that the

project has been reviewed and is consistent with the ALUCP and other regulatory review procedures.

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 within the project parking structure when the Chief Building Official and Fire Marshal provide written approval.

DESIGN REVIEW / SITE PLANNING

12. 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.
13. 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.
14. 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.
- 15. 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.
- 16. 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.
- 17. The project shall be completed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.
- 18. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of May 19, 2020. Recommendations include specific suggestions for the species of trees and other landscaping elements that would allow for longevity in South San Francisco's climate, as well as recommendations for ADA Accessibility and conformance with FAA rules regarding lighting.
- 19. 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.
- 20. 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.
- 21. All landscaping installed within the public right-of-way shall be maintained by the property owner.
- 22. 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.

23. Demolition of any existing structures on site will require demolition permits.
24. 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.
25. 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

26. A Parking and Traffic Control Plan for the construction of the project shall be submitted with the application for Building Permit, for review and approval by the Chief Planner, or designee, and City Engineer, or designee.
27. 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.
 - d) The Final TDM Plan shall include all mandatory elements included in the Ordinance and shall substantially reflect the Preliminary TDM Plan prepared by TDM Specialists, Inc. The Plan shall be designed to ultimately achieve a goal of 35% alternative mode usage by employees within the Project.
 - e) The Final TDM Plan shall outline the required process for on-going monitoring, including annual surveys. The initial annual survey will be submitted one (1) year after the granting of a certificate of occupancy. The initial annual survey shall either: (1) state that the applicable property has achieved 35% alternative mode usage, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the applicable property has not achieved the 35% alternative mode usage, providing an explanation of how and why the goal has not been reached, and a description of additional measures that will be adopted in the coming year to attain the TDM goal of 35% alternative mode usage.

- f) 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 \$1,725, and is updated by the City Council on an annual basis.
 - g) The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments.
28. Provide clear signage on site for residential, commercial, and visitor parking areas to help direct vehicle traffic.
29. Once construction of an associated parking structure is complete, construction-related parking should be prioritized within the structure and construction vehicles should refrain from utilizing any on-street parking.

ENVIRONMENTAL MITIGATION MEASURES / CEQA

30. The applicant shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Environmental Impact Report EIR19-0003.

CLIMATE ACTION PLAN

31. For Commercial 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) Electric Vehicle Charging Installations Measure 2.1, Action 5: Require new large-scale nonresidential developments to provide conduit for future electric vehicle charging installations, and encourage the installation of conduits or electric vehicle charging stations for all new development.
 - b) Heat Island Reductions Measure 3.4, Action 1: Encourage the use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
 - c) Alternative Energy Facilities Measure 4.1, Action 2: Require the construction of any new nonresidential conditioned space of 5,000 square feet or more, or the conversion of unconditioned space 5,000 square feet or more, to comply with one of the following standards:
 - i. Meet a minimum of 50% of modeled building electricity needs with on-site renewable energy sources. To calculate 50% of building electricity needs for the new conditioned space, the applicant shall calculate building electricity use as part

- of the Title 24 compliance process. Total electricity use shall include total use for the new conditioned space excluding process energy.
- ii. Participate in a power purchase agreement to offset a minimum of 50% of modeled building electricity use. Building electricity use shall be calculated using the method identified above.
 - iii. Comply with CALGreen Tier 2 energy efficiency requirements to exceed mandatory energy efficiency requirements by 20% or more. For additions to existing development of 5,000 square feet or more, CALGreen Tier 2 shall be calculated as part of the Title 24 compliance process. Existing building space already permitted shall not be subject to CALGreen Tier 2 requirements.
- d) Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar.
- e) Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following:
- i. Establishing a variable-speed pump exchange for water features.
 - ii. Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise.
 - iii. Installing irrigation controllers with rain sensors.
 - iv. Landscaping with native, water-efficient plants.
 - v. Installing drip irrigation systems.
 - vi. Reducing impervious surfaces.

IMPACT / DEVELOPMENT FEES

32. **CHILDCARE FEE – NON-RESIDENTIAL USES:** 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 20.310. This fee is subject to annual adjustment, and presently is assessed at \$0.57 per gross square foot of office and R&D uses.

