

CITY COUNCIL CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE APPLICATION OF LBA REALTY FOR A PUD MAJOR MODIFICATION FOR AN APPROXIMATELY 64,474 SQUARE-FOOT TWO-STORY RESEARCH AND DEVELOPMENT BUILDING WITH AN ENCLOSED OUTDOOR SERVICE YARD ON A DEVELOPED 26.15-ACRE SITE DEFINED BY FRANKLIN DRIVE AND JOHNSON DRIVE (4900 – 5040 JOHNSON DRIVE) PUD-80-16-13M,

WHEREAS, LBA Realty has applied for a Planned Unit Development major modification (PUD-80-16-13M) to modify the approved development plan to allow an approximately 64,474 square-foot two-story research and development building with an enclosed outdoor service yard on a 26.15-acre developed five-building site defined by Franklin Drive and Johnson Drive (4900 – 5040 Johnson Drive); and

WHEREAS, zoning for the property is PUD – C (Planned Unit Development – Commercial) District; and

WHEREAS, at its meeting of October 5, 2010, the City Council received information in the staff report, testimony from members of the public, and the Planning Commission's September 15, 2010 recommendation for approval of the Mitigated Negative Declaration and the PUD major modification application; and

WHEREAS, based on the Initial Environmental Study and pursuant to Resolution No. 10- _____, the City Council adopted the Mitigated Negative Declaration for the proposed project pursuant to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, after a review of the materials and consideration of the testimony presented at the public hearing, the City Council determined that the proposed PUD major modification is appropriate for the site; and

WHEREAS, as set forth in the report presented to the City Council on October 5, 2010, the City Council finds that the PUD major modification is consistent with the General Plan and purposes of the PUD ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Approves case PUD-80-16-13M, the application by LBA Realty for a Planned Unit Development major modification to modify the approved development plan to allow an approximately 64,474 square-foot two-story research and development building with an enclosed outdoor service yard on a 26.15-acre developed five-building site defined by Franklin Drive and Johnson Drive (4900 – 5040 Johnson Drive) subject to the conditions shown on Exhibit A, attached here and incorporated herein by reference.

SECTION 2. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in the "Valley Times", a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 3. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on October 5, 2010, and adopted at a regular meeting of the City Council of the City of Pleasanton on _____, 2010, by the following vote.

Ayes:
Noes:
Absent:
Abstain:

Jennifer Hosterman, Mayor

ATTEST:

Karen Diaz, City Clerk

APPROVED AS TO FORM:

Jonathan Lowell, City Attorney

Exhibit A

PUD-80-16-13M Draft Conditions of Approval

Franklin Drive Research and Development Southeast Corner of Franklin Drive and Franklin Drive October 5, 2010

SPECIAL CONDITIONS OF APPROVAL Planning

1. The expiration date of this entitlement including the PUD development plan and conditions shall lapse within two years from the effective date of this approval unless a building permit is issued and construction has commenced and is diligently pursued toward completion or an extension has been approved by the City.
2. All conditions of Case PUD-80-16-03M through PUD-80-16-12M shall remain in full force and effect unless superseded by this approval.
3. The building permit plan check package will be accepted for submittal only after the PUD development plan modification becomes effective, measured 30 days from the date of the City Council's adoption, unless the project applicant or developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the effective date of the ordinance.
4. The project applicant or developer shall effectively screen from view all ducts, meters, emergency power generators, fire sprinkler risers, and any other mechanical equipment, whether on the structure or on the ground, with materials architecturally compatible with the main structure. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Planning Division. All required screening shall be provided prior to occupancy.
5. The project applicant or developer shall install water conservation devices in the building and landscape areas for Building F to the satisfaction of the Director of Community Development. The water conservation devices shall be stated on the building plans and the landscape plans submitted with the building permit. These measures shall be applied to the proposed building with its construction and to the existing buildings where feasible – for example, in conjunction with remodeling and/or interior changes. This measure shall be applied to Buildings A through E where feasible in conjunction with remodeling and/or interior changes. (Pleasanton General Plan, Program 1.7).
6. This modification of the development plan will accommodate the proposed building at 64,474 square feet in a first floor/second level mezzanine configuration. Future requests to add floor area, such as a seventh building or to convert this building from the first floor/second level mezzanine to two complete floors will require a new major modification of the development plan.

