

DRAFT CONDITIONS OF APPROVAL
131 TERMINAL COURT R&D PROJECT
P23-0003: DR23-0002, GPA25-0002, SPA25-0001 MP23-0001, PM23-0001, ZA23-0001,
TDM23-0002, EIR23-0001, SA24-0002 and DA23-0002
(As recommended by City Staff on September 4, 2025)

The term “applicant”, “developer”, “project owner” or “project sponsor” used hereinafter shall have the same meaning- the applicant for the 131 Terminal Court project or the property/project owner if different from applicant.

A. Planning Division requirements shall be as follows:

General

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by SOM, dated August 25, 2025 and approved by Planning Commission in association with P23-0003 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City’s Chief Planner.
2. The construction drawings shall comply with the Planning Commission approved plans, as amended by the conditions of approval, including the plans prepared by SOM, dated August 25, 2025.
3. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
4. 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.
5. Prior to construction, all required building permits shall be obtained from the City’s Building Division.
6. Demolition of any existing structures on site will require demolition permits.
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.
8. Applicant shall submit a checklist showing compliance with Conditions of Approval and Mitigation Measures with building permit plans.
9. Prior to issuance of any building or construction permits for the construction of public improvements, the final design for all public improvements shall be reviewed and approved by the City Engineer, Fire Marshal and Chief Planner.
10. 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, Fire Marshal and Chief Planner.
11. Applicant shall comply with all permitting requirements of other reviewing agencies /

permitting bodies related to the project, including OneShoreline, the Bay Conservation and Development Commission, and the Federal Aviation Administration, and provide proof of permits and/or approval prior to building permit issuance for these project elements.

12. The Final Parcel Map shall comply with all applicable requirements of SSFMC Title 19 (Subdivisions) and Title 20 (Zoning Ordinance), to be reviewed and filed by the Engineering Division.
13. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files a signed acceptance form, prior to the issuance of a building permit, stating that the property owner is aware of, and accepts, all of the conditions of the permit.
14. The project shall incorporate requirements and criteria related to the Flood Plain / Sea Level Rise Overlay District, per SSFMC Section 20.180.005.
15. The project shall incorporate requirements and criteria related to the Comprehensive Airport Land Use Compatibility Plan (ALUCP), per SSFMC Section 20.300.003.
16. The applicant shall comply with all terms and conditions specified in the Development Agreement (DA23-0002).
17. Any modification to the approved plans shall be subject to SSFMC Section 20.450.012 ("Modification"), whereby the Chief Planner may approve minor changes. All exterior design modifications, including any and all utilities, shall be presented to the Chief Planner for a determination.
18. 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.
19. Prior to scheduling a Final Inspection with the Planning Division, the applicant must submit a Planning Final Inspection Request form, which states that the project has been built according to approved plans, and any revisions have been approved by the Planning Division.

Construction

20. The applicant is responsible for maintaining site security prior to, and throughout the construction process. This may include the installation of appropriate fencing, lighting, remote monitors, or on-site security personnel, or other measures as needed.
21. The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the City's construction coordination representative on a weekly basis.

22. 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.
23. 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.
24. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, Fire and Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.

Design Review / Site Planning

25. 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.
26. Prior to issuance of any building or construction permits for landscaping improvements, the applicant shall submit final landscaping and irrigation plans for review and approval by the City's Chief Planner. The plans shall include documentation of compliance with SSFMC Section 20.300.008, Landscaping.
27. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.
28. 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).
29. 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.
30. 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.
31. All landscaping installed within the public right-of-way by the property owner shall be maintained by the property owner.
32. 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). Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by the MWELo. The applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.

33. 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.
34. 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.
35. The applicant shall incorporate the recommendations of the Design Review Board from their meetings of July, 2023.
36. 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.
37. The applicant shall install three-inch diameter, PVC conduit along the project frontage on Terminal Court, 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.
38. 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.
39. Tenant Improvement (T.I.) permits that are not solely for the purpose of barrier removal, HVAC upgrades, reroofing and electrical that do not involve switches and receptacles will require a percentage of the total cost of construction (time and material) to be dedicated to accessibility upgrades. Please contact the Building Division at (650) 829-6670 for more information on accessibility requirements.
40. 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

41. 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.