Based on the plans submitted on October 23, 2020, the childcare impact fee estimate for the non-residential uses is:

$$\text{Office / R\&D: } .57 \times 128,737 = \$73,380.09$$

33. **PARK FEES - NON-RESIDENTIAL:** Prior to issuance of certificate of occupancy for non-residential uses, the applicant shall pay the Parkland Acquisition Fee and Parkland Construction Fee in accordance with South San Francisco Municipal Code Chapter 8.67. A development project shall pay the applicable parkland acquisition fee and park construction fee in effect at the time of approval of the project, unless another date is agreed to in writing by mutual consent of the parties. The fee is subject to annual adjustment, and is presently assessed at \$1.12 per gross square foot of office and R&D uses, excluding a \$700 Administrative Fee for each application. Based on the plans submitted on October 23, 2020, the park fee shall be paid prior to issuance of the certificate of occupancy, and shall be calculated as follows, per South San Francisco Municipal Code Chapter 8.67:

Acquisition Fee:

Parkland Acquisition Fee for Non-Residential Development:

Total square feet / 1,000 square feet X Average number of employees per 1,000 square feet X 0.0005 (0.5 acres per 1,000 employees) X Average Fair Market Value (FMV) per acre of land X 0.25

Parkland Construction Fee for Non-Residential Development:

Total square feet / 1,000 square feet X Average number of employees per 1,000 square feet X 0.0005 (0.5 acres per 1,000 employees) X Average Construction Cost per acre of land X 0.25

Based on the plans submitted on October 23, 2020, the Estimated Parks and Recreation impact fee estimate for the project is:

$$\text{Office / R\&D: } 1.12 \times 128,737 \text{ sq. ft.} + \$700 \text{ Admin Fee} = \$144,885.40$$

34. 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. This fee is presently assessed at \$0.09 per gross square foot of office / R&D uses.

Based on the plans submitted on October 23, 2020, the bicycle and pedestrian impact fee estimate for the project is:

$$\text{Office / R\&D: } .09 \times 128,737 = \$11,586.33$$

35. 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 submitted on October 23, 2020, the commercial linkage fee for the project shall be calculated as follows:

$$(\text{Gross Square Feet Commercial Floor Area} - \text{Existing Floor Area}) \times (\text{Current Fee Amount for Applicable Land use Category}) = \text{Commercial Linkage Fee Payment Estimate}$$

Based on the plans submitted on October 23, 2020, the estimated Commercial Linkage impact fee estimate for the project is:

$$\text{Office / R\&D: } 15.77 \times 128,737 \text{ sq. ft.} = \$2,030,182.49$$

36. The Sewer Capacity Charge shall be imposed and paid prior to issuance of a building permit for the residential portion of the project. For the commercial portion of the project, the Sewer Capacity Charge shall be imposed and paid prior to issuance of a building permit, except that the Water Quality Control Plant Superintendent, or designee, may allow for payment at a later date, provided that in no case shall a final certificate of occupancy be issued prior to payment of the applicable Sewer Capacity Charge. Please refer to conditions from the Water Quality Department and staff contact regarding this fee.

37. 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.

Oyster Point Interchange Fee
East of 101 Traffic Impact Fees
East of 101 Sewer Impact Fees

See Engineering Division Comments for further details.

**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.

Public Safety

24. 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.
25. 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.
26. All fire sprinkler test and/or drain lines shall be connected to the sanitary sewer.

Revised March 2013

ENGINEERING DIVISION

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

Permits

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
 - a. Building Permit plan check and civil review. Provide cost of on-site improvements for deposit amount calculation.
 - b. Hauling/Grading plan check and permit processing. Provide Cubic Yards for deposit amount calculation.
 - c. Public Improvement plan check and permit processing. Provide cost of ROW improvements for deposit amount calculation.
2. A Grading Permit is required for grading over 50 cubic yards and if 50 cubic yards or more of soil is exported and/or imported. The Applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits. The Grading Permit requires several documents to be submitted for the City's review and approval. The Grading Permit Application, Checklist and Requirements may be found on the City website at <http://www.ssf.net/departments/public-works/engineering-division>.
3. A Hauling Permit shall be required for excavations and off-haul or on-haul, per Engineering requirements; should hauling of earth occur prior to grading. Otherwise, hauling conditions would be included with the grading permit. Hauling Permit may be found on the City website at: <http://www.ssf.net/departments/public-works/engineering-division>.
4. The Applicant shall obtain a Demolition Permit to demolish the existing buildings. The demolition permit shall be obtained from the Building Division and the Applicant shall pay all fees and deposits for the permit. The Applicant shall provide letters from all public utilities stating all said utilities have been properly disconnected from the existing buildings.
5. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
6. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan

(“WMP”) for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials (“65/100”) will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee prior to the issuance of a building or grading permit.