7. The maximum building height shall be 55 feet, measured from grade to the building parapet or the roof screens, for the entire 26.15-acre development.
8. In lieu of a PUD Development Plan modification, the Director of Community Development may authorize the design review process for minor building additions, site and landscape plan modifications, and/or grading/engineering modifications, master sign programs and modification(s) to a master sign program, and/or individual business/tenant signs.

Building Design

9. The applicant shall add detailing of the west building elevation for visual interest and to relieve the flat appearance of this elevation, such as additional spandrel glass areas applied to this elevation and/or the installation of a decorative metal architectural detail matching the design pattern of the surrounding buildings. This change shall be shown to the satisfaction of the Director of Community Development on the building permit plan set prior to the issuance of a building permit.
10. All HVAC equipment, antennas, satellite receiving stations, etc., shall be located within the buildings' roof-equipment wells, and shall project no higher than a horizontal plane defined by the top-edge of the parapet wall or equipment screens. All HVAC equipment shall be constructed and operated in such a manner that noise emanating from it will not be perceptible beyond the property plane of the overall project site.
11. The project applicant or developer shall install Energy Star appliances and/or systems, such as HVAC equipment, refrigerators and freezers, food preparation equipment, and water heaters in the building. The appliances and/or systems and how they adhere to the Energy Star standards shall be stated on the building plans submitted for the issuance of a building permit and shall be subject to review by the Planning Division. This measure shall be applied to Buildings A through E where feasible in conjunction with remodeling and/or interior changes. (Pleasanton General Plan, Program 6.3, Best Management Practice #2).
12. The building shall have white cool roofs which are designed to reflect the heat of the sun away from the building, thus reducing its cooling load. This measure shall be applied to Buildings A through E where feasible in conjunction with remodeling and/or interior changes. (Pleasanton General Plan, Program 6.3, Best Management Practice #9).
13. The project applicant or developer shall prepare a waste diversion plan that includes a discussion of the waste diversion strategies and measures. The plan shall include a description of disposal and recycling, composting, and a discussion of any pre-waste stream conservation appropriate to the use within this building. The waste diversion plans shall be submitted to the Planning Division with the building permit and shall be subject to the review and approval of the Director of Community Development. This measure shall be applied to Buildings A through E where feasible in conjunction with remodeling and/or interior changes. (Pleasanton General Plan, Program 26.18).

Construction Phasing and Management

14. The project applicant or developer shall prepare a Construction Best Management Plan for review and approval by the Planning Division before issuance of a building permit.

The Construction Best Management Plan shall include, but is not limited to, the following:

- a) All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall occur between the hours of 7:00 a.m. to 8:00 p.m., Monday through Sunday. No construction shall be allowed on State or Federal Holidays. The Director of Community Development may allow earlier construction "start times" for specific construction activities (e.g., concrete foundation/slab pours) if it can be demonstrated to the satisfaction of the Director of Community Development that the construction and construction traffic noise will not affect nearby residents.
- b) A construction staging plan shall be designated for all materials, equipment, and vehicles including parking for construction works and personnel.
- c) A construction truck route shall be designated to keep all construction traffic away from nearby residential streets. No construction traffic may use Stoneridge Drive at any time. Prior to construction, the construction traffic route, construction hours, and contact names and telephone numbers shall be posted on the driveway entrances, throughout the construction site, and in any construction trailer(s).
- d) Comprehensive traffic control measures shall be implemented, including scheduling of major truck trips and deliveries, to avoid peak travel hours.
- e) The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of a permit, and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.
- f) All internal combustion engines on grading or construction equipment used shall be equipped with a muffler equal to or better than that supplied by the vehicle manufacturer. All equipment shall be maintained in good mechanical condition so as to minimize noise and air pollution from faulty engine, drive train, and other components. No muffler or exhaust system shall be equipped with cutout, bypass, or similar device intended to thwart quieting.
- g) Dust control best management practices, as approved by the City Engineer, shall be followed at all times during grading and construction operations. Such measures may include watering of exposed surfaces twice a day, and more frequent watering when wind speeds exceed 15 mph; covering of stockpiled earth; covering of trucks hauling dirt if windy conditions prevail. Failure to keep dust under control may result in the stoppage of all work until a modified plan acceptable to the City Engineer is approved and implemented.
- h) Except for security trailers staffed by licensed security personnel, at no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday. Construction trailers shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
- i) All Urban Storm Water Construction Requirements listed further in these conditions of approval shall be implemented.

