

DRAFT CONDITIONS OF APPROVAL
P17-0096: RZ18-0001, ZA18-0002, UP18-0001, DR19-0004, TDM18-0001
201 Haskins Way Project
(As recommended by Planning Commission on March 7, 2019)

Planning Division requirements shall be as follows:

GENERAL

1. The applicant shall comply with the Planning Division's standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects (attached to this document).
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by WRNS, dated September 28, 2018, and approved by the City Council in association with P17-0096 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 WRNS, dated September 28, 2018.
4. Prior to issuance of any building or construction permits for the construction of public improvements, the final design for all public improvements shall be reviewed and approved by the City Engineer and Chief Planner.
5. Prior to issuance of any building or construction permits for grading improvements, the applicant shall submit final grading plans for review and approval by the City Engineer and Chief Planner.
6. Applicant shall comply with all permitting requirements of applicable reviewing agencies related to the project, and provide proof of permits and/or approval prior to building permit issuance for these project elements.
7. The proposed rezoning action in connection with the 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 for vertical construction, 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. Provided that the ALUCP makes a finding of consistency subject to conditions, the applicant shall comply with those conditions.

CONSTRUCTION

8. 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.
9. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
10. During construction, the applicant shall provide parking for construction workers within the project parking structure at 201 Haskins Way when the Chief Building Official and Fire Marshal provide written approval.

DESIGN REVIEW / SITE PLANNING

11. 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.
12. 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 Landscape Architect. The plans shall include documentation of compliance with SSFMC Section 20.300.007, Landscaping, and the Water Efficient Landscape Ordinance (WELO). Any associated fees for plan review to comply with WELO will be paid by the applicant at time of building permit submittal.
13. 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.
14. 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.
15. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of May 15, 2018.
16. 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.

17. 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.
18. All landscaping installed within the public right-of-way shall be maintained by the property owner.
19. 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.
20. Demolition of any existing structures on site will require demolition permits.
21. 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.
22. 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

23. 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.
24. The applicant has prepared and submitted a draft Preliminary TDM Plan. In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan for review and approval by the Chief Planner.
 - a) The Final TDM Plan shall include all mandatory elements included in the Ordinance and shall substantially reflect the Preliminary TDM Plan by Sylvani Transportation Consulting. The Plan shall be designed to ultimately achieve a goal of 35% alternative mode usage by employees within the Project.
 - b) 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.

- c) The applicant shall be required to reimburse the City for program costs associated with monitoring and enforcing the TDM Program on an annual basis. The annual monitoring fee is \$1,667.
 - d) The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments.
25. Provide clear signage on site for residential, commercial, and visitor parking areas to help direct vehicle traffic.
26. Once construction of an associated parking structure is complete, construction related parking should prioritize parking within the structure.

ENVIRONMENTAL MITIGATION MEASURES / CEQA

27. The applicant shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Environmental Impact Report EIR18-0002.

CLIMATE ACTION PLAN

28. 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

29. Prior to issuance of a building permit for non-residential uses, the applicant shall pay any

applicable childcare fees in accordance with South San Francisco Municipal Code Chapter 20.115. This fee is subject to annual adjustment, and presently is assessed at \$0.57 per gross square foot of commercial and retail uses. Based on the plans dated September 28, 2018, the childcare impact fee estimate for the non-residential uses is:

Office/R&D: $\$0.57 \times 336,368 \text{ GSF} = \$191,729.76$

30. The applicant submitted a complete application on January 22, 2019 and therefore shall pay the Parkland Acquisition Fee and Parkland Construction Fee that was in effect as of that date. The 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 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

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

Based on the plans dated September 28, 2018, the bicycle and pedestrian impact fee estimate for the project is:

Commercial: $\text{Average Daily Trips (ADT)} / 1,000 \text{ sq. ft.} \times \text{sq. ft.} \times \text{Cost per ADT}$

32. 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.

