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**CODE COMPLIANCE CERTIFICATE
DESIGN REVIEW, TRANSPORTATION DEMAND MANAGEMENT PLAN and GRADING
AND DIRT HAUL CERTIFICATE**

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on September 19, 2022, granted approval of a Request for Design Review, Transportation Demand Management Plan and Grading and Dirt Haul Certificate to Menlo Equities, (hereafter "Applicant") to allow for the construction of a new 292,615 square foot life science building at 405 Industrial Road (APN: 046-051-080). The application was approved subject to the following conditions:

1. All structures, parking areas, and landscaping shall be in substantial compliance with the plans prepared by RMW Architecture & Interiors dated April 15, 2022 and consisting of seventy-two (72) sheets, as presented to and approved by the Planning Commission on September 19, 2022, 2022. Any changes determined to be substantive by Planning Staff shall require review and approval by the Planning Commission.
2. The project shall be subject to the Mitigation Measures approved with the certified 405 Industrial Road Project Environmental Impact Report, included as Exhibit A.
3. Construction of this project shall be in strict conformance with the plans approved by the Planning Commission on September 19, 2022. If the Building Division's set of drawings, or other subsequent plans, differ substantially as determined by Planning Staff from the approved drawings, the set of drawings shall require re-review by the Planning Commission.
4. The developer shall apply and request for Design Review of a Sign Program and obtain a Sign Program Permit in compliance with San Carlos Municipal Code Chapter 18.22 prior to the issuance of a building permit. Any signs that are visible from U.S. Highway 101 shall require approval by the Planning Commission.
5. Prior to the issuance of a Final Certificate of Occupancy, a Landscape Architect shall certify in writing that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan.
6. A final exterior lighting plan with specifications in conformance with the approved plans is subject to review and approval by the Planning Division prior to Building Permit issuance.
7. The property owner shall be responsible for the maintenance of all the on-site landscaping within the project and shall maintain the landscape in proper growing condition for the life of the project to the satisfaction of the Community Development Director.
8. All new Fire Department Connections proposed shall be as unobtrusive as possible. All fire water plumbing shall be aesthetically placed behind a design element to be screened to the extent feasible. Final design and placement shall be subject to Planning Division review and approval prior to Building Permit issuance.
9. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with

the Model Water Efficient Landscape Ordinance.

10. Whenever feasible, project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.
11. Prior to issuance of a building permit, a preconstruction meeting shall be held with Community Development Department staff, the architect, applicant, and contractor to review the plans and conditions of approval.
12. The project shall comply with all conditions and requirements of the Airport Land Use Commission (ALUC) and Federal Aviation Administration (FAA). The structure heights shall not exceed the heights approved by the ALUC or FAA at any time for the life of the project. At the time of Building Permit submittal, the applicant shall demonstrate compliance with Airspace Protection Policy 6 of the Airport Land Use Compatibility Plan for the Environs of San Carlos Airport (SQL ALUCP).
13. The applicant shall comply with all requirements of the Building Division, including, but not limited to the following:
 - a. Garage Vertical Clearance: A 98" minimum vertical clearance is required from the garage entrance to the accessible parking space per CBC 11B-502.5.
 - b. Accessible Means of Egress: CBC 1009.2.1 requires elevators to be part of the accessible means of egress in buildings where a required accessible floor is four or more stories above the level of exit discharge. Further, CBC 1009.4 requires standby power for the elevators. Provide compliance with these code sections or the exceptions to these code sections.
 - c. Accessible Electric Vehicle Parking: Provide accessible electric vehicle charging stations in accordance with CBC 11B-228.3.
 - d. Sand Oil Separate: Sand oil separator shall be provided for the parking garage. CPC 1016.
 - e. Green Building: Building shall comply with the current California Green Building Standards Code Mandatory Measures.
 - f. Solar Ready Buildings: The building shall be solar ready per CEnergyC 110.10.
 - g. Energy Compliance Measures: The addition and alterations to the building shall comply with the requirements of the California Energy Code.
14. Accessible Parking: Each parking facility (such as the parking lot and parking garage) shall be provided with the minimum required accessible parking spaces per CBC Table 11B-208.2
15. Generator Exhaust: Generator exhaust termination to be in accordance with NFPA 37 or as follows per CMC 502.2.
16. A Construction Operations and Staging Plan shall be submitted, reviewed, and approved by the Building Division and Planning Division prior to building permit issuance.
17. The applicant shall comply with all requirements of the Fire Department, including but not limited to the following:

