

CONDITIONS OF APPROVAL
P25-0116: DR25-0022 and SIGNS26-0003
71 Camaritas Avenue

(As approved by the Planning Commission on June 18, 2026)

PLANNING CONDITIONS OF APPROVAL

Introduction

The term “applicant”, “developer”, “project owner” or “project sponsor” used hereinafter shall have the same meaning- the applicant for the 71 Camaritas Avenue project or the property/project owner if different from applicant.

GENERAL

1. The project shall be constructed and operated substantially as indicated on the plan set prepared by Shah Kawasaki Architects and approved by the Planning Commission in association with P25-0116 as amended by the conditions of approval. The final plans shall be subject to the review and approval of the City’s Chief Planner.
2. The construction drawings shall comply with the Planning Commission approved plans, as amended by the conditions of approval, including the plans by Shah Kawasaki Architects, dated April 8, 2026.
3. The permit shall be subject to revocation if the project is not operated in compliance with the conditions of approval.
4. Neither the granting of this permit nor any conditions attached thereto shall authorize, require or permit anything contrary to, or in conflict with any ordinances specifically named therein.
5. Prior to construction, all required building permits shall be obtained from the City’s Building Division.
6. Demolition of any existing structures on site will require demolition permits.
7. All conditions of the permit shall be completely fulfilled to the satisfaction of the affected City Departments and Planning and Building Divisions prior to occupancy of any building.
8. Applicant shall submit a checklist showing compliance with Conditions of Approval with building permit plans application.
9. 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, Fire Marshal, and Chief Planner.

10. 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, Fire Marshal, and Chief Planner.
11. 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.
12. Unless the use has commenced or related building permits have been issued within two (2) years of the date this permit is granted, this permit will automatically expire on that date, subject to any extensions provided under the Subdivision Map Act or other applicable law. A one-year permit extension may be granted in accordance with provisions of the SSFMC Chapter 20.450 (Common Procedures)
13. The permit shall not be effective for any purpose until the property owner or a duly authorized representative files a signed acceptance form, prior to the issuance of a building permit, stating that the property owner is aware of, and accepts, all of the conditions of the permit.
14. Prior to scheduling a Final Inspection with the Planning Division, the applicant must submit a Planning Final Inspection Request form, which states that the project has been built according to approved plans, and any revisions have been approved by the Planning Division.

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 shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the City’s construction coordination representative on a weekly basis.
17. 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.

18. After the building permits are approved, but before beginning construction, the owner/applicant shall hold a preconstruction conference with City Planning, Building, Fire and Engineering staff and other interested parties. The developer shall arrange for the attendance of the construction manager, contractor, and all relevant subcontractors.

DESIGN REVIEW / SITE PLANNING

1. 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.
2. 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 20.300.008, Landscaping.
3. Plant materials shall be replaced when necessary with the same species originally specified unless otherwise approved by the Chief Planner.
4. All landscape areas shall be watered via an automatic irrigation system which shall be maintained in fully operable condition at all times, and which complies with SSFMC Chapter 20.300 (Lot and Development Standards).
5. All planting areas shall be maintained by a qualified professional; the landscape shall be kept on a regular fertilization and maintenance program and shall be maintained weed free.
6. Plant materials shall be selectively pruned by a qualified arborist; no topping or excessive cutting-back shall be permitted. Tree pruning shall allow the natural branching structure to develop.
7. 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 (See SSFMC Section 20.300.008, and the City's [WELO Document Verification package](#)).
 - 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.
8. The applicant shall incorporate the recommendations of the Design Review Board from their meeting of April 21, 2026:
- a) Consider adding some creeping vines (i.e., *Parthenocissus tricuspidata*, Boston Ivy mixed with *Ficus pumila* ‘Minima’, Creeping Fig) to add some articulation to the solid fence wall along Westborough Blvd. Consider revising the solid fence wall to a darker color that better coordinates with the building’s metal panel.
 - b) Consider a strong and resilient landscaping palette along Westborough Blvd as certain species will not tolerate the windy conditions. This is a heavy traffic area and maintenance could be challenging.
 - c) Consider mounded grading and plant species to create a pattern with variable heights in the flower drift of the meadow.
 - d) Avoid planting *Muhlenbergia rigens*, “Deer Grass,” as this species does not thrive in the cool, windy South San Francisco weather. *Muhlenbergia capillaris*, Pink Muhly Grass does very well in SSF. Avoid Yarrow, as this is a high allergenic species. Lamb’s Ears species will not grow over time and may only last 3-4 years. As a rule of thumb, tree sizes listed in Western Garden’s book will not easily be attained by plants in SSF. Usually expect about 20-25% smaller long-term growth.
 - e) In keeping with the Fire Station use, create a narrative in the landscape by using and identifying species that will be fire resistant, this will serve as an educational element.
 - f) The landscaping areas should have the proper soil and drainage holes to allow for proper survival growth.
 - g) The Board likes the large planter for Coastal Live Oak trees since they will help bring in native birds, especially hummingbirds. Review all species for their attraction for hummingbirds and butterflies.
9. Landscaped areas in the project area may contain trees defined as protected by the South San Francisco Tree Preservation Ordinance, Title 13, Chapter 13.30. Any removal or