Based on the plans dated September 28, 2018 the commercial linkage fee estimate for the project is:

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

Planning Division Contact: Ryan Wassum, (650) 877-8535

33. The City is in the process of studying whether a community facilities district (“CFD”) and special tax would be appropriate to fund the costs of design, acquisition, and construction

of transportation improvements and services that would benefit the East of 101 Area, and if so the appropriate rate and method of apportioning the tax. Infrastructure and services that would benefit the East of 101 Area will indirectly benefit the Project, which is located within the East of 101 Area. Because it is anticipated that construction of Phase 1 (as defined in the Project EIR) of the Project will precede the study regarding potential formation of a CFD, the applicant agrees that, in the event the City proceeds with formation of the CFD and levy of a special tax, the applicant will support the formation of the CFD and levy of the special tax, and consent to the formation of a CFD provided that:

- The CFD and special tax apply to an area that encompasses the majority of the East of 101 Area and the special tax is levied at the same rate on all office/research and development property within the CFD area.
- The annual special tax applicable to the Phase 1 of the Project would not exceed \$1.00 per square foot of developed property.

Engineering Division requirements shall be as follows:

GENERAL

1. The Owner shall coordinate with the Public Works department to ensure any proposed repair to the sewer lateral, sidewalks, curb and/or gutter will be satisfactory to the City and shall obtain an encroachment permit for any work in the public right of way and shall be responsible for all applicable fees and deposits. All work related to these requirements shall be accomplished at the Owner's expense.
2. The owner shall, at his/her expense, replace any broken sidewalk, curb, and gutter fronting the property. The City of SSF shall be the sole judge of whether any such replacement is necessary.
3. Contractors must have a Class A license for any work in the street (beyond the face of curb). Contractors with a Class A license may perform any and all work associated with building permit requirements. For concrete work between the curb and the building, a Class C-8 license is sufficient. For plumbing work between the curb and the building, a Class C-36 license is sufficient. An exemption may be granted by the City if a relatively minor portion of the work is not covered by the Contractor's license. For example, if a new sewer cleanout is being installed in the sidewalk by a Contractor with a C-36 (plumbing) license, the same Contractor may remove and reform no more than one (1) panel of the sidewalk without the need for a Class C-8 (concrete) license.

PLAN SUBMITTAL

4. The Developer shall submit detailed plans printed to PDF and combined into a single electronic file, with each being stamped and digitally signed by a Professional Engineer registered in the State of California, along with three printed copies. Incorporated within

the construction plans shall be applicable franchise utility installation plans, stamped and signed and prepared by the proper authority. Plans shall include the following sheets;

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

5. The Developer shall submit a grading plan that should clearly state the amount of cut and fill required to grade the project. The developer shall apply for the grading permit with the Engineering Division and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the application. The developer shall place an initial \$30,000 cash deposit with the City for environmental compliance inspection personnel time, which includes, but not limited to, air quality, grading and storm water pollution inspections.
6. Distances between new structures and property lines shall be shown on the plans.
7. For all gravity flow underground pipes (SD and SS), show arrows indicating direction of flow.
8. Include language for undergrounding utilities, and location / distance.
9. The project is responsible for any applicable public right-of-way improvements.
10. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
11. The developer shall install the approved, standard East of 101 Light Standard along the property frontages at no cost to the City. The developer shall hire an electrical engineer to design a lighting plan to illuminate the public right-of-way. The East of 101 Light Standard is a Holophane Pechina Light Fixture with a round aluminum pole. The design and installation will be completed on a phase by phase basis.
12. Project driveways shall be the City's standard detail for a commercial driveway. The grade of each driveway cannot exceed a 12% grade. Unless controlled by a traffic signal, the developer shall install a R1 "STOP" sign at each exit driveway from the project.
13. The Developer shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.

14. The Developer shall submit Traffic and Pedestrian Control Plans for proposed work for the 201 Haskins Way Project or any area of work that will obstruct the existing pedestrian walkways.
15. The Engineering Division reserves the right to include additional conditions during review of the building permit application.

