

DRAFT CONDITIONS OF APPROVAL

P20-0064: GPA20-0002, ZA20-0002, UP20-0008, DR20-0027, TDM20-0010, PM22-0003 & ND21-0001

121 E GRAND AVE R&D PROJECT

(As recommended by Planning Commission on August 18, 2022)

The term “applicant”, “developer”, “project owner” or “project sponsor” used hereinafter shall have the same meaning- the applicant for the 121 E. Grand Avenue project or the property/project owner if different from applicant.

A. Planning Division requirements shall be as follows:

General

1. The applicant shall comply with the Planning Divisions standard Conditions and Limitations for Commercial, Industrial, Mixed-Use and Multi-Family Residential Projects.
2. The project shall be constructed and operated substantially as indicated on the plan set prepared by Skidmore Owings & Merrill, LLP (SOM), dated May 2, 2022 and approved by Planning Commission in association with P20-0064 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City’s Chief Planner.
3. The construction drawings shall comply with the Planning Commission approved plans, as amended by the conditions of approval, including the plans prepared by SOM, dated May 2, 2022.
4. Prior to issuance of any building or construction permits for the construction of public improvements, the final design for all public improvements shall be reviewed and approved by the City Engineer and Chief Planner.
5. Prior to issuance of any building or construction permits for grading improvements, the applicant shall submit final grading plans for review and approval by the City Engineer and Chief Planner.
6. The applicant shall include real estate disclosures in leases disclosing the presence of an airport within two miles of the property, as outlined in SFO ALUCP Policy IP-1.
7. Prior to issuance of any building permits, the applicant shall clearly document that all structures, including appurtenances, will be constructed below the heights shown on the SFO critical aeronautical surfaces map (SFO ALUCP Exhibit IV-17).
8. Prior to issuance of any building permits, the applicant shall file Form 7460-1 with the Federal Aviation Administration (FAA) and provide to the Chief Planner an FAA “Determination of No Hazard” for each structure.
9. Any modification to the approved plans shall be subject to SSFMC Section 20.450.012 (“Modification”), whereby the Chief Planner may approve minor changes. All exterior design modifications, including any and all utilities, shall be presented to the Chief Planner for a determination.
10. The Final Parcel Map shall comply with all applicable requirements of SSFMC Title 19 (Subdivisions) and Title 20 (Zoning Ordinance), to be reviewed and filed by the Engineering Division.

11. The Project Sponsor shall landscape Grand Avenue Overpass with trees to be approved by the Department of Parks and Recreation. The plantings shall be coterminous with the fence replacement condition levied by the Engineering Division. This area is approximately 1,140 linear feet from the Project frontage at the Grand Avenue Overpass to Dubuque Avenue.
12. The following conditions levied by the Federal Aviation Administration shall be complied with prior to issuance of a certificate of occupancy by the Building Division.
 - a. The structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4, 5 (Red) and 15. As soon as the normal operation is restored, notify the same number.
 - b. An FAA Form 7460-2, Notice of Actual Construction or Alteration is required to be e-filed within five days after the construction reaches its greatest height (7460-2, Part 2).
 - c. Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, shall be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. This requirement shall be included in the Codes, Covenants and Restrictions (CC&Rs) or a similar building management and operating document thereto. A copy of this document shall be provided to the Planning Division for review and approval. The document may be forwarded to the City Attorney for review and approval.
13. The Project Sponsor shall comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.
14. A portion of the retaining wall to be reconstructed for the Grand Avenue Overpass is visible from the interior of Level 2. Prior to issuance of building permits Project Sponsor shall provide an illustration showing this visible area and decorative treatments to this area as viewed from inside the tower at Level 2 for Chief Planner review and approval. The Chief may forward the design to the Design Review Board at his/her discretion.

Construction

15. 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.
16. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
17. 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

18. 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.

19. 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.
20. 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
21. 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.
22. 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.
23. Prior to issuance of any building or construction permits, the developer shall revise the development plans to address the following Design Review Board comments, subject to review and approval by the Chief Planner or designee:
 - a. The Board preferred Scheme 1 for the proposed façade and Single Ramp Option 2: Site Midpoint for the ramp option.
 - b. Carpinus Betula does not grow well in windy conditions, be aware of the Venturi effect in the site planning.
 - c. Consider Ginkgo Autumn Gold at this location.
24. Modifications to the landscape plan, including the selection of alternative plantings, shall be reviewed, and approved by the Chief Planner. The Chief may refer the landscape plan to the Design Review Board. The landscape palette shall reflect survivable large specimen trees along the East Grand Avenue Street frontage.
25. The project shall include at a minimum a mural in the lobby visible from Confluence Plaza and the street; a sculpture in Confluence Plaza; a mural along the elevation of East Access Plaza that does not propose glazing; and the Sky Oculus as shown in the Wind Canopy cantilever over Arrival Plaza. Project Sponsor shall keep the Chief Planner apprised of the progress and design of the art. The Chief Planner may refer the selections to the Design Review Board for review.
26. 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.

