

DRAFT FINDINGS OF APPROVAL
P21-0128: UP22-0002, DR22-0006 & TDM22-0001
201 BADEN AVENUE

(As recommended by City Staff on November 3, 2022)

As required by the Transportation Demand Management, Design Review, and Use Permit Procedures (SSFMC Chapters 20.400, 20.480, and 20.490), the following findings are made in support of a Conditional Use Permit, Design Review, and Transportation Demand Management Plan for the repurposing of the old Firehouse into commercial and office space and a Parking Reduction at 201 Baden Avenue in the Downtown Transit Core (DTC) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code (SSFMC), based on public testimony and materials submitted to the South San Francisco Planning Commission which include, but are not limited to: Application materials submitted January 27, 2022; project plans dated stamp received July 27, 2022; Planning Commission staff report dated November 3, 2022; and Planning Commission hearing of November 3, 2022.

1. Use Permit (Parking Reduction)

- A. The location of the project site within the Downtown Station Area Specific Plan (DSASP) area, which promotes pedestrian and bicycle travel in a high-density area of complementary land uses, and within a ¼-mile radius of the Caltrain Station and four SamTrans bus routes, which promotes use of alternate modes of transportation, will help reduce the parking demand at the project site. Additionally, the applicant will implement a Transportation Demand Management Plan that will include design features, programs, and services that promote sustainable modes of transportation and reduce the roadway and parking demand that would be generated by the project;
- B. The use will adequately be served by existing parking on-site and surrounding parking in seven Downtown parking garages. Additional parking on-site is not feasible and, like most existing structures in the Downtown area, there is no ability to add additional on-site parking; and
- C. Based on the proposed uses and improvements described, parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area in that the surrounding area has available capacity to accommodate excess parking as needed. Furthermore, the applicant will implement a Transportation Demand Management Plan that will include design features, programs, and services that promote sustainable modes of transportation and reduce the parking demand that would be generated by the project.

2. Design Review

- A. The Project is consistent with the applicable standards and requirements of the Zoning Ordinance because as submitted and modified through the Design Review Process, this Project meets or complies with the applicable standards included in the Downtown Station Area Specific Plan District (Chapter 20.280);
- B. The Project is consistent with the General Plan because it is consistent with the policies and design direction provided in the South San Francisco General Plan for the Downtown area;
- C. The Project is consistent with the design guidelines adopted by the City Council in that the proposed use is consistent with the Downtown Station Area Specific Plan District Regulations and Standards included in Section 20.280.004;
- D. The proposed Project is subject to approval of a Conditional Use Permit for a Parking Reduction, and those findings have been made in the above section; and
- E. The Project is consistent with the applicable design review criteria in Section 20.480.006 (“Design Review Criteria”) because the Project has been evaluated against, and found to be consistent with, each of the eight design review criteria included in the “Design Review Criteria” section of the Zoning Ordinance.

3. Transportation Demand Management

- A. The proposed trip reduction measures are feasible and appropriate for the project, considering the proposed use and the project’s location, size, and hours of operation because the proposed Transportation Demand Management Plan includes required trip reduction measures that would help to minimize traffic impacts; and
- B. The proposed performance guarantees will ensure that the target alternative mode use established for the project by SSFMC Chapter 20.400 will be achieved and maintained because the proposed Transportation Demand Management Plan identifies strategies and resources to promote alternative transportation means for the site. Conditions of approval have been included to require that the Final TDM Plan, which must be submitted for review and approval prior to issuance of a building permit, shall outline the required process for on-going monitoring including annual surveys and triennial report

DRAFT CONDITIONS OF APPROVAL
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PLANNING CONDITIONS

GENERAL

1. The applicant shall comply with the Planning Division's Standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects as amended, and with all the requirements of all affected City Divisions and Departments as contained in the attached conditions, except as otherwise amended by the following Conditions of Approval.
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by Group 4 Architecture Research + Planning, Inc., dated July 27, 2022, and approved by the Planning Commission in association with P21-0128, 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 Group 4 Architecture Research + Planning, Inc., dated July 27, 2022.
4. The project shall be completed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, as applicable.
5. The recommendations included in the Historic Resource Evaluation, dated May 28, 2019, and subsequent Standards Compliance Review, dated October 20, 2022, prepared by Garavaglia Architecture, Inc. shall be incorporated in the building permit plan set.
6. The proposed infill of the three historic steel windows next to the proposed trash enclosure shall be avoided if possible. If infill is needed based on structural issues, the proposed infill of the three windows in question shall be indicated on the final drawing set. If solely based on aesthetic reasons, the necessity for infill shall be re-evaluated and reconsidered by a qualified historical architect so that the building might retain as many historic windows as possible.
7. 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.