PERMITS

16. A Grading Permit is required for grading over 50 cubic yards and if 50 cubic yards or more of soil is exported and/or imported. The Developer shall pay all permit and 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>.
17. At the time of Building permit the Developer shall submit a deposit for the following:
 - a. Hauling/Grading Plan Check and Permit Processing. Provide Cubic Yards for deposit amount.
 - b. Improvement Plan Check/Civil Review. Provide cost of improvements for deposit amount.
18. The developer shall place an initial \$30,000 cash deposit with the City for environmental compliance inspection personnel time, which includes, but not limited to, air quality, grading and storm water pollution inspections.
19. Refer to the section "Geotech" for deposit regarding grading permit applications.
20. A Hauling Permit shall be required for excavations and off-haul or on-haul, per Engineering requirements; should hauling of earth occurs 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>.
21. Developer shall obtain a Demolition Permit to demolish the existing buildings. The demolition permit shall be obtained from the Building Division and the Developer shall pay all fees and deposits for the permit. The developer shall provide letters from all public utilities stating all said utilities have been properly disconnected from the existing buildings. The Developer shall submit a spreadsheet to the City's Engineering Division of the existing buildings, which are slated for demolition. The spreadsheet will include the square footage and usage of each building for the determination of credits of East of 101 traffic impact fees.

22. An Encroachment Permit is required for any work to be done within the public right-of-way. The Developer shall pay all permit and inspection fees, as well as any deposits and/or bonds required to obtain said permits.
23. As part of the Encroachment Permit application, the applicant shall submit a deposit of \$5,000.00 in order for City Staff and/or the City's Construction Coordination consultant to charge their time in coordinating construction activities related to the project with the City, General Contractor and other affected parties that will need constant communication. If this deposit is depleted, and the project is not complete, the applicant shall replenish the deposit with the same amount as the initial deposit. Once the project has received a Certificate of Occupancy, the City shall reimburse the applicant with the remainder of the deposit.

RIGHT-OF-WAY

24. Prior to Building Permit issuance, the Developer shall submit a video survey of the adjacent streets (perimeter of proposed property location) to determine the pre-construction condition of the streets at no cost to the City. The Developer will be responsible to ensure that the condition of the street is in at least existing condition or better after construction is completed.
25. The Developer shall provide all existing and proposed elevations of the connections between all proposed driveways and frontage roads for the 201 Haskins Way Project. These elevations include the pavement connection point, the proposed driveway centerline, top of curb, and bottom of curb.
26. The Developer shall provide tree protection to ensure existing trees are protected during the proposed development.
27. The Developer shall upgrade, where required, adjacent ramps according to ADA standards.
28. The Developer shall ensure that the pavement markings are restored and upgraded to meet current City standards. All pavement markings damaged or altered shall be fully replaced.
29. The Developer shall repave Haskins Way and East Jamie Court with a 2-inch grind and overlay, curb to curb throughout the entire property frontage.
30. Applicant shall provide new sidewalk along the entire frontage along Haskins Way. Also include reconstruction of curb ramps and existing sidewalk that does not meet ADA and Caltrans requirements.
31. The Developer shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The Developer will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City.
32. All new public improvements required to be constructed to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City standards. The work shall be performed in accordance with an

encroachment permit obtained by the developer from the Engineering Division and shall be accomplished at no cost to the City. All new public improvements shall be completed within one year of obtaining a Building Permit for the proposed development, or prior to occupying structures at the site, whichever comes first.

33. The Developer shall clean, repair or reconstruct, at his expense, as required to conform to City Standards, the existing public improvements including driveways, curbs, gutters, sidewalks and street pavements along the street frontages of the subdivision to the satisfaction of the City Engineer, upon completion of the heavy construction and landscape work at the site. Damage to adjacent property caused by the developer, or his contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.
34. The Developer shall provide an engineer's estimate for all work performed within the public right-of-way.

STREET AND DRIVEWAY IMPROVEMENTS

35. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide of for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately. Sufficient clear pavement area shall be provided to permit a minimum of 25' of maneuvering room at the rear of 90° parking stalls or garages.
36. Due to construction vehicle traffic, the developer shall improve the street fronting their development with new asphalt/slurry seal. The developer will document the condition of the street that fronts the buildings before and after construction and make any necessary repairs to any deterioration on the impacted streets fronting that particular phase resulting from the construction process. An improvement plan shall be submitted to the Engineering Division for review and approval.
37. All adjacent sidewalk, curb and gutter shall be rebuilt to City standard at no cost to the City. This may include sidewalk that may not be immediately adjacent to proposed property but is related to the project. (For example, if the project is within the Downtown area plan, new sidewalks shall be a minimum of 10 feet wide consistent to the SSF Downtown Specific Plan.)
38. Developer shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The developer will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City.