42. The applicant has submitted a draft TDM Plan, prepared by Fehr & Peers. In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan for review and approval by the Chief Planner.
 - a. The Final TDM Plan shall include all mandatory elements included in the Ordinance and shall substantially reflect the Preliminary TDM Plan prepared by Fehr & Peers. The Final TDM Plan shall be designed to ultimately achieve the requirements of a Tier 4 project, which includes office and research & development uses with at least 400,000 square feet of gross floor area.
 - b. The Final TDM Plan shall outline the required process for on-going monitoring, which shall begin one year after the project receives a certificate of occupancy. including annual surveys. Surveys shall either: (1) state that the applicable property has achieved a maximum of 50% of employees commuting via driving alone, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the applicable property has not achieved the maximum of 50% employees commuting via driving alone, 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.
 - c. The applicant shall be required to reimburse the City for program costs associated with monitoring and enforcing the TDM Program on an annual basis. The annual monitoring fee is \$3,825.00 and is updated by the City Council on an annual basis. The monitoring fee for the Project's first year of operation is due to the City prior to the project receiving a Certificate of Occupancy.
 - d. Prior to approval of a permit for tenant improvements or a business license, tenants shall submit a letter demonstrating concurrence with the Final TDM Plan. The letter shall acknowledge how applicable TDM requirements are identified in their lease and summarize how the tenant is implementing applicable TDM measures.
43. The property owner shall ensure compliance with the San Mateo County Congestion Management Program Land Use Implementation Policy (C/CAG TDM Policy). Specifically, the property owner shall ensure that the measures identified in the approved C/CAG TDM Checklist appended to this application are implemented over the life of the project, and that the property owner and tenants acknowledge the requirement to participate in the periodic monitoring and reporting requirements identified in the C/CAG TDM Policy. Accordingly, it is recommended that the property owner and/or developer clearly identify these TDM provisions and responsibilities in any sales and/or lease or sublease transactions.
44. All Tier 4 project shall prepare a midday parking occupancy survey every three years, for informational purposes. The first midday parking occupancy survey shall be completed and

submitted during the first year following project occupancy, with the required Annual Mode Share Compliance Survey.

45. All parking areas are to be maintained free and clear of litter and storage and shall remain clear for parking at all times. No outdoor storage of materials is allowed.
46. Short-term and long-term bicycle parking shall be provided, located and designed in accordance with the requirements of SSFMC Section 20.330.007, and as described in the 101 Terminal TDM Plan.
47. The applicant will work with the City to determine a site-specific trip cap, which shall be included in the Final TDM Plan.
48. The applicant has submitted a draft Parking Management Plan, prepared by Fehr & Peers. Prior to issuance of a certificate of occupancy the applicant shall submit a Final Parking Management Plan for review and approval by the Chief Planner. If the Final Parking Management Plan identifies non-office/research and development building square footage that is no longer accessible to the general public, the total amount of parking provided on the site will be reduced proportionally and replaced with open space and/or landscaping in keeping with adjacent areas.

Environmental Mitigation Measures / CEQA

49. The applicant shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Infinite 131 Project EIR, including as referenced and incorporated into the project's environmental checklist and its appendices.

Impact / Development Fees

****Fees are subject to annual adjustment and will be calculated based on the fee in effect at the time that the payment of the fee is due. The fees included in these Conditions of Approval are estimates, based on the fees in place at the time of project approval. Estimates are subject to change, based on final plans submitted for building permits. Credits for existing uses will be calculated and applied to applicable fees. ****

50. Childcare Fee. Prior to issuance of the first building permit for non- residential uses in accordance with South San Francisco Municipal Code Chapter 8.77. This fee is subject to annual adjustment. Based on the plans reviewed by the Planning Commission on September 4, 2025, the childcare impact fee estimate for the project is:

Office/R&D: \$1.52/sf x 1,632,000sf = \$2,480,640

Commercial: \$0.82/sf x 47,000sf = \$38,540

51. Park Fees. Prior to issuance of a building permit 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. The fee is subject to annual adjustment. Based on the plans reviewed by the Planning Commission on September 4, 2025 the park fee estimate for the project is:

Office/R&D: $\$3.56/\text{sf} \times 1,632,000\text{sf} = \$5,809,920$

Commercial: $\$1.52/\text{sf} \times 47,000\text{sf} = \$71,440$

Administration Fee: \$700

52. Citywide Transportation Fee. Prior to issuance of a building permit for non-residential uses, the applicant shall pay applicable transportation impact fees in accordance with South San Francisco Municipal Code Chapter 8.73. The fee is subject to annual adjustment. Based on the plans reviewed by the Planning Commission on September 4, 2025 the citywide transportation impact fee estimate for the project is:

Office/R&D: $\$35.06/\text{sf} \times 1,632,000\text{sf} = \$57,217,920$

Commercial: $\$30.57/\text{sf} \times 47,000\text{sf} = \$1,436,790$

53. Commercial Linkage Fee. Prior to issuance of the first building permit, the applicant shall pay the applicable commercial linkage fee in accordance with South San Francisco Municipal Code Chapter 8.69, based on the current fee for each applicable land use category. The fee shall be calculated based on the fee schedule in effect at the time the building permit is issued. Based on the plans reviewed by the Planning Commission on September 4, 2025 the commercial linkage fee estimate for the project is:

Office/R&D: $\$17.38/\text{sf} \times 1,632,000\text{sf} = \$28,364,160$

Commercial: $\$2.90/\text{sf} \times 47,000\text{sf} = \$136,300$

54. Public Safety Impact Fee. Prior to issuance of a building permit for non-residential uses, the applicant shall pay applicable Public Safety Impact Fees in accordance with South San Francisco Municipal Code Chapter 8.75. Based on the plans reviewed by the Planning Commission on September 4, 2025 the public safety impact fee estimate for the project is:

Office/R&D: $\$1.32/\text{sf} \times 1,632,000\text{sf} = \$2,154,240$

Commercial: $\$0.53/\text{sf} \times 47,000\text{sf} = \$24,910$

55. Library Impact Fee. Prior to issuance of the certificate of occupancy for non-residential uses, the applicant shall pay applicable Library Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.74. Based on the plans reviewed by the Planning Commission on September 4, 2025, the library impact fee estimate for the project is:

Office/R&D: $\$0.14/\text{sf} \times 1,632,000\text{sf} = \$228,480$

Commercial: $\$0.08/\text{sf} \times 47,000\text{sf} = \$3,760$

56. Public Art Requirement. All non-residential development is subject to the Public Art Requirement, per South San Francisco Municipal Code Chapter 8.76. The public art requirement for this project shall be satisfied by providing qualifying public art, as defined in South San Francisco Municipal Code Chapter 8.76 and reviewed and approved by the Cultural Arts Commission or designee, with a value equal to not less than 1% of construction costs for

acquisition and installation of public art on the project site; or electing to make a public art contribution payment in an amount not less than 0.5% of construction costs into the public art fund. The in-lieu contribution payment shall be made prior to the issuance of a building permit.

Planning Division contact: Billy Gross, Principal Planner, billy.gross@ssf.net

B. Fire Department requirements shall be as follows:

After review of application and plans provided for this project, the Fire Department has found the project to show general compliance with adopted codes and standards. This plan is being returned APPROVED WITH CONDITIONS NOTED BELOW.

1. Projects shall be designed and constructed in compliance with established regulations as adopted by the City of South San Francisco affecting or related to structures, processes, premises, and safeguards in effect at time of building permit application.
2. Fire service features for buildings, structures and premises shall comply with all City adopted building standards in effect at the time of building permit application.
3. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105 and California Fire Code (CFC) Sections 105.5 and 105.6. Submittal documents consisting of construction documents, statement of special inspection, geotechnical report, referenced documents, and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.
4. Construction documents shall be to scale (graphic scale required on all plan sheets), dimensioned and drawn on suitable electronic media. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules, and regulations, as determined by the fire code official.
5. Shop drawings for the fire protection system(s) and other hazardous operations regulated by the fire department shall be submitted to the Fire Department to indicate conformance with adopted codes and standards. The construction documents shall be approved prior to the start of system installation.
6. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structure and construction that are to remain on the site or plot.
7. Prior to submittal of building permits, design documents for proposed fire service features, such as fire apparatus access road(s), access to building opening(s) and roof(s), premise identification, key boxes, fire protection water supplies, fire department connection location(s), and fire command center location(s) shall be submitted to the fire department for review and approval.
 - a. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.

Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles.

- b. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.
8. Prior to issuance of building permits, the owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved written site safety plan approved by the fire code official in accordance with Section 3303.
9. Prior to issuance of building permits, the fire code official shall have the authority to require construction documents and calculations for all fire protection and life safety systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection and life safety systems. Construction documents for fire protection and life safety systems shall be submitted for review and approval prior to system installation.
10. Fire apparatus access roads shall be approved by the fire code official, installed and maintained in accordance with CFC [Section 503](#) and Appendix D.
- a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction in accordance with adopted codes and standards at time of building permit application.
 - i. Traffic calming measures (bollards, speed cushions, humps, undulations, etc.) are required to be approved by the fire code official prior to installation.
 - ii. Should a security gate(s) be planned to serve the facility, they shall be approved by the fire code official prior to installation.
 - b. Commercial and industrial developments with buildings or facilities exceeding 30 feet or three stories in height or 62,000 square feet shall have not fewer than two means of fire apparatus access for each structure. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 - c. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided in accordance with CFC D105. For purposes of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire long side of the building or as approved by the

fire code official. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. There shall be no architectural features, projections or obstructions that would limit the articulation of the aerial apparatus.

- d. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards and California Vehicle Code (CVC) Section 22500.
11. The following are a list of submittal items that are required by the Fire Department prior to submittal of building permits and shall be submitted to the Fire Department, additional items may be called out based on subsequent reviews.
- a. Fire apparatus access site plan.

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

C. Engineering Division requirements shall be as follows:

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

Permits

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
 - a. Building Permit plan check and civil review. Provide an engineer's estimate or opinion of probable cost of on-site improvements for deposit amount calculation.
 - b. Hauling/Grading plan check and permit processing. Provide Cubic Yards for deposit amount calculation.
 - c. Public Improvement plan check and permit processing. Provide an engineer's estimate or opinion of probable cost of ROW improvements for deposit amount calculation.
2. A Grading Permit is required for grading over 50 cubic yards and if 50 cubic yards or more of soil is exported and/or imported. The Applicant shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits. The Grading Permit requires several documents to be submitted for the City's review and approval. The Grading Permit Application, Checklist and Requirements may be found on the City website at <http://www.ssf.net/departments/public-works/engineering-division>.
3. A Hauling Permit shall be required for excavations and off-haul or on-haul, per Engineering requirements; should hauling of earth occur prior to grading. Otherwise, hauling conditions would be included with the grading permit. Hauling Permit may be found on the City website at: <http://www.ssf.net/departments/public-works/engineering-division>.
4. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan ("WMP") for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials ("65/100") will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee payment prior to the issuance of a building or grading permit.
5. An Encroachment Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.
6. Prior to the issuance of a building permit, the Applicant shall submit written evidence from the County or State Regulators in charge, indicating that the site is cleared of hazardous materials and hazardous groundwater to a level that poses no impacts to human health. The Applicant shall also confirm that any existing groundwater monitoring wells on the project site have been properly closed and/or relocated as necessary as approved by the County or State Regulators in

charge.

Plan Submittal

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

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

8. 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.

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

Civil Plans, Landscape Plans, and Joint Trench Plans.

An engineer's cost estimate for the scope of work shown on the approved Public Improvement Plans is required to determine the performance and payment bond amount. The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.

10. 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.
11. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.