7. A Public Improvement Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.

Plan Submittal

8. Along with the building permit 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.

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

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

10. 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.

11. 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.

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. Prior to Building Permit issuance, all applicable mapping shall be done and recorded with the San Mateo County Clerk Recorder's Office.
16. Applicant shall submit all documents required for review of any mapping application.
17. Prior to Building Permit issuance, the Applicant shall complete a Voluntary Lot Merger or Lot Line Adjustment. Applicant shall pay all fees and deposits as required by the selected option.
18. The Applicant shall make an Irrevocable Offer of Dedication to the City, for a Public Access Easement over the former Union Pacific Railroad property. Prior to the City accepting said offer of dedication, the Applicant shall be responsible to clear the restricted use of the former Union Railroad Property to allow the property to be used as a Public Access Trail.
19. Prior to the approval of any Permits, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The Improvement Agreement shall require the Applicant to ensure the faithful performance of the design, construction, installation and inspection of all public improvements as reviewed and approved by the Engineering Division at no cost to the City and shall be secured by good and sufficient payment, performance, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 110% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all landscape within the project frontage at no cost to the City. The Encroachment and Maintenance Agreement shall be recorded with the San Mateo County Recorder and may be transferred to the property owner.

Right-of-Way

20. All new public improvements shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards. All new public improvements shall be completed prior to Final Occupancy of the project or prior any Temporary Occupancy as approved by the City Engineer.
21. 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.
22. The Applicant shall submit a Traffic Operational Analysis for the left turn movement from Forbes Avenue into the project site. The analysis shall include a review of the vehicle queuing anticipated on Forbes Boulevard at the site entry driveway and a recommendation of the vehicle storage lengths required. The analysis will also review how the development's traffic will impact access to the property driveway located on the south side of Forbes Avenue across from 499 Forbes Avenue.
23. The Applicant shall modify the existing landscape median islands on Forbes Boulevard to accommodate left turning vehicles into the project site and to add to existing landscape median islands where possible. The design shall include all modifications to the pavement delineations and accommodate the required left turn storage queue length as recommended in the approved Traffic Operational Analysis. The design shall also include the upgrade to the existing median island streetlights along the property frontage from Allerton Avenue to the limits of the western median island to be modified. The streetlight standard shall be similar to those on Forbes Boulevard east of Allerton Avenue.
24. The Applicant shall install the following improvements:
 - At the intersection of Forbes and Allerton:*
 - a. A new high visibility crosswalk, matching the other crosswalks, crossing Forbes on the western leg.
 - b. New curb ramps to receive the crosswalks (if no ADA-compliant ramp exists)
 - Along Forbes (Eccles to Allerton):*
 - c. Restripe the outside travel lane between to be a 6-ft bike lane with a 4-ft buffer strip. Unless approved otherwise by Public Works, the bike lane shall consist of a 6-inch white stripe with bike lane pavement markings, and the buffer shall consist of diagonal white stripes with a white stripe border. All striping shall be thermoplastic with glass beading.
 - d. Provide bike route signage.
 - e. Green skips shall be provided at driveways and through intersections as applicable.
 - At the intersection of Forbes and Eccles:*
 - f. Restripe the west approach to merge the two thru-lanes before the intersection.
 - g. Install camera detection (current standard is Iteris Vantage Next with Vector) and include bike detection along east and west approaches.

- h. install a new high-visibility crosswalk crossing Forbes Boulevard on the western leg of Forbes Boulevard / Allerton Avenue intersection including the installation of new curb ramps on the north and south sides of the intersection.
- 25. The Applicant shall pay its fair share (25%) of the cost to install a traffic signal at the intersection of Forbes Boulevard and Allerton Avenue. Said payment shall be made to the City prior to the issuance of a Building Permit.
- 26. Applicant shall reconstruct all curb, gutter, sidewalks, curb ramps, and driveways, along the entire Forbes Boulevard street frontage on of the subject property. Unless separated by a planting strip, all sidewalks shall be monolithic to the curb and gutter and shall be constructed to current City and Caltrans standards and specifications.
- 27. Applicant shall ensure that the pavement markings impacted during the construction are restored and upgraded to meet current City standards.
- 28. Existing driveway approaches or portions of approaches along the property frontage that will not serve the new development or do not serve any other access shall be removed and replaced with new curb, gutter, and sidewalk.
- 29. 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.
- 30. Prior to the issuance of any permits, the Applicant shall provide a tree protection plan for City approval to ensure existing trees are protected during the construction of the proposed development.
- 31. Applicant shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The Applicant will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City.
- 32. Prior to public improvement permit issuance, the Applicant shall provide an engineer's estimate for all work performed with in the public right-of-way and submit a bond equal to 110% of the estimate.
- 33. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work in Forbes Boulevard and Allerton Avenue and/or any area of work that will obstruct the existing pedestrian walkways.
- 34. 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.