STORMWATER

39. The developer shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved subdivision analyzing the impact of the fully improved upstream

drainage basin on the subject project and evaluating the impact of the developed subdivision on the existing downstream drainage system. The study shall evaluate the capacity of the existing drainage system and recommend any improvements necessary to accommodate runoff from the project and upstream properties. The study shall be submitted to the City Engineer for review and approval. A deposit of \$5,000 shall be provided for technical review and submitted at the same time.

40. The Developer shall design, construct and install the storm drainage improvements recommended by the approved storm drainage and hydraulic study at no cost to the city. Minor storm drains shall be designed to accommodate a 10-year design storm. Major trunk lines and pipes draining depressions shall be designed to accommodate a 25-year design storm. Initial time of concentration shall be 5 minutes. Pipes shall be designed for open channel flow conditions and shall not be surcharged.
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 developer 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. Lot drainage design shall be approved by the applicant's soils engineer.
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 applicants civil engineering consultant's plans and specifications as approved by the City Engineer. The expense for the installation of these improvements, and all necessary permits shall be borne by the Developer.
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.
46. The design of new structures shall consider the protection of the existing box culvert. Vice versa, in the protection of the new structure when a repair/replace, is made on the box culvert. No structure shall encroach into the designated easement.
47. Submit proposed or existing grease trap plans to verify compliance with regulations, per SSF Water Quality Control Plant (WQCP).

SANITARY SEWER

48. The Developer shall submit a sewer capacity study to determine how the project impacts the system and determine if there is adequate capacity of the sewer lines.

49. 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.
50. The on-site sanitary sewer system 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.
51. The Developer shall install a manhole at the property line and a property sized lateral as it connects into the City sanitary sewer main at no cost to the City.
52. 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.
53. When a sewer lateral must be abandoned, the entire lateral shall be eliminated up to the main. If the connection to the main is not satisfactory to the PW inspector, the connection must be replaced.

TRAFFIC

54. Proposed ingress/egress shall not be located too close to an intersection, subject to approval by the Engineering Division.
55. Ingress/egress driveways shall have a minimum width of 25 feet (two way) and 20 feet (one way).
56. At the backup area, draw on plan the turning radius template to show that vehicles can easily maneuver a return to the only egress point.

UTILITIES

57. Developer to submit utility coordination documentation to the City, which highlights notification of work to be performed, response(s) from each utility owner (including existing utility plans from each owner), and proposed utility plans.
58. Prior to the filing of any final map, the Developer shall submit letters from each utility company certifying that satisfactory provisions have been made as the location of their facilities and that satisfactory easements have been provided on the full map.
59. All electrical and communication lines, service cabinets, and devices shall be placed underground within the property being developed. Pull boxes, junction structures, vaults, valves, and similar devices shall not be installed within pedestrian walkway areas.
60. The developer 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.

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 owner shall hire a licensed land surveyor or civil engineer authorized to practice land surveying to certify that the new foundation forms conform with all setbacks from confirmed property lines and that all easements are verified and in conformance with the plans. A letter certifying the foundation forms shall be submitted to the Engineering Division for approval.
64. All hauling and grading operation are restricted to between the hours of 8:00 am to 6:00 pm for residential areas and 7:00 am to 6:00 pm for industrial/ commercial areas, Monday through Friday excluding holidays.
65. Unless approved in writing by the City Engineer, no grading excess of 200 cubic yards shall be accomplished between November 1 and May 1 of each year.

GEOTECH

66. The developer shall submit a geotechnical report along with a cash deposit of [\$5,000] for peer review. The geotechnical report shall also include, but not limited to, design criteria for the subterranean parking areas, footing/foundations of the future structures, etc.
67. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan and submitted for review and approval by the City Engineer. The Site Grading and Drainage Plan shall be prepared by the developer’s civil engineer and approved by the project geotechnical engineer.

