

DRAFT CONDITIONS OF APPROVAL
P18-0074: GPA18-0004, SP21-0003, RZ18-0003, DR18-0038, TDM21-0008, EIR18-0005,
AHA21-0001

124 AIRPORT BOULEVARD/100 PRODUCE AVENUE

(As recommended by City Staff on December 8, 2021)

PLANNING DIVISION REQUIREMENTS SHALL BE AS FOLLOWS:

GENERAL

1. The applicant shall comply with the Planning Division's standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects (attached to this document).
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by TCA Architects, dated November 23, 2021, and approved by the City Council in association with P18-0074 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 City Council approved plans, as amended by the conditions of approval, including the plans TCA Architects, dated November 23, 2021.
4. Prior to issuance of building permits, the applicant shall execute and record an Affordable Housing Agreement consistent with SSFMC Chapter 20.380, Inclusionary Housing Regulations for the sixty (60) affordable units provided at the low and median area income levels.
5. 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.
6. 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.
7. The proposed project has been reviewed by the Airport Land Use Commission on August 26, 2021 and by the Board of Directors of the City/County Association of Governments for San Mateo County on September 9, 2021. The proposed project was determined to be consistent with the applicable airport land use policies and criteria contained in the

Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, and are subject to the following conditions:

- a. Prior to issuance of a building permit, the project sponsor shall file Form 7460-1 with the FAA and provide to the City of South San Francisco an FAA “Determination of No Hazard”.
- b. The City of South San Francisco shall require that the project sponsor comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.

CONSTRUCTION

8. The applicant is responsible for maintaining site security prior to, and throughout the construction process. This includes installation of appropriate fencing, lighting, remote monitors, or on-site security personnel as needed.
9. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
10. During construction, the applicant shall provide parking for construction workers within the project parking structure when the Chief Building Official and Fire Marshal provide written approval.

DESIGN REVIEW / SITE PLANNING

11. All equipment (either roof, building, or ground-mounted) shall be screened from view through the use of integral architectural elements, such as enclosures or roof screens, and landscape screening or shall be incorporated inside the exterior building wall. Equipment enclosures and/or roof screens shall be painted to match the building. Prior to issuance of a building permit the applicant shall submit plans showing utility locations, stand-pipes, equipment enclosures, landscape screens, and/or roof screens for review and approval by the Chief Planner or designee.
12. Prior to issuance of any building or construction permits for landscaping improvements, the applicant shall submit final landscaping and irrigation plans for review and approval by the City’s Chief Planner. The plans shall include documentation of compliance with SSFMC Section 20.300.007, Landscaping.
13. 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.

- 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.
14. Prior to issuance of any building or construction permits, the applicant shall submit interim and final phasing plans and minor modifications to interim and final phasing plans for review and approval by the Chief Planner, City Engineer and Chief Building Official.
15. 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.
16. Prior to the issuance of building permits, the applicant shall incorporate the comments and recommendations of the Design Review Board from their meeting of September 15, 2020, and as listed below:
- a. The Board liked the revised architectural updates, articulation is much more interesting concept.
 - b. The architectural corner treatments are particularly a nice element.
 - c. The at grade pedestrian engagement updates are much appreciated.
 - d. Adding the dog park to the development is a nice added feature.
 - e. The Hanover team listened to the prior comments and addressed the DRB concerns.
 - f. The new design incorporated the existing and proposed changes, and it was a beneficial feature to see the before and after appearance.
 - g. There are six (6) night photos of the tunnel lighting. The upper right photo and the lower left & lower middle photos do not do as good job creating visibility for persons in the tunnel so focus on a well-lit tunnel.
 - h. In selecting the final design, consider the ultimate visibility for safety and to ease the decision for anyone walking into and through the tunnel.
 - i. Change the London Plane Tree from the parent *Platanus x acerifolia* to the variety *Platanus acerifolia* 'Columbia' which is more mildew resistant in SSF.
 - j. Applicant to return with a Master Sign Program for the campus.