35. 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.
36. 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.

Stormwater

37. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved development analyzing existing conditions and post-development conditions. The study shall evaluate the capacity of the existing storm drain on Forbes Boulevard and recommend any improvements necessary to accommodate runoff from the project and upstream tributary areas. The study shall evaluate the capacity of each storm drain main during a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. The study shall be submitted to the City Engineer for review and approval.
38. The Applicant shall design, construct, and install the off-site storm drainage improvements on Forbes Boulevard as recommended by the approved storm drainage and hydraulic study at no cost to the city.
39. The development shall reduce peak runoff by 15% based on a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site.
40. On-site storm drainage facilities shall be designed to accommodate runoff from a 10-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. On-site storm drain pipes shall be designed for open channel flow conditions and not be surcharged.
41. Stormwater runoff from the former railroad parcel shall be collected and directed to storm drain facility on the Public Right-of-Way on Forbes Avenue.
42. 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.
43. 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.

44. 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 improvement shall be installed at no cost to the City.
45. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollutions control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

Sanitary Sewer

46. The Applicant shall submit a sewer capacity study to determine how the project impacts the system and determine if there is adequate capacity of the sewer lines. The study shall include an analysis of the sanitary sewer main on Forbes Boulevard. Sanitary sewer mains shall not flow more than 2/3 full at peak wet weather flow. Please be sure to include all supporting calculations.
47. Applicant shall abandon the existing Sanitary Sewer Laterals serving the properties to City Standards.
48. The Applicant shall install the new sewer laterals to City Standards including a cleanout in the sidewalk and a new wye connection or taptite connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.
49. 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 property owner.
50. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.
51. The Applicant 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.

Utilities

52. All electrical and communication lines serving the property, shall be placed underground within the property being developed and to the nearest overhead facility or underground utility vault. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
53. The Applicant shall coordinate with the California Water Service/Westborough Water for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service or the Westborough Water District, as appropriate.

54. The Applicant shall install fire hydrants at the locations specified by the Fire Marshall including the relocation of the existing fire hydrant impacted by the proposed new driveway. Installation shall be in accordance with City Standards as administered by the Fire Marshall.

On-site Improvements

55. Prior to the construction of the trail improvements on the former Union Pacific Railroad Property, the Applicant shall provide a Phase II Environmental Assessment of the site and perform any required soil remediation (if needed by following the State Department of Toxic Substances Control requirements) to allow the property to be used as a Public Access Trail.
56. The Applicant shall construct the trail improvements on the Former Union Pacific Property and shall include lighting and landscaping. The Applicant shall be responsible to Maintain the trail improvements at no cost to the City.
57. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
58. The Applicant shall modify the lane geometry or alignment of the drive isle approaching the parking garage to reduce conflicts between drivers accessing the surface parking spaces directly in front of the garage entrance and the drivers exiting and entering the garage.
59. All common areas are to be landscaped and irrigated and shall meet the requirements of the City's Water Efficiency Landscape Ordinance (WELO). Submit landscape, drainage and grading plans for review and approval by the Engineering Division.
60. 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

61. The entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effect dust palliative to prevent dust from being blown into the air and carried onto adjacent private and public property. Dust control shall be for seven days a week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.
62. Haul roads within the City of South San Francisco shall be cleaned daily, or more often, as required by the City Engineer, of all dirt and debris spilled or tracked onto City streets or private driveways.