8. 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.
9. A Parcel Map application for the Vacation and Lot Line Adjustment shall be filed with the Engineering Division and approved by the City Council prior to building permit issuance.
10. The applicant shall comply with all terms and conditions specified in the Purchase and Sale Agreement (PSA) for 201 Baden Avenue relating to Firehouse Work.
11. Any proposed businesses for the new commercial tenant spaces shall obtain approval of a business license prior to occupation of the tenant space and commencement of the business. Prior to issuance of any business license, the proposed commercial use or other use requiring said business license shall be reviewed and evaluate by the City for consistency with applicable zoning designations and regulations. A Conditional Use Permit shall be required for any uses that is not consistent with said applicable regulations as evaluated by the City, prior to issuance of any aforementioned business license.
12. Any proposed interior tenant modifications for the new commercial tenant spaces shall require issuance of a building permit.

CONSTRUCTION

13. 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.
14. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
15. During construction, the applicant shall provide parking on-site, or shall arrange for off-site parking, for construction workers.

DESIGN REVIEW / SITE PLANNING

16. 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.

17. Prior to issuance of any building or construction permits for landscaping improvements, the applicant shall submit final landscaping and irrigation plans for review and approval by the City's Chief Planner. The plans shall include documentation of compliance with SSFMC Section 20.300.007, Landscaping.
18. 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), as outlined in SSFMC Section 20.330.007, Landscaping, if applicable.
 - a) Projects with a new aggregate landscape of 501 – 2,499 sq. ft. may comply with the prescriptive measures contained in Appendix D of the MWELo.
 - b) Projects with a new aggregate landscape of 2,500 sq. ft. or greater must comply with the performance measures required by the MWELo.
 - c) For all projects subject to the provisions of the MWELo, the applicant shall submit a Certificate of Completion to the City, upon completion of the installation of the landscaping and irrigation system.
19. 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 SSFMC Section 20.300.014, Trash and Refuse Collection Areas. The applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
20. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of April 19, 2022.
21. 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 the applicant shall obtain a permit for any tree removals or alterations of protected trees and avoid tree roots during trenching for utilities.

22. 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.
23. All landscaping installed within the public right-of-way shall be maintained by the property owner.
24. 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.
25. 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 SSFMC Chapter 20.360, Signs, for review and approval.

TRANSPORTATION / PARKING

26. The applicant has prepared and submitted a draft TDM Plan, prepared by Hexagon Transportation Consultants, Inc., dated May 10, 2022. In accordance with SSFMC 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 Hexagon Transportation Consultants, Inc., dated May 10, 2022. The Plan shall be designed to achieve a goal of 28% alternative mode usage by 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 28% 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 28% 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 28% 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 \$1,848 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) The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments. 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 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.

27. The proposed long-term bicycle parking shall meet the following standards:

- a) Location. Long-term bicycle parking must be located on the same lot as the use it serves. In parking garages, long-term bicycle parking must be located near an entrance to the facility.
- b) Covered Spaces. At least 50 percent of required long-term bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
- c) Security. Long-term bicycle parking must be in at least one of the following facilities:
 - i. An enclosed bicycle locker;
 - ii. A fenced, covered, locked or guarded bicycle storage area; or
 - iii. A rack or stand inside a building that is within view of an attendant or security guard or visible from employee work areas.
- d) Size and Accessibility. Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle. Two feet of clearance shall be provided between bicycle parking spaces

and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces.

28. The applicant shall purchase, using the City's online permit management system, a minimum of 24 either monthly or quarterly parking permits from the Downtown Parking District. If the permits are sold out, contact Public Works at parking@ssf.net and attach conditions of approval to the email. At the time of purchase and annual renewal, the applicant shall provide proof of purchase to the Planning Division.