17. Landscaped areas in the project area may contain trees defined as protected by the South San Francisco Tree Preservation Ordinance, Title 13, Chapter 13.30. Any removal or pruning of protected trees shall comply with the Tree Preservation Ordinance, and applicant shall obtain a permit for any tree removals or alterations of protected trees, and avoid tree roots during trenching for utilities.
18. 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.
19. All landscaping installed within the public right-of-way shall be maintained by the property owner.
20. 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.
21. Demolition of any existing structures on site will require demolition permits.
22. Prior to proceeding with exterior cladding construction, the applicant shall provide a full-scale mockup of a section of exterior wall that shows the cladding materials and finishes, windows, trim, and any other architectural features of the building to fully illustrate building fenestration, subject to site inspection and approval by Planning Division staff.
23. 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.
24. Permanent project signage is not included in project entitlements. Prior to installation of any project signage, the applicant shall submit an appropriate sign application per Chapter 20.360 of the Zoning Ordinance for review and approval.

TRANSPORTATION / PARKING

25. 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.

26. The applicant has prepared and submitted a Preliminary TDM Plan. In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan for review and approval by the Chief Planner.
- d) 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 April 21, 2020.
 - e) 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 a minimum of 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 minimum 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.
 - f) 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 \$1,760, and is updated by the City Council on an annual basis.
 - g) The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments.
27. Any tandem parking spaces shall be assigned to the same unit.
28. Residential parking areas shall be secure, with access provided via key card or fob.
29. Provide clear signage on site for residential, commercial, and visitor parking areas to help direct vehicle traffic.
30. Per SSFMC 20.280.006.G (Unbundling Parking from Residential Uses), parking in excess of one space per unit may be sold or rented separately from the residential unit. For apartment developments, 50 percent of the required parking may be unbundled. All spaces shall be reserved for residential tenants and authorized guests within the development. Parking for the proposed affordable housing units shall be provided at no additional cost. This condition shall be incorporated into the Affordable Housing Agreement.
31. Once construction of an associated parking structure is complete, construction-related parking should be prioritized within the structure.

ENVIRONMENTAL MITIGATION MEASURES / CEQA

1. The applicant shall implement and comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Sustainable Communities Environmental Assessment – Initial Study (**EIR18-0005**).

CLIMATE ACTION PLAN

1. 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:
 - (i) Install conduit to accommodate wiring for solar.
 - (ii) Use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
 - (iii) Implement the Water Efficient Landscape Ordinance, by undertaking the following:
 - (a) Establish a variable-speed pump exchange for water features;
 - (b) Restrict hours of irrigation to occur between 3:00 AM and two hours after sunrise;
 - (c) Install irrigation controllers with rain sensors;
 - (d) Landscape with native, water-efficient plants;
 - (e) Install drip irrigation systems; and
 - (f) Reduce impervious surfaces to the maximum extent practical.

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.****

1. Applicant agrees to participate in the yet to be formed South San Francisco Industrial Area Community Facilities District (IA-CFD) at an annual tax rate of no more than \$0.25 per gross project square foot on the 124 Airport Boulevard/100 Produce Avenue project. In the event an IA-CFD is not formed, and the project is completed, the Applicant agrees to contribute the equivalent of an annual community benefit fee of no more than \$0.25 per gross project square foot on the 124 Airport Boulevard/100 Produce Avenue project for a term of 30 years. Such payment can be made on an annual basis, beginning in the first year following the project receiving its certificate of occupancy, or be pre-paid as mutually agreed upon by the Applicant and the City of South San Francisco.
2. **CHILDCARE FEE:** Prior final inspection for residential projects, 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 approved by City Council on MONTH XX, 2021 the childcare impact fee estimate for the project is:

Residential Childcare Fee: \$1,938/unit x 480 units = \$930,240

3. PARK FEES: Prior to final inspection for residential projects, 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 and approved by City Council on MONTH XX, 2021, the park fee estimate for the project is:

Residential uses (50+ Units): \$15,660.08/unit x 480 units = \$7,516,838.40

Administration Fee (per Application): \$700

4. BICYCLE AND PEDESTRIAN FEE: Prior to final inspection for residential projects, the applicant shall pay applicable bicycle and pedestrian impact fees in accordance with South San Francisco Municipal Code Chapter 8.68, based on the formulas in Table 8.68.060(a) Bicycle and Pedestrian Improvements Formula.

Based on the plans approved by City Council on MONTH XX, 2021, the bicycle and pedestrian impact fee estimate for the project is:

Residential Uses (Multi-Family): \$170/unit x 480 units = \$81,600.00

5. PUBLIC SAFETY IMPACT FEE: Prior to final inspection for the development, the applicant shall pay applicable Public Safety Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.75. Based on the plans approved by the Planning Commission on MONTH XX, 2021, the Public Safety Impact Fee for the project is:

Residential Uses (18+ du/ac): \$589.46/unit x 480 units = \$282,940.80

6. SCHOOL DISTRICT FEE: Prior to the issuance of a building permit for residential projects, the City shall require proof of payment of this fee to SSFUSD. Based on the plans reviewed and approved by City Council on MONTH XX, 2021, the school district fee estimate for the project is:

Residential Uses: \$3.79/sq ft x 406,889 sq ft = \$1,542,109.31

7. The Sewer Capacity Charge shall be imposed and paid prior to issuance of a building permit for the residential portion of the project. For the commercial portion of the project, the Sewer Capacity Charge shall be imposed and paid prior to issuance of a building permit, except that the Water Quality Control Plant Superintendent, or designee, may allow for

payment at a later date, provided that in no case shall a final certificate of occupancy be issued prior to payment of the applicable Sewer Capacity Charge. Please refer to the conditions described below from the Water Quality Department and staff contact regarding this fee.

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

Entitlement and Permit Status

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

Lighting, Signs, and Trash Areas

8. All exterior lights shall be installed in such a manner that is consistent with SSFMC

Chapter 20.300 (Lot and Development Standards), and there shall be no illumination on adjacent properties or streets which might be considered either objectionable by adjacent property owners or hazardous to motorists.

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

Landscaping, Construction, & Utilities

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

Parking Areas, Screening, & Drainage

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

Public Safety

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

Planning Division Staff Contact: Christopher Espiritu (650) 877-8535 or Christopher.Espiritu@ssf.net

ENGINEERING DIVISION

The Conditions for Approval are based on the set of entitlement plans for the PS Business Parks dated March 25, 2020 including the Civil Plans by BKF dated March 13, 2020 for permit number (P18-0074); including supplemental documents.

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 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.

8. For any proposed improvements and/or construction within the vicinity of the existing Kindermorgen Jet Fuel Pipeline, the applicant shall obtain approval from the owner/Kindermorgen prior to starting any proposed work.

Plan Submittal

9. 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:
10. 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).
11. 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:
12. Cover, Notes, Existing Conditions, Grading Plans, Storm Drain Plans, Stormwater Control Plan, and Erosion Control Plan.
13. 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:
14. Civil Plans, Landscape Plans, and Joint Trench Plans.
15. 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.
16. All Civil improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
17. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

Mapping

18. The Applicant shall dedicate to the City a Pedestrian Access Easement along those portions of the sidewalk on San Mateo Avenue that are not located within the public Right-of-way.
19. Prior to the issuance of a building permit for Site 2, the Applicant shall relocate the existing 24" City owned storm drain located on Site 2 and dedicate a new Storm Drain Easement to the City. The City will quitclaim the existing storm drain easement on Site 2 to the Applicant once the relocated storm drain and new Storm Drain Easement is accepted by the City.
20. The applicant shall dedicate a 20 foot wide Emergency Vehicle Access easement on Site 2.
21. Prior to Building Permit issuance, the applicant shall provide documentation that the existing PG&E easement on Site 1 has been quitclaimed.
22. Prior to Building Permit issuance, all applicable mapping shall be recorded with the San Mateo County Clerk Recorder's Office.
23. Applicant shall submit all documents required for review of any mapping application.
24. 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.
25. Applicant shall pay for all Engineering Division deposits and fees for any mapping application prior to review.
26. The applicant shall clearly show all existing easements on the improvement plans.

Right-of-Way

27. 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.
28. 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.

29. Applicant shall reconstruct all curb, gutter, sidewalks, curb ramps, and driveways, along the San Mateo Avenue, Airport Boulevard, and Produce Avenue 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.
30. The Applicant shall install new City Standard streetlights along the San Mateo Avenue, Airport Boulevard, and Produce Avenue frontages of the subject property.
31. The Applicant shall remove and replace the existing raised median island located on San Mateo Avenue to accommodate a left turn pocket for southbound traffic on San Mateo Avenue into Site 2. The hardscape finish material of the median island shall be approved by the City Engineer.
32. The Applicant shall rehabilitate the pavement on San Mateo Avenue (curb to curb) from the intersection of Produce Avenue to the Colma Creek bridge and along the project fronting roadways on Airport Boulevard and Produce Avenue (curb to median) continuous through the intersection 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 at the time of Encroachment Permit submittal and review 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.
33. The Applicant shall stripe a center median island on San Mateo Avenue and provide for a left turn pocket for northbound traffic into Site 1.
34. The Applicant shall restore the pavement after any lateral trenches. The pavement restoration shall include a Tee cut to extend the new pavement beyond the trench the same distance as the width of the trench or a minimum of 2 feet, whichever is greater.
35. 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.
36. 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 San Mateo Avenue, Airport Boulevard, and Produce 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.
37. 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.

38. 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.
39. Prior to the issuance of the Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on San Mateo Avenue, Airport Boulevard, and Produce Avenue and/or any area of work that will obstruct the existing pedestrian walkways.
40. 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.
41. 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.
42. At the intersection of Airport Boulevard, San Mateo Avenue, and Produce Avenue, Applicant shall perform the following to bring the intersection up to City standards:
 - a. Replace signal heads and pedestrian heads for the northwest and southwest signal poles.
 - b. Replace signal cabinet to be a 350i ATC Cabinet.
 - c. Replace camera detection system with Iteris Next camera detection systems.
 - d. Install audible push button POLARA system.
 - e. Install LED street name signs for South Airport Boulevard, Produce Avenue, and San Mateo Avenue.
 - f. Install Opticom Preemption systems for approaches that do not have an existing system.
43. The Applicant shall implement and comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Sustainable Communities Environmental Assessment – Initial Study (EIR18-0005).

Stormwater

44. 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 outfall to Colma Creek and the relocated 24" City owned storm drain 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 5 minutes. Precipitation shall be based on NOAA data for the site. The study shall be submitted to the City Engineer for review and approval. The intent of the study is to demonstrate that the relocated storm drain will have sufficient capacity for all tributary flows to it. Alternatively, the study may show that the relocated main has equal or greater capacity and demonstrate the pre and post-development flows of the project.

45. 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.
46. The Applicant shall verify the relocated 24" storm drain pipe capacity is greater than or equal to the existing 24" storm drain pipe located on Parcel 2.
47. The Applicant shall provide cross sections or other details to sufficiently demonstrate that the relocated 24" City Storm Drain will be outside the zone of influence of the proposed building foundation.
48. On the Building Permit Submittals, the Applicant shall provide plan and profiles of the relocated storm drain main from the upstream connection to the Colma Creek.
49. The development shall maintain existing peak runoff or reduce peak runoff based on a 25-year design storm. Initial time of concentration shall be 5 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.
50. On-site private 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. The on-site storm drainage system shall connect to the existing public storm drain system located on San Mateo Avenue and/or the public storm drain main crossing the site.
51. 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.
52. 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.
53. 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

54. The Applicant shall submit a sewer capacity study to determine how the project impacts the 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 San Mateo Avenue. Sanitary sewer mains shall not exceed $d/D = 0.9$ at peak wet weather flow. Please be sure to include all supporting calculations.

55. 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.
56. Applicant shall abandon all existing Sanitary Sewer Laterals serving the property to City Standards.
57. 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. The new sewer lateral for Site 2 shall include the portion of the lateral crossing San Mateo Avenue to the existing manhole at the City sewer main.
58. 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

59. All gravity utility crossings shall be potholed, verified, and shown on the plans prior to building permit submittals.
60. 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.
61. 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.
62. The Applicant shall install fire hydrants at the locations specified by the Fire Marshal. Installation shall be in accordance with City Standards as administered by the Fire Marshall.

On-site Improvements

63. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
64. 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.
65. 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.

66. 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.
67. The Applicant shall ensure all proposed trees and planting locations within the new proposed stormdrain easement on Site 2 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.

Grading

68. The Applicant shall provide documentation from a qualified 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.
69. 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.
70. 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 Applicant shall hire an environmental inspector at his/her expense to ensure compliance with the grading permit.
71. 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.
72. 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.
73. 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.
74. 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.
75. 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.
76. 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 Division Staff Contact: Maurice Kaufman, WC3, at (650) 754-6353

FIRE DEPARTMENT CONDITIONS

1. Install fire sprinkler system per NFPA 13/SSFFD requirements under separate fire plan check and permit for overhead fire sprinkler system. Install a standpipe system per NFPA 14/SSFFD requirements.
2. Install a fire alarm system per NFPA 72 and SSFFD requirements under a separate fire plan check and permit.
3. Install underground piping for water based fire protection systems per NFPA 24 and SSFFD requirements under separate fire plan check and permit.
4. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
5. If required, install a fire pump per NFPA 20 and SSFFD requirements under separate fire plan check and permit.
6. 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
7. Provide fire extinguishers in accordance with CFC Section 906
8. All Non parking space curbs to be painted red to local Fire Code Specifications
9. Access road shall have all weather driving capabilities and support the imposed load of 75,000 pounds.
10. Any access roads shall extend to within 150 feet of any part of the exterior wall of the first story and at least on exterior door within 50 feet of the access road that can be opened from the outside that provides access to the interior of the building. If the project cannot meet the requirements noted above and if access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or similar conditions, the AHJ (SSF Fire Department) shall be authorized to require additional fire protection features to be determined at a later date.

11. 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.
12. 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.
13. 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.
14. 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.
15. Buildings four or more stories in height, but not classified as a high-rise by the California Building Code, the fire command center shall be a minimum of 96 square feet with a minimum dimension of eight feet.
16. 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.
17. An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors beginning with the second level below the last intake and ending with the floor above the discharge. Chute sprinklers shall be accessible for servicing.

18. 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.
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.
20. Provide fire flow in accordance with California Fire Code Appendix B.
21. Provide fire hydrants; location, fire flow, and quantity to be determined.
22. 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
23. A hydrant is required to be located within 100 feet of the Fire Department Connection (FDC) and on the same side of the street.
24. A blue reflective dot shall be placed in the middle of the roadway directly in front of each fire hydrant.
25. 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).
26. 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.
27. At least one elevator shall be sized for a gurney the minimum size shall be in accordance with the CFC.
28. This new residential construction will be assessed a recently adopted Public Safety Impact Fee. The amounts for high density are \$168.90 per unit for the Police Department and \$394.10 per unit for the Fire Department.

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

Fire Department Staff Contact: Craig Lustenberger, Fire Marshall, at (650) 829-6645

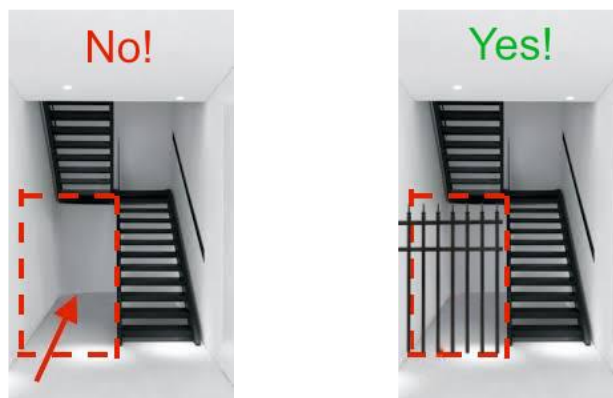
POLICE DEPARTMENT CONDITIONS

All construction must conform to South San Francisco Municipal Code Chapter 15.48.050 Minimum security standards for multiple-family dwellings, (Ord. 1477 § 1A, 2013; Ord. 1166 § 1, 1995)

15.48.85 Additional Security Measures May Be Required

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

1. The applicant shall install and maintain a system allowing first responders to enter into the building(s) by means of a code to be entered into a keypad or similar input device. The keypad/device should be located at the main entrance and an additional keypad/device located at an additional, but separate entrance, for a total of two different entrances for first responders. 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.
2. Any exterior double door entrances shall only have one exterior handle, which should be on the right door (from a person's perspective from the outside). This is to prevent the malicious locking/chaining of the doors from the outside. This requirement shall also apply to interior double doors to shared common areas. The interior opening mechanism for the aforementioned doors shall be of a design that prevents the same malicious locking/chaining.
3. All exterior doorways shall be illuminated during darkness by a white light source that has full cut-off and is of pedestrian scale.
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. 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 applicant shall install and maintain a camera surveillance system that conforms to the technical specifications of South San Francisco Municipal Code Chapter 8.66.050, Minimum technological standards, (Ord. 1515, 2016). The video surveillance cameras will be used as a crime deterrent and assist with the identification and apprehension of criminals if a crime is committed on the property. Enough cameras shall be installed to provide adequate coverage for the intended space. Cameras shall be placed minimally in the following locations:
 - All exterior entrances/exits
 - Garage area (to provide coverage for the entire parking area)
 - Bicycle storage area
 - Main lobby of building
 - Lobby of sales/leasing office
 - Loading docks
9. Any leasing of sales offices within the building shall be alarmed with a central station monitored silent intruder alarm system.
10. Any exterior benches accessible to the public shall have center armrests to prevent persons from lying down on them.

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

Police Department Staff Contact: Sergeant Michael Rudis at (650) 877-8927 or at mike.rudis@ssf.net.

WATER QUALITY CONTROL DIVISION CONDITIONS

APPROVED WITH 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. After 7/1/19, Demolition Projects must complete a **PCBs Screening Assessment Form** (attached and available in Building Division). If screening determines the building is an applicable structure, the Protocol for Evaluating PCBs-Containing Materials before Building Demolition shall be followed.
5. **As site falls in a Moderate Trash Generation area per South San Francisco's ATTACHED Trash Generation Map** (<http://www.flowstobay.org/content/municipal-trash-generation-maps>), determined by the Water Quality Control Division:
 - Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.
 - At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
 - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
 - A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*
6. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
7. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.

8. Trash enclosure shall be covered, 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.
9. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
10. 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 \$1,380,351.54, payable with the Building Permit.**
11. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
12. 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.
13. **Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit (please see SMCWPPP C.3 Regulated Projects Guide at <https://www.flowstobay.org/newdevelopment> for guidance). The following items will be required;**
14. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment for all of the project's impervious areas. In-lieu of on-site treatment, applicants seeking **Special Project Status** exemption to Low Impact Development for C.3 treatment may install LID treatment within the Right-of-Way. If Applicant chooses to treat any of their Project's impervious areas within the ROW, Applicant shall size the treatment measures to treat both the Project's impervious areas and the ROW. The ROW area to be treated shall be from the property line to the street centerline or crown whichever is a greater distance along the entire project frontage. Sizing and design shall conform to the San Mateo Countywide Water Pollution Prevention Program design templates and technical guidance and be approved by the Water Quality Control Plant and the Engineering Division. Applicant shall maintain all treatment measures required by the project and enter into a Stormwater Treatment Measure Maintenance Agreement with the City.
15. Completed attached forms for Low Impact Development (C3-C6 Project Checklist).
Forms must be on 8.5in X 11in paper and signed and wet stamped by a professional engineer. Calculations must be submitted with this package.
Use attached forms for completing documents, as old forms are no longer sufficient
Forms can also be found at <http://www.flowstobay.org/newdevelopment>
A completed copy must also be emailed to [andrew.wemmer @ssf.net](mailto:andrew.wemmer@ssf.net)
16. Sign and have engineer wet stamp forms for Low Impact Development.

17. Submit flow calculations and related math for LID.
18. Complete attached Operation and Maintenance (O&M) agreements.
Use attached forms for completing documents, as old forms are no longer sufficient
Do not sign agreement, as the city will need to review prior to signature. Prepare packet and submit including a preferred return address for owner signature.
Packet should also be mailed or emailed to:
Andrew Wemmer
City of SSF WQCP
195 Belle Air Road
South San Francisco, CA 94080
Andrew.wemmer@ssf.net
Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.
19. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
20. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:
 - a. Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
 - b. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - c. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
 - d. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.
 - e. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design to the maximum extent practicable. Examples of IPM principles and techniques include:
 - i. Select plants that are well adapted to soil conditions at the site.

- ii. Select plants that are well adapted to sun and shade conditions at the site. In making these selections, consider future conditions when plants reach maturity, as well as seasonal changes.
 - iii. Provide irrigation appropriate to the water requirements of the selected plants.
 - iv. Select pest-resistant and disease-resistant plants.
 - v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
 - vi. Use “insectary” plants in the landscaping to attract and keep beneficial insects.
21. A SWPPP must be submitted (if > 1 acre). Drawings must note that erosion control shall be in effect all year long.
22. A copy of the state approved NOI must be submitted (if > 1 acre).

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

PARKS & RECREATION DEPARTMENT COMMENTS

1. Park acquisition and park construction fees shall apply to this project. To obtain fee estimates, please refer to Planning’s Development Fee schedule

“SOUTH SAN FRANCISCO SCAVANGER” COMMENTS (WASTE MANAGEMENT):

1. Contact Susan Kennedy at the South San Francisco Scavenger Co. at susan@ssfscavenger.com or (650) 589-4020 to submit trash enclosure plans, and to obtain any additional requirements or service information.