27. All landscaping installed within the public right-of-way shall be maintained by the property owner.
28. 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.
29. Demolition of any existing structures on site will require demolition permits.
30. Prior to proceeding with exterior construction, the applicant shall provide a full-scale mockup of a section of exterior wall that shows the cladding materials and finishes, windows, trim, and any other architectural features of the building to fully illustrate building fenestration, subject to site inspection and approval by Planning Division staff.
31. 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.
32. Noise levels from the activity, property, or any equipment on site shall comply with the performance standards of South San Francisco Municipal Code Chapter 8.32. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Code Enforcement Division and the Planning Division.

Transportation / Parking

33. 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.
34. The applicant has prepared and submitted a draft Preliminary TDM Plan. In accordance with South San Francisco Municipal Code Chapter 20.400, Transportation Demand Management, prior to issuance of a building permit the applicant shall submit a Final TDM Plan for review and approval by the Chief Planner.
 - a. The Final TDM Plan shall include all mandatory elements included in the Ordinance and shall substantially reflect the Preliminary TDM Plan prepared by TDM Specialists, Inc. The Plan shall be designed to ultimately achieve a goal of 47.5% alternative mode usage by employees within the Project.
 - b. The Final TDM Plan shall outline the required process for on-going monitoring, including annual surveys. The initial annual survey will be submitted one (1) year after the granting of a certificate of occupancy. The initial annual survey shall either: (1) state that the applicable property has achieved 47.5% 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 47.5% 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 47.5% alternative mode usage.

- c. The applicant shall be required to reimburse the City for program costs associated with monitoring and enforcing the TDM Program on an annual basis. The annual monitoring fee is \$1,848.00 and is updated by the City Council on an annual basis. The monitoring fee for the Project's first year of operation is due to the City prior to the project receiving a Certificate of Occupancy.
 - d. The Final TDM plan shall be subject to review and approval by the San Mateo City/County Association of Governments. The property owner shall ensure compliance with the San Mateo County Congestion Management Program Land Use Implementation Policy (C/CAG TDM Policy). Specifically, the property owner shall ensure that the measures identified in the approved C/CAG TDM Checklist are implemented over the life of the project, and that the property owner and tenants acknowledge the requirement to participate in the periodic monitoring and reporting requirements identified in the C/CAG TDM Policy. Accordingly, it is recommended that the property owner and/or developer clearly identify these TDM provisions and responsibilities in any sales and/or lease or sublease transactions.
35. No signs are included in this permit application. Prior to installation of any signage, the applicant shall submit a comprehensive Master Sign Program for appropriate review and approval by the Chief Planner or designee.
 36. All parking areas are to be maintained free and clear of litter and storage and shall remain clear for parking at all times. No outdoor storage of materials is allowed.
 37. Between the hours of 12:00AM and 6:00AM, truck idling shall be prohibited for periods longer than 5 minutes.

Environmental Mitigation Measures / CEQA

38. The applicant shall comply with all applicable mitigation measures outlined in the Mitigation Monitoring and Reporting Program (MMRP) for the Initial Study / Mitigated Negative Declaration (ND21-0001).
39. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment on-site. All stormwater runoff shall be treated prior to discharge to the City Right-of-Way or City storm drain system. 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. Exemptions from C.3 requirements must be demonstrated based on the exemptions and exclusions allowed by the San Mateo Countywide Water Pollution Prevention Program C.3 Stormwater Technical Guidance. Applicant shall maintain all treatment measures required by the project and enter into a Stormwater Treatment Measure Maintenance Agreement with the City.
40. Project Sponsor shall comply with County of San Mateo Department of Public Works Utilities-Flood Control-Watershed Protection (District) requirements identified by Mark Chow Principal Civil Engineer, August 1, 2022.
 - a. The Project Sponsor shall demonstrate that post development discharge rate from the site does not exceed the existing rate prior to development. A drainage analysis and calculations showing existing and future discharge rates shall be submitted for review by the District. Should it be determined that the future discharge rate exceeds the existing rate, an on-site storm water detention system which would release surface runoff at a rate comparable to the existing flow rate of the site shall be designed and incorporated into the project.

- b. The District advocates trash management measures be incorporated into the Project's design elements of the storm drain system and appurtenances to keep trash out of the creek. The Project Sponsor shall maintain collecting devices and storm drain inlets.