Mapping and Agreements

12. The Applicant shall prepare a Final Map to create the various parcels shown on the Vesting Tentative Map (VTM) included with the Entitlement Plans. Said Final Map shall be approved

by the City and recorded with the San Mateo County Recorder's Office prior to the issuance of a Building Permit. The Final Map shall include the following as shown on the VTM:

- a. Private Access and Utility Easements between the various parcels as necessary to provide private access and utility services to each Lot.
 - b. Public Utility Easements as necessary to serve the proposed development.
 - c. The dedication to the City of an Emergency Vehicle Access Easement over the various Parcels to connect to the Public right-of-way on Terminal Court and to Shaw Road to the satisfaction of the Fire Marshall.
 - d. The dedication to the City of a 10' wide Public Pedestrian and Bicycle Access Easement through the project site from Terminal Court to Shaw Road as shown on the VTM.
 - e. The dedication to the City of a 10' wide Public Pedestrian and Bicycle Access Easement along the southern boundary of Parcel 2 and a 5' wide Public Pedestrian and Bicycle Access Easement along the southern boundary of Parcel 6, both adjacent to the Navigable Slough. Note: said public easements are not shown on the VTM.
 - f. The Applicant shall obtain approvals from the adjacent property owner for the proposed improvements encroaching into the adjacent property.
13. The Applicant shall enter into an Agreement with the City that obligates the property owner, in the future, to make an irrevocable offer to dedicate to the City, a Roadway Easement and a Temporary Construction Easement as needed on the northern portion of the property near Terminal Court, to accommodate the Utah Avenue Overcrossing to be constructed by the City in the future. The exact alignment of the easements shall be determined in the future by the City as part of the design of the Overcrossing. The Agreement shall be executed and recorded with the San Mateo County Recorder's Office prior to the issuance of a building permit.
14. Applicant shall submit all documents required for review of any mapping application as a separate application from the improvement plans.
15. Prior to the approval of any Permits, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution.
- a. The Improvement Agreement shall require the Applicant to ensure the faithful performance of the design, construction, installation and inspection of all public improvements as reviewed and approved by the Engineering Division at no cost to the City and shall be secured by good and sufficient payment, performance, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 110% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security.

- b. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all 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.
16. Applicant shall pay for all Engineering Division deposits and fees required for any mapping application prior to review.

Right-of-Way

17. Prior to building permit issuance and prior to any work within the City Right-of-Way, the Applicant shall obtain an Encroachment Permit from the Engineering Division. All new public improvements required to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards. All new public improvements shall be completed prior to Final Occupancy of the project or prior any Temporary Occupancy as approved by the City Engineer.
18. 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.
19. The Applicant shall be responsible for implementing the following Traffic Mitigations (TRANS-1) identified in the Traffic Impact Analysis dated March 2024:
- a. Installation of a traffic signal at the US-101 Offramp/Produce Avenue intersection and at the US-101 Onramp/Produce Avenue/Terminal Court intersection. The Applicant shall be responsible for coordinating with the City and Caltrans to complete all necessary Caltrans studies, reports, plans, and permits needed for the implementation of said traffic signals.
 - b. Redesign and construction of the Produce Avenue/San Mateo Avenue/Airport Boulevard Intersection to improve traffic operations, safety, and bicycle, pedestrian, and transit access to the Project site. The redesign shall include the reconfiguration of turning lanes, improvements to pedestrian and bicycle facilities, and the addition of bus stops and shelters for SamTrans Route 292 as identified in the City's master plan for said intersection.
 - c. Design and construction of a Class IV separated bikeway from Baden Avenue to Terminal Court via Airport Boulevard and Produce Avenue.
 - d. Redesign and construction of the San Mateo Avenue/Shaw Road/Tanforan Avenue/South Linden Avenue intersection to incorporate traffic signalization at San Mateo Avenue/Shaw Road/Tanforan Avenue. The conceptual design shall be approved by the City and may require the realignment of the curbs as necessary to close the porkchop/free right-turn lane for northbound San Mateo Avenue north of Shaw Road. The design shall include ADA accessible curb ramps and crosswalks to accommodate pedestrian path of travel for crossing all legs of the intersection.