pruning of protected trees shall comply with the Tree Preservation Ordinance, and applicant shall obtain a permit for any tree removals or alterations of protected trees, and avoid tree roots during trenching for utilities.

For questions regarding Planning Division COAs, please contact Victoria Kim at Victoria.kim@ssfca.gov or (650) 877-8535.

ENGINEERING DIVISION

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

Permits

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

7. An Encroachment Permit is required for any work proposed within the public right-of-way. The Applicant shall pay all permit, plan check, and inspection fees, as well as, any deposits and/or bonds required to obtain said permits.
8. 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

9. The Applicant shall submit detailed plans printed to PDF and combined into a single electronic file, with each being stamped and digitally signed by a Professional Engineer registered in the State of California. Incorporated within the construction plans shall be applicable franchise utility installation plans, stamped and signed and prepared by the proper authority. Plans shall include the following sheets;
Cover, Separate Note Sheet, Existing Conditions, Demolition Plan, Grading Plan, Horizontal Plan, Striping and Signage Plan, Utility Plan(s), 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).
10. 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.
11. 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, 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 the Subdivision Improvement Agreement.
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. Applicant shall submit all documents required for review of any mapping or agreement application as a separate application from the improvement plans.
15. Applicant shall pay for all Engineering Division deposits and fees required for any mapping application prior to review.

Right-of-Way

16. 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 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 to any Temporary Occupancy as approved by the City Engineer.
17. Prior to the issuance of a building permit, the Applicant shall coordinate with Scavenger and submit all garbage related plans. Trash bins shall not be stored on the public right-of-way.
18. 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.
19. 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.
20. The Applicant shall reconstruct the existing driveway aprons on Arroyo Drive and Camaritas Avenue to comply with current City Standards conforming to ADA requirements. The reconstructed driveway aprons shall include detectible warnings on each approach.
21. The Applicant shall reconstruct existing sidewalk, curb and gutter improvements along the Arroyo Drive, Camaritas Avenue, and Westborough Boulevard frontage of the subject property. The sidewalk shall include a new ADA accessible pedestrian curb ramp at the crosswalk at the intersection of Camaritas Avenue and Westborough Boulevard. All sidewalks, curb and gutter shall be constructed to current City and Caltrans standards and specifications to the satisfaction of the City Engineer.
22. 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.
23. The Applicant shall be responsible for maintaining all street trees and landscaped irrigation systems installed within the Public right-of-way.

24. The Applicant shall install street lighting along the project frontage on Camaritas Avenue. The light poles and fixtures shall match City Standards or as otherwise directed by the City Engineer.
25. 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.
26. Prior to the issuance of an Encroachment Permit, the Applicant shall submit Traffic and Pedestrian Control Plans for proposed work on Camaritas Avenue, Westborough Boulevard, and/or any area of work that will obstruct the existing pedestrian walkways.
27. 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.
28. 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.
29. The project shall not include any permanent structural supports (retaining walls, tiebacks, etc.) within the ROW. City Engineer approval is required for any temporary structural supports within the ROW. Any temporary structural supports shall be removed after construction.
30. 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.
31. Prior to the issuance of a building permit, the Applicant shall coordinate with Scavenger and submit all garbage related plans.

Stormwater

32. The Applicant shall submit to the City Engineer a storm drainage and hydraulic study for the fully improved development analyzing existing conditions and post-development conditions. The study shall 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 or subwatershed within the project site. 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.
33. 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.
34. Hydraulic Grade lines shall not be less than 1 foot from the ground surface.

35. Runoff Coefficients used for hydraulic calculations shall be as follows:
 - a. Pervious areas—0.30
 - b. Impervious areas—0.90
36. Drainage runoff shall not be allowed to flow across lot lines or across subdivision boundaries onto adjacent private property without an appropriate recorded easement being provided for this purpose.
37. All off-site upgrades to 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.
38. All building downspouts shall be connected to rigid pipe roof leaders which shall discharge into an approved drainage device or facility that meets the C3 stormwater treatment requirements of Municipal Regional Permit.
39. All new sidewalks within the Public right-of-way shall comply with the stormwater treatment requirements of MRP 3.0.
40. 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.
41. 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.