Climate Action Plan

- 41. Prior to issuance of any building permits for vertical construction, the developer shall include in the development plans the following Climate Action Plan requirements, subject to review and approval by the Chief Planner or designee:
 - a. Electric Vehicle Charging Installations Measure 2.1, Action 5: Require new large-scale nonresidential developments to provide conduit for future electric vehicle charging installations, and encourage the installation of conduits or electric vehicle charging stations for all new development.
 - b. Heat Island Reductions Measure 3.4, Action 1: Encourage the use of high-albedo surfaces and technologies as appropriate, as identified in the voluntary CALGreen standards.
 - c. Alternative Energy Facilities Measure 4.1, Action 2: Require the construction of any new nonresidential conditioned space of 5,000 square feet or more, or the conversion of unconditioned space 5,000 square feet or more, to comply with one of the following standards:
 - i. Meet a minimum of 50% of modeled building electricity needs with on-site renewable energy sources. To calculate 50% of building electricity needs for the new conditioned space, the applicant shall calculate building electricity use as part of the Title 24 compliance process. Total electricity use shall include total use for the new conditioned space excluding process energy.
 - ii. Participate in a power purchase agreement to offset a minimum of 50% of modeled building electricity use. Building electricity use shall be calculated using the method identified above.
 - iii. Comply with CALGreen Tier 2 energy efficiency requirements to exceed mandatory energy efficiency requirements by 20% or more. For additions to existing development of 5,000 square feet or more, CALGreen Tier 2 shall be calculated as part of the Title 24 compliance process. Existing building space already permitted shall not be subject to CALGreen Tier 2 requirements.
 - d. Solar Wiring Installation Measure 4.1, Action 3: Require all new development to install conduit to accommodate wiring for solar.
 - e. Water Demand Reduction Measure 6.1, Action 2: Revitalize implementation and enforcement of the Water Efficient Landscape Ordinance by undertaking the following:
 - i. Establishing a variable-speed pump exchange for water features
 - ii. Restricting hours of irrigation to occur between 3:00 a.m. and two hours after sunrise
 - iii. Install irrigation controllers with rains sensors
 - iv. Landscape with native, water-efficient plants
 - v. Install drip irrigation systems
 - vi. 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.****

42. Childcare Fee for Residential. Prior to final inspection for residential uses, and prior to issuance of a building permit for non-residential uses in accordance with South San Francisco Municipal Code Chapter 20.310. This fee is subject to annual adjustment. Based on the plans reviewed and approved by the City Council on [Insert Date], the childcare impact fee estimate for the project is:

Office/R&D Childcare Fee: $\$1.32/\text{sf} \times 884,655\text{sf} = \$1,167,744.60$

43. Park Fees. Prior to final inspection for residential uses, and prior to issuance of a building permit for non-residential uses, 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 the City Council on [Insert Date], the park fee estimate for the project is:

Office/R&D: $\$3.10/\text{sf} \times 884,655\text{sf} = \$2,742,430.50$

44. Citywide Transportation Fee. Prior to final inspection for residential uses, and prior to issuance of a building permit for non-residential uses, the applicant shall pay applicable transportation impact fees in accordance with South San Francisco Municipal Code Chapter 8.73. The fee is subject to annual adjustment. Based on the plans reviewed and approved by the City Council on [Insert Date], the citywide transportation impact fee estimate for the project is:

Office/R&D: $\$30.52/\text{sf} \times 884,655\text{sf} = \$26,999,670.60$

45. Commercial Linkage fee. Prior to issuance of the first building permit, the applicant shall pay the applicable commercial linkage fee in accordance with South San Francisco Municipal Code Chapter 8.69, based on the current fee for each applicable land use category. The fee shall be calculated based on the fee schedule in effect at the time the building permit is issued. Based on the plans reviewed and approved by the City Council on [Insert Date], the commercial linkage fee estimate for the project is:

Office/R&D: $\$16.55/\text{sf} \times 884,655\text{sf} = \$14,641,040.20$

46. Public Safety Impact Fee. Prior to final inspection for residential uses, and prior to issuance of a building permit for non-residential uses, the applicant shall pay applicable Public Safety Impact Fees in accordance with South San Francisco Municipal Code Chapter 8.75. Based on the plans reviewed and approved by the City Council on [Insert Date], the public safety impact fee estimate for the project is:

Office/R&D: $\$1.15/\text{sf} \times 884,655\text{sf} = \$1,017,353.25$

47. Library Impact Fee. Prior to final inspection for residential uses and prior to issuance of the certificate of occupancy for non-residential uses in the development, the applicant shall pay applicable Library Impact Fee in accordance with South San Francisco Municipal Code Chapter 8.74. Based on the plans reviewed and approved by the City Council on [Insert Date], the library impact fee estimate for the project is:

Office/R&D: \$0.13/sf x 884,655sf = \$115,005.15

48. **Public Art Requirement.** All non-residential development is subject to the Public Art Requirement, per South San Francisco Municipal Code Chapter 8.76. The public art requirement for this project shall be satisfied by providing qualifying public art, as defined in South San Francisco Municipal Code Chapter 8.76 and reviewed and approved by the Cultural Arts Commission or designee, with a value equal to not less than 1% of construction costs for acquisition and installation of public art on the project site; or electing to make a public art contribution payment in an amount not less than 0.5% of construction costs into the public art fund. The in-lieu contribution payment shall be made prior to the issuance of a building permit.