- e. Fund a City led Engineering study to create a new southbound US-101 offramp connecting to the proposed Utah Avenue overpass. This funding shall be in addition to the City Wide Transportation Impact Fee required of this development.
 - f. Fund a City led Engineering study to create a new Class I shared-use path crossing of US-101 to connect the SF Bay Trail to Shaw Road. This funding shall be in addition to the City Wide Transportation Impact Fee required of this development.
20. The Applicant shall reconstruct the curb, gutter, and sidewalk on the south side of Terminal Court from the end of the cul-de-sac to the intersection with the I—101 on-ramp. The proposed vehicular entry/exist serving the project site shall incorporate the City Standard Commercial Driveway with detectable warnings at each approach to the pedestrian path of travel on the sidewalk.
 21. The Applicant shall perform base repairs and provide a 2-inch grind and overlay (edge of pavement to edge of pavement) of the asphalt concrete pavement on Terminal Court from the cul-de-sac to the intersection on Produce Avenue.
 22. The Applicant shall install a new pedestrian crosswalk crossing Terminal Court at the intersection with Produce Avenue. The new crosswalk shall include ADA compliant curb ramps on each side of the intersection.
 23. The Applicant shall reconstruct the curb, gutter and sidewalk along Shaw Road in the vicinity of the proposed Emergency Vehicle Access Easement (EVAE) and incorporate a new commercial driveway for the proposed EVAE and including the existing driveways that access the neighboring properties to the east and west side of the EVAE.
 24. The Applicant shall reconstruct the asphalt concrete pavement on Shaw Road adjacent to the new curb and gutter to allow for a new standard crowned street section.
 25. The Applicant shall install detectable warnings at frontage driveways per the City Standards.
 26. The Applicant shall install street lighting along the project frontage on Terminal Court. The light poles and fixtures shall be ornamental streetlights to match City Standards.
 27. The Applicant shall install streetlights along the project street frontages on Terminal Court and Shaw Road. The light poles and fixtures shall be ornamental streetlights to match City Standards.
 28. 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.
 29. The Applicant shall be responsible for maintaining all street trees and landscaped irrigation systems installed within the Public right-of-way.

30. Prior to the issuance of an Encroachment Permit, the Applicant shall provide an engineer's estimate for all work performed within the public right-of-way and submit a bond equal to 110% of the estimate.
31. Prior to the issuance of an Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on Terminal Court, Shaw Road, and/or any area of work that will obstruct the existing pedestrian walkways.
32. No private foundation or private 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.
33. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet City standards current to the time of Encroachment Permit approval.
34. 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.
35. 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.
36. Prior to the issuance of a building permit, the Applicant shall coordinate with Scavenger and submit all garbage related plans.

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 confirm that the proposed development will meet the goal of reducing peak runoff by 15% based on a 25-year, 5-minute design storm for each drainage basin or subwatershed within the project site. Methods for reducing stormwater flow shall include stormwater storage on-site if necessary. The study shall also evaluate the capacity of each new storm drain installed as part of the development. Precipitation shall be based on NOAA Atlas 14 data for the site. The study shall be submitted to the City Engineer for review and approval.
38. On-site storm drainage conveyance systems shall be designed to accommodate the 10-year design storm. Precipitation used for the hydraulic analysis shall be based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.

39. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.
40. Runoff Coefficients used for hydraulic calculations shall be as follows:
 - a. Pervious areas—0.35
 - b. Impervious areas—0.95
41. 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.
42. All off-site drainage facilities required by the City Engineer to accommodate the runoff from the subdivision shall be provided by the Applicant at no cost to the City.
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. 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.
45. Existing on-site drains that are not adequately sized to accommodate run-off from the fully developed property and upstream drainage basin shall be improved as required by the Applicant's civil engineering consultant's plans and specifications as approved by the City Engineer. These on-site improvements shall be installed at no cost to the City.
46. 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 association if a property owner's association is formed.

Sanitary Sewer

47. The Applicant shall abandon all existing private sewer laterals from the project site connected to the public sanitary sewer system. The number of sewer laterals to be abandoned shall be shown on the plans and shall be confirmed by the review of a video inspection of the private sanitary sewer main.
48. The Applicant shall submit a sewer capacity study to determine the required sizes of the new private sanitary sewer mains serving the entire subdivision including the sewer pipe beneath the navigable slough connecting to the public sanitary sewer Pump Station 11 south of the navigable slough. The study shall account for flows from all parcels connected to the sewer mains and any future flows based on the max density of the zoning. Sanitary sewer mains shall not flow more than 2/3 full at peak wet weather flow.
49. The Applicant shall construct new private sanitary sewer mains and laterals to serve the development including the segment of sanitary sewer main beneath the navigable slough.
50. The Applicant shall install new private sewer mains and laterals to City Standards.

