

DRAFT CONDITIONS OF APPROVAL
P11-0101: UPM20-0001, DR20-0012 AND DAA20-0002
475 ECCLES AVE / GATEWAY OF PACIFIC – PHASE 5

(As recommended by Planning Commission on August 6, 2020, with revisions recommended by Staff on September 23, 2020)

Staff recommends edits to the Planning Commission Recommended Draft Conditions of Approval for the proposed project. The proposed edits are shown in ~~strikeout~~/underline format in Conditions of Approval A.1, A.3, A.7, A.8, A.12, B.13, B.14, B.16, B.20, B.22, B.32, B.34, B.45, B.52, B.53, B.54, B.59, C.5, C.13, C.17, C.18, D.15, E.3 and E.11. The applicant has reviewed and agreed to the modifications.

The Applicant/Project shall conform to all the conditions of approval identified in City Council Resolution 94-2016 except as superseded herein, as well as the additional conditions contained herein.

A. PLANNING DIVISION

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by Flad Architects dated June 8, 2020, and approved by the City Council in association with DR20-0012 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City's Chief Planner. (Supersedes COA A.2 attached to Resolution 94-2016)
2. Prior to the issuance of any building or construction permits for the project, the applicant shall revise the development plans to address the Design Review Board comments, subject to review and approval by the Chief Planner or designee.
3. The Applicant/Project shall comply with all applicable mitigation measures outlined in the adopted Mitigation Monitoring and Reporting Program adopted by Resolution 93-2016 and referenced in ~~for the 2020 Addendum – 2012 Partial Recirculated EIR~~ for the 475 Eccles Ave / Gateway of Pacific Phase 5 Revised Project.
4. The applicant shall comply with all terms and conditions specified in the First Amended and Restated Development Agreement (DAA20-0002).
5. 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.
6. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
7. During construction, the applicant shall provide parking for construction workers within a Gateway Business Park Master Plan ~~the project~~ parking structure when the Chief Building Official and Fire Marshal provide written approval.

8. Prior to issuance of certificate of occupancy, the applicant shall submit final landscaping and irrigation plans demonstrating compliance with the State's Model Water Efficiency Landscaping Ordinance (MWELo), if applicable. [\(Supersedes COA A.8 attached to Resolution 94-2016\)](#)
 - 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.
9. The applicant shall contact the South San Francisco Scavenger Company to properly size any required trash enclosures and work with staff to locate and design the trash enclosure in accordance with the SSFMC Section 20.300.014, Trash and Refuse Collection Areas. Applicant shall submit an approval letter from South San Francisco Scavenger to the Chief Planner prior to the issuance of building permits.
10. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, and Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.
11. A Parking and Traffic Control Plan for the construction of the project shall be submitted with the application for Building Permit, for review and approval by the Chief Planner and City Engineer.
12. The Entitled Project included an approved draft Preliminary TDM Plan, [which has been revised by Fehr & Peers, dated April 24, 2020.](#) In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan ~~that incorporates revisions~~ based on the Revised [Preliminary TDM Plan](#) ~~Project~~ for review and approval by the Chief Planner.
13. Prior to commencement of demolition or construction, the developer shall provide the City with a Health Risk Assessment (HRA) report, acceptable to the City, evaluating the impact of toxic air contaminants resulting from demolition and construction of the Project on nearby sensitive receptors, consistent with the methodologies set forth in the Bay Area Air Quality Management District's (BAAQMD) May 2012 CEQA Guidelines, or such other BAAQMD Guidelines that may be applicable at the time of such demolition or construction. The developer shall implement all mitigation measures determined in the

HRA to be necessary to reduce the potential impacts from demolition and construction on such sensitive receptors to less than significant.

B. ENGINEERING DIVISION

Permits

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

6. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan (“WMP”) for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials (“65/100”) will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee prior to the issuance of a building or grading permit.
7. A Public Improvement Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits. Applicant shall submit separate ROW improvement plans. An engineer’s cost estimate for only the scope of work within the ROW is required to determine the bond.