Community Benefits Agreement

In order to capture the proposed community benefits, the proposal is memorialized in the Conditions of Approval. Timing of any proposed payments are listed.

1. Direct Funding Contribution.

The Applicant will provide a direct contribution to the City in the amount of \$10,000,000. The Applicant would intend that these funds be utilized at the City's discretion to complete capital improvement projects within the City of South San Francisco. The Applicant will deposit \$6,000,000 with the City prior to the issuance of building permits. The remaining \$4,000,000 will be deposited with the City prior to the issuance of a Certificate of Occupancy. It is anticipated that a significant portion of this contribution (estimated at \$6.6 million) would be utilized for plaza and corridor improvements surrounding the new Caltrain station.

2. LEED Gold and Building Electrification

The Applicant is committed to meeting significant sustainability measures beyond base code requirements with an estimated value of \$7,250,000. The Project will meet the requirements of LEED Gold Certification and is committed to 100% electrification of the building consistent with the City's Climate Action Plan. The costs of meeting LEED Gold requirements for the initial development are approximated as a 1% premium of building costs, or \$5,000,000. The cost of 100% electrification is estimated to be approximately \$4,500,000; the City will consider half of this cost - \$2,250,00 - as a community benefit.

3. Community Facilities District

The Applicant will support the formation of a Community Facilities District (CFD) serving the East of 101 district and prepay the value of its obligations under the CFD, estimated to be \$12,900,000. The calculation of this amount was prepared by Economic & Planning Systems and relies on the assumption that the CFD Assessment Rate will be one dollar (\$1.00) per square foot of assessable real property and administered equivalently to other office/R&D properties in the East of 101 area. This contribution would meet the Applicant's financial obligations under the CFD. The Applicant will still participate in public hearings and negotiations regarding the CFD and proposed services/facilities to be funded by the CFD proceeds. The Applicant would pay the estimated CFD in two equal payments: the first \$6,450,000 will be paid prior to issuance of the building permit and the remaining \$6,450,000 once the CFD is adopted.

Planning Division contact: Billy Gross, Principal Planner (650) 877-8535

B. Fire Department requirements shall be as follows:

1. Projects shall be designed in compliance with established regulations adopted by the City of South San Francisco affecting or related to structures, processes, premises and safeguards regarding the following:
 - a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
 - b. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
 - c. Fire hazards in the structure(s) or on the premises from occupancy or operation.
 - d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
 - e. Conditions affecting the safety of fire fighters and emergency responders during emergency operation.
2. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [South San Francisco City Code](#).
3. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The [construction documents](#) shall be prepared by a registered design professional. Where special conditions exist, the [code official](#) is authorized to require additional construction documents to be prepared by a registered design professional.
 - a. [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules and regulations, as determined by the code official.
 - b. Shop drawings for the fire protection system(s) shall be submitted directly to the Fire Department to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.
 - c. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

- d. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise war.
 - e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.
- 4. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
 - 5. For the purposes of prescribing minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities, and premises in the course of construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.
 - 6. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure(s). Address identification shall be maintained.
 - 7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C.
 - a. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#).
 - b. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
 - 8. Fire apparatus access roads shall be provided and maintained in accordance with CFC [Section 503](#) and Appendix D.
 - a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire

apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- i. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 - ii. Should a security gate be planned to serve the facility, the gate shall be equipped with a Knox Company key operated electric gate release switch. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus.
 - b. Commercial and industrial developments with buildings or facilities exceeding 30 feet or three stories in height or 62,000 square feet shall have not fewer than two means of fire apparatus access for each structure. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 - c. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided in accordance with CFC D105. For purposes of this requirement, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire long-side of the building or as approved by the fire code official. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. There shall be no architectural features, projections or obstructions that would limit the articulation of the aerial apparatus.
 - d. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards and California Vehicle Code (CVC) Section 22500.
 - e. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
9. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.
- a. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing buildings and structures shall be provided in locations described in adopted CFC Section 903.6.
 - i. Structure will be required to be protected by an automatic fire sprinkler system.

