

**DRAFT CONDITIONS OF APPROVAL**  
**P21-0126: UP21-0013, DR21-0045, TDM21-0012, & PM21-0003**  
**180 EL CAMINO REAL RESIDENTIAL/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 180 El Camino Real 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 August 10, 2022 and approved by Planning Commission in association with P21-0126 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 August 10, 2022.
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.
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. Prior to issuance of any building or construction permits, the applicant shall request an Underground Service Alert due to proximity of the San Francisco Public Utility Commission’s San Andreas Pipeline No. 1 located under El Camino Real adjacent to the subject property.
8. 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.
9. 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.
10. Hours of Operation. The life science uses within R&D Buildings 1-3 are permitted to be open twenty-four (24) hours per day. All other non-residential uses on the site are permitted to be open 6:00 A.M. to 12:00 A.M.

## **Construction**

11. 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.
12. The applicant is responsible for providing site signage during construction, which contains contact information for questions regarding the construction.
13. 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**

14. 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.
15. 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.
16. 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
17. 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.
18. 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.

19. 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 proposed Crape Myrtle trees are too small and will not reach a height in scale with the height of the proposed buildings. Consider planting London Plane, as shown on other new developments along the El Camino corridor.
  - b. The proposed Acer rubrum, Maple trees require wind protection.
  - c. Myrica is a large shrub, not a tree.
  - d. The proposed Yarrow species is a high allergen plant, recommend not using it.
20. 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.
21. All landscaping installed within the public right-of-way shall be maintained by the property owner.
22. 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.
23. Demolition of any existing structures on site will require demolition permits.
24. Install street lighting along the sidewalk frontage on El Camino Real, consistent with the City's Grand Boulevard Initiative plans, and on South Spruce Avenue per City specifications and spacing requirements. Lighting options shall be shared with Planning Division staff for review and approval during the Building Permit process.
25. 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.
26. 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.
27. 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.
28. The project shall be constructed in compliance with the requirements of SSFMC Section 20.300.010 (E)(5), Residential Interior Noise Level Reduction.
29. The project construction drawings shall comply with the recommendations of the Noise Assessment prepared by Charles M. Salter and Associates, dated February 28, 2022, to ensure

that Construction and design features to meet acoustic performance standards to reduce interior noise to 45 dB are implemented. Prior to the issuance of building permits, the Noise Assessment shall be updated to analyze recommended STC ratings based on an Aircraft CNEL of 70 dBA. Preliminary recommendations are as follows:

- Windows and exterior doors must have the STC ratings shown in Figures 2, 3, 4, and 5 of the Salter Noise Study.
- The recommended STC ratings are for full window assemblies (glass and frame) rather than just the glass itself. Tested sound-rated assemblies should be used. For reference, typical construction-grade windows generally achieve STC 28. Where STC ratings are above 32, at least one pane of glass should be laminated.
- Where windows need to be closed to achieve an indoor CNEL of 45 dB, the project should include an alternative method of supplying fresh air (e.g., mechanical ventilation).
- Each specific component of the exterior wall system in conjunction with interior gypsum board construction should be reviewed and analyzed in detail to verify the total system performance and determine any necessary upgrades. The applicant shall submit verification of this analysis as part of the building permit submittal.

### **Transportation / Parking**

30. 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.
31. 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. The Plan shall be designed to ultimately achieve a goal of 40% 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 40% 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 40% 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 40% 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.

32. Residential parking areas shall be secure, with access provided via key card or fob.
33. Provide clear signage on site for residential, commercial, and visitor parking areas to help direct vehicle traffic.
34. 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.
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 2022 Addendum and the 2009 South El Camino Real General Plan Amendment Environmental Impact Report, including the following:

##### Mitigation Measure XIII-1

In conjunction with submittal of improvement plans, the project applicant shall submit a design-level acoustical analysis for the proposed project's operational noise sources for review and approval by the City of South San Francisco. The acoustical report shall include:

- A. A detailed analysis of noise from the project's final mechanical equipment system design to confirm that the noise from mechanical equipment will comply with the SSFMC requirements. If the project would comply with the applicable standards, further mitigation shall not be required. If the project would not comply with the applicable standards, the qualified acoustical engineer shall submit recommended measures sufficient to reduce mechanical noise to a level below the applicable SSFMC standards and said recommendations shall be incorporated into the project improvement plans. Measures could include modified parapet design and/or selection of different mechanical equipment.
- B. A detailed analysis of noise from the project's parking structure design to confirm that noise from the parking structure will comply with the SSFMC requirements. If the

project would comply with the applicable standards, further mitigation shall not be required. If the project would not comply with the applicable standards, measures recommended by the acoustical consultant shall be incorporated into the project improvement plans to reduce noise levels below the applicable SSFMC standards. Measures could include solid exterior walls along the east and south elevations of the parking structure to reduce sound transfer to adjoining land uses.