51. Sanitary Sewer plan shall show all existing and proposed utilities. Be sure to provide minimum horizontal and vertical clearances for all existing and proposed utilities. Also include all existing and proposed manhole, catch basin and pipe invert elevations.
52. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
53. The on-site sanitary sewer system/plumbing shall be designed and installed in accordance with the Uniform Plumbing Code, as amended and adopted by the City, and in accordance with the requirements of the South San Francisco Building Division.
54. 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.
55. The on-site sanitary sewer system up to the public sanitary sewer manhole connection shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the subdivision shall be repaired and maintained by the property owner Homeowner's Association.

Dry Utilities

56. The Applicant shall underground the overhead utilities on Terminal Court from the existing utility pole on the west side of the I-101 on-ramp, along the project frontage, and to the existing utility pole in front of Tract A Parcel 1, just east of the cul-de-sac.
57. The Applicant shall underground all existing overhead utilities within the development site.
58. All new electrical and communication lines serving the property shall be placed underground within the property being developed and to the nearest overhead facility or underground utility vault. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
59. The Applicant shall install a 3-inch diameter spare conduit with pull boxes and pull rope for future fiber optic cable installation in the joint trench on Terminal Court.

Domestic Water

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

63. All proposed fire hydrants shall be Public Fire Hydrants on a Public water system unless otherwise approved by the Fire Marshal.

On-site Improvements

64. The Applicant shall design all building and site improvements to accommodate the requirements of Chapter 20.180 Flood Plain/Sea Level Rise Overlay of the City's Municipal Code. All proposed subterranean parking areas shall be equipped with flood gates or other means needed to prevent flooding below the design flood elevation.
65. All internal driveways must comply with City of South San Francisco Municipal Code Section 20.330.010. One-way travel lanes must be clearly marked and signed accordingly. Internal driveways that also function as Emergency Vehicle Access (EVA) routes must be at least 20 feet wide.
66. Staging or storing of trash bins shall not be permitted on Public right-of-way or on-site within the Emergency Vehicle Access Easement.
67. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
68. Prior to receiving a Certificate of Occupancy from the Building Division, the Applicant shall require its Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.
69. The Applicant shall submit a proposed workplan and intended methodologies to ensure any existing structures on or along the development's property line are protected during proposed activities.
70. All common areas which are to be landscaped and irrigated shall meet the requirements of the City's Water Efficiency Landscape Ordinance (WELO). Submit landscape, drainage and grading plans for review and approval by the Engineering Division.
71. Any monument signs to be installed for the project shall be located completely on private property and shall not encroach into the City's right-of-way. The Developer shall ensure that placement of the monument signs do not obstruct clear lines of sight for vehicles entering or exiting the site.

Grading

72. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan. The Site Grading and Drainage Plan shall be prepared by the developer's civil engineer and approved by the project geotechnical engineer.
73. During grading operations, the entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effect dust palliative to prevent dust from being blown into the air and carried onto adjacent private and public property. Dust control shall be for seven days a

week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.

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

Engineering Impact Fees

80. The Applicant shall pay the following Fees prior to receiving a Building Permit for the subject project:
 - a) The Citywide Transportation Impact Fee per the formula established by Resolution 120-2020.

For any questions concerning Engineering COAs, please contact Anthony Schaffer at anthony.schaffer@ssf.net or (650) 829-6652.

D. Police Department requirements shall be as follows:

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 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 side of the building to allow first responders a tactical advantage when entering.
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.
3. The hardware design of any double doorways shall prevent any doors from being secured in a closed position to either another door or a fixed object within four feet of any door by means of a rope, cable, chain, or similar item. This is to prevent malicious prevention of egress and/or ingress by building occupants or first responders. Pay particular attention to all glass doorways. See possible samples below.

Acceptable:



Unacceptable:



4. All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale.
5. All interior common and service areas, such as the garage, bicycle storage area, fire escapes, etc., shall be always illuminated with a white light source that is controlled by a tamperproof switch, or a switch located in an inaccessible location to passers-by.
6. 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 and/or a gate, to prevent access to those areas where a person could conceal themselves and/or loiter in said area. The fencing and/or gate shall be at least six feet tall and constructed in a manner that makes it difficult to climb. The fencing and/or gate shall be roughly flush with the lowest step to provide maximum access restriction to the area to the side or of underneath the stairs. Please see below examples.