Sanitary Sewer

42. 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. The 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.
43. The Applicant shall abandon all existing private sewer laterals from the project site connected to the 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.
44. The Applicant shall install new sewer lateral to City Standards.
45. The Applicant shall install a limit of one building sanitary sewer lateral per lot unless specifically waived by the City Engineer per the requirements of the City's Municipal Code section 14.14.040 (b).
46. 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.
47. All utility crossings shall be potholed, verified and shown on the plans prior to the building permit submittal.

48. 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.
49. 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.
50. The on-site sanitary sewer system up to the public sanitary sewer manhole connection 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

51. All new 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.
52. The Applicant shall install a 3-inch diameter spare conduit with pull boxes and pull rope for future fiber optic cable installation in the joint trench on Camaritas Avenue.

Domestic Water

53. The Applicant shall be responsible for coordinating with California Water Service (Calwater) to determine if their existing public water distribution system has the capacity to serve the development. Any off-site water system improvements that may be needed, as determined by Calwater, will be the responsibility of the Applicant at the Applicant's expense.
54. The Applicant shall coordinate with the California Water Service (Calwater) for all water-related issues. All on-site private water mains and services shall be installed to the standards of Calwater at the expense of the applicant.
55. 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 Marshal.

On-site Improvements

56. Staging or storing of trash bins shall not be permitted on Public right-of-way.
57. The Applicant shall submit a construction access plan that clearly identifies all areas of proposed access during the proposed development.
58. 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.

59. 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.
60. 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.
61. 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

62. 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.
63. 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.
64. 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.
65. 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.
66. 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.
67. 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.
68. All hauling and grading operations are restricted 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.
69. 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.

For any questions concerning Engineering COAs, please contact Anthony Schaffer at Anthony.Schaffer@ssfca.gov or (650) 829-6667.

FIRE DEPARTMENT

The following conditions are required to ensure compliance with the California Fire Code (CFC), California Building Code (CBC), and applicable referenced standards. These conditions shall be incorporated into the project design and satisfied prior to issuance of building permits unless otherwise approved by the Fire Department.

1. Fire Flow Determination: Plans shall clearly state the building Construction Type, total fire flow calculation area (square footage), and sprinkler status for purposes of determining required fire flow. [CFC Appendix B]
2. Fire Flow Report: Prior to building permit issuance, a water supply/fire flow report from the local water purveyor or a registered engineer shall be submitted. The report shall indicate available fire flow in gallons per minute (GPM) at 20 psi residual pressure. [CFC 507.4]
3. Required Fire Flow: The project shall provide the minimum required fire flow as determined by Appendix B of the CFC as amended by SSFMC. [CFC 507.1]
4. Fire Hydrants: Fire hydrants shall be provided in the number and spacing required based on the calculated fire flow. Hydrant placement shall comply with Appendix C of the CFC. [CFC 507.5.1; Appendix C]
5. Fire Apparatus Access Roads: Fire apparatus access roads shall be provided and maintained with a minimum unobstructed width of 20 feet and shall extend to within 150 feet of all exterior portions of the building. Access roads shall be all-weather surface and capable of supporting imposed apparatus loads. [CFC 503.1.1, 503.2.1]
6. Dead-End Turnarounds: Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved turnaround (e.g., hammerhead or 96-foot diameter cul-de-sac). [CFC 503.2.5]
7. Fire Lane Marking and Signage: Where required, fire lanes shall be identified with approved striping and signage in accordance with Fire Department standards. [CFC 503.3]
8. Automatic Fire Sprinkler System: Where required by occupancy classification, building area, or other applicable criteria, the building shall be protected throughout by an approved automatic fire sprinkler system designed and installed in accordance with applicable NFPA standards. [CBC/CFC/SSFMC 903.2]
9. Fire Department Connection (FDC): The Fire Department Connection shall be located on

the street-facing side of the building and within 100 feet of a fire hydrant. The FDC shall be clearly visible and accessible. [CFC 912.2; NFPA 14 6.4.5.4]

10. Fire Alarm System: Where required by code, an approved fire alarm system shall be installed in accordance with CFC and NFPA 72. [CFC 907]
11. Separate Fire Department Permits: Separate Fire Department permits shall be obtained for installation of fire protection systems including, but not limited to, fire sprinklers, fire alarms, private fire hydrants and underground fire mains, and hazardous materials systems. [CFC 105.6]
12. Construction Fire Safety Plan: Prior to issuance of a building permit, a Construction Fire Prevention Program / Site Safety Plan shall be submitted to and approved by the Fire Prevention Division. [CFC 3303.1]
13. Plan Revisions: All subsequent plan revisions shall be submitted to the Fire Department for review and approval to verify continued compliance with these conditions.