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

Impact Fees

68. The Applicant will be responsible to pay the following Impact Fees:

Oyster Point Interchange Impact Fee (Per Resolution #71-84)
East of 101 Sewer Impact Fee
East of 101 Traffic Impact Fee

See Exhibit A for Draft Calculation

<https://www.ssf.net/home/showdocument?id=20366>

Any questions, contact Jason Hallare, Senior Engineer, at (650) 829-6652

FIRE DEPARTMENT CONDITIONS

1. Fire access roads shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds or as otherwise determined by the fire code official.
2. The minimum clear width of fire department access roads shall be 20 feet. This width may be increased based upon specific department operations and/or apparatus. Alternate designs may be approved on a case-by-case basis.
3. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions as determined by the fire code official.
4. Install a fire sprinkler system per NFPA 13 and SSFFD requirements under separate fire plan check and permit for overhead.
5. 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.
6. Install a standpipe system per NFPA 14 and SSFFD requirements under separate fire plan check and permit.
7. If required install a fire pump per NFPA 20 and SSFFD requirements under separate fire plan check and permit.
8. Install underground piping for water based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
9. 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.
10. Provide portable fire extinguishers to all portions of the building(s) in accordance with CFC Section 906.
11. Elevators shall not contain shunt-trips.
12. At least one elevator shall be sized for a gurney the minimum size shall be in accordance with the CFC.

13. All buildings shall provide premise identification in accordance with CFC Section 505.1 and South San Francisco Municipal Code.
14. 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.
15. Provide Knox key boxes for each building/area with access keys to entry doors, electrical/mechanical rooms, elevators, gates and others to be determined. L or H occupancies will generally require an additional Knox vault. Provide Knox Key Switch for any electronic gates.
16. Buildings or portions thereof shall be provided with a means of egress system as required by California Fire Code Chapter. 10 The provisions of this chapter shall control the design, construction and arrangement of means of egress components required to provide an approved means of egress from the structure and portions thereof. Sections 1003 through 1030 shall apply to new construction.
17. 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.
18. Provide fire flow in accordance with California Fire Code Appendix BB
19. Provide fire hydrants; location, spacing, and number to be determined.
20. All Non parking space curbs to be painted red to local Fire Code Specifications
21. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible

22. Interior finish, decorative materials and furnishings shall be installed in accordance with the California Fire Code Chapter 8; existing buildings shall comply with Sections 803 through 808.

23. This new commercial construction will be assessed an adopted Public Safety Impact Fee. The amount for Office/R & D is \$0.13 per square foot for the Police Department and \$0.31 per square foot for the Fire Department.

Any questions, contact Craig Lustenberger, Fire Marshall, at (650) 829-6645

POLICE DEPARTMENT CONDITIONS

All construction must conform to South San Francisco Municipal Code Chapter 15.48.070 Minimum security standards for non-residential buildings, (Ord. 1477 § 1C, 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 into the building(s) by means of a code to be entered into a keypad or similar input device. 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. This access must be provided at two entry points, each on a different sides of the building to allow first responders a tactical advantage when entering.
2. The hardware design of any 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. 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. 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. Any publicly accessible benches shall be of a design that prevents persons from lying on them, such as a center railing.
8. Any publicly accessible power outlets shall be of a design that prevents their access or use during those hours the business is normally closed.
9. Any publicly accessible raised edge surfaces, such as retaining walls, concrete benches, handrails or railings, shall be of a design that prevents or discourages skateboard use on those surfaces.
10. 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.
11. The applicant shall install and maintain a camera surveillance system that conforms to the minimum 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
- Parking lot
- Main lobby of building
- Loading docks

12. Applicant shall install and maintain a central station monitored silent intruder alarm system.

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

Any questions, contact Michael Rudis, Police Department, at (650) 877-8927
or mike.rudis@ssf.net

WATER QUALITY CONTROL DIVISION CONDITIONS

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. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
4. After 7/1/19, Demolition Projects must complete a **PCBs Screening Assessment Form** (attached and available in Building Division). If screening determines the building is an applicable structure, the Protocol for Evaluating PCBs-Containing Materials before Building Demolition shall be followed.
5. **As site falls in a Moderate Trash Generation area per South San Francisco's ATTACHED Trash Generation Map** determined by the Water Quality Control Division:
 - Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.
 - At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
 - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
 - *A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*
6. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
7. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.

8. Trash enclosure shall be covered, contained and 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.
9. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
10. If laboratories will be installed, a segregated non-pressurized lab waste line must collect all laboratory waste. Install a sample port on the lab waste line outside the building, which will be accessible at all times.
11. Submit specs on the sample port.
12. If a food service kitchen/ prep area is to be installed, it shall connect to a gravity 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.
13. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
14. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
15. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code and shall not be installed.
16. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
17. Drains in parking garage (if applicable) must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.
18. 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).
- 19. Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit and the following items will apply;**
20. 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

21. Sign and have engineer wet stamp forms for Low Impact Development.
22. Submit flow calculations and related math for LID.
23. 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>.
24. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
25. 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.
26. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.
27. A copy of the state approved NOI must be submitted (if > 1 acre).

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