Green Building

15. The project applicant//developer shall implement the measures identified in the U.S. Green Building Council's (USGBC), "Leadership in Energy and Environmental Design (LEED)" 3.0 rating system to achieve a "certified level" in the design, construction, and operation of the proposed building including all future tenant improvements. The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set as determined by the Planning Division. Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall apply if the building permit application is submitted after January 1, 2011.
16. In conjunction with the building permit application, the project applicant or developer shall determine the building's "LEED Green Building Rating", using the USGBC evaluating methodology, and shall report the rating to the Planning Division. Prior to building permit issuance, the green building provisions that are proposed to be included in the development and the LEED scorecard shall be submitted to the Planning Division for review and comment. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the project applicant or developer shall provide written verification by the project engineer, architect, landscape architect, or designer. Notwithstanding the foregoing, CALGreen, as amended, shall apply if the building permit application is submitted after January 1, 2011.
17. The project applicant or developer shall extend electrical conduits and pull strings to the parking spaces closest to the main entrance of the building for electrically powered commute vehicles. (Pleasanton General Plan, Program 6.3, Best Management Practice #6). This measure shall be applied to Buildings A through E where feasible in conjunction with remodeling and/or interior changes. Upon demand by the Planning Division, the owner(s) of these buildings shall have 30-days to install the charging equipment for some or all of the spaces, and shall provide evidence to the Planning Division that the installation is complete. The project applicant or developer shall install signs for the subject parking spaces stating, "Electrical Vehicle Chargers Shall Be Provided Upon Request of the Pleasanton Planning Division." When the charging facilities are installed, the signs shall be changed to state, "Parking for Electrical Vehicles Only, Contact Building Owner for More Information". These changes shall be shown on the building permit set submitted for review and approval by the Planning Division before issuance of a building permit.
18. The building shall be constructed to allow for the future installation of a photovoltaic system. (Pleasanton General Plan, Program 6.3, Best Management Practice #3). The project applicant or developer shall comply with the following requirements for making these buildings photovoltaic ready:
 - a) Electrical conduit and cable pull strings shall be installed from the roof area to the buildings' main electrical panels;
 - b) An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;

- c. The roof structure shall be designed to handle an additional load of five-pounds per square foot beyond that anticipated for the roofing materials; and,
- d. A bi-directional electrical meter shall be installed upon approval of the public utility.

These measures shall be shown on the building permit plan set submitted to the Planning Director for review and approval before issuance of the building permit(s).

- 19. The project applicant or developer shall provide to the Planning Division with the building permit for Building F an estimate of the energy savings from the installation of solar roofs or other alternative energy measures with a goal of meeting 12.5 percent of the buildings' annual energy use. This measure shall be applied to Buildings A through E where feasible in conjunction with remodeling and/or interior changes. (Pleasanton General Plan, Program 6.3, Best Management Practice #3).
- 20. The project applicant or developer shall submit a final lighting plan with drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the building exteriors and for the site and parking areas. The light fixtures and their locations shall be subject to the review and approval of the Planning Division.