IMPACT FEES

68. Prior to the issuance of a Building Permit for the project, the **applicant shall pay the various fees as detailed below**; based on information supplied in application (and building areas via County records), an estimate of the impact fees are as follows (impact fees are subject to changed based on information that may be provided by applicant on a later date or at the building permit stage):

201 Haskins

Existing (Warehouse)	24,087 SF (to be demolished)
Proposed (Office/R&D)	311,368 SF

400-450 East Jamie Court

Existing 157,680 SF (to remain)
Proposed (Office R&D) 25,067 SF (addition)

A. OYSTER POINT OVERPASS CONTRIBUTION FEE

Trip Calculation

201 Haskins

Trip Calculation

Existing

24,087 gsf Warehouse
108 vehicle trips

Proposed

311,368 gsf Office/R&D use @ 12.3 trips per 1000 gsf = 3,830 new vehicle trips

Change in vehicle trips = 3,830 – 108 = 3,722 new vehicle trips

Contribution Calculation (Based on Dec 2017 CCI)

New vehicle trips X \$154 X (ENR Latest CCI/6552.16)
3,722 trips X \$154 X (12014.72/6552.16) = **\$1,051,056.95**

400-405 East Jamie Ct

Trip Calculation

Proposed (additional building)

25,067 gsf Office/R&D use @ 12.3 trips per 1000 gsf = 308.32 new vehicle trips

Contribution Calculation (Based on Dec 2017 CCI)

New vehicle trips X \$154 X (ENR Latest CCI/6552.16)
308.32 trips X \$154 X (12014.72/6552.16) = **\$87,067.76**

Total = \$ 1,051,056.95 + \$ 87,067.76 = \$ 1,138,124.71

* The new vehicle trip numbers shown above are based on the analysis contained in Resolution 71-1984 establishing the Oyster Point Overpass Contribution Fee. The fee is calculated based on average daily trips per land use category. These numbers do not impact nor alter the trip generation figures contained in any environmental documents prepared for the project.

B. EAST OF 101 TRAFFIC IMPACT FEES

Fee Calculation (effective July 1, 2018)
Proposed building area (gsf) x \$5.89/gsf

201 Haskins

311,368 gsf x \$ 5.89/gsf = \$ 1,833,957.52

400-405 East Jamie Ct.

25,067 gsf x \$ 5.89/gsf = \$ 147,644.63

Total Traffic Impact Fee Estimate*

\$ 1,833,957.52 + \$ 147,644.63 = **\$ 1,981,602.15**

*Subject to change based on the East of 101 traffic impact fee in effect at the time the building permit is issued.

C. SEWER SYSTEM CAPACITY STUDY AND IMPROVEMENT FEE

Gallons per day calculated = (GSF/1000)*400 = gpd

201 Haskins

Existing 9,634.8 gallons per day generated

Proposed 124,547.20 gallons per day generated

Change 114,912.40 gallons per day generated

Gallons per day x \$4.73 per gallon = Sewer Impact Fee

114,912.40 gpd x \$4.73 per gallon = **\$ 543,535.65**

400-405 East Jamie Ct.

Based on proposed addition of 25,067 SF building = 10,026.80 gallons per day generated

Gallons per day x \$4.73 per gallon = Sewer Impact Fee

10,026.80 gpd x \$4.73 per gallon = **\$ 47,426.76**

Total Sewer Impact Fee = \$ 543,535.65 + \$ 47,426.76 = \$ 590,962.44

Total estimated fees:

Oyster Point Overpass Fee \$ 1,138,124.71

East of 101 Traffic Impact Fee \$ 1,981,602.15

East of 101 Sewer Improvements Fee \$ 590,962.44

Total \$ 3,781,829.42

Water Quality Conditions shall be as follows:

The following items must be included in the plans or are requirements of the 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. Drains in street must have inlet and throat protection of a material that is not susceptible to breakage from vehicular traffic.
3. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to landscaping first.
4. If fire sprinklers are added/modified, fire sprinkler test drainage must be plumbed to sanitary sewer.
5. Trash enclosure shall be covered, contained and the floor shall slope to a central drain that is connected to the sanitary sewer.
6. Install a condensate drain line connected to the sanitary sewer for rooftop equipment.
7. 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.
8. Submit specs on the sample port.
9. Any food service establishments must install a grease removal device. The grease removal device must be connected to all wash sinks, mop sinks, and floor sinks and must be upstream of the domestic waste stream. Sizing of the grease removal device must be in accordance with the uniform plumbing code. The minimum size shall be no less than 750 gallons.
10. A water meter for each individual commercial unit shall be installed.
11. Submit facility square footage on plans. Applicant may be required to pay a sewer capacity fee (connection fee) at a later time based on anticipated flow, BOD and TSS calculations if positive net difference and/or discharge type results from previous site use.
12. Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit.
13. Sign and have engineer wet stamp forms for Low Impact Development.
14. Completed required forms for Low Impact Development.