For questions concerning Fire Department COAs, please contact Ian Hardage at ian.hardage@ssfca.gov or (650) 829-6645.

POLICE DEPARTMENT

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)

15.48.085 Additional Security Measures May Be Required

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

Site Access & Perimeter Security

- Public, staff, and emergency vehicle access points shall be clearly identified and defined.
- Public parking areas shall be physically separated from secured staff and apparatus areas.
- Perimeter fencing or controlled boundaries shall be provided where appropriate and shall not impede emergency response operations.
- Vehicular access to secure areas shall be controlled through approved measures such as gates, key-card systems, or equivalent access controls.
- The site layout shall maintain clear sightlines around the facility to eliminate blind spots and potential concealment areas.

Lighting

- Exterior lighting shall be provided around the entire facility, including parking areas, walkways, apparatus bays, and all building entrances.
- Lighting shall be designed to minimize dark areas and support nighttime safety and surveillance.
- Lighting fixtures shall be vandal-resistant, energy-efficient, and equipped with emergency backup power where feasible.

Access Control

- Electronic access control systems (e.g., key card, fob, or keypad) shall be installed at all secured entrances.
- Access to sensitive areas shall be restricted, including but not limited to:
 - Apparatus bays
 - Living quarters
 - Communications and IT rooms
 - Evidence or controlled storage areas (if applicable)
- All exterior doors shall be self-closing and capable of being securely locked.

Surveillance Systems

- A comprehensive video surveillance system shall be installed and shall provide coverage of:
 - Building entrances and exits
 - Apparatus bays (interior and exterior)
 - Parking areas
 - Fueling areas

- Video monitoring and recording shall comply with departmental policy and all applicable laws.
- Camera placement and system compatibility shall be coordinated with the Police Department, as applicable.

Parking & Traffic Safety

- Parking areas shall be designed to provide clear visibility and allow safe movement of emergency vehicles.
- Unauthorized parking shall be prevented near apparatus bay doors and emergency exits.
- Fire lanes, no-parking zones, and pedestrian walkways shall be clearly marked and maintained.

Door Hardware & Egress Security

- Exterior double-door entrances shall be designed with only one exterior handle, which shall be located on the right-hand door when viewed from the exterior. This requirement is intended to prevent malicious locking or chaining of doors from the outside.
- This requirement shall also apply to interior double doors leading to shared common areas.
- Hardware for all double-door assemblies shall be designed to prevent doors from being secured in a closed position—either to each other or to a fixed object within four (4) feet—using ropes, cables, chains, or similar items.
- Special attention shall be given to glass door assemblies to ensure compliance with these requirements.
- Refer to approved examples for acceptable and unacceptable configurations.

Acceptable:



Unacceptable:



Exterior Doorway Lighting

- All exterior doorways shall be illuminated during hours of darkness by a white light source with full cut-off shielding and pedestrian-scale mounting.

Bicycle Facilities

- Any exterior bicycle racks shall be of an inverted “U” design or another approved design that allows for two independent locking points per bicycle.

Public Amenities & Anti-Loitering Measures

- Publicly accessible benches shall be designed to discourage lying or sleeping, such as incorporating center armrests or rails.
- Publicly accessible electrical outlets shall be secured to prevent use during non-business hours.
 - If locking covers are used, they shall be constructed of metal (not plastic) and shall be fully installed prior to inspection.
- Publicly accessible raised-edge surfaces (including retaining walls, concrete benches, handrails, and railings) shall be designed to prevent or discourage skateboard use.

Vehicle Impact Protection

- Bollards shall be installed along the south side of the building or property edge to deter and protect against vehicle impacts from traffic traveling on Westborough Boulevard.

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

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

For questions concerning Police Department COAs, please contact Sgt. Sean Curmi at sean.curmi@ssfca.gov or (650) 877-8927.

WATER QUALITY CONTROL DIVISION

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

1. Storm drains must be protected during construction. Discharge of any demolition/construction debris or water to the storm drain system is prohibited.
2. Do not use gravel bags for erosion control in the street or drive aisles. Drains in street must have inlet and throat protection of a material that is not susceptible to breakage from vehicular traffic.
3. No floatable bark shall be used in landscaping. Only fibrous mulch or pea gravel is allowed.
4. After 7/1/19, Demolition Projects must complete a **PCBs Screening Assessment Form** (attached and available in Building Division). If screening determines the building is an applicable structure, the Protocol for Evaluating PCBs-Containing Materials before Building Demolition shall be followed.

Submit a PCB screening package for each address/building containing:

- 1) PCBs Screening Form
 - 2) QAQC checklist
 - 3) Contractor's Report
 - 4) Analytical Results (if applicable)
5. If PCBs Screening and Assessment result in any **materials containing PCBs in concentrations > 50 ppm**, appropriate Best Management Practices (BMPs) from the attached **Specified BMPs for Demolition Projects** will be required on the Erosion Control Plan (submitted as part of plan set) and on site until completion of the demolition process (including Erosion Control, Sediment Control, and management of Dust, Waste, Materials and Non-stormwater).
 6. **If site falls in a High Trash Generation area per South San Francisco's ATTACHED Trash Generation Map** (<http://www.flowstobay.org/content/municipal-trash-generation-maps>), determined by the Water Quality Control Division:
 - Regional Water Quality Control Board-approved **full trash capture devices** must be installed to treat the stormwater drainage from the site.
 - At a **minimum**, a device must be installed before the onsite drainage enters the City's public stormwater system (i.e. trash capture must take place no farther downstream than the last private stormwater drainage structure on the site).
 - An Operation & Maintenance Agreement will be required to be recorded with San Mateo County, ensuring the device(s) will be properly maintained.
 - *A full trash capture system is any single device or series of devices that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour storm in the sub-drainage area or designed to carry at least the same flow as the storm drain connected to the inlet.*

7. Roof leaders/gutters must NOT be plumbed directly to storm drains; they shall discharge to stormwater treatment devices or landscaping first.
8. Fire sprinkler test drainage must be plumbed to sanitary sewer and be clearly shown on plans.
9. Trash enclosure shall be covered (roof, canopy) and contained (wall/fence). Floor shall slope to a central drain that discharges to the sanitary sewer system. Details of trash enclosure shall be clearly provided on plans.
10. Install a condensate drain line connected to the sanitary sewer for rooftop equipment and clearly show on plans.
11. Garbage Disposals in Industrial/Commercial facilities are prohibited by City of South San Francisco Municipal Code. Do not include/Remove Garbage Disposal(s) in building plans.
12. 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).
13. **Site is subject to C.3 requirements of the Municipal Regional Stormwater Permit (please see SMCWPPP C.3 Regulated Projects Guide at <https://www.flowstobay.org/newdevelopment> for guidance). If C.3 is applicable, the following items will be required and will be reviewed by the City's consultant;**
14. Applicant shall provide 100% Low-Impact Development for C.3 stormwater treatment for all of the project's impervious areas per MRP Section C.3.b. In-lieu of feasible on-site treatment, qualifying applicants may apply for the **Special Project Status** exemption per Provision C.3.e.ii to Low Impact Development for C.3 treatment. However, **the applicant must provide a complete Infeasibility Narrative establishing all of the following (while still treating as much of the runoff via LID onsite as possible):**
 - a. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **onsite**;
 - b. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with LID treatment measures **offsite** within South San Francisco, providing LID treatment of an equivalent amount of runoff either at a:
 - i. Available Regional Stormwater Project in same watershed ;
 - ii. Property owned by the project proponent in the same watershed; or
 - iii. Planned South San Francisco Green Infrastructure (GI) Stormwater Project.
 1. Project options to be made available by City Engineering staff upon request

- c. **Infeasibility of treating 100%** of the amount of runoff identified in Provision C.3.d for the project's drainage area with some combination of LID treatment measures onsite, offsite or at a Regional Project in the same watershed;
 - d. **Infeasibility of installing LID treatment within the Right-of-Way.** If Applicant chooses to treat any of their Project's impervious areas within the ROW, Applicant shall size the treatment measures to treat both the Project's impervious areas and the ROW. The ROW area to be treated shall be from the property line to the street centerline or crown whichever is a greater distance along the entire project frontage. Sizing and design shall conform to the San Mateo Countywide Water Pollution Prevention Program design templates and technical guidance and be approved by the Water Quality Control Plant and the Engineering Division. Applicant shall maintain all treatment measures required by the project and enter into a Stormwater Treatment Measure Maintenance Agreement with the City.
15. Completed attached forms for Low Impact Development (C3-C6 Project Checklist). Forms must be on 8.5in X 11in paper and signed and wet stamped by a professional engineer. Calculations must be submitted with this package. Use attached forms for completing documents, as old forms are no longer sufficient **Forms can also be found at <http://www.flowstobay.org/newdevelopment>**
A completed copy must also be emailed to [andrew.wemmer @ssfca.gov](mailto:andrew.wemmer@ssfca.gov)
 16. Sign and have engineer wet stamp forms for Low Impact Development.
 17. Submit flow calculations and related math for LID.
 18. Complete attached Operation and Maintenance (O&M) agreements. Use attached forms for completing documents, as old forms are no longer sufficient **Do not sign agreement, as the city will need to review prior to signature. Prepare packet and submit including a preferred return address for owner signature. Packet should also be mailed or emailed to:**
Andrew Wemmer
City of SSF WQCP
195 Belle Air Road
South San Francisco, CA 94080
Andrew.wemmer@ssfca.gov
Exhibit Templates can also be found within Chapter 6 the C.3 Technical Guidance at <http://www.flowstobay.org/newdevelopment>.
 19. The onsite catch basins are to be stenciled with the approved San Mateo Countywide Stormwater Logo (No Dumping! Flows to Bay).
 20. Landscaping shall meet the following conditions related to reduction of pesticide use on the project site:

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

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

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

For questions concerning Water Quality Control Division COAs, please contact Andrew Wemmer with any questions at Andrew.Wemmer@ssfca.gov or (650) 829-3840.

BUILDING DIVISION

The City of South San Francisco Building Division has completed the 1st Review of the Project P25-01 16 and it is Approved with Condition.

1. Provide separate permit for Demo existing building and J permit with BAAQMD. Fill out City of South San Francisco Waste Management plan. See attachment.
2. Provide occupant load with the correct function type and occupant load factor such as Dorm at 50 gross, unconcentrated (table and chair) at 15 net, IT at 150 gross, etc ... per 2025 California Building Code Table 1004.5.
3. Provide accessible egress doors / gates from yard to public way (sliding vehicular gates cannot use as egress doors) per 2025 California Building Code chapter 10.
4. Provide bedroom windows to comply with egress opening per 2025 California Building Code I IA and 11B.
5. Provide opening for moving Engine Display in and out the room for access.
6. Provide all exterior entry to be accessible from public way per 2025 California Building Code. May have more comments during actual plan check.
7. Based on 2025 California Building, Mechanical, Plumbing, Electrical Code, Green Building Standard Code, Existing Building Code, Energy Code and City of South San Francisco Municipal Codes. Please call if you have any questions or if we can be of further assistance.

For questions concerning Building Division COAs, please contact Gary Lam at gary.lam@ssfca.gov or (650) 829-6683.



**CITY OF SOUTH SAN FRANCISCO
DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT
BUILDING DIVISION
(650) 829-6670**

Demo Requirements

**Prior to submitting any items for permits, please contact Planning at
650-877-8535 to discuss your demo project.**

In order to obtain a demo permit the following items will be required:

1. Demo site plan showing property lines and location of buildings
2. "J" Number for Bay Area Air Quality Management District
3. A completed Construction and Demolition Application
4. Letter from Utility companies showing lines have been capped off

Below are Water Quality's conditions of approval for all demo projects;

5. Demolition Projects must complete a PCBs Screening Assessment Form (available at Building Division). If screening determines the building is an applicable structure, the Protocol for Evaluating PCBs-Containing Materials before Building Demolition shall be followed.
6. Stabilized entrance(s) including rumble strips and gravel in order to prevent sediment and material track-out into the street and storm drains
7. Storm drain catch basin protection (filter fabric, wattles) on storm water catch basins within, downstream and adjacent to the site
8. Perimeter erosion control protection (wattles staked around perimeter)
9. Street Sweeper (or access to one) if sediment is being tracked into street
10. Dirt piles must be covered during rain events and when piles are inactive



City of South San Francisco Construction and Demolition Waste Management Plan *Information for the Applicants*

General

The City of South San Francisco is mandated by the State of California to divert 65 percent 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 65 percent of non-inert project waste materials and 100% of inert materials (65/100) will be diverted from the landfill through recycling and salvage. A covered project is defined as:

- A residential or commercial remodeling or new construction project valued at \$50,000 or more,
- A residential or commercial remodeling or new construction project equal to or greater than 2,000 square feet or more, and
- Demolition work, only as determined by the building official or designee.
- All re-roofing tear-offs over 100 square feet.

Separate WMPs must be completed for demolition and construction at the same site, if separate permits are required.

C&D Management Options

There are several management options to choose from that will aid in recycling or salvaging 65/100 percent of material generated at a jobsite.

1. Deconstruct all or part of a demolition and reuse the materials (see list of salvaging services and facilities attached).
2. Use one bin for all materials and take it to a mixed waste facility that diverts 65/100 percent or more of mixed C&D loads (see list of mixed C&D sorting facilities attached).
3. Put each type of material in a separate bin and take it to a facility that diverts each material (see list of facilities for other C&D materials and inert reuse and recycling facilities attached).
4. Disposal, which does not provide any diversion credit and may be the same cost as the diversion alternatives listed.

Many facilities that process mixed waste are also disposal facilities so be sure to tell them you want it diverted. Often the price is the same. If you choose to use a debris box company to haul your material, you will have to tell the debris box company where you want the material taken or they may take it for disposal. Be sure to get receipts for all materials diverted and disposed. They are needed for the final report that is needed for your deposit to be refunded.

Procedure

Before issuance of a building, grading, or demolition permit for a covered project, a WMP must be approved by the city.

1. The applicant must complete, sign and submit to the City the attached WMP application.
2. A deposit must be submitted with the WMP. The amount of the deposit is calculated as \$50 per estimated ton of debris but not less than \$100 nor more than \$50,000 per permit.
3. The city's staff will review the submitted WMP. If the official determines that the WMP is complete and indicates that at least 65/100 percent of the C&D debris will be diverted, the WMP will be approved and a copy returned to the applicant.
4. Prior to the final building inspection for the project, a Diversion Assessment Form must be filled out and submitted to the building department. The report must include the approved WMP for the project, actual receipts and weight tags (summaries or invoices are not acceptable) from all disposal and recycling facilities and/or vendors that received each type of material showing if the material was landfilled or diverted. Receipts should contain the date, job address or permit number, material type, disposition of material (reused, recycled, or landfilled), and the weight of the material.
5. A city official will review the Diversion Assessment Form and determine whether the applicant has complied with the diversion requirement. If it is determined that the applicant has complied with the diversion requirement, the deposit will be returned in full to the applicant without interest. If it is determined that the applicant has not complied with the diversion requirement, a portion of the deposit that is proportional to the diversion that was done will be returned.

**Final Waste Management Plan Approval
Diversions Assessment Form**

Complete the Diversions Assessment Form below by marking what was actually done with all the C&D project materials and quantities (by weight) that were recycled, reused, or landfilled. All C&D materials must be accounted for whether diverted or landfilled. You must attach receipts and weight tags from all recyclers and landfill locations that identify the date, jobsite address or permit number, material type, if materials were recycled, salvaged, or landfilled and weight of loads.

Material Type	Actual Weight			Final Destination of Material
	Recycle	Reuse	Landfill	
Example-Concrete	0.5 tons		.4 tons	ABC Recycling / Joe's Landfill
Mixed C&D				
Asphalt				
Brick				
Building Materials (doors, windows, fixtures, cabinets, etc)				
Cardboard				
Concrete				
Dirt/Clean Fill				
Drywall				
Carpet Padding/Foam				
Glass				
Masonry				
Metals (steel, brass, aluminum, copper, etc)				
Rock/Stone				
Roofing Material				
Tile				
Vegetative Debris				
Wood/Lumber				
Other				
Garbage				

Please sign and date attesting that the above information is true and correct to the best of your knowledge, that you acknowledge all of your deposit may be forfeited to the city for failure to divert any of your waste (and partially withheld if you do not meet the 65/100 percent diversion requirement).

Signature: _____ Date: _____

Print Name: _____

Construction and Demolition Debris (C&D) Recycling and Salvage Information

Reuse

Davis Street Transfer Center	(510) 613-8710	San Leandro	www.dsgardencenter.com
Habitat for Humanity	(510) 251-6309	Oakland	www.habitat.org/restore
Greenworx	(888) 714-7444	S.F.	www.greenworxusa.com

Inert material (Concrete, Dirt, Sand, Rock, etc.) and Recycling Facilities

This is a partial list of facilities available for use:

Blue Line Transfer Station	(650) 589-5511	500 E. Jamie Court, S.S.F.
Recology San Bruno	(650) 583-8536	101 Tanforan Ave, San Bruno
Brisbane Recycling Co.	(415) 468-8822	5 Beatty Road, Brisbane
S.F. Recycling and Disposal	(415) 330-1400	501 Tunnel Ave, San Francisco
San Carlos Transfer Station	(650) 592-2411	225 Shoreway Rd, San Carlos
Davis Street Transfer Center	(510) 613-8710	2615 Davis St, San Leandro
CEMEX	(650) 369-9189	775 Seaport Blvd, Redwood City
SRDC	(650) 367-7324	199 Seaport Blvd, Redwood City

***Mixed C&D Sorting Facilities (Roofing material, construction debris, etc.)** These facilities will accept mixed loads of C&D and will sort them for diversion. Use of these facilities for all unsorted debris will satisfy the ordinance requirements.

This is a partial list of facilities available for use:

Blue Line Transfer Station	(650) 589-5511	500 E. Jamie Court, S.S.F.
Recology San Bruno	(650) 583-8536	101 Tanforan Ave, San Bruno
S.F. Recycling and Disposal	(415) 330-1400	501 Tunnel Ave, San Francisco
San Carlos Transfer Station	(650) 592-2411	225 Shoreway Rd, San Carlos
Davis Street Transfer Center	(510) 613-8710	2615 Davis St, San Leandro
Zanker Road Landfill	(408) 263-2384	675 Los Esteros Road, San Jose

***These facilities also accept waste for disposal. You must notify the facility that your material must be recycled and your receipt must state at least a 65% diversion rate.**

Construction debris and/or demolition debris removed from a residential, commercial and industrial or institutional property within the City of South San Francisco must be removed utilizing South San Francisco Scavenger Services, Inc.

A licensed construction or demolition contractor, using its own employees and equipment* as part of the contracting services being offered, may remove and dispose of debris at any licensed transfer station or material recovery facility. *Equipment used must include a hauling vehicle as well as any debris and or recycling boxes and must be owned by the contractor.

South San Francisco Scavengers, Inc. (650) 589-4020

Source: SSFMC Section 8.16.125 & 15.60



City of South San Francisco Construction and Demolition Waste Management Plan Application

South San Francisco's Construction and Demolition Debris Ordinance requires at least 65/100% of jobsite waste materials be diverted from the landfill. Please complete the first two pages and submit them to the Building Department. Keep the summary report form (page 3) to complete at the end of the project.

Project Information

Applicant Name: _____ **Phone:** _____

Applicant Affiliation: Owner Architect Builder Other _____

Applicant's Address: _____

Project Type: New Construction Remodel Demolition Roofing

Project Location: _____ **Parcel No.** _____

Hauling or Debris Box Co. Name: _____

Total Estimated Project Waste: _____ **Tons**

Amount of Deposit Required (\$50/ton or \$200 min. \$50,000 max.): \$ _____

FOR STAFF USE ONLY	
<input type="checkbox"/> Approved	Building Permit No. _____
<input type="checkbox"/> Denied	<input type="checkbox"/> More Information Needed
Notes: _____	

Deposit Posted \$ _____	Account# _____
Staff _____	Date _____

Diversion Information

1. Use the following to estimate total generated C&D debris expected from this project:

<u>Type of Project</u>	<u>Approximate Waste Generated</u>
New Construction	4 Pounds per square foot
Remodeling	40 Pounds per square foot
Demolition, excl. Foundation	70 Pounds per square foot
Demolition, incl. Foundation	100 Pounds per square foot
Roofing (Composition Shingles)	3 Pounds per square foot
Roofing (Wood/Shake Shingles)	2 Pounds per square foot
Roofing (Concrete/Clay Tiles)	10 Pounds per square foot

Total Estimated C&D Debris: _____ Tons (2000 lbs per ton).

2. The table below lists debris materials that are routinely generated at construction or demolition jobsites. Identify the materials that you estimate will be recycled, reused, or landfilled from your project site and the handling procedure, hauler and/or destination of each material type. The amount of material is not necessary in this section.

Material Type	Identify Materials (X)			Final Destination of Material
	Recycle	Reuse	Landfill	
Example- Concrete	X			ABC Recycling
Mixed C&D				
Asphalt				
Brick				
Building Materials (doors, windows, fixtures, cabinets, etc)				
Cardboard				
Concrete				
Dirt/Clean Fill				
Drywall				
Carpet Padding/Foam				
Glass				
Masonry				
Metals (steel, brass, aluminum, copper, etc)				
Rock/Stone				
Roofing Material				
Tile				
Vegetative Debris (clearing/grubbing)				
Wood/Lumber				
Other				
Garbage				

Please sign and date attesting that the above information is true and correct to the best of your knowledge, that you acknowledge all or a portion of your deposit may be forfeited to the city for failure to divert your waste, and that you are responsible for the actions of your contractors or other agents with regard to complying with the diversion requirement.

Signature: _____ Date: _____

Print Name: _____