Hazardous Materials Use, Storage, and Waste Treatment:

- 21. The project applicant or developer shall submit a hazardous materials management plan with a complete list of all hazardous and combustible materials. The Livermore-Pleasanton Fire Department is a Certified Unified Program Agency (CUPA) which includes regulation of hazardous wastes, underground tanks, storage of petroleum above ground, hazardous materials inventory reporting and emergency preparedness, and the California Accidental Release Prevention Program. This project will be subject to the Unified Program requirements.
- 22. A hazardous materials management plan shall be prepared pursuant to the City's Hazardous Materials Ordinance and the California Fire Code. The plan shall be submitted to the Livermore-Pleasanton Fire Department at least two weeks prior to submitting the building permit plan set.
- 23. NFPA placards indicating the relative hazard of the facility shall be posted at all times at the entrances to this building and at the access to exterior storage yard. The placards shall be posted in a location that is clearly visible and placed by direction of the Livermore-Pleasanton Fire Department Operations Division.
- 24. Hazardous materials shipments and deliveries are limited to using I-580 and Hopyard Road only.

Landscape Design

- 25. The project applicant or developer shall comply with the State of California's Model Water Efficient Landscape Ordinance. A licensed landscape architect shall work with the City's Landscape Architect to verify the compliance with the ordinance prior to the issuance of a building permit, and then prior to the final inspection conducted by the Planning Division. The verifications shall be provided to the Planning Division.
- 26. Before the building and project final, all landscaping shall be installed, reviewed, and approved by the Planning Division.

27. The applicant shall arrange the plantings along the Franklin Drive project frontages in clusters and groupings that achieve a varied appearance in terms of heights and density, and to frame and enhance the building's appearance to Franklin Drive and screen the service yard from the view of streets and adjoining developments. The landscape plan shall include additional evergreen shrubs that will screen the service yard and driveway areas from Franklin Drive five years after planting. The landscape materials and locations shall be shown on the plans submitted for the issuance of a building permit.
28. The applicant shall preserve the existing landscaping in Franklin Drive and will augment the landscaping with new plantings including trees and shrubs. The landscape materials and locations shall be shown on the plans submitted for the issuance of a building permit.

Signage

29. Site and building signage shall be subject to review and approval by the Planning Division under a separate application.

Site Design

30. All trash and recycling refuse shall be contained completely within the approved trash and recycling enclosure. The materials and colors of the enclosures shall match the buildings and the gates shall be constructed of corrugated metal or solid wood. The design of the enclosure on all four sides shall be shown on the plans submitted for issuance of building permits. The design and location of the trash and recycling enclosure shall be subject to the approval of the Director of Community Development, the Chief Building Official, and the Fire Chief. Trash and recycling containers shall be stored within the designated enclosure at all times, except when being unloaded. A recycling container(s) shall be provided within the enclosure. The recycling containers and enclosures shall be designed in a manner consistent with Pleasanton Garbage Service's recycling program in effect at the time of building permit issuance. The recycling containers shall be shown on the plans submitted for the issuance of a building permit.
31. All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans, clearly marked "above ground" or "below ground" on the plans, and shall be subject to the review and approval of the Planning Division prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within one year from the date of planting. Weather protection devices such as measures to protect pipes from freezing shall require approval by the Planning Division prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.
32. All storage containers within the service yard enclosure shall be completely screened from view by the metal fence enclosing the yard. The maximum fence height may be 15 feet measured from the pavement surface, and shall be shown on the building permit

plan set to the satisfaction of the Director of Community Development prior to issuance of a building permit. The visibility of equipment including storage tanks to Franklin Drive shall be minimized to the satisfaction of the Director of Community Development; where visible above the service yard fence, the equipment and tanks shall be painted to match the building color.

Transportation System Management (TSM)

33. The project applicant or developer or property owner for the entire six building development shall prepare a program of alternative transportation measures including, but not limited to, rideshare matching and subsidies/rewards, preferential parking, alternative work hours, BART shuttle, and carpooling/vanpooling, the means by which these measures will be marketed to the business employees, and the provision of reports to the City of Pleasanton of the performance of the trip reduction program. (Pleasanton General Plan, Program 6.3, Best Management Practice #5).

The TSM program shall be administered by a property manager for the entire six-building development. The trip reduction goal shall be a 15 percent reduction within five years of opening for business and then a 25 percent reduction within 10 years compared to "business as usual". The project applicant or developer shall work out the details of the program with the Planning Division and the City's TSM Coordinator. The program shall be submitted to the Planning Division and the TSM Coordinator with the building permit application for review and approval before issuance of the first occupancy permit. (Pleasanton General Plan, Program 6.3, Best Management Practice #5).