Plan Submittal

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

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

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 shall submit a grading plan that clearly states the amount of cut and fill required to grade the project. The Grading Plans shall include the following plans:

Cover, Notes, Existing Conditions, Grading Plans, Storm Drain Plans, Stormwater Control Plan, and Erosion Control Plan.

10. Prior to building permit issuance, the Applicant shall obtain a Public Improvement Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Public

Improvement Permit. The Public Improvement Plans shall include only the scope of work within the City ROW (with reference to the on-site plans) consisting of the following plans:

Civil Plans, Landscape Plans, and Joint Trench Plans.

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, [as needed to ensure compliance with applicable laws and regulations, or other conditions of approval.](#)

Mapping

14. Prior to Building Permit issuance, ~~any~~^{aH} applicable mapping shall be recorded with the San Mateo County Clerk Recorder's Office.
15. Applicant shall submit all documents required for review of any mapping application.
16. 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. [This agreement is in addition to the agreement regarding Operation and Maintenance for Stormwater Treatment measures required by COA E.9 attached to Resolution 94-2016.](#)

17. Applicant shall pay for all Engineering Division deposits and fees for any mapping application prior to review.

18. The applicant shall clearly show all existing easements on the improvement plans.

Right-of-Way

19. 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.

20. Prior to Building Permit issuance, the Applicant shall enter into an ~~an~~-~~Subdivision~~ Improvement Agreement and Encroachment and Maintenance Agreement with the City. These agreements shall be approved by City Council prior to execution. The Subdivision Improvement Agreement shall require the Applicant to install all proposed public improvements as reviewed and approved by the Engineering Division at no cost to the City. 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 or Homeowner's Association. [This agreement is in addition to the agreement regarding Operation and Maintenance for Stormwater Treatment measures required by COA E.9 attached to Resolution 94-2016.](#)

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. Applicant shall reconstruct all curb, gutter, sidewalks, curb ramps, and driveways, along the [western \(project\) side of](#) Eccles Avenue [for the length of the](#) frontages of the subject property. Unless separated by a planting strip, all sidewalks shall be monolithic to the

curb and gutter and shall be constructed to current City and Caltrans standards and specifications to the satisfaction of the City Engineer at no cost to the City. ([Supersedes COA C.5 attached to Resolution 94-2016](#))

23. The Applicant shall rehabilitate the pavement on Eccles Avenue along the entire frontage of the project site. Pavement rehabilitation shall include the repair of any failed pavement areas as determined in the field by the City Inspector and a 2 inch grind and overlay of the street from the lip of gutter to lip of gutter and restriping the lane lines and crosswalks.
24. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet City standards current to the time of Encroachment Permit approval.
25. 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, curb ramps, commercial driveway approaches and 4' wide (minimum) sidewalks are to be constructed to current City standards and to the satisfaction of the City Engineer.
26. 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 proposed project along Eccles Avenue 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.
27. Applicant shall ensure the proposed trees and planting locations do not interfere with underground utilities or the joint trench. The Applicant will be required to install root barrier measures to prevent the sidewalk from uplift at no cost to the City.
28. Prior to public improvement permit issuance, the Applicant shall provide an engineer's estimate for all work performed within the public right-of-way and submit a bond equal to 110% of the estimate.
29. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on Eccles Avenue and/or any area of work that will obstruct the existing pedestrian walkways.

30. For any work within the sidewalk and/or obstructing pedestrian routes shall provide 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.
31. No foundation or retaining wall support shall extend into the City Right-of-Way without express approval from the Engineering Department. Applicant shall design any bioretention area or flow-through planters adjacent to the property line such that the facility and all foundations do not encroach within the City Right-of-Way or into an adjacent parcel.