- a. Fire Department Access Plan - A Fire Department access plan that indicates all routes of Fire Department road access required to within 150 feet of all portions of the exterior of the building at the time of building plans submittal.
 - b. Automatic Fire Sprinklers Required - This building is required to be equipped with a standpipe/fire sprinkler system. The building plans must list the design and installation as a deferred submittal on the cover sheet of the plans.
 - c. Gurney Accommodating Elevator Required – Elevator shall be designed to accommodate an ambulance stretcher per CBC 3002.4
 - d. Ladder Access to Building – The building plans must indicate points of access where fire service ladders can safely access all building rescue windows at the correct climbing angle of 75 degrees.
18. The applicant shall comply with all requirements of the Engineering Division, including but not limited to the following:
- a. The landscape plan shows the existing tree wells on the southwest side of Industrial Road (northwest of the site) to be replanted. The City is currently assessing the tree wells and any replanting will need to be coordinated with the City's plans, in the event that a permanent irrigation line is installed.
 - b. Storm Drain Outfall: The storm drain system should include full-trash capture measures meeting the Municipal Regional Permit for Stormwater C.10 requirements (5-mm. screen, treating 1-year, 1-hour storm). A trash capture insert is shown for one inlet on the northerly property line (per Keynote 20); confirm that all inlets will have trash capture measures
 - c. The proposed bridge is located in Caltrans right-of-way. If the applicant elects to construct the bridge, an encroachment permit will be needed from Caltrans for the bridge.
 - d. Environmental Sampling: The environmental sampling report notes the presence of chromium in the soil. Earthwork operations shall follow the recommendations of the ENGEO letter dated January 24, 2022.
 - e. Photometrics: Additional lighting may be required due to dark spots on the west side of the building near coordinate D-2 of the photometric study submitted April 26, 2022.
 - f. Haul Route: Flaggers will be required at the site entry/exit.
19. The applicant shall pay the sewer connection, storm water fee and Transportation Impact Mitigation Fee prior to the issuance of a building permit as calculated by the Public Works Department. The applicant shall pay the commercial linkage and child care fee as calculated by the Community Development Director.
20. A sewer permit shall be obtained from the Public Works Department prior to starting of any sewer construction work.
21. A grading/hauling permit shall be obtained from the Public Works Department prior to start of construction. Grading shall only be permitted between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday. No grading work permitted on Saturdays, Sundays and holidays. Dirt hauling shall only be permitted between the hours of 9:00 a.m. and 4:00 p.m. No hauling shall occur on Saturdays, Sundays and holidays. The City Engineer has the discretion to grant exceptions to the grading and hauling times.
22. An encroachment permit shall be obtained from the Public Works Department prior to start of any work within the public street right-of-way or public utility easements.
23. Prior to demolition and/or permit issuance, Developer shall obtain approval from the City the solid

waste handling plan and City debris recycling regulation in accordance with the City Municipal Code Regulations, Title 8. Chapters 8.04 and 8.05.