Uses

34. The permitted and conditionally permitted uses shall be as follows:
- a) The industrial uses, activities, and processes allowed by right in the I-P (Industrial Park) District of the Pleasanton Municipal Code, Section 18.48.140, including the ancillary use and indoor/outdoor storage of hazardous materials with a hazardous materials use and storage permit issued by the Livermore-Pleasanton Fire Department.
 - b) Industrial support and service facilities limited to the activities serving the primary uses allowed on this site including, but not limited to, repair and maintenance of equipment, appliances, and components and component parts, tooling, and testing.
 - c) Manufacturing of prototypes and process development.
 - d) Warehousing and distribution type uses not including the storage and distribution of radioactive materials, fuel and flammable liquids, and hazardous materials as the primary use/operation.
 - e) Administrative headquarters and executive offices.
 - f) Audio and video recording studios and post-production services.
 - g) Business consulting service offices
 - h) Business service offices including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services

- i) Design, engineering, and research profession offices
- j) Emergency standby electricity generator, fuel cell, and battery facilities per Table 18.44.090 of the Pleasanton Municipal Code.
- k) Financial institutions, including banks, saving and loan offices, financial companies, credit unions, and related services.
- l) Gymnasiums and health clubs including massage services according for 20 or fewer participants at any single time, conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
- m) Insurance offices.
- n) Investment service offices.
- o) Legal service offices.
- p) Medical laboratories, research and development.
- q) Real estate offices including sales, leasing services, and property management services.
- r) Research and development offices, analytic and scientific, with prototype fabrication, process development, and manufacturing.

SPECIAL CONDITIONS OF APPROVAL
Engineering

- 35. The project applicant or developer shall reconstruct the curb return ramps at the driveway entrances on the south side of Franklin Drive and the east side of Franklin Drive closest, to the building covered by this approval, to comply with current ADA accessibility standards.
- 36. The project applicant or developer shall design the service yard on the south side of the proposed building so that no hazardous or toxic material enters the storm drain system as determined by the City Engineer. The project applicant or developer shall submit detailed drawings with the building permit to the City Engineer showing the quantities of materials anticipated to be stored in the service yard and the methodology for treating or diverting storm water runoff from the service yard to prevent hazardous or toxic materials from entering the City's storm drain system.
- 37. The project applicant or developer shall pay with the issuance of a building permit the City's Traffic Impact Fee.
- 38. The building's water service and the irrigation water service shall be served with a separate water service from the City's water main in the street, including backflow device. The exaction locations of the water services shall be shown on the improvement plans and to be approved by the City Engineer.
- 39. The design of the on-site sanitary sewer system shall be designed so that the size and slope of the sanitary sewer main will maintain a minimum velocity of two-feet per second unless otherwise approved by the City Engineer. A sanitary sewer lateral with sampling

manhole shall be provided to the building from the City sanitary sewer main unless otherwise approved by the City Engineer.

40. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria, storm drain treatment calculations, and hydromodification worksheets, etc., shall be submitted with the construction plans. Prior to the first plan check, the project applicant or developer's engineer shall submit the storm drain drawings to the City Engineer for review.
41. The project applicant or developer shall provide calculations to show the stormwater treatment facilities are in conformance with the California Regional Water Quality Control Board, San Francisco Region, Municipal Regional Stormwater NPDES Permit, Order R2-2009-0074, NPDES Permit No. CAS612008, October 14, 2009. Said treatment facilities shall include the provisions for trash removal device(s) within the storm drain system.
42. The fire protection water main shall be private beyond the backflow prevention device. The private on-site fire water system shall be approved by the Fire Marshall after reviewing the layout and calculations submitted by the project applicant or developer with the improvement plans.
43. The project applicant or developer shall provide for cross easements in perpetuity for storm water (drainage), access, emergency vehicles, water, sewer, landscaping, and parking if the development is parceled or subdivided. These easements shall be shown on the first parcel or subdivision map submitted for subdividing the property and shall be recorded concurrently with the sale of the property affected by these easements.
44. The project applicant or developer shall be responsible for paying applicable Zone 7 drainage fees minus all previous payments and credits.