- C. A detailed analysis of noise from the project's loading docks to confirm that noise from loading dock activities will comply with the SSFMC requirements. If the project would comply with the applicable standards, further mitigation shall not be required. If the project would not comply with the applicable standards, measures recommended by the acoustical consultant shall be incorporated into the project improvement plans to reduce noise levels below the applicable SSFMC standards. Measures could include a loading dock enclosure, property line noise barrier at the YMCA, or limiting the hours of use to daytime only (7:00 AM to 10:00 PM).

- 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.

### **Climate Action Plan**

- 40. 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.\*\***

41. Childcare Fee. 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:

**Residential Childcare Fee: \$2,703.56/unit x 183 units = \$494,751.48**

**Office/R&D Childcare Fee: \$1.32/sf x 755,036sf = \$996,647.52**

**Commercial/Retail Childcare Fee: \$0.71/sf x 23,920sf = \$16,983.20**

42. 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:

**Residential: \$15,660.08/unit x 183 units = \$2,865,794.64**

**Office/R&D: \$3.10/sf x 755,036sf = \$2,340,611.60**

**Commercial/Retail: \$1.32/sf x 23,920sf = \$31,574.40**

43. 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:

**Residential: \$4,055.35/unit x 183 units = \$742,129.05**

**Office/R&D: \$30.52/sf x 755,036sf = \$23,043,698.70**

**Commercial/Retail: \$26.61/sf x 23,920sf = \$636,511.20**

44. 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:

**Retail/Restaurant/Services: \$2.76/sf x 23,920sf = \$66,019.20**

**Office/R&D: \$16.55/sf x 755,036sf = \$12,495,845.80**

45. 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:

**Residential: \$1,081.55/unit x 183 units = \$197,923.65**

**Commercial/Retail: \$0.46/sf x 23,920sf = \$11,003.20**

**Office/R&D: \$1.15/sf x 755,036sf = \$868,291.40**

46. 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:

**Residential: \$540.71/unit x 183 units = \$98,949.93**

**Commercial/Retail: \$0.07/sf x 23,920sf = \$1,674.40**

**Office/R&D: \$0.13/sf x 755,036sf = \$98,154.68**

47. 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 Contribution**

48. In addition to project impact fees, the applicant is committed to providing an additional \$2.4 million to fund:
  - a. El Camino Real Median Improvements – Fund the cost to improve the street median on El Camino Real from Spruce Ave to Country Club Drive. Improvements will be to be consistent and extend the improvements that have recently been made to the El Camino Real from Noor Ave to Spruce Ave (the City’s Engineering Division has the estimated cost of this work to be \$700K)
  - b. Fire Station Funding for improvements / rebuilding of the local fire station.

### **Airport Land Use Commission Requirements**

49. Prior to approval, the final land use decision-making body for the project (South San Francisco City Council, Planning Commission, etc.) shall make specific findings that there is no feasible alternative for the proposed inclusion of biosafety level 2 use on the site.
50. The City of South San Francisco shall ensure that any structure within the project that is located within Safety Zone 4 and that contains a use classified as biosafety level 2 shall be at 50% more exits than required by applicable codes.
51. 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.
52. The applicant shall grant an aviation easement, recorded against the Property, to the City and County of San Francisco, in the form and manner contemplated in Airport Land Use Consistency Plan (“ALUCP”) Policy NP-3, and submit proof of the easement to the City of South San Francisco prior to issuance of building permits. The easement shall reference the override process and the requirements of the State Public Utilities Code Section 21678.
53. The applicant shall enter into a defense and indemnification agreement with the City prior to issuance of building permits, ensuring that liability related to aircraft noise and/or liability otherwise arising out of the City’s action overruling the ALUC’s Determination of Inconsistency and any associated liability stemming from Public Utilities Code Section 21678 is assumed by the Project and the City is held harmless from any and all losses, liability, claims, judgments, orders, decisions, suits, demands, actions, damages, causes of action, or other proceedings, including any such liability stemming from any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance.
54. 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).
55. 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.

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) If required Fire Department Connection (FDC) for the sprinkler and/or standpipe systems shall be located on the street side of the structure or facing approved fire

apparatus access roadway fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.