7. Any exterior bicycle racks installed shall be of an inverted “U” design, or other design that allows two different locking points on each bicycle.
8. Any publicly accessible benches shall be of a design that prevents persons from lying on them, such as a center railing.
9. Any publicly accessible power outlets shall be of a design that prevents their access or use during those hours the business is normally closed. If physical locking covers are used, they must be made of metal, not plastic, and locks must be installed prior to inspection.
10. 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.

11. 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.
12. 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
 - Garage area (providing coverage to entire parking area)
 - Bicycle storage area
 - Main lobby of building
 - Lobby of sales/leasing office
 - Loading docks
13. Any leasing of sales offices within the building shall be alarmed with a central station monitored silent intruder alarm system.
14. The Police Department requires acknowledgement of these comments to include specific locations in the plans where the applicable change requests have been made.
15. The Police Department reserves the right to review and comment upon the submission of revised and updated plans. For questions concerning this project, please contact the Planning Sergeant at (650) 877-8927 or at planningsergeant@ssf.net.

Police Department contact: Sergeant Sean Curmi (650) 877-8927

E. Water Quality Control Plant requirements shall be as follows:

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.

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

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

drain shall first discharge to a grease trap/interceptor and then connect to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.

9. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
10. If laboratories will be installed, a segregated non-pressurized lab waste line must collect all laboratory waste. Install a sample port on the lab waste line outside the building, which will be accessible at all times.
11. Submit specs on the sample port.
12. If a food service kitchen/ prep area is to be installed, it shall connect to a gravity grease interceptor at least 1000 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. Do not include Garbage Disposal(s) in plans.
16. Applicant will be required to pay a **Sewer Capacity Fee (connection fee)** based on SSF City Council-approved EDU calculation (involving anticipated flow, BOD and TSS calculations and including credits for previous site use). Based on the information received thus far, **the estimated Sewer Capacity Fee will be \$1,842,081.00, payable with the Building Permit.**
17. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
18. 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.
19. 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).
20. Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit (please see SMCWPPP C.3 Regulated Projects Guide at <https://www.flowstobay.org/newdevelopment> for guidance). **C.3 Compliance will be reviewed and determined by the City's consultant, WC-3.**

The following items will be required:

21. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment for all of the project's impervious areas per MRP Section C.3.b. In-lieu of feasible on-site treatment, qualifying applicants may apply for the **Special Project Status** exemption per Provision C.3.e.ii to Low Impact Development for C.3 treatment. However, **the applicant must provide**

a complete Infeasibility Narrative establishing all of the following (while still treating as much of the runoff via LID onsite as possible):

- a. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **onsite**;
 - b. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **offsite** within South San Francisco, providing LID treatment of an equivalent amount of runoff either at a:
 - i. Available Regional Stormwater Project in same watershed ;
 - ii. Property owned by the project proponent in the same watershed; or
 - iii. Planned South San Francisco Green Infrastructure (GI) Stormwater Project.
 1. Project options to be made available by City Engineering staff upon request
 - c. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with some combination of LID treatment measures onsite, offsite or at a Regional Project in the same watershed;
 - d. **Infeasibility of installing LID treatment within the Right-of-Way.** If Applicant chooses to treat any of their Project's impervious areas within the ROW, Applicant shall size the treatment measures to treat both the Project's impervious areas and the ROW. The ROW area to be treated shall be from the property line to the street centerline or crown whichever is a greater distance along the entire project frontage. Sizing and design shall conform to the San Mateo Countywide Water Pollution Prevention Program design templates and technical guidance and be approved by the Water Quality Control Plant and the Engineering Division. Applicant shall maintain all treatment measures required by the project and enter into a Stormwater Treatment Measure Maintenance Agreement with the City.
22. 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 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)

23. Sign and have engineer wet stamp forms for Low Impact Development.
24. Submit flow calculations and related math for LID.
25. 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>.

26. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
27. 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.

28. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.

29. A copy of the state approved NOI must be submitted (if > 1 acre).

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