SPECIAL CONDITIONS OF APPROVAL

Fire

(Project applicant or developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

45. All construction shall conform to the requirements of the 2007 California Fire Code, City of Pleasanton Ordinance 1965. The project applicant or developer shall obtain all required permits from the Fire Department before construction begins.
46. The buildings shall provide exterior access to the roof level in compliance with the Fire Code. Circulation shall be provided for the building in accordance to the Livermore-Pleasanton Fire Department Standard Operating Procedures for exterior access and operations. A minimum clear 20-foot wide free and clear drive aisle shall be placed a minimum of 15 feet away from building to allow access to the roof level.
47. Automatic fire sprinklers shall be installed in the building in accordance with City of Pleasanton Ordinance 1965. Design and installations shall conform to NFPA Pamphlet 13 Occupancy Hazard Approach for commercial uses, processes, and hazards.

48. City of Pleasanton Ordinance 1965 requires that all new and existing occupancies be provided with an approved key box or vault from the Knox Company as specified by the Fire Department. The project applicant or developer is responsible for obtaining approval for the location and the number of boxes from the Fire Prevention Bureau. Information and application for the Knox Box is available through their website or the Fire Prevention Bureau. The property owner or the business tenant shall be responsible for providing tenant space building access keys and special hazard identification and location information for insertion into the Knox Box or vault prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.
49. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection." The fire line, hydrants and fire department connections (FDC's) shown on sheets C-8 through C-13 shall be revised with the final layout determined with the review of the construction plans. The fire flow shall be provided as per 2007 California Fire Code Appendix B, Table B105.1 and hydrant number and distribution per Appendix C, Table C105.1.
 - a) The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.
 - b) All underground fire protection work shall require a California contractor's license type C-16, C-34, C-36 or A.
 - c) All field-testing and inspection of underground or covered piping joints shall be conducted prior to covering the pipeline.
50. Dead-end fire service water mains shall not exceed 500 feet in length and may have a maximum five Fire Department appliances (fire sprinkler system risers, fire hydrants, and/or standpipes) and shall be looped around the site or building with a minimum of two points of water supply or street connection. Sectional/zone valves shall be installed as recommended under NFPA, Pamphlet 24 and required by the Fire Marshal.
51. The design of the fire alarm system for the building tenants may be deferred to the review of the Tenant Improvement Plans after the building shell is approved. The building and/or tenant fire alarm and fire monitoring system shall be capable of supporting notification appliances for the individual tenant spaces for the purpose of notifying the occupant of the system alarm.

STANDARD CONDITIONS OF APPROVAL
Community Development Department

52. The project applicant or developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.

53. The permit plan check package will be accepted for submittal only after the ordinance approving the PUD development plan becomes effective, unless the project applicant/ developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the ordinance is overturned or that the design is significantly changed. In no case will a permit be issued prior to the effective date of the ordinance.
54. The project applicant or developer shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.

STANDARD CONDITIONS OF APPROVAL
Planning

55. The proposed development shall be in substantial conformance to Exhibit C, dated "Received, August 23, 2010," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.
56. To the extent permitted by law, the project applicant or developer shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorney's fees), action, or proceeding brought by a third party against the indemnified parties and the project applicant or developer to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
57. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
58. Planning Division approval is required before any changes are implemented in site design, grading, building materials and colors, green building measures, and landscape material.
59. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
60. Prior to the issuance of the first occupancy permit, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.

STANDARD CONDITIONS OF APPROVAL
Landscaping

61. The project applicant or developer shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping and open space areas included in this project will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.

62. Six-inch vertical concrete curbs shall be installed between all paved and landscaped areas.
63. The project applicant or developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.