- b. Structure will be required to install a standpipe system in the building.
  - i. Not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at floor-level locations adjacent to stairways as construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.
- 10. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the City adopted California Fire Code and the [California Existing Building Code](#). Where approved by the fire code official, a change of occupancy shall be permitted without complying with the all requirements of this code and the [California Existing Building Code](#), provided that the new or proposed use or occupancy is determined to be less hazardous, based on life and fire risk, than the existing use or occupancy.
- 11. The following are a list of deferred plan submittal items that are required by the Fire Department - additional items may be called out based on subsequent permit reviews:
  - a. Private Underground Fire Main
  - b. Standpipe System
  - c. Fire Sprinkler System
  - d. Fire Alarm/Fire Sprinkler Monitoring System
  - e. Fire Pump (to be determined)
  - f. Emergency Responder Radio System (to be determined)
  - g. Gates and barricades across fire apparatus access roads (to be determined)

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

C. Engineering Division requirements shall be as follows:

### **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 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. 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.
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 a Public Improvement Permit for all proposed work within the City ROW and shall submit an application, all documentation, fees, deposits, bonds and all necessary paperwork needed for the Public Improvement Permit. The Public Improvement Plans shall include only the scope of work within the City ROW (with reference to the on-site plans) consisting of the following plans:

Civil Plans, Landscape Plans, and Joint Trench Plans.

11. Along with the building permit and grading permit submittals, Applicant shall submit separate Right-of-Way (ROW) improvement plans for the Public Improvement Permit Application. An engineer's cost estimate for the scope of work shown on the approved ROW improvement plans is required to determine the performance and payment bond amount. The submittal of the bonds is required prior to the execution of the Subdivision Improvement Agreement.
12. 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.
13. All improvements shall be designed by a registered civil engineer and approved by the Engineering Division.
14. The Engineering Division reserves the right to include additional conditions during review of the building permit, grading permit, or public improvement permit.

### **Mapping and Agreements**

15. The applicant shall relocate the City's existing 10 foot wide Sanitary Sewer Easement on the project site to an alignment matching the relocated public sanitary sewer main as acceptable to the City Engineer. The Grant of Easement for the relocated sanitary sewer shall be recorded with the San Mateo County Recorder's Office prior to the construction of the relocated sanitary sewer.

16. The Applicant shall process a Parcel Map to reconfigure the existing one parcel into four parcels as shown on the entitlement plans. Said Parcel Map shall be recorded with the San Mateo County Recorder's Office prior to the issuance of a Building Permit.
17. The applicant shall dedicate to the City, a Pedestrian Access Easement along those portions of the sidewalk on El Camino Real that are not located within the public Right-of-way.
18. The Applicant shall dedicate to the City, a 20-foot-wide Emergency Vehicle Access Easement along the proposed Emergency Vehicle Access alignment to the satisfaction of the Fire Marshall.
19. The Applicant shall create Reciprocal Access Easements between Lots A, B, C, and D along the Internal Drive and the various private utility easements as necessary to provide utility services to each Lot.
20. All required public easement dedications to the City, easement abandonments on the project site, and the creation of private easements shall be established via the Parcel Map for the property.
21. 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.
22. Applicant shall pay for all Engineering Division deposits and fees required for any mapping application prior to review.

### **Right-of-Way**

23. Prior to building permit issuance and prior to any work within the City Right-of-Way, the Applicant shall obtain a Public Improvement 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.
24. 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.
25. The Applicant shall shorten the northbound right turn lane along the El Camino Real frontage of the project site to approximately 225-feet, inclusive of the Internal Drive driveway, by extending the

curb line into the roadway matching the existing curb line approximately 50-feet to the south of the project site.

26. The Applicant shall construct new curb, gutter, sidewalk, and ADA curb ramps along the El Camino Real, frontage of the project site from the northern site entrance to the existing sidewalk approximately 50-feet south of the southern site entrance.
27. The Applicant shall construct new curb, gutter, sidewalk, and ADA curb ramps along the Spruce Avenue frontage of Lot B.
28. The Applicant shall construct new ADA Accessible driveway entrances on the Huntington Avenue frontage of the project site.
29. The Applicant shall rehabilitate the AC pavement on northbound El Camino Real from the south entry of the project site to Spruce Avenue. Pavement rehabilitation shall include the repair of any failed pavement areas as determined in the field by the City Inspector, a 2-inch grind and overlay of the street (edge of pavement to the median island), and restriping the lane lines and crosswalks.
30. The Applicant shall rehabilitate the AC pavement on Spruce Avenue along the entire frontage of the Subdivision. Pavement rehabilitation shall include the repair of any failed pavement areas as determined in the field by the City Inspector, a 2-inch grind and overlay of the street from the lip of gutter to the lip of gutter on the opposite side of the street, and restriping the lane lines and crosswalks.
31. Applicant shall ensure that any pavement markings impacted during construction are restored and upgraded to meet current City standards current to the time of Encroachment Permit approval.
32. Existing driveway approaches or portions of approaches along the property frontages that will not serve the new development or do not serve any other access shall be removed and replaced with new curb, gutter, and sidewalk. Where new work is required, monolithic curbs, gutter, curb ramps, commercial driveway approaches and 4' wide (minimum) sidewalks are to be constructed to current City standards and to the satisfaction of the City Engineer.
33. The Applicant shall install pedestrian lighting along the project sidewalk frontages on El Camino Real.
34. The Applicant shall install streetlights along the project street frontages on El Camino Real. The light poles and fixtures shall match the Grand Boulevard Initiative standard.
35. The Applicant shall install streetlights along the project street frontage of Lot B on Spruce Avenue. The light poles and fixtures shall match City Standards or as otherwise directed by.
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 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.
37. The Applicant shall install street trees, landscaping, and irrigation system on the public right-of-way. Applicant shall ensure the proposed trees and planting locations do not interfere with existing Public Utility Easements and new underground utilities The Applicant shall include root barrier measures to prevent the sidewalk from uplift.