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 updated forms for completing documents, as old forms are no longer sufficient

A completed copy must also be emailed to andrew.wemmer@ssf.net

15. Complete required Operation and Maintenance (O&M) agreements.

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

A finished copy must also be emailed to andrew.wemmer@ssf.net

Do not sign agreement, as the city will need to review prior to signature, prepare packet and submit with an address to send for signature.

16. Submit flow calculations and related math for LID.

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

18. 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.
19. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
 20. A SWPPP must be submitted. Drawings must note that erosion control shall be in effect all year long.
 21. A copy of the state approved NOI must be submitted.

Water Quality Contact: Andrew Wemmer - (650) 829-3840

Fire Department Conditions shall be as follows:

1. Install fire access roads which 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 80,000 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. Vertical clearance over required vehicular access roads and driveways shall be a minimum of 13’6”. Vertical clearances shall be increased when in the opinion of the fire code official, vertical clearances are not adequate to provide fire apparatus access.
4. Fire apparatus access roads shall not exceed 10% in grade, unless approval is granted by the fire code official prior to construction.
5. The minimum turning radius shall be determined by the fire code official.
6. 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.
7. Any traffic calming devices and the design thereof shall be approved by the fire code official prior to installation.
8. Fire hydrants located on a public or private street, or onsite, shall have an unobstructed clearance of not less than 30 feet (15 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1

9. Fire hydrants are required to be located within 50 feet of the Fire Department Connection (FDC) and on the same side of the street.
10. A blue reflective dot shall be placed in the middle of the roadway directly in front of the fire hydrant.
11. Provide fire hydrants; location and number to be determined.
12. Provide fire flow in accordance with California Fire Code Appendix III-A.
13. Provide fire hydrants; location and number to be determined.
14. Provide fire hydrants with an average spacing of 300 feet between hydrants.
15. The fire hydrants shall have a minimum fire flow of 3000 gpm at 20 psi residual pressure for duration of 3 hours.
16. All non-parking space curbs to be painted red to local Fire Code Specifications.
17. All utility shutoffs shall be on the exterior of the building.
18. All buildings shall provide premise identification in accordance with California Fire Code section 505.
19. Provide on the plan the control areas, list of hazardous material and quantities that will be present in the laboratories, include all flammable and combustible materials.
20. Provide an independent study or proof that the Emergency Radio Responder coverage in the building is adequate or install a system that will give emergency responders the adequate level of radio coverage inside the building.
21. 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 a Knox vault instead of box.
22. 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.

23. Install fire sprinkler system per NFPA 13/SSFFD requirements under separate fire plan check and permit for overhead and underground.
24. 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.
25. Install a fire pump per NFPA 20 and SSFFD requirements under separate fire plan check and permit.
26. Install underground piping for water based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
27. Install a standpipe system per NFPA 14/SSFFD requirements under separate fire plan check and permit.
28. Install exterior listed horn/strobe alarm device, not a bell.
29. Elevator if provided shall not contain shunt-trips.
30. At least one elevator shall be sized for a gurney the minimum size shall be in accordance with the CFC.
31. Buildings 4 stories or more will require a modified smoke control system. A rational analysis is required before building plans are approved.
32. Provide fire extinguishers throughout the building.
33. All Non parking space curbs to be painted red to local Fire Code Specifications
34. Project must meet all applicable Local (SSF Municipal Code, Chapter 15.24 Fire Code), State and Federal Codes.

Fire Contact: Craig Lustenberger - (650) 829-3950

Police Department Conditions shall be as follows:

1. All construction must conform to South San Francisco Municipal Code Chapter 15.48.070 Minimum-security standards for nonresidential buildings, (Ord. 1477 §1C, 2013; Ord. 1166 § 1, 1995). The Police Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.

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

2. Any exterior double door entrances shall only have one exterior handle, which should be on the right door (from a person's perspective from the outside). This is to prevent the malicious locking/chaining of the doors from the outside. This requirement shall also apply to interior double doors to shared common areas. The interior opening mechanism for the aforementioned doors shall be of a design that prevents the same malicious locking/chaining.
3. The landing at the lowest level of service staircases in the parking garage area shall have some mechanism, such as fencing, to prevent access to and prevent people from loitering or concealing themselves in that area.
4. All exterior doorways, pathways, and parking areas 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 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.
6. Any exterior bicycle racks installed shall be of an inverted "U" design, or other design that allows two different locking points on each bicycle.
7. The mature height of all shrubbery shall be no higher than two feet, if so, it shall be maintained at a maximum height of two feet, and tree canopies shall be no lower than six feet above grade.
8. Any exterior park benches accessible to public areas shall have a handrail/railing at their midpoint to prevent persons from laying down and sleeping on the benches.
9. Skateboard deterrents shall be installed on edges of raised horizontal surfaces and handrails in public areas.
10. Any exterior electrical outlets accessible to public areas shall be secured to prevent public members from using the outlets, or they shall be on a timer control to prevent their usage during evening hours (7PM until 7AM).
11. The applicant shall install and maintain a camera surveillance system that conforms to the technical specifications of South San Francisco Municipal Code Chapter 8.66.050

Minimum technological standards, (Ord. 1515, 2016). The video surveillance cameras will be used as a crime deterrent and assist with the identification and apprehension of criminals if a crime is committed on the property. Enough cameras shall be installed to provide adequate coverage for the intended space. Cameras shall be placed minimally in the following locations:

- All entrances/exits of buildings and parking garage (pedestrian & vehicular)
- Main lobby of buildings
- Loading docks

12. The applicant shall install and maintain a central station silent intrusion alarm (burglary alarm) per South San Francisco Municipal Code Chapter 15.48.070(i)(2)(Q), (Ord. 1477 § 1C, 2013; Ord. 1166 § 1, 1995)

13. The Police Department requires acknowledgement of these comments to include specific locations in the plans where the applicable change requests have been made.

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

Fire Contact: Mike Rudis - (650) 877-8900

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

Entitlement and Permit Status

1. Unless the use has commenced or related building permits have been issued within two (2) years of the date this permit is granted, this permit will automatically expire on that date. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (Common Procedures).
2. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files an affidavit, prior to the issuance of a building permit, stating that the property owner is aware of, and accepts, all of the conditions of the permit.
3. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
4. Minor changes or deviations from the conditions of approval of the permit may be approved by the Chief Planner and major changes require approval of the Planning Commission, or final approval body of the City, per SSFMC Chapter 20.450 (Common Procedures).
5. Neither the granting of this permit nor any conditions attached thereto shall authorize, require or permit anything contrary to, or in conflict with any ordinances specifically named therein.
6. Prior to construction, all required building permits shall be obtained from the City's Building Division.
7. All conditions of the permit shall be completely fulfilled to the satisfaction of the affected City Departments and Planning and Building Divisions prior to occupancy of any building. Any request for temporary power for testing equipment will be issued only upon substantial completion of the development.

Lighting, Signs, and Trash Areas

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

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

Landscaping, Construction, & Utilities

12. The construction and permitted use on the property shall be so conducted as to reduce to a minimum any noise vibration or dust resulting from the operation.
13. A plan showing the location of all storm drains and sanitary sewers must be submitted.
14. All sewerage and waste disposal shall be only by means of an approved sanitary system.
15. Prior to any on-site grading, a grading permit shall be obtained from the City Engineer.
16. All existing utility lines, underground cable conduits and structures which are not proposed to be removed shall be shown on the improvement plans and their disposition noted.
17. All landscape areas shall be watered via an automatic irrigation system which shall be maintained in fully operable condition at all times, and which complies with SSFMC Chapter 20.300 (Lot and Development Standards).
18. All planting areas shall be maintained by a qualified professional; the landscape shall be kept on a regular fertilization and maintenance program and shall be maintained weed free.
19. Plant materials shall be selectively pruned by a qualified arborist; no topping or excessive cutting-back shall be permitted. Tree pruning shall allow the natural branching structure to develop.
20. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.

Parking Areas, Screening, & Drainage

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

Public Safety

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

Revised March 2013