24. Developer shall submit with the building permit application a title report (less than 6 months old) and an existing condition plan showing the following information:
 - a. Topographic information, existing contours, elevations, trees, structures and above-ground features
 - b. Resolved boundary
 - c. Existing public and private easements
 - d. Existing curb lines, sidewalk, signal pole, street light utility boxes, driveways, underground utilities or frontage streets
 - e. Existing lot line and lot areas.
25. Developer shall submit with the building permit application a utility plan showing all existing utilities in Industrial Road. The plan shall show all existing sanitary sewer laterals, domestic, fire and irrigation services and meters and specify the disposition of these existing services. The utility plan shall show locations, sizes and inverts of the proposed utilities and services for the proposed building and parking area.
26. Developer shall submit with the building permit application a fire access plan showing the required fire turning path and radii. The plan shall show the required fire access route, setbacks, ladder pads, fire access road width, fire department connection, backflow device, post indicator valve, proposed and existing fire hydrants.
27. Provide an ADA accessibility plan showing ADA path of travel from a public access way and the proposed ADA parking to the proposed building front entry. This plan shall show the proposed grades and slopes along the ADA path.
28. Prior to issuance of a Grading Permit, Developer shall submit a design-level geotechnical investigation prepared by a qualified geologist and approved by a third party reviewer selected by the City Engineer. All recommendations in the approved geotechnical investigation shall be incorporated into the project design. The geotechnical investigation shall address, at a minimum, the following issues:
 - a. compressible soils,
 - b. liquefaction,
 - c. expansive soils,
 - d. loose surficial soils,
 - e. shallow groundwater, and
 - f. sulfates in soil.
29. Developer shall submit with the building permit application projected sewer flow calculations and a sanitary sewer study analyzing potential impact to the existing sanitary sewers as directed by the City Engineer. Any costs associated with the analysis shall be paid by the Developer.
30. Developer shall submit with the building permit application a water demand and pressure calculations demonstrating available supply and pressure to provide adequate domestic and fire services to the building.
31. Prior to issuance of any first permit by any department, Developer shall submit a grading and drainage plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities and provide a complete on-site storm drain study for the 10-year and 100-year storm events. The grading and drainage

plans shall include overland release for the 100-year storm event and any localized flooding areas. Existing off-site storm drain improvements, if needed, will be at Developer's expense. The study shall be reviewed and approved by the City Engineer and Developer shall satisfy the conclusions and recommendations of the approved drainage study.

32. Developer shall submit with the building permit application a landscape plan showing proposed landscape treatment within the C.3 storm water treatment areas for review.
32. Developer shall submit with the building permit application joint trench plans showing proposed transformers, primary underground boxes and joint trench services to the proposed building.
33. Prior to issuance of any grading and/or building permit, Developer shall obtain approval from the City Engineer of the water, sewer, and storm drain studies for this development. These studies shall provide detailed calculations to confirm adequate design of these utilities.
34. Prior to any first Engineering and/or Building permit issuance, Developer shall obtain approval from the City Engineer the Stormwater Management Plan demonstrating how the project site would comply with the latest Municipal Regional N.P.D.E.S. Permit.
35. Developer shall submit a Storm Water Management Plan in accordance with the following timeline:
 - a) At the time of building permit plan check submittal, Developer shall submit a "final" Stormwater Management Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater Management Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certify that measures specified in the report meet the C.3 requirements of the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
 - b) Prior to building permit issuance, Developer shall submit an Operation and Maintenance (O&M) Plan for the long-term operation and maintenance of C.3 treatment facilities.
 - c) Prior to Final occupancy, Developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities.
36. Developer shall comply with the requirements of the National Pollution Elimination Discharge System (NPDES) permit as administered by the California State Water Resources Control Board (State Board) and the San Francisco Bay Regional Water Quality Control Board (Regional Board). Prior to the issuance of any building, demolition, or grading permit, Developer shall submit an Erosion and Sediment Control Plan as a part of the improvement plan submittal. The erosion and sediment control plan shall show all construction best management practices (BMPs) and shall comply with the requirements of the NPDES, the Municipal Regional Permit Order R2-2009-0074 (MRP), and the City's stormwater and urban runoff pollution control standards and guidelines (City's Clean Water Program). Developer shall ensure that all contractors and subcontractors install and regularly maintain all construction BMPs as required by the approved erosion and sediment control plan.
37. Developer shall comply with the requirements of the Construction General Permit as administered by the State and Regional Boards. Developer shall obtain a Construction Activities Storm Water General Permit (State Permit) from the State Board. Prior to any construction activities and prior to the issuance of any building, demolition, or grading permit, Developer shall submit:

- a) a complete Storm Water Pollution Prevention Plan (SWPPP) with the project Waste Discharge Identification Number (WDID) displayed on the cover,
- b) a copy of the approved Notice of Intent (NOI) from the State Board, and
- c) an erosion and sediment control plan and a site monitoring plan meeting the satisfaction of the City Engineer.

