



**CODE COMPLIANCE CERTIFICATE  
DESIGN REVIEW, TRANSPORTATION DEMAND MANAGEMENT PLAN AND  
PROTECTED TREE REMOVAL**

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on June 15, 2016, granted approval of a Request for Design Review, Transportation Demand Management Plan, and protected Tree Removal Permit to Windy Hill Property Ventures, (hereafter "Applicant") to allow for the construction of a new office complex called Meridian 25 at 887 Industrial Road and current adjacent addresses including 821, 837, 853, and 871 Industrial Road and 831 Bransten Road (APNs: 046-140-090, -100, -110, -120, -130, and -140). 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 Arc Tec, Inc. and date-stamped May 25, 2016 consisting of fifty-five (55) sheets, as presented to and approved by the Planning Commission on June 15, 2016. Any changes shall be implemented in accordance with the terms and conditions of the Development Agreement.
2. The project shall be consistent with the City Council approval of the associated Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Planned Development Plan, Zoning Map Amendment, and Development Agreement.
3. Construction of this project shall be in strict conformance with the plans approved by the Planning Commission on June 15, 2016. 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 in accordance with the terms and conditions of the Development Agreement.
4. New signs are subject to compliance with San Carlos Municipal Code Chapter 18.22.
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 developer 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. The applicant shall record appropriate deed restrictions, off-site parking agreements, Covenants, Conditions and Restrictions, and/or other legal documents to ensure the lots function as one site for the purposes of parking requirements, landscaping requirements, drainage, stormwater pollution prevention, and other Municipal Code requirements to the satisfaction of the City Attorney.
10. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
11. 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.
12. 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.
13. Construction on the subject site shall not damage trees on the adjacent property. A tree protection plan shall be included in the Building Permit submittal for the trees on the adjacent property (to the south) that are near the property line.
14. At the time of Building Permit submittal, the applicant shall provide details of how the glazed curtain wall meets the finish floor at the ground to ensure there is a durable base and high quality material at the transition from grade or paving to the curtain wall. The final design shall be in conformance with the approved plans to satisfaction of the Community Development Director.
15. At the time of Building Permit submittal, the applicant shall provide a Safety and Security Plan for review and approval by the Police Captain and Planning Staff. The Plan shall include proposed security systems such as cameras with associated signs and electronic access systems proposed at the site. The lighting levels for all floors of the parking structure shall be supplied for review and approval. The Plan shall ensure that lighting coverage is sufficient to protect the safety of persons and property to the satisfaction of the Police Captain.
16. The project shall comply with all conditions and requirements of the Airport Land Use Commission (ALUC) and Federal Aviation Administration (FAA). The structure heights, and landscaping on upper levels of the office buildings and parking structure, 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). Avigation easements for the three newly created parcels shall be granted to the County of San Mateo as the proprietor of San Carlos Airport prior to issuance of a certificate of occupancy.
17. 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.
18. The applicant shall comply with all requirements of the Building Division, including, but not limited to the following:

- a. Complete architectural, mechanical, electrical, plumbing, and T-24 (energy) plans required.
  - b. Show compliance with all CALGreen requirements.
  - c. At time of construction, job sign shall be provided that includes contact information of contractor and posted construction work hours per City Ordinance.
19. A Construction Operations and Staging Plan shall be submitted, reviewed, and approved by the Building Division and Planning Division prior to building permit issuance.
20. The applicant shall comply with all requirements of the Fire Department, including, but not limited to the following:
- a. An approved automatic fire sprinkler system shall be installed meeting the requirements of NFPA Standard 13. In conjunction with the fire sprinkler system, a Class 1 Fire Department Standpipe System shall be provided within each stairwell. FDC and Sprinkler Riser locations shall be placed with the Approval of the Fire Marshal.
  - b. The required fire flow at the minimum residual pressure of 20 psi shall be required. (IFC Appendix B) This needed fire flow from a water supply includes both the required fire flow and the demand for the automatic fire sprinkler system.
  - c. The minimum number of fire hydrants and spacing requirements available to the building shall not be less than that listed in *International Fire Code* Appendix C shall be placed with the Approval of the Fire Marshal.
  - d. All valves controlling the water supply for automatic fire sprinkler systems, pumps, and water flow switches on all fire sprinkler systems shall be electronically supervised.
  - e. Fire alarm water-flow fire sprinkler signals shall be transmitted to the central station and retransmitted by zone to the public safety communications center.
  - f. Key boxes of sufficient size shall be installed at all entrances to the building. These key boxes shall contain sufficient numbers of keys to allow access to all parts of the building as well as the fire protection equipment and systems. Literature from the manufacturer of these products and ordering information can be obtained from the Fire Department by calling (650) 780-7400 or at [www.knoxbox.com](http://www.knoxbox.com).
  - g. All buildings and structures with one or more passenger service elevators shall be provided with not less than one medical emergency service to all landings. The medical emergency service elevator shall accommodate the loading and transport of an ambulance gurney or stretcher (maximum size 24 inches by 84 inches) in the horizontal position.
  - h. Fire Access to the structures shall be in conformance with the fire access plan shown on the tentative map, and be in general conformance with the requirements of the Redwood City/San Carlos Fire Department.
  - i. Building address numbers, external and internal shall comply with the requirements of the Redwood City/San Carlos Fire Department.