CLIMATE ACTION PLAN

29. 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

****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.****

30. CHILDCARE IMPACT FEE: Prior to issuance of the first building permit, the applicant shall pay any applicable childcare fees in accordance with South San Francisco Municipal Code Chapter 20.310. This fee is subject to annual adjustment. Based on the plans reviewed by the Planning Commission on November 3, 2022, the childcare impact fee estimate for the project is:

Office / R&D: \$1.51/SF x 11,467 SF. = \$17,315.17

31. CITYWIDE TRANSPORTATION FEE: Prior to issuance of the first building permit, 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 and approved by the Planning Commission on November 3, 2022, the Citywide Transportation Fee estimate for the project is:

Office / R&D: \$34.85/SF x 11,467 SF. = \$399,624.95

32. 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 November 3, 2022, the commercial linkage fee estimate for the project is:

Office / R&D: \$17.38/SF x 11,467 SF = \$199,296.46

33. LIBRARY IMPACT FEE: Prior to issuance of the certificate of occupancy for the development, the applicant shall pay applicable Library Impact Fees in accordance with South San Francisco Municipal Code Chapter 8.74. Based on the plans reviewed by the Planning Commission on November 3, 2022, the Library Impact Fee estimate for the project is:

Office / R&D: \$0.14/SF x 11,467 SF = \$1,605.38

34. PARK AND RECREATION IMPACT FEE: Prior to issuance of the first building permit, 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 November 3, 2022, the park fee estimate for the project is:

Office / R&D: \$3.54/SF x 11,467 SF = \$40,593.18

35. PUBLIC SAFETY IMPACT FEE: Prior to issuance of the first building permit, 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 November 3, 2022, the Public Safety Impact Fee estimate for the project is:

Office / R&D: \$1.31/SF x 11,467 SF = \$15,021.77

36. 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.

Contact: Stephanie Skangos, Planning Division, at (650) 877-8535 or stephanie.skangos@ssf.net

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

Entitlement and Permit Status

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

Lighting, Signs, and Trash Areas

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

adjacent property owners or hazardous to motorists.

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

Landscaping, Construction, & Utilities

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

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

Parking Areas, Screening, & Drainage

21. All ducting for air conditioning, heating, blower systems, accessory mechanisms and all other forms of mechanical or electrical equipment which are placed on or adjacent to the building shall be screened from public view, in accordance with SSFMC Chapter 20.300 (Lot and Development Standards).
22. All parking spaces, driveways, maneuvering aisles, turn-around areas and landscaping areas shall be kept free of debris, litter and weeds at all times. Site, structures, paving, landscaping, light standards, pavement markings and all other facilities shall be permanently maintained.
23. All parking spaces, driveways, maneuvering aisles, and turn-around areas must drain and be plumbed to the sanitary sewer.

Public Safety

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

Revised March 2013

ENGINEERING DIVISION CONDITIONS

The Plans are generally approved by Engineering, but the following items shall be addressed during Permit submittals.

1. Per Muni Code, a parcel is only allowed a single sanitary sewer lateral. There are two existing laterals from the site and one new proposed lateral (serving the trash enclosure). The project shall revise the design to only reuse the existing laterals and not install a new lateral. Essentially, combine the flows so that the project only has two laterals in the post-development condition.
2. The proposed storm drain line in the western alley likely will conflict with the water service since the water meter is located at that location. The project will either end up relocating the water service or the storm drain alignment.

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

Permits

1. At the time of each permit submittal, the Applicant shall submit a deposit for each of the following permit reviews and processing:
 - a) Building Permit plan check and civil review. Provide 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 Applicant shall obtain a Demolition Permit to demolish the existing buildings. The demolition permit shall be obtained from the Building Division and the Applicant shall pay all fees and deposits for the permit. The Applicant shall provide letters from all public utilities stating all said utilities have been properly disconnected from the existing buildings.
5. The Applicant shall submit a copy of their General Construction Activity Storm Water Permit Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), where required by State or Federal regulations, to the Engineering Division for our information. These documents shall be submitted prior to receiving a grading or building permit for the subject project.
6. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan ("WMP") for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials ("65/100") will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee payment prior to the issuance of a building or grading permit.
7. 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.

Plan Submittal

8. 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, 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, 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).

9. 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 may submit all related documentation along with the Building Permit.
10. Prior to building permit issuance, the Applicant shall obtain an Encroachment Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Encroachment Permit. Applicant shall provide an engineer's estimate for all work performed with in the public right-of-way and submit a bond equal to 110% of the estimate. The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.
11. 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.
12. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
13. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

Mapping and Agreements

14. Applicant shall submit all documents required for review of any mapping application.
15. Prior to Building Permit issuance, all applicable mapping shall be recorded with the San Mateo County Clerk Recorder's Office.
16. The Applicant shall process a Parcel Map to vacate the Public ROW to the two adjacent parcels such that existing or proposed buildings do not straddle a property line.
17. All required public easement dedications to the City on the project site shall be established via a Parcel Map for the property.