Developer shall ensure that all contractors and sub-contractors install and regularly maintain all storm water quality control measures as required by the approved SWPPP, the approved erosion and sediment control plan.

- 38. All existing utilities shall be properly disconnected before the existing building can be demolished. Developer shall demonstrate to City Engineer how the existing water service(s), sewer service(s) and storm service(s) will be disconnected prior to doing so. All existing utilities shall be disconnected and/or abandoned as directed and to the satisfaction of the City Engineer.
- 39. Developer shall own, operate and maintain all on-site (private) utilities. The separation between public and private shall be indicated by water meters & backflows (potable water), cleanouts (sewer), and manholes as directed by the City Engineer.
- 40. Developer shall submit plans showing proposed water, sanitary sewer, and fire services for the proposed building connected to a public main in the public right-of-way to the satisfaction of the City Engineer. Different types of water use (domestic, irrigation, or fire) should be served by separate water services each separately tapped at the water main.
- 41. All storm water inlets shall be marked with appropriate stormwater pollution prevention message such as "no dumping – flows to bay." Developer is responsible to add these markings upon construction.
- 42. The property owner shall disclose public or private easements on their property and shall graphically represent such easements on plans submitted to the Building Division for property improvements. Other than those improvements as shown on the approved plans, the property owners shall not build structures or add impervious surfaces over sewer, storm drains, or public utility easements without written permission from the Director of Public Works.
- 43. Provide root barriers along back of sidewalk on Industrial Road where new trees are planted. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater and centered on trees.
- 44. Storm drain, sanitary sewer laterals, and water services shall be outside the drip line of mature trees or 10' clear of the matured tree trunk.
- 45. Damaged curb, gutter, and sidewalk within the public right-of-way shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement shall be at the discretion of the City Engineer or his designee.
- 46. All traffic striping, symbols, and messages shall be placed in accordance with the City standards.
- 47. Submit traffic control and construction staging plan for review and approval by the City Engineer prior to starting any work in the public street right-of-way.

48. The City may stop work on this project if any construction-related activities violate project conditions of approval or any part of the San Carlos Municipal Code.
49. The project shall implement BAAQMD's Construction Fugitive Dust Best Management Practices and shall provide notes on the plans submitted to the Building Division for permits
50. The Transportation Demand Management Plan, prepared by TDM Specialists, Inc, shall be implemented for the life of the project as presented to and approved by the Planning Commission on September 19, 2022. As new more efficient and effective TDM measures become available to reduce vehicle trips, these measures may be included or substituted to maintain the trip reduction levels described in the Plan. Any such substitutions shall be to the satisfaction of the Community Development Director. Any changes determined to be substantive or inconsistent with the TDM Plan by the Community Development Director shall require review and approval by the Planning Commission.
51. The developer and/or operators shall be responsible for supplying Planning Staff with the contact information for the Designated TDM Contact person.
52. The developer shall comply with the Mitigation Monitoring and Reporting Program.
52. If a Transportation Management Association (TMA) is established in San Carlos that can serve the project site, the property owner shall participate in the TMA. The level of financial contribution of the participants in the TMA shall be based on an equitable measure such as square footage (or similar metric) as agreed upon by the participants and the City.
53. Applicant shall ensure there is sufficient sight distance at the Industrial Road driveway per San Carlos Municipal Code. The Applicant shall provide all proposed planting heights and distances from the driveway to ensure compliance with San Carlos Municipal Code at the time of Building Permit submittal.
54. This Certificate shall not be effective until the effective date of the Planned Development Ordinance governing the site.

Lisa Porras, Planning Manager

Effective Date: _____