Stormwater

32. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved development analyzing existing conditions and post-development conditions. ~~The study shall evaluate the capacity of the existing public storm drain along Eccles Avenue south of the project site and recommend any improvements necessary to accommodate runoff from the project and upstream tributary areas. The study shall evaluate the capacity of each storm drain main during a 25-year design storm.~~ Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. The study shall be submitted to the City Engineer for review and approval.
33. The Applicant shall design and construct, any on-site and off-site storm drainage improvements along said storm drain system as recommended by the approved storm drainage and hydraulic study at no cost to the city.
34. The development shall not increase ~~reduce~~ peak runoff ~~by 15%~~ based on a 25-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. The proposed storm drain system and runoff reduction information shall be included in the hydraulic study.
35. On-site storm drainage facilities shall be designed to accommodate runoff from a 10-year design storm. Initial time of concentration shall be 10 minutes. Precipitation shall be based on NOAA data for the site. On-site storm drain pipes shall be designed for open channel flow conditions and not be surcharged.

36. 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.
37. The private storm drain lines collecting stormwater from the bioretention areas in the adjacent railroad spur property shall not be allowed without an appropriate recorded easement for this purpose
38. 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.
39. The on-site private storm drainage system shall not be dedicated to the City for ownership or maintenance. The private 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. The Applicant shall submit a sewer capacity study to determine how the project impacts and capacity of the sanitary sewer system and recommend any improvements necessary to accommodate the flows from the development project. The study shall include an analysis of the sanitary sewer main on Eccles Avenue. Sanitary sewer mains shall not flow more than 2/3 full at peak wet weather flow. Please be sure to include all supporting calculations.
41. The Applicant shall design and construct, any on-site and off-site sanitary sewer improvements as recommended by the approved sewer capacity study at no cost to the city.
42. Applicant shall abandon all existing Sanitary Sewer Laterals serving the property to City Standards.
43. The Applicant shall install the new sewer laterals to City Standards including a cleanout in the sidewalk and a new wye connection or taptite connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.
44. Each on-site sanitary sewer manhole and cleanout shall be accessible to maintenance personnel and equipment via pathway or driveways as appropriate. Each maintenance structure shall be surrounded by a level pad of sufficient size to provide a safe work area.

Utilities

45. 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 [public](#) pedestrian walkway areas.
46. The Applicant shall coordinate with the California Water Service for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service.
47. 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

48. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
49. Prior to receiving a Certificate of Occupancy form the Building Division, the Applicant shall require its Civil Engineer to inspect the finished grading surrounding the building and to certify that it conforms to the approved site plan and that there is positive drainage away from the exterior of the building. The Applicant shall make any modifications to the grading, drainage, or other improvements required by the project engineer to conform to intent of his plans.
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. 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.

Grading

52. The Applicant shall provide documentation from a qualified [environmental consultant of compliance with all Environmental Measures Incorporated Into the Project regarding Site Remediation for Asbestos, Lead-Based Paints and Recognized Environmental Conditions as stated in the Final EIR for the 475 Eccles project](#)~~Industrial Hygienist that the project site is clear of all hazardous materials and groundwater to a level that is satisfactory to State and County Regulators prior to the issuance of a grading permit.~~

53. 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 Applicant's civil engineer and approved by the project geotechnical engineer. ([Supersedes COA C.6 attached to Resolution 94-2016](#))
54. The [Applicant shall comply with all dust control measures that are set forth in the Environmental Measures Incorporated Into the Project regarding "Air Quality and Green House Gas – Emission Reduction Measures" as stated in the Final EIR for the 475 Eccles project, or such equally protective dust control measures as are recommended pursuant to the Health Risk Assessment required by condition E.13 above](#)~~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 Applicant shall hire an environmental inspector at his/her expense to ensure compliance with those [measures](#)~~grading permit~~.
55. 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.
56. 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.
57. 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.
58. 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.
59. 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, [unless approved by the Chief Building Official](#).

60. 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.