18. Prior to the approval of any Permits, the Applicant shall enter into an Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The Improvement Agreement shall require the Applicant to ensure the faithful performance of the design, construction, installation and inspection of all public improvements as reviewed and approved by the Engineering Division at no cost to the City and shall be secured by good and sufficient payment, performance, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 110% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property and all landscape within the project frontage at no cost to the City. The Encroachment and Maintenance Agreement shall be recorded with the San Mateo County Recorder and may be transferred to the property owner.
19. Applicant shall pay for all Engineering Division deposits and fees required for any mapping application prior to review.

Right-of-Way

20. 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.
21. Prior to Building Permit issuance, the Applicant shall submit a video survey of the adjacent streets (perimeter of proposed property location) to determine the pre-construction condition of the streets at no cost to the City. The Applicant will be responsible to ensure that the condition of the streets and striping is in at least existing condition or better after construction is completed.
22. Per the Transportation Demand Management Plan by Hexagon, the Applicant shall install the following improvements:
 - a) Required Measure 3: provide lighting and landscaping along the project frontage to enhance pedestrian safety.

- b) Required Measure 7: widen sidewalks to a minimum 5-ft wide and include planting strips along the project frontage.
23. Existing driveway approaches or portions of approaches along the property frontage that will not serve the new development or do not serve any other access shall be removed and replaced with new curb, gutter, and sidewalk. Where new work is required, monolithic curbs, gutter, and sidewalks are to be constructed to current City standards and to the satisfaction of the City Engineer. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards.
24. The Applicant shall reconstruct the existing curb, gutter, and sidewalk along the Baden Avenue frontage of the subject property. All sidewalks shall be constructed to current City and Caltrans standards and specifications.
25. 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.
26. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work in Baden Avenue and/or any area of work that will obstruct the existing pedestrian walkways.
27. 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.
28. No foundation or retaining wall support shall extend into the City Right-of-Way without express approval from the Engineering Department. Applicant shall design any bioretention area, flow-through planters, or private development treatment structures

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.

29. 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.

Stormwater

30. Post-development stormwater runoff peak flow and volume shall not exceed that of the pre-development condition for each discharge point from the site. Precipitation used for the hydraulic analysis shall be a 10-year design storm 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.
31. On-site and off-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.
32. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.
33. Runoff Coefficients used for hydraulic calculations shall be as follows:
 - a) Parks and open areas—0.35
 - b) Residential areas—0.50
 - c) Multiple dwelling areas—0.65
 - d) Commercial and paved areas—0.95
34. 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.
35. 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.
36. 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.

37. All storm drainage shall be directed toward Baden Avenue. 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. In no case shall storm drainage connect to a sanitary sewer facility.
38. 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.
39. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollutions control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

Sanitary Sewer

40. Applicant shall video inspect the sanitary sewer mains along the project frontage to the nearest manholes upstream and downstream of the project point of connection both prior to construction and post construction. Video must be submitted to City Engineering for review as part of the improvement plans submittal and shall confirm the number of existing sewer laterals serving the site that must be abandoned.
41. The Applicant shall have a maximum of two (2) private sewer laterals serving the property.
 - a) Any existing private sewer lateral that is not proposed to be reused shall be abandoned per City Standards. 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.
 - b) Any existing private sewer lateral that is proposed to be reused shall obtain a Certificate of Compliance, which requires video inspection and review, prior to the lateral's reuse.
 - c) Any new private sewer laterals shall be installed to City Standards including a cleanout in the sidewalk and a new wye connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.

42. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
43. 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.

Utilities

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

On-site Improvements

47. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
48. Prior to receiving a Certificate of Occupancy form the Building Division, the Applicant shall require his 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.
49. 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.

50. All common areas are to be landscaped and irrigated and shall meet the requirements of the City's Water Efficiency Landscape Ordinance (WELO). Submit landscape, drainage and grading plans for review and approval by the Engineering Division.
51. 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

52. 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.
53. 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.
54. 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.
55. 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.
56. 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.
57. 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.

58. 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.
59. 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

60. The Applicant shall pay the Citywide Transportation Impact Fee (per Res 120-2020) prior to Building Permit Issuance.

Contact: Jason Hallare at Jason.Hallare@ssf.net

FIRE DEPARTMENT CONDITIONS

After review of application and plans provided for this project, the Fire Department has the following comments. Applicant is advised that the following Fire Department **Standard Conditions** apply to this project:

1. Projects shall be designed in compliance with established regulations adopted by the City of South San Francisco affecting or related to structures, processes, premises and safeguards regarding the following:
 - a) The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
 - b) Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
 - c) Fire hazards in the structure(s) or on the premises from occupancy or operation.
 - d) Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
 - e) Conditions affecting the safety of fire fighters and emergency responders during emergency operations.

2. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [South San Francisco City Code](#).
3. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets 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.
 - a) [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. 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 code official.
 - b) Shop drawings for the fire protection system(s) shall be submitted directly to the Fire Department to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.
 - c) The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
 - d) 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 structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan

where the application for permit is for alteration or repair or where otherwise warranted.

- e) 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.
4. 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.
5. For the purposes of prescribing minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities, and premises in the course of construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.

Applicant is advised that the following Fire Department **Specific Conditions** apply to this project:

6. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure(s). Address identification shall be maintained.
7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C.

- a) Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#).
 - b) Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
8. Fire apparatus access roads shall be provided 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. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 - ii. Should a security gate be planned to serve the facility, the gate shall be equipped with a Knox Company key operated electric gate release switch. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus.
 - b) 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.

- c) Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards and California Vehicle Code (CVC) Section 22500.
 - d) A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
9. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.
- a) Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing buildings and structures shall be provided in locations described in adopted CFC Section 903.6.
 - i. Structure will be required to be protected by an automatic fire sprinkler system.
 - 1. If required Fire Department Connection (FDC) for the sprinkler and/or standpipe systems shall be located on the street side of the structure or facing approved fire apparatus access roadway fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.
 - b) Structure will be required to install a standpipe system in the building.
 - i. Not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at floor-level locations adjacent to stairways as construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.

10. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the City adopted California Fire Code and the [California Existing Building Code](#). Where approved by the fire code official, a change of occupancy shall be permitted without complying with the all requirements of this code and the [California Existing Building Code](#), provided that the new or proposed use or occupancy is determined to be less hazardous, based on life and fire risk, than the existing use or occupancy.
11. The following are a list of deferred plan submittal items that are required by the Fire Department - additional items may be called out based on subsequent permit reviews:
 - a) Standpipe System
 - b) Fire Sprinkler System modifications
 - c) Fire Alarm/Fire Sprinkler Monitoring System modifications
 - d) Emergency Responder Radio System (to be determined)
 - e) Gates and barricades across fire apparatus access roads (to be determined)

Contact: Ian Hardage, Fire Marshal, at (650) 829-6645

POLICE DEPARTMENT CONDITIONS

All construction must conform to South San Francisco Municipal Code Chapter 15.48.070 Minimum-security standards for nonresidential 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 hardware design of any doorways shall prevent any doors from being secured in a closed position to either another door or a fixed object within four feet of any door by means of a rope, cable, chain, or similar item. This is to prevent malicious prevention of egress and/or ingress by building occupants or first responders.
2. All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale.
3. Any exterior bicycle racks installed shall be of an inverted “U” design, or other design that allows two different locking points on each bicycle.

4. Any publicly accessible benches shall be of a design that prevents persons from lying on them, such as a center railing.
5. Any publicly accessible power outlets shall be of a design that prevents their access of use during those hours the business is normally closed.
6. 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.
7. The mature height of all shrubbery shall be no higher than three feet, if so, it shall be maintained at a maximum height of three feet, and tree canopies shall be no lower than six feet above grade.
8. The Police Department reserves the right to review and comment upon the submission of revised and updated plans.

Contact: *Mike Toscano, Police Department, at (650) 877-8927 or mike.toscano@ssf.net*

WATER QUALITY CONTROL DIVISION CONDITIONS

The following items must be included in the plans or are requirements of the **Water Quality Control Stormwater and/or Pretreatment Programs** and must be completed prior to the issuance of a building permit:

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
2. Do not use gravel bags for erosion control in the street or drive aisles. Drains in street must have inlet and throat protection of a material that is not susceptible to breakage from vehicular traffic.
3. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
4. **If 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 (template attached).

-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.

5. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
6. If trash storage area to be located outside, trash enclosure must be covered (roof, canopy) and contained (wall/fence). Details of trash enclosure shall be clearly provided on plans.
7. 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).

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