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 El Camino Real and on Huntington and/or any area of work that will obstruct the existing pedestrian walkways.
40. 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.
41. The project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW. City Engineer approval is required for any temporary structural supports within the ROW. Any temporary structural supports shall be removed after construction.
42. 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**

43. Post-development stormwater runoff peak flow and volume shall not exceed that of the pre-development condition for each discharge point from the site. Precipitation used for the hydraulic analysis shall be a 10-year design storm based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.
44. On-site and off-site storm drainage conveyance systems shall be designed to accommodate the 10-year design storm. Precipitation used for the hydraulic analysis shall be based on NOAA Atlas 14 data for the project site. Storm duration shall be equal to the time of concentration with an initial minimum of 10 minutes.
45. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.
46. 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
47. 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.
48. 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.

49. 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.
50. 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.
51. Existing on-site drains that are not adequately sized to accommodate run-off from the fully developed property and upstream drainage basin shall be improved as required by the Applicant's civil engineering consultant's plans and specifications as approved by the City Engineer. These on-site improvements shall be installed at no cost to the City.
52. 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**

53. The applicant shall relocate the existing public 10" Sanitary Sewer main located within the City easement on the proposed Lot A and Lot B to an alignment through the site from El Camino Real to the sewer main at Huntington Avenue. The applicant shall install the relocated public sewer main as a 15-inch main from El Camino Real to Huntington Avenue. The relocation of the sanitary sewer shall be completed prior to the recordation of the Parcel Map that abandons the existing public sewer easement.
54. 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.
55. 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.
56. 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.
57. 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.
58. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.
59. 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.
60. 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.

61. 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.

### **Utilities**

62. 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.
63. The Applicant shall coordinate with the California Water Service/Westborough Water District for all water-related issues. All water mains and services shall be installed to the standards of the California Water Service or the Westborough Water District, as appropriate.
64. 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**

65. Internal driveways shall be a minimum of 15' wide for one-way travel and 25' wide of for areas subject to two-way travel. One-way travel lanes within the site shall be clearly posted and marked appropriately.
66. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
67. 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.
68. 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.
69. 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.
70. 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**

71. 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.
72. 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 his/her expense to ensure compliance with the grading permit.

73. 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.
74. 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.
75. 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.
76. 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.
77. 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.
78. 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**

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

Engineering Division contact: Jason Hallare, Senior Engineer (650) 829-6652

**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 applicant shall install and maintain a system allowing first responders to enter the building(s) by means of a code to be entered into a keypad or similar input device. A permanent code shall be issued to the Police Department. Physical keys or electronic access cards will not satisfy this requirement. Please note this is separate from the Fire Department's "Knoxbox" requirement. This access must be provided at two entry points, each on a different side of the building to allow first responders a tactical advantage when entering.
3. 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:

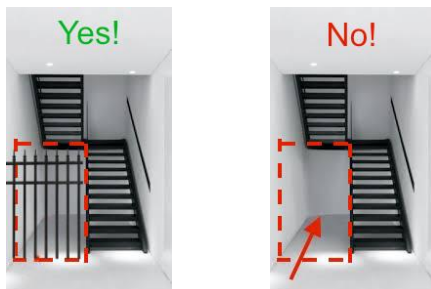


Unacceptable:



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. All interior common and service areas, such as the garage, bicycle storage area, fire escapes, etc., shall be always illuminated 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 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 (providing coverage to entire parking area)
  - Bicycle storage area
  - Main lobby of building
  - Lobby of sales/leasing office
  - Loading docks
12. Any leasing of sales offices within the building shall be alarmed with a central station monitored silent intruder alarm system.

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. 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 between \$1,543,386.37 - \$2,219,835.18, 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](mailto: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](mailto: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