C. FIRE PREVENTION DIVISION

1. Install underground piping for water based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
2. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
3. Install a fire pump per NFPA 20 and SSFFD requirements under separate fire plan check and permit.
4. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7.
5. Provide fire extinguishers in accordance with CFC Section 906. [\(Supersedes COA B.1.h attached to Resolution 94-2016\)](#)
6. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
7. Exterior doors and openings required by this California Fire Code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
8. All buildings four or more stories in height and all buildings classified as high-rise buildings by the California Building Code and Group I-2 occupancies having occupied floors located more than 75 feet (22,860mm) above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.7.

9. The location and accessibility of the fire command center shall be approved by the fire code official. The fire command center shall be located adjacent to an approved fire apparatus access road and be accessible directly from the exterior of the building.
10. The fire command center shall be not less than 200 square feet (19 m²) in area with a minimum dimension of 10 feet (3048 mm).
11. Provide an independent study or proof that the Emergency Radio Responder coverage in the building is adequate or install an Emergency Responder Radio Coverage system in accordance with Section 510 of the California Fire Code under separate fire plan check and permit.
12. Emergency power systems and standby power systems required by this code or the California Building Code shall comply with Sections 604.1.1 through 604.1.8.
13. Provide fire flow in accordance with California Fire Code Appendix B. [\(Supersedes COA B.1.1 attached to Resolution 94-2016\)](#)
14. Fire hydrants located on a public or private street, or onsite, shall have an unobstructed clearance of not less than 30 feet (15 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1.
15. A hydrant is required to be located within 100 feet of the Fire Department Connection (FDC) and on the same side of the street.
16. A blue reflective dot shall be placed in the middle of the roadway directly in front of each fire hydrant.
17. All buildings shall provide premise identification in accordance with CFC Section 505.1 and South San Francisco Municipal Code Section 15.48.050(h), 15.48.060 (e) and 15.48.070(h). [\(Supersedes COA B.1.n attached to Resolution 94-2016\)](#)
18. Provide Knox key boxes for each building/area with access keys to entry doors, electrical/mechanical rooms, elevators, gates and others to be determined. L or H occupancies will generally require a Knox vault instead of box. Provide Knox Key Switch for any electronic gates. [\(Supersedes COA B.1.o attached to Resolution 94-2016\)](#)
19. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection,

suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

D. WATER QUALITY CONTROL DIVISION

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

7. Trash enclosure shall be covered, contained and the floor shall slope to a central drain that discharges to a grease trap/interceptor and is connected to the sanitary sewer. Details of trash enclosure shall be clearly provided on plans.
8. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
9. If laboratories will be installed, a segregated non-pressurized lab waste line must collect all laboratory waste. Install a sample port on the lab waste line outside the building, which will be accessible at all times.
10. Submit specs on the sample port.
11. If a food service kitchen/ prep area is to be installed, it shall connect to a gravity grease interceptor at least 750 gallons (liquid capacity) in size. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
12. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchen (wash sinks, mop sinks, floor drains) and shown on plans.
13. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
14. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code. Remove Garbage Disposal(s) from plans.
15. Applicant will be required to pay a Sewer Capacity Fee (connection fee) based on SSF City Council-approved EDU calculation (involving anticipated flow, BOD and TSS calculations and including credits for previous site use). Based on the information received, the estimated Sewer Capacity Fee will be \$372,212.782, payable with the Building Permit. ([Supersedes COA E.16 attached to Resolution 94-2016](#))
16. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
17. Drains in parking garage (if applicable) must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.
18. Wherever feasible, install landscaping that minimizes irrigation runoff, promotes surface infiltration, minimizes use of pesticides and fertilizers and incorporates appropriate sustainable landscaping programs (such as Bay-Friendly Landscaping).

19. Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit (please see SMCWPPP C.3 Technical Guidance Manual at https://www.flowstobay.org/sites/default/files/C3TG5/SMCWPPP_C3TG%20V.5.0.pdf for guidance). The following items will be required;
20. Completed forms for Low Impact Development (C3-C6 Project Checklist). Forms must be on 8.5in X 11in paper and signed and wet stamped by a professional engineer. Calculations must be submitted with this package. **Forms can be found at <http://www.flowstobay.org/newdevelopment>.** A completed copy must also be emailed to andrew.wemmer@ssf.net.
21. Sign and have engineer wet stamp forms for Low Impact Development.
22. Submit flow calculations and related math for LID.
23. Complete Operation and Maintenance (O&M) agreements. Use attached forms for completing documents, as old forms are no longer sufficient. **Do not sign agreement, as the city will need to review prior to signature. Prepare packet and submit including a preferred return address for owner signature. Packet should also be mailed or emailed to:**
- Andrew Wemmer
City of SSF WQCP
195 Belle Air Road
South San Francisco, CA 94080
Andrew.wemmer@ssf.net
Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.
24. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
25. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:
- Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.

- b. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
- c. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
- d. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.
- e. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design to the maximum extent practicable. Examples of IPM principles and techniques include:
 - i. Select plants that are well adapted to soil conditions at the site.
 - ii. Select plants that are well adapted to sun and shade conditions at the site. In making these selections, consider future conditions when plants reach maturity, as well as seasonal changes.
 - iii. Provide irrigation appropriate to the water requirements of the selected plants.
 - iv. Select pest-resistant and disease-resistant plants.
 - v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
 - vi. Use “insectary” plants in the landscaping to attract and keep beneficial insects.

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

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

E. POLICE DEPARTMENT

1. The applicant shall install and maintain a system allowing first responders to enter into the building(s) by means of a code to be entered into a keypad or similar input device. A permanent code shall be issued to the Police Department. Physical keys or electronic access cards will not satisfy this requirement. Please note this is separate from the Fire Department’s “Knoxbox” requirement. This access must be provided at two entry points,

each on a different sides of the building to allow first responders a tactical advantage when entering.

2. The hardware design of any doorways shall prevent any doors from being secured in a closed position to either another door or a fixed object within four feet of any door by means of a rope, cable, chain, or similar item. This is to prevent malicious prevention of egress and/or ingress by building occupants or first responders.
3. All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale. ([Supersedes COA D.2.d.i attached to Resolution 94-2016](#))
4. All interior common and service areas, such as the garage, bicycle storage area, fire escapes, etc, shall be illuminated at all times with a white light source that is controlled by a tamperproof switch or a switch located in an inaccessible location to passers-by.
5. The landing at the lowest level of service staircases, such as those in the garage area or fire escapes, shall have some mechanism, such as fencing, to prevent access and prevent people from loitering or concealing themselves in that area.
6. Any exterior bicycle racks installed shall be of an inverted “U” design, or other design that allows two different locking points on each bicycle.
7. Any publicly accessible benches shall be of a design that prevents persons from lying on them, such as a center railing.
8. Any publicly accessible power outlets shall be of a design that prevents their access or use during those hours the business is normally closed.
9. Any publicly accessible raised edge surfaces, such as retaining walls, concrete benches, handrails or railings, shall be of a design that prevents or discourages skateboard use on those surfaces.
10. The mature height of all shrubbery shall be no higher than three feet, if so, it shall be maintained at a maximum height of three feet, and tree canopies shall be no lower than six feet above grade.
11. The applicant shall install and maintain a camera surveillance system that conforms to the minimum technical specifications of South San Francisco Municipal Code Chapter 8.66.050 Minimum technological standards, (Ord. 1515, 2016). The video surveillance

cameras will be used as a crime deterrent and assist with the identification and apprehension of criminals if a crime is committed on the property. Enough cameras shall be installed to provide adequate coverage for the intended space. Cameras shall be placed minimally in the following locations:

- All exterior entrances/exits
- Garage area (providing coverage to entire parking area)
- Bicycle storage area
- Main lobby of building
- Lobby of sales/leasing office
- Loading docks ([Supersedes COA D.2.i.i attached to Resolution 94-2016](#))

12. Any leasing of sales offices within the building shall be alarmed with a central station monitored silent intruder alarm system.

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