- j. The structures shall be tested and if needed an Emergency Responder Radio Coverage System will be required complying with Section 501 2013 CFC.
  - k. Fire Access through the parking garage area shall be a minimum of 24 feet in width with a height of 13 feet 6 inches free and clear of any obstructions including piping and signage. Fire Lanes shall be identified with red curbs and signage complying with the CFC and San Carlos Fire Department, in the absence of curbs, painted stripes 24 inches in width, red with white lettering shall be placed on both edges of the Fire Lane.
21. The applicant shall comply with all requirements of the Public Works Department, including, but not limited to conditions 22-42.
  22. All plan sheets shall be wet-signed by the Architect and Engineer on record, include a full description of temporary and permanent benchmarks, include a Complete Standard Legend, shall be clearly and legibly drawn on sheets 24 by 36 inches in size and shall have a minimum horizontal scale of 1 inch equal to 40 feet; vertical scale shall be 1 inch equal to 4 feet. Plans shall include a Cover Sheet, a separate Utility Plan, a separate Grading and Drainage Plan, Erosion Control, and a separate Detail Plan. Include the current San Mateo Countywide Water Pollution Prevention Program's Construction BMP plan sheet. Applicant shall submit civil plan sheets per the City of San Carlos standards guidelines, standard details and municipal code.
  23. Show on site and landscape plans the tree canopies for proposed trees
  24. Applicant shall submit separate traffic control plans for all phases of work that involve encroachment into the right of way. The plan shall clearly show how pedestrians, bicyclists and vehicles will be safely redirected with sidewalk, parking and/or lane closures required to complete work. Traffic control plans shall follow MUTCD guidelines.
  25. Applicant shall submit a construction staging plan to Public Works prior to permit issuance for review that clearly shows where the fencing, jobsite entrances, signage, trailer, and any other relevant materials will be located during construction.
  26. The final selection of street furniture adjacent to the public right-of-way, including but not limited to benches and trash receptacles, shall be in conformance with the approved plans, and shall be reasonably approved by the City Engineer and Community Development Director prior to installation.
  27. The plantings in the landscape planter strip fronting Industrial Road between the curb and sidewalk shall not impact the existing storm-drain. Final plant selections in this location shall be subject to review and approval by the City Engineer and Community Development Director.
  28. Add the following general notes to the plans:
    - a. A Sewer Permit must be obtained from the Public Works Department prior to the start of any sewer construction work.
    - b. Seasonal grading shall be per Municipal Code 12.08.165.
    - c. A Grading/Hauling Permit must be obtained from the Public Works Department prior to the start of construction.
    - d. An Encroachment Permit must be obtained from the Public Works Department prior to start of any work within the public right-of-way or a public utilities easement including, but not limited to, the installation of sewers and other

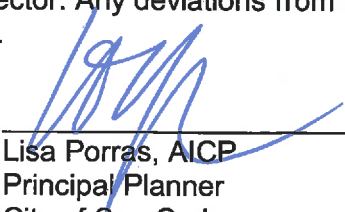
utilities, sidewalk, curb and gutter, driveway apron, wall fence, or other construction. An Encroachment Permit is also required for the placement of debris boxes, storage containers, or construction materials within the public right-of-way.

- e. All off-site work is to be done in accordance with the standard plans and specifications of the City of San Carlos, unless otherwise approved by the City Engineer or his/her designee.
  - f. At least 48 hours' notice to the Engineering Division is required for a pre-construction meeting prior to the start of construction. Phone (650) 802-4200.
  - g. All revisions to these plans must be approved by the City Engineer prior to their construction and shall be accurately shown on record drawings prior to the acceptance of the work as complete.
  - h. The contractor shall notify Underground Service Alert at (800) 227-2600 at least 48 hours prior to the start of work to verify the location of existing underground utilities. The utilities shown on the plans are based upon record information; however the engineer assumes no responsibility for their accuracy or actual locations.
  - i. The contractor shall leave a 24-hour emergency telephone number with the Police, Fire and Public Works Departments, and keep them informed daily of any detours.
  - j. Public safety and traffic control shall be provided in accordance with Manual of Uniform Traffic Control Devices (MUTCD) and as directed by the City Engineer.
  - k. Existing curb and gutter, sidewalk, survey monuments, and other public improvements within the project limits that are damaged or displaced shall be replaced at the contractor's expense, even if damage or displacement was not caused by actual work performed by the contractor.
  - l. If paving and storm drain improvements are not completed by October 1, temporary silt and erosion control facilities shall be installed to control and contain silt deposits and to provide for the safe discharge of storm waters into existing storm drainage facilities.
  - m. Review of these plans by the City Engineer does not relieve the permittee or his engineer from the responsibility for the design of the improvements and any deficiencies resulting from the design thereof.
  - n. All City Standard Details referenced on the plans shall be the current version available from the Public Works Department. The most current City Details can be found on the City's website.
  - o. Submittals shall be submitted to the City for approval at least two (2) weeks prior to the start of construction of an improvement requiring them.
  - p. The contractor shall be responsible for contacting appropriate utilities and requesting verification of service points, field verification of location, size, depth, etc. for all their facilities and to coordinate work schedules.
29. As the project site is over 1 acre, applicant shall file a notice of intent and provide the City of San Carlos with their WDID#.
30. To comply with the City's policy, the applicant's civil engineer must submit a drainage report, hydrologic study, hydraulic calculations, and drainage improvement plans. Private

drainage system that pumps to the City drainage system are not allowed. Storm water shall, under no circumstances, be introduced into the sanitary sewage system, but shall be confined to surface and subsurface drainage facilities provided. Applicant must provide pre-improvement runoff and post-improvement runoff calculations. Post improvement runoff totals cannot exceed pre-improvement runoff totals.

31. Applicant shall minimize sanitary sewer lateral connections. Multiple connections will only be approved if evidence of insufficient slope is provided to the City.
32. To utilize an existing lower sewer lateral, a sewer lateral video report and CCTV DVD video shall be submitted to the Public Works Department. Depending on the results of the report, the property owner may be required to replace or repair the sewer lateral at his/her own cost. At a minimum, a cleanout shall be installed at the building foundation and at the property line if none is existing. Upper sewer lateral permits will not be issued until this video has been submitted and reviewed.
33. Applicant shall pay all applicable sewer connection fees prior to Building Permit issuance.
34. Include the current San Mateo Countywide Water Pollution Prevention Program's Construction BMP plan sheet.
35. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site: <http://flowstobay.org/newdevelopment>.
36. The applicant shall complete the mitigation measures as stated in the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.
37. Prior to issuance of a building permit, the applicant shall pay a Traffic Impact Mitigation Fee calculated by the Public Works Department and provided to the applicant.
38. Applicant shall ensure there is sufficient sight distance at the driveway per San Carlos Municipal Code. Please provide all proposed planting heights and distances from the driveway to ensure compliance with San Carlos Municipal Code.
39. Driveway lengths and widths shall to meet all requirements of San Carlos Municipal Code.
40. Proposed driveway approaches shall be ADA compliant.
41. The applicant shall replace the existing curb, gutter, sidewalk and driveway approaches fronting the project along Bransten Rd and Industrial Rd to meet Engineering and ADA standards.
42. Provide materials related to sight visibility for vehicles that are exiting the driveways to ensure safety for pedestrians, bicyclist and motorist to the satisfaction of the Public Works Director.
43. 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.
44. Construction Activities shall be from 7:00 a.m. - 6 p.m. Monday through Friday and 9:00 a.m. - 5:00 p.m. Saturday and Sunday. No work shall be allowed on Holidays.
45. The applicant shall provide emergency contact information to neighbors as well as the Foreman's contact information in case any issues.
46. At the time of Building Permit submittal, the applicant shall provide details on the installation a 10,000 square foot area with solar panels and infrastructure to generate power for the

- building. This area can be constructed on the garage or on top of either of the buildings. The final design shall be in conformance with the approved plans to satisfaction of the Community Development Director.
47. At the time of Building Permit submittal, the applicant shall provide a landscape plan that includes landscaping irrigation infrastructure that will allow the project to connect to a reclaimed water system should the City of San Carlos elect to install a system in the future. The final design shall be in conformance with the approved plans to satisfaction of the Community Development Director.
  48. Thirty-seven Protected Trees are proposed for removal as part of this project. The property owner shall be responsible for planting the replacement trees as demonstrated on the approved landscape plan, prior to the issuance of a Final Certificate of Occupancy.
  49. The Transportation Demand Management Plan, prepared by Nelson Nygaard, shall be implemented for the life of the project as presented to and approved by the Planning Commission on June 15, 2016. 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.
  50. A report, documenting the TDM activities undertaken and their results, shall be submitted to the Director annually at the responsibility of the applicant. A five-year review shall evaluate the overall effectiveness of all of the TDM activities and may suggest new or modified activities or substitute activities to meet the program's objectives, per the Director's review and approval. The Director may impose reasonable changes to assure the program's objectives will be met. The applicant shall be required to pay for the costs associated with the City review of the annual and five-year review reports.
  51. The developer and/or future tenants shall be responsible for supplying Planning Staff with the contact information for the Designated TDM Contact person.
  52. The developer and/or future tenants shall participate in a Transportation Management Association (TMA) if one is established in San Carlos or in the Peninsula Congestion Relief Alliance.
  53. This approval is valid according to the terms of the Development Agreement.
  54. The Design Review, Transportation Demand Management, and Protected Tree Removal approval shall not be effective until the Ordinance rezoning the property to Planned Development (PD) is in effect.
  55. At the time of Building Permit Submittal, the applicant shall demonstrate compliance with the San Francisco Planning Department Standards for Bird-Safe Buildings to the satisfaction of the Community Development Director. Any deviations from the Standards shall achieve a similar reduction in bird hazards.




---

Lisa Porras, AICP  
Principal Planner  
City of San Carlos

Effective Date: August 10, 2016