STANDARD CONDITIONS OF APPROVAL
Building

64. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.
65. Prior to issuance of a business license, the business tenant shall contact the Building Division and the Fire Marshall to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the business tenant shall obtain all appropriate City permits.
66. Prior to issuance of building or demolition permits, the project applicant or developer shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project applicant or developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project applicant or developer shall mark all trash disposal bins "trash materials only" and all recycle bins "recycling materials only." The project applicant or developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

STANDARD CONDITIONS OF APPROVAL
Engineering

67. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
68. The project applicant or developer shall comply with the recommendations of the project's geotechnical consultant. The project applicant or developer's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the City Engineer that the final development plan is in conformance with the geotechnical report approved with the project.
69. The project applicant or developer shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of

the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.

70. The project applicant or developer shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer, or other easements, which may be designated by the City Engineer.
71. The project applicant or developer shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.
72. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed underground in conduit or in a joint utility trench.
73. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project applicant or developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
74. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
75. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
76. The project applicant or developer and/or the project applicant's/developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
77. The project applicant or developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
78. The project applicant or developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project applicant or developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.
79. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.

80. The project applicant or developer shall be responsible for the installation of the lighting system serving the development. The lights shall be LED units. The lighting system design shall conform to the Illuminating Engineering Society (IES). Approval for the number, location, and type of electroliers shall be subject to the review and approval of the City Engineer Director of Community Development. .
81. The project applicant or developer shall submit detailed landscape and irrigation plans as part of the improvement plans. The irrigation plan shall provide for automatic controls.
82. All retaining walls and monument signs along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.
83. Prior to approval of the improvement plans, the project applicant or developer shall comply with all applicable conditions of outside agencies having jurisdiction.
84. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.

STANDARD URBAN STORMWATER CONDITIONS OF APPROVAL

The project shall comply with the California Regional Water Quality Control Board, San Francisco Bay Region, Municipal Regional Stormwater NPDES Permit, Order R2-2009-0074, NPDES Permit No. CAS612008, October 14, 2009:

([http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2003/february/02-19-03-12finalto.doc.](http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2003/february/02-19-03-12finalto.doc;);

and:

http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2007/march/alameda%20final%20order%20r2-2007-0025.pdf)

The project shall also comply with the "Construction General Permit" by the California Regional Water Quality Control Board, San Francisco Bay Region:

(http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)

Design Requirements

85. The Permit design requirements include, but are not limited to, the following:
 - a) Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalk.
 - b) Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
 - c) The Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.

- d) The Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.

86. The following requirements shall be incorporated into the project:

- a) The project applicant or developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
- b) In addition to natural controls the project applicant or developer shall install a structural control, such as an oil/water separator, sand filter, or an approved equal in the parking lot to intercept and pre-treat stormwater prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to issuance of building permits. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January.
- c) The project applicant or developer shall submit sizing design criteria to treat stormwater runoff and for hydromodification at the time of improvement plan submittal and an updated detailed copy of calculations with subsequent submittals.
- d) Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
- Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)
 - 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.
 - Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
- e) Trash areas, trash compactors, dumpsters and recycling containers shall be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous

materials into the sanitary sewer. The project applicant or developer shall notify the Dublin-San Ramon Services District (DSRSD) upon installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.

- f) All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official and as required by the State Water Board.
 - g) All metal roofs, if used, shall be finished with rust-inhibitive paint.
 - h) Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to landscaped area or to an unpaved area wherever practicable.
87. The loading area shall be covered. No other area shall drain into the loading area; a containment berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. The loading area may be required to drain to the sanitary sewer if required by the City Engineer/Chief Building Official, subject to approval by the DSRSD. If connected to the sanitary sewer, a structural control such as an oil/water separator or sand filter shall be used, and a sign shall be posted prohibiting the dumping of hazardous materials.
88. A regular program of inspecting vehicles for leaks and spills, and of sweeping/vacuuming, litter control, and spill cleanup shall be implemented. Such program shall be submitted to the Director of Community Development for review and approval prior to issuance of building permits.

Construction Requirements

The Construction General Permit's construction requirements include, but are not limited to, the following:

Construction activities (including other land-disturbing activities) that disturb one acre or more (including smaller sites that are part of a larger common plan of development) are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement stormwater pollution prevention plans and to obtain a construