

FINAL CONDITIONS OF APPROVAL
P11-0101: UP11-0011, DR11-0039, TDM11-0001, DA13-0001, and EIR12-0001
475 ECCLES AVENUE
(As approved by City Council on July 27, 2016)

A) Planning Division requirements shall be as follows:

1. The applicant shall comply with the Planning Divisions standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects.
2. The project shall be constructed substantially as indicated on the plan set entitled “Life Science Campus – 475 Eccles Planning Package” dated September 19, 2014 as prepared by CAS Architects, Inc.
3. The developer shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program and the 475 Eccles Avenue Environmental Impact Report. Prior to issuance of a building permit the applicant shall prepare a checklist outlining mitigation measures and status of implementation, for review and approval by the Chief Planner or designee.
4. 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.
5. Prior to issuance of any building or construction permits, the applicant shall submit final phasing plans and minor modifications to final phasing plans, including parking for each respective phase, for review and approval by the Chief Planner or designee.
6. 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 Director of Public Works and Chief Planner.
7. 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.
8. 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 Chief Planner. The plans shall include documentation of compliance with SSFMC § 20.300.007 “Landscaping”, including Water Efficient Landscaping and Irrigation calculations.
9. Prior to issuance of any building or construction permits, the applicant shall provide evidence of compliance with FAA requirements regarding construction within the FAR Part 77 conical zone.

10. 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.

11. Transportation Demand Management.

- a) Final Transportation Demand Management Plan. Owner shall prepare and implement a Transportation Demand Management (TDM) Plan in compliance with the requirements of SSFMC Chapter 20.400 as in effect on the Effective Date (the “TDM Ordinance”). As part of such compliance, Owner shall prepare (i) annual TDM surveys and (ii) triennial TDM reports, each meeting the applicable requirements of the TDM Ordinance, and shall submit same to the City, to document the effectiveness of Owner’s TDM Plan in achieving the goal of thirty-five percent (35%) alternative mode usage by employees within the Project. The annual surveys will be prepared by a TDM consultant pre-qualified with or approved by the City and retained, directed and paid for by Owner, and the triennial reports will be prepared by an independent TDM consultant retained by the City and paid for by Owner. Both the annual surveys and the triennial reports will include a determination of historical employee commute methods, which information shall be obtained by survey of all employees working in the buildings on the Property. If the response rate on which a triennial report is based is below 51 percent, additional responses needed to reach a 51 percent response rate will be counted as drive alone trips.
- b) TDM Surveys and Reports. The initial TDM survey for each building on the Property will be submitted two (2) years after the granting of a Certificate of Occupancy with respect to such building. The initial triennial TDM report for each building on the Property will be submitted three (3) years after the granting of a Certificate of Occupancy with respect to such building. The second and all later annual surveys and triennial reports (when applicable) with respect to each building shall be included in an annual comprehensive TDM submission to the City covering all of the buildings on the Property that are submitting their second or later TDM surveys or reports.
 - (i) Triennial Report Requirements. The goal of the TDM program is to encourage alternative mode usage, as defined in Chapter 20.400 of the Municipal Code. The initial triennial TDM report shall either: (A) state that the applicable building or buildings have achieved thirty-five percent (35%) alternative mode usage, providing supporting statistics and analysis to establish attainment of the goal; or (B) state that the applicable building or buildings have not achieved thirty-five percent (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 try to ensure attaining the TDM goal of thirty-five percent (35%) alternative mode usage.
 - (ii) Penalty for Non-Compliance. If, after the initial triennial TDM report, subsequent triennial reports indicate that, in spite of the changes in the TDM Plan, thirty-five percent (35%) alternative mode usage is still not being achieved, or if Owner fails to submit such a triennial TDM report at the times required under SSFMC Chapter 20.400, the City may assess Owner a penalty in the amount of up to

fifteen thousand dollars (\$15,000.00) per year for each full percentage point by which the Property falls below the minimum thirty-five percent (35%) alternative mode usage goal.

1. In determining whether a financial penalty is appropriate, the City may consider whether Owner has made a good faith effort to meet the TDM goals.
 2. If the City determines that Owner has made a good faith effort to meet the TDM goals but a penalty is still imposed, and such penalty is imposed within the first three (3) years in which a penalty could be imposed in connection with the TDM Plan, the City in its sole discretion may agree to allow Owner to apply such penalty sums toward the implementation of the TDM Plan instead of requiring them to be paid to the City. If the penalty sums are used to implement the TDM Plan, an Implementation Plan shall be prepared by Owner and reviewed and approved by the City prior to Owner's expending any penalty funds.
 3. Notwithstanding the foregoing, the amount of any penalty shall bear the same relationship to the maximum penalty as the completed construction to which the penalty applies bears to the maximum amount of square feet of Office, Commercial, Retail (if any) and Research and Development use permitted to be constructed on the Property. For example, if there is 100,000 square feet of completed construction on the Property included within the TDM report with respect to which the penalty is imposed, the maximum penalty would be determined by multiplying fifteen thousand dollars (\$15,000.00) times a fraction, the numerator of which is 100,000 square feet and the denominator of which is the maximum amount of square feet of construction permitted on the Property (subtracting the square footage of the parking facilities); this amount would then be multiplied by the number of full percentage points by which the Project has fallen below the thirty-five percent (35%) alternative mode usage goal for the applicable period.
- c) Owner shall reimburse the City for costs incurred in maintaining and enforcing the trip reduction program for the Project.
12. Notwithstanding Standard Condition #1 of the Standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects, if a Development Agreement is entered into for this Project, this use permit shall expire on the expiration date indicated in the Development Agreement unless the use has commenced or building permits have been issued.
 13. The applicant shall comply with all terms and conditions specified in the Development Agreement.
 14. Per South San Francisco Municipal Code Section 13.28.060, the property owner shall be responsible for the normal care, including watering, of trees, shrubs, and plants in the parkway strip abutting the property and upon any public tree easement across or through the property.
 15. Prior to the issuance of the first building permit for vertical construction, the applicant shall provide proof satisfactory to the Director that the applicant is obligated to install art

of the applicant's choosing on site, or in another location mutually agreeable to the Director and the applicant. The art shall either be visible from the public right of way, or it shall be located in an open, common area of the site such as the courtyard. The art installation shall be substantially complete prior to issuance of the first Certificate of Occupancy.

Planning Division contact: Billy Gross, Senior Planner, (650) 877-8353

B) Fire Department requirements shall be as follows:

1. Prior to issuance of a building permit the applicant shall submit plans showing the following improvements for review and approval by the Fire Marshal or designee:
 - a) Install fire sprinkler system per NFPA 13/SSFFD requirements under separate fire plan check and permit for overhead and underground.
 - b) Fire sprinkler system shall be central station monitored per California Fire Code section 1003.3.
 - c) Install a standpipe system per NFPA 14/SSFFD requirements under separate fire plan check and permit.
 - d) Install exterior listed horn/strobe alarm device, not a bell.
 - e) Each building shall have at least one elevator sized for a gurney; the minimum size shall be in accordance with the California Fire Code. Elevators shall not contain shunt-trips.
 - f) Fire alarm plans shall be provided per NFPA 72 and the City of South San Francisco Municipal Code.
 - g) Plans are to conform to Building codes and the City of South San Francisco Municipal Code Section 15.24.130.
 - h) Provide fire extinguishers throughout the building.
 - i) All Non parking space curbs to be painted red to local Fire Code Specifications.
 - j) Access roads shall have all weather driving capabilities and support the imposed load of 75,000 pounds.
 - k) Road gradient and vehicle turning widths shall not exceed maximum allowed by engineering department.
 - l) Provide fire flow in accordance with California Fire Code Appendix III-A.
 - m) Provide fire hydrants; location and number to be determined. Fire hydrants shall have an average spacing of 400 feet between hydrants and a minimum fire flow of 3000 gpm at 20 psi residual pressure for duration of 4 hours.

- n) All buildings shall provide premise identification in accordance with SSF municipal code section 15.24.100.
 - o) Provide Knox key box for each building with access keys to entry doors, electrical/mechanical rooms, elevators, and others to be determined.
 - p) The minimum road width is 20 feet per the California Fire Code.
 - q) Project must meet all applicable Local (SSF Municipal Code, Chapter 15.24 Fire Code), State and Federal Codes.
2. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit the following for review and approval by the Fire Marshal or designee:
- a) Provide HMBP including what chemicals are present and to what quantities.
 - b) 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.
 - c) All buildings shall have Emergency Responder Radio Coverage throughout in compliance with Section 510 of the California Fire Code.

Fire Prevention contact: Luis DaSilva, Fire Marshal, (650) 829-6645

C) Engineering Division requirements shall be as follows:

STANDARD CONDITIONS

1. The Developer and Project Sponsor shall comply with the Engineering Division's "Standard Conditions of Approval for Commercial or Residential Subdivisions Designed in Accordance with Chapters 19.16, 19.20 and 19.24 of the South San Francisco Municipal Code". These conditions are contained in the Engineering Division's "Standard Conditions for Subdivisions and Private Developments" booklet, dated January 2009.

SPECIAL CONDITIONS

2. The developer's traffic engineering consultant should analyze the ingress/egress of the site to determine if any offsite improvements should be implemented to facilitate safe vehicular movement into and out of the site.
3. In accordance with the Standard Development Conditions, new storm water pollution control devices and filters shall be installed within the site drainage system. Prior to the issuance of a building permit, all stormwater calculations, in compliance with C.3 requirements for the sizing of any stormwater facility, shall be submitted and approved by the Engineering Division. All storm drains shall begin and end at a manhole, catch basin, inlet, or junction box, in order to provide access for cleaning and maintenance. Minor storm drains shall be designed to accommodate a 10-year storm. Initial time of concentration shall be 5 minutes and pipes shall be designed for open channel flow conditions.

4. The developer shall install a City Standard sewer cleanout at the front property line, so that the building sewer lateral can be properly cleaned. All work shall be accomplished at the applicant's cost.
5. The developer shall remove and replace all sidewalk, curb and gutter fronting the property at no cost to the City.
6. The developer shall submit a Geotechnical Report and place a \$5,000 cash deposit with the City for the peer review of the Geotechnical Report.
7. A grading permit will be required to perform the work. The developer will be responsible for paying for all fees, bonds, plan checking and all associated fees for the grading permit. The developer will also place a cash deposit of \$30,000 to pay for all onsite, SWPPP compliance, grading compliance and dust control inspections.
8. All driveways and aisles shall be a minimum of 25 feet in width and shall be appropriately signed and marked for traffic control.
9. The developer shall underground all overhead utilities fronting the subject property at no cost to the City.
10. The developer shall install new East of 101 Light Standards along Eccles Avenue at no cost to the City. The East of 101 Light Standard is a Holophane Pechina with a 20-foot high aluminum pole. The developer shall submit a photometric study showing the lighting level along the sidewalk and the street.
11. All new improvements to be constructed within the street right-of-way shall be approved by the Engineering Division and installed to City standards. An Encroachment Permit shall be obtained from the Engineering Division for all public improvement work, prior to receiving a Building Permit. The cost of all work and repairs shall be borne by the applicant. The developer shall be responsible to pay all fees and deposits to obtain the Encroachment Permit.
12. Prior to the issuance of a Building Permit for the project, the applicant shall pay the various East of 101 infrastructure impact fees detailed below.

IMPACT FEES

OYSTER POINT OVERPASS CONTRIBUTION FEE

Prior to receiving a Building Permit for the proposed new office/R&D development, the applicant shall pay the Oyster Point Overpass fee, as determined by the City Engineer, in accordance with City Council Resolutions 102-96 and 152-96. The fee will be calculated upon reviewing the information shown on the applicant's construction plans and the latest Engineering News Record San Francisco Construction Cost Index at the time of payment. The estimated fee for the subject 262,287 SF R&D development is calculated below. (The number in the calculation, "11,174.79", is the February 2016 Engineering News Record San Francisco construction cost index, which is revised each month to reflect local inflation changes in the construction industry.)

Trip Calculation

EXIST. USE	SQ. FOOTAGE	TRIP FACTOR/1,000 SF	ADT
Office	47,412	12.30	583.2
Assembly	36,256	3.99	144.7
Warehouse	68,477	4.50	308.1
TOTAL	152,145		1,036.0

The following table calculates the proposed project's trip generation.

USE	SQ. FOOTAGE	TRIP FACTOR/1,000 SF	ADT
R&D	262,287	5.30	1,390.1
TOTAL	262,287		1,390.1

Proposed Project Trip Generation:	1,390.1 new vehicle trips
Less credit for existing trips:	-1,036.0 existing vehicle trips
Total new trips:	354.1 new vehicle trips

Contribution Calculation

354.1 trips X \$154 X (11,174.79/6552.16) = **\$ 93,003.98**

EAST OF 101 TRAFFIC IMPACT FEES

Prior to the issuance of a Building Permit for any building within the proposed project, the applicant shall pay the East of 101 Traffic Impact fee, in accordance with the resolution adopted by the City Council at their meeting of September 26, 2001, or as the fee may be amended in the future.

Fee Calculation (as of February 2016)

262,287 gsf Office/R&D x 0.90 trip/1000 sf x \$6,078.47/trip = \$1,434,873.29

Credit for existing trips:

47,412 gsf Office x 0.90 trip/1000 sf x \$6,078.47/trip =<\$259,373.18>

104,733 gsf warehouse x 0.54 trip/1000 sf x \$6,078.47/trip =<\$343,772.86>

Traffic Impact Fee = **\$791,727.25**

The fee adopted in July 2007 was \$4,950/trip. Fee is updated every subsequent April. For February 2016, the adjusted fee is \$6,078.47/trip.

SEWER SYSTEM CAPACITY STUDY AND IMPROVEMENT FEE

The applicant shall pay the East of 101 Sewer Facility Development Impact Fee of \$4.57 per gallon. The sewer discharge is estimated to be 400 gal/day per 1000 sf x 262,287 = 104,915 gallons per day. 104,915 gpd @ \$4.57 per gpd = **\$479,461.55**. The sewer contribution shall be due and payable prior to receiving a building permit for the proposed building. The fee will be subject to any annual increases, as approved by the City Council.

Total estimated fees:

Oyster Point Overpass Fee	\$ 93,003.98
East of 101 Traffic Impact Fee	\$ 791,727.25
East of 101 Sewer Improvement Fee	<u>\$ 479,461.55</u>
Total	\$1,364,192.78

Engineering Division contact: Sam Bautista, Principal Engineer, (650) 829-6652

D) Police Department requirements shall be as follows:

1. Municipal Code Compliance

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.

2. Commercial Building Security

a. Doors

- i. The jamb on all aluminum frame-swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of one (1) inch each side of the strike.
- ii. Glass doors shall be secured with a deadbolt lock¹ with minimum throw of one (1) inch. The outside ring should be free moving and case hardened.
- iii. Employee/pedestrian doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock¹ with minimum throw of one (1) inch. Locking hardware shall be installed so that both deadbolt and deadlocking latch can be retracted by a single action of the inside knob, handle, or turn piece.
- iv. Outside hinges on all exterior doors shall be provided with non-removable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- v. Doors with glass panels and doors with glass panels adjacent to the doorframe shall be secured with burglary-resistant glazing² or the equivalent, if double-cylinder deadbolt locks are not installed.

¹ The locks shall be so constructed that both the deadbolt and deadlocking latch can be retracted by a single action of the inside door knob/lever/turnpiece.

A double-cylinder deadbolt lock or a single-cylinder deadbolt lock without a turnpiece may be used in "Group B" occupancies as defined by the Uniform Building Code. When used, there must be a readily visible durable sign on or adjacent to the door stating "This door to remain unlocked during business hours", employing letters not less than one inch high on a contrasting background. The locking device must be of type that will be readily distinguishable as locked, and its use may be revoked by the Building Official for due cause.

² 5/16" security laminate, 1/4" polycarbonate, or approved security film treatment, minimum.

- vi. Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long steel astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors.
- vii. On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of three-fourths inch at head and foot and shall have no doorknob or surface-mounted hardware. Multiple point locks, cylinder activated from the active leaf and satisfying the requirements, may be used instead of flush bolts.
- viii. Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of one throw bolt at both the top and bottom rails.

b. Windows

- i. Louvered windows shall not be used as they pose a significant security problem.
- ii. Accessible rear and side windows not viewable from the street shall consist of rated burglary resistant glazing or its equivalent. Such windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of two hundred- (200) lbs. applied in any direction.
- iii. Secondary locking devices are recommended on all accessible windows that open.

c. Roof Openings

- i. All glass skylights on the roof of any building shall be provided with:
 - 1. Rated burglary-resistant glass or glass-like acrylic material.²
 - or
 - 2. Iron bars of at least 1/2" round or one by one-fourth inch flat steel material spaced no more than five inches apart under the skylight and securely fastened.
 - or
 - 3. A steel grill of at least 1/8" material or two inch mesh under skylight and securely fastened.
- ii. All hatchway openings on the roof of any building shall be secured as follows:

1. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 2. The hatchway shall be secured from the inside with a slide bar or slide bolts. The use of crossbar or padlock must be approved by the Fire Marshal.
 3. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.
- iii. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
1. Iron bars of at least 1/2" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
- or
2. A steel grill of at least 1/8" material or two inch mesh and securely fastened; and
 3. If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

d. Lighting

- i. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
- ii. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night-lights.
- iii. Exterior door, perimeter, parking area, and canopy lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.

e. Numbering of Buildings

- i. The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than four to six inches in height and of a color contrasting with the background.
- ii. In addition, any business, which affords vehicular access to the rear through any driveway, alleyway, or parking lot, shall also display the same numbers on the rear of the building.

f. Alarms

- i. The business shall be equipped with at least a central station silent intrusion alarm system.

NOTE: To avoid delays in occupancy, alarm installation steps should be taken well in advance of the final inspection.

g. Traffic, Parking, and Site Plan

- i. Handicapped parking spaces shall be clearly marked and properly sign posted.

NOTE: For additional details, contact the Traffic Bureau Sergeant at (650) 829-7235.

- ii. Parking is limited to on-site and off-street only. All vehicles parked on-site and overnight must be operational and maintained in good repair.

h. Parking Structure Requirements

- i. Exterior Construction: The building should incorporate an open design to maximize natural surveillance. Screens or metal picket fencing should be utilized on the ground floor of the structure to inhibit unauthorized access.
- ii. Lighting: Parking areas shall have a minimum of three foot candles, and driveways and staircases shall have a minimum of 10 foot candles.
- iii. Elevator: If an elevator is to be used, it should have clear windows and doors to maximize natural surveillance.
- iv. Wall Color: The interior walls of the parking structure shall be a light gray or white color, to maximize light reflection.
- v. Emergency Phones: A phone system shall be installed to allow citizens to contact on-site emergency personnel.

i. Security Camera System

- i. Building entrances, lobbies, loading docks and garage areas shall be monitored by a closed circuit television camera system. Recordings must be maintained for a period of no less than 30 days.

These cameras will be part of a digital surveillance system, which will be monitored on-site and accessible on the World Wide Web.

This system must be of adequate resolution and color rendition to readily identify any person or vehicle in the event a crime is committed, anywhere on the premises.

j. Misc. Security Measures

- i. Commercial establishments having one hundred dollars or more in cash on the

premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15.

- ii. Special events with more than 75 persons in attendance require prior approval from the Police Department. The Police Department will assess the need for additional security and traffic issues at the time of application. Applications must be submitted no less than 10 business days before the event. The applicant is responsible for the conduct of all persons attending the event.

Police Department contact: Sergeant Mike Rudis, (650) 877-8927

E) Water Quality Control Plant requirements 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 permit.

1. A plan showing the location of all storm drains and sanitary sewers must be submitted.
2. Samples ports must be installed for the sampling of lab wastes, these sample ports must not be connected to sanitary waste lines.
3. Fires sprinkler test discharge line must be connected to the sanitary sewer.
4. If there is to be a food service facility on site then it must have a grease interceptor no less than 1000 gallons in liquid capacity.
5. Trash area(s) shall have a drain(s) that is connected to the sanitary sewer.
6. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
7. Install a separate water meter for landscaping.
8. Stormwater from the entire project must be included in the treatment system design. (Stormwater treatment systems must be designed to treat stormwater runoff from the entire project.) Use attached worksheets to determine rainwater harvesting and infiltration feasibility.

Storm water pollution preventions devices are to be installed. Prefer clustering of structures and pavement; directing roof runoff to vegetated areas; use of micro-detention, including distributed landscape-based detention; and preservation of open space. Treatment devices must be sized according Provision C.3.d Numeric Sizing Criteria for Stormwater Treatment Systems of NPDES No. CAS612008.

9. The applicant must submit a signed Operation and Maintenance Information for Stormwater Treatment Measures form for the stormwater pollution prevention devices installed.

- a. The applicant must submit a signed maintenance agreement for the stormwater pollution prevention devices installed. Each maintenance agreement will require the inclusion of the following exhibits:

A letter-sized reduced-scale site plan that shows the locations of the treatment measures that will be subject to the agreement.

- b. A legal description of the property.
- c. A maintenance plan, including specific long-term maintenance tasks and a schedule. It is recommended that each property owner be required to develop its own maintenance plan, subject to the municipality's approval. Resources that may assist property owners in developing their maintenance plans include:
 - (i) The operation manual for any proprietary system purchased by the property owner.

10. Applicant must complete the C.3 and C.6 Development Review Checklist prior to issuance of a permit and return to the Technical Services Supervisor at the WQCP.

- a. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:

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.

11. Source control measures must include:

- Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- Covered trash, food waste, and compactor enclosures.

Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency’s authority and standards:

- Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
- Dumpster drips from covered trash and food compactor enclosures.
- Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.

12. A construction Storm Water Pollution Prevention Plan must be submitted and approved prior to the issuance of a permit.

13. Plans must include location of concrete wash out area and location of entrance/outlet of tire wash.

14. A grading and drainage plan must be submitted.

15. Must file a Notice of Termination with the WQCP when the project is completed.

16. Applicant must pay sewer connection fee at a later time based on anticipated flow, BOD and TSS calculations.

Water Quality contact: Rob Lecel, (650) 829-3882