- (i) Fire Department Connection (FDC) for the sprinkler and/or standpipe systems shall be located on the street side of the structure or facing approved fire apparatus access roadway fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.
- b. Structure will be required to install a standpipe system in the building.
 - i. Not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at floor-level locations adjacent to stairways as construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.
- 10. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the City adopted California Fire Code and the [California Existing Building Code](#).
- 11. The following are a list of deferred plan submittal items that are required by the Fire Department - additional items may be called out based on subsequent permit reviews:
 - a. Automatic fire sprinkler and fire-extinguishing systems
 - b. Energy storage systems (to be determined)
 - c. Compressed gases (to be determined)
 - d. Cryogenic fluids (to be determined)
 - e. Emergency responder radio system (to be determined)
 - f. Fire alarm and detection systems and related equipment
 - g. Fire pumps
 - h. Flammable and combustible liquids (to be determined)
 - i. Gas detection systems (to be determined)
 - j. Gates and barricades across fire apparatus access roads (to be determined)
 - k. Hazardous materials (to be determined)
 - l. Private fire hydrants or underground fire mains
 - m. Smoke control and smoke exhaust systems
 - n. Solar photovoltaic power systems (to be determined)
 - o. Standpipe system

Fire Prevention contact: Ian Hardage, Fire Marshal (650) 829-6645

C. Engineering Division requirements shall be as follows:

Below are the conditions that apply to the subject permit, which may overlap with any standard development conditions – these conditions are subject to change, and minor modifications requested by Applicant shown as approved at the City Engineer’s discretion.

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. Encroachment for Public Improvements plan check and permit processing. Provide an engineer’s estimate or opinion of probable cost of ROW improvements for fees and deposits 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 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.
5. The City of South San Francisco is mandated by the State of California to divert sixty-five percent (65%) of all solid waste from landfills either by reusing or recycling. To help meet this goal, a city ordinance requires completion of a Waste Management Plan (“WMP”) for covered building projects identifying how at least sixty-five percent (65%) of non-inert project waste materials and one hundred percent (100%) of inert materials (“65/100”) will be diverted from the landfill through recycling and salvage. The Contractor shall submit a WMP application and fee payment prior to the issuance of a building or grading permit.
6. An Encroachment Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.
7. Prior to the issuance of a building permit, the Applicant shall submit written evidence from the County or State Regulators in charge, indicating that the site is cleared of hazardous materials and hazardous groundwater to a level that poses no impacts to human health. The Applicant shall also

confirm that any existing groundwater monitoring wells on the project site have been properly closed and/or relocated as necessary as approved by the County or State Regulators in charge.

Plan Submittal

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

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

9. Prior to building permit issuance, the Applicant shall obtain a grading permit with the Engineering Division and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the grading permit. The Applicant 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 an Encroachment Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Encroachment Permit. Applicant shall prepare and submit a separate Public Improvement Plan set that 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, Traffic Signal Plans, and Joint Trench Plans.

An engineer's cost estimate for the scope of work shown on the approved Public Improvement Plans is required to determine the performance and payment bond amount. The submittal of the bonds is required prior to the execution of any applicable Subdivision Improvement Agreement. Compliance with this condition may be satisfied per the discretion of the City Engineer.

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 encroachment permit.

Mapping and Agreements

14. The Applicant shall dedicate to the City an Emergency Vehicle Access Easement along the Access / Service Road alignment to the satisfaction of the Fire Marshall.
15. The Applicant shall dedicate to the City a Public Utility Easement on the southwest corner of the project site as shown on the approved Entitlement Plans and as approved by the City Engineer.
16. The Applicant shall dedicate to the City a Public Roadway Easement over the portion of the property that extends into the East Grand Avenue roadway, as approved by the City Engineer.
17. The Applicant shall dedicate to the City a Public Access Easement along the project frontages on East Grand Avenue and Poletti Way as shown on the approved Entitlement Plans and as approved by the City Engineer.
18. The Applicant shall dedicate to the City a 10-foot-wide access easement along the Grand Avenue frontage of the property for the purposes of access and maintenance of the proposed retaining wall, as approved by the City Engineer.
19. Upon completion and acceptance by the City of a new retaining wall to replace the Grand Avenue roadway embankment, the City will quitclaim its interest in the existing Slope Easement on the project site to the Applicant. The Applicant shall be responsible to prepare a plat and legal description of the slope easement to be quitclaimed by the City.
20. Upon completion and acceptance by the City of the relocated 60-inch stormdrain onto the East Grand Avenue right-of-way, the City will quitclaim its interest in the existing stormdrain easement on the project site to the Applicant. The Applicant shall be responsible to prepare a plat and legal description of the existing stormdrain easement to be quitclaimed by the City.
21. The Applicant shall receive a quitclaim from PG&E for the existing PG&E easement on the project site.
22. Prior to Building Permit issuance, all applicable easement dedications and quitclaim deeds 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 as a separate application from the improvement plans.
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.
 - a. 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.
 - b. The Encroachment and Maintenance Agreement shall require the Applicant to maintain any street furniture that serves the property, and all stormwater treatment measures and the landscaping/street trees in the Public right-of-way within the project frontage and those installed within the City of San Bruno 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 required for any mapping application prior to review.

Right-of-Way

26. Prior to building permit issuance and prior to any work within the City Right-of-Way, the Applicant shall obtain an Encroachment Permit from the Engineering Division. All new public improvements required to accommodate the development shall be installed at no cost to the City and shall be approved by the City Engineer and constructed to City Standards. All new public improvements shall be completed prior to Final Occupancy of the project or prior any Temporary Occupancy as approved by the City Engineer.
27. 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.
28. Prior to approval of a building permit, Applicant shall provide a traffic study to be submitted along with the Encroachment Permit package. The traffic study shall address site traffic circulation to the rest of East of 101 and to the freeways.
29. At the City Engineer's discretion, the Applicant shall install the improvements identified by the traffic study or will be responsible for its fair share of the costs of the improvements at Corporate Drive.
30. The Applicant shall construct a retaining wall along the Grand Avenue frontage to allow for the removal of the existing roadway embankment. The new retaining wall shall be on City right-of-way and owned by the City. The Applicant shall be responsible for the long-term maintenance of the retaining wall and said maintenance obligation shall be covered in the Encroachment and Maintenance Agreement for the project. The new retaining wall shall not use tie-backs unless approved by the City Engineer.
31. The Applicant shall include an ornamental fence at the back of sidewalk on Grand Avenue on top of the proposed new retaining wall. The Applicant shall replace the existing chain link fence on the south side of the Grand Avenue Overhead from the retaining wall to the crosswalk at Dubuque Avenue, the cost of which shall be credited against the Applicant's community benefits obligations. The design of the guard rail shall be approved by the Planning Division and City Engineer and shall comply with the requirements of the Union Pacific Railroad.
32. The Applicant shall reconstruct the existing curb and gutter along the East Grand Avenue frontage of the subject property. The alignment of the new curb and gutter shall accommodate the future street width of East Grand Avenue as depicted in the City's East Access Study.
33. The Applicant shall reconstruct the curb, gutter, and sidewalk on Poletti Way to an alignment as shown on the approved entitlement plans. All proposed vehicular entries/exists serving the project site shall incorporate the City Standard Commercial Driveway with detectable warnings at each approach to the pedestrian path of travel on the sidewalk and directional curb ramps parallel to path of travel.

34. The Applicant shall perform base repairs and provide a 2-inch grind and overlay (edge of pavement to edge of pavement) of the asphalt concrete pavement on the property's frontages on East Grand Avenue from Sylvester Road to the intersection of Grand Avenue.
35. The Applicant shall install a new traffic signal at the intersection of East Grand Avenue /I-101 Offramp/ Poletti Way intersection per the recommendations in the City's East Access Study. The new traffic signal shall be hardwire interconnected to the proposed traffic signal to be constructed by others at intersection of East Grand Avenue /Sylvester Road.
36. The Applicant shall install a new landscaped median island on East Grand Avenue in the area of the street currently used for a left turn lane into the development site. The median island shall include a pedestrian refuge area with pedestrian push button at the traffic signal for the pedestrian crossing at Sylvester Road.
37. The Applicant shall construct the Public bike path and pedestrian access areas on the East Grand Avenue frontages as shown on the approved entitlement plans and as modified and approved by the City Engineer. The typical width of the pedestrian path shall be 12-feet wide throughout with a minimum of width of 8-feet, and the minimum width of the bikeway shall be 10-feet wide throughout. Any proposal for narrower widths shall be approved by the City Engineer.
38. The Applicant shall install new ADA compliant curb ramps leading to all the crosswalks on East Grand Avenue. If the signalization of East Grand Avenue and Sylvester Road has not been constructed, applicant shall not install vaults, utility structures, facilities, or obstructions that would prohibit future curb ramp installation and design the grading that would facilitate future curb ramp installation to the satisfaction of the City Engineer.
39. The Applicant shall install pedestrian lighting along the project sidewalk frontages on East Grand Avenue and Poletti Way. The light poles and fixtures shall be ornamental streetlights to match City Standards for the East of 101 area.
40. The Applicant shall install streetlights along the project street frontages on East Grand Avenue and Poletti Way. The light poles and fixtures shall be ornamental streetlights to match City Standards.
41. Upon completion of construction and landscape work at the site, the Applicant shall clean, repair or reconstruct, at their expense, as required to conform to City Standards, all public improvements including driveways, curbs, gutters, sidewalks and street pavements along the street frontages of the subdivision to the satisfaction of the City Engineer. Damage to adjacent property caused by the Applicant, or their contractors or subcontractors, shall be repaired to the satisfaction of the affected property owner and the City Engineer, at no cost to the City or to the property owner.
42. The Applicant shall install street trees, landscaping, and irrigation system on the public right-of-way to the extent feasible. Applicant shall ensure the proposed trees and planting locations do not interfere with Public Utility Easements and new underground utilities. The Applicant shall include root barrier measures to prevent the sidewalk from uplift.
43. 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.
44. Prior to the issuance of an Encroachment Permit, the Applicant shall provide an engineer's estimate for all work performed within the public right-of-way and submit a bond or other security approved by City Engineer equal to 110% of the estimate.

45. Prior to the issuance of an Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on Grand Avenue, East Grand Avenue and Poletti Way and/or any area of work that will obstruct the existing pedestrian walkways.
46. No private foundation or private 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.
47. The project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW for the basement or building of the project. The retaining wall for the Grand Avenue Overpass may have structural supports in the ROW with approval from City Engineer. City Engineer approval is required for any temporary structural supports within the ROW. Any temporary structural supports shall be removed after construction.
48. Any work within the public sidewalk and/or obstructing pedestrian routes shall require pedestrian routing plans along with traffic control plans. Temporary lane or sidewalk closures shall be approved by the City Engineer and by the Construction Coordination Committee (if within the CCC influence area). For any work affecting the sidewalks or pedestrian routes greater than 2 days in duration, the adjacent parking lane or adjacent travel lane shall be closed and temporary vehicle barriers placed to provide a protected pedestrian corridor. Temporary ramps shall be constructed to connect the pedestrian route from the sidewalk to the street if no ramp or driveway is available to serve that purpose.

Stormwater

49. 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 confirm that the proposed development will meet the goal of reducing peak runoff by 15% based on a 25-year, 5-minute design storm for each drainage basin. Methods for reducing stormwater flow shall include stormwater storage on-site if necessary. The study shall also evaluate the capacity of each new storm drain installed as part of the development. Precipitation shall be based on NOAA Atlas 14 data for the site. The study shall be submitted to the City Engineer for review and approval.
50. On-site storm drainage conveyance systems shall be designed to accommodate the 10-year design storm. Precipitation used for the hydraulic analysis shall be based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.
51. The Applicant shall relocate the existing 60-inch storm drain from the project site to an alignment on the City right-of-way on East Grand Avenue.
52. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.
53. Runoff Coefficients used for hydraulic calculations shall be as follows:
 - a. Parks and open areas—0.35
 - b. Residential areas—0.50
 - c. Multiple dwelling areas—0.65
 - d. Commercial and paved areas—0.95

54. 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.
55. All off-site drainage facilities required by the City Engineer to accommodate the runoff from the subdivision shall be provided by the Applicant at no cost to the City.
56. 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.
57. All storm drainage runoff shall be discharged into a pipe system or concrete gutter. Runoff shall not be surface drained into surrounding private property or public streets.
58. Existing on-site drains that are not adequately sized to accommodate run-off from the fully developed property and upstream drainage basin shall be improved as required by the Applicant's civil engineering consultant's plans and specifications as approved by the City Engineer. These on-site improvement shall be installed at no cost to the City.
59. The on-site storm drainage system shall not be dedicated to the City for ownership or maintenance. The storm drainage system and any storm water pollutions control devices within the subdivision shall be owned, repaired, and maintained by the property owner or Homeowner's Association.

Sanitary Sewer

60. Applicant shall video inspect the sanitary sewer mains along the project frontage to the nearest manholes upstream and downstream of the project point of connection both prior to construction and post construction. Video must be submitted to City Engineering for review as part of the improvement plans submittal and shall confirm the number of existing sewer laterals serving the site that must be abandoned.
61. The Applicant shall abandon all existing private sewer laterals from the project site connected to the public sanitary sewer system. The number of sewer laterals to be abandoned shall be shown on the plans and shall be confirmed by the review of a video inspection of the private sanitary sewer main.
62. The Applicant shall install the new sewer lateral to City Standards including a cleanout in the sidewalk and a new wye connection at the main. Lateral sizes of 8-inch or larger require a manhole connection at the City sewer main.
63. Sanitary Sewer plan shall show all existing and proposed utilities. Be sure to provide minimum horizontal and vertical clearances for all existing and proposed utilities. Also include all existing and proposed manhole, catch basin and pipe invert elevations.
64. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
65. The on-site sanitary sewer system/plumbing shall be designed and installed in accordance with the Uniform Plumbing Code, as amended and adopted by the City, and in accordance with the requirements of the South San Francisco Building Division.
66. 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.
67. The on-site sanitary sewer system shall not be dedicated to the City for maintenance. The sanitary sewer facilities within the subdivision shall be repaired and maintained by the property owner Homeowner's Association.

Dry Utilities

68. 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.
69. The Applicant shall install a 3-inch diameter spare conduit with pull boxes and pull rope for future fiber optic cable installation on the East Grand Avenue and Poletti Way frontage of the projects. The conduits shall be connected to the spare 3-inch diameter conduit system installed on Sylvester Road by others.

Domestic Water

70. The Applicant shall coordinate with the California Water Service (Calwater) for all water-related issues. All water mains and services shall be installed to the standards of the Calwater.
71. The Applicant shall relocate the existing 18-inch domestic waterline from the project site to an alignment on East Grand Avenue approved by the City and Calwater.
72. 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

73. Internal driveways shall be a minimum of 15-feet wide for one-way travel and 25-feet wide of for areas subject to two-way travel or as approved by the City Engineer, One-way travel lanes within the site shall be clearly posted and marked appropriately or as approved by the City Engineer
74. All parking garage entry gates and controls shall be placed to allow for a minimum of two vehicles to queue without blocking the pedestrian path of travel on the Public sidewalk or as approved by the City Engineer.
75. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
76. 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.
77. 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.
78. 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.
79. Any monument signs to be installed for the project shall be located completely on private property and shall not encroach into the City's right-of-way. The Developer shall ensure that placement of the monument signs do not obstruct clear lines of sight for vehicles entering or exiting the site.

Grading

80. The recommendations contained within the geotechnical report shall be included in the Site Grading and Drainage Plan. The Site Grading and Drainage Plan shall be prepared by the developer's civil engineer and approved by the project geotechnical engineer.
81. During grading operations, the entire project site shall be adequately sprinkled with water to prevent dust or sprayed with an effect dust palliative to prevent dust from being blown into the air and carried onto adjacent private and public property. Dust control shall be for seven days a week and 24 hours a day. Should any problems arise from dust, the developer shall hire an environmental inspector at their expense to ensure compliance with the grading permit.
82. 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.
83. 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.
84. 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.
85. 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.
86. 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.
87. Unless approved in writing by the City Engineer, no grading in excess of 200 cubic yards shall be accomplished between November 1 and May 1 of each year.

Engineering Impact Fees

88. The Applicant shall pay the following Fees prior to receiving a Building Permit for the subject project:
 - a) The Oyster Point Interchange Impact Fee per the formula established by Resolution 71-84.
 - b) The Citywide Transportation Impact Fee per the formula established by Resolution 120-2020.
 - c) The East of 101 Sewer Impact Fee per the formula established by Resolution 97-2002

Engineering contact: Jason Hallare, Senior Engineer, Jason.hallare@ssf.net

D) Police Department requirements shall be as follows:

1. All construction must conform to South San Francisco Municipal Code Chapter 15.48.070 Minimum security standards for non-residential buildings, (Ord. 1477 § 1C, 2013; Ord. 1166 § 1, 1995).
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. See possible samples below.

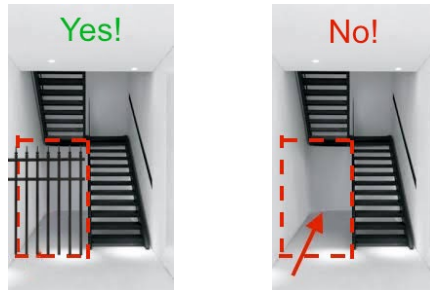
Acceptable:



Unacceptable:



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. 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 and/or a gate, to prevent access to those areas where a person could conceal themselves and/or loiter in said area. The fencing and/or gate shall be at least six feet tall and constructed in a manner that makes it difficult to climb. The fencing and/or gate shall be roughly flush with the lowest step to provide maximum access restriction to the area to the side or of underneath the stairs. Please see below examples.



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 (Entrances/Exits, Elevator Lobbies, and coverage of parking areas to the satisfaction of the Police Department)
 - Bicycle storage area
 - Main lobby of building
 - Loading docks

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

E) Water Quality Control Plant requirements shall be as follows:

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
2. Do not use gravel bags for erosion control in the street. Drains in street must have inlet and throat protection of a material that is not susceptible to breakage from vehicular traffic.
3. 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. If site falls in a Very High, High or 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:
 - a. Regional Water Quality Control Board-approved full trash capture devices must be installed to treat the stormwater drainage from the site.
 - b. 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).
 - c. An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
 - d. 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. If located exterior of the building, trash enclosure(s) shall be covered (roof, canopy) and contained (wall/fence). If food prep to be involved, 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(s) 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. 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.
11. Submit specs on the sample port.
12. Food service kitchens/ prep areas shall connect to a gravity grease interceptor at least 1000 gallons (liquid capacity) in size. Sizing of the grease removal device must be in accordance with the uniform plumbing code.
13. Grease interceptor shall be connected to all non-domestic wastewater sources in the kitchens/prep areas (wash sinks, mop sinks, floor drains) and shown on plans.
14. A cut sheet of the Grease Interceptor/Trap must be shown on plans.
15. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code. Do not install Garbage Disposal(s).
16. 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 \$1,743,396.90, payable with the Building Permit.**

17. Elevator sump drainage (if applicable) shall be connected to an oil/water separator prior to connection to the sanitary sewer.
18. Drains in parking garage must be plumbed through an oil/water separator and then into the sanitary sewer system and clearly shown on plans.
19. 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).
20. 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). C3 compliance will be reviewed by the City's consultant, WC-3 and the following items will be required.
21. 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.
22. 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
23. Sign and have engineer wet stamp forms for Low Impact Development.
24. Submit flow calculations and related math for LID.
25. 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>.

26. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
27. 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.
28. A SWPPP must be submitted. Drawings must note that erosion control shall be in effect all year long.
29. A copy of the state approved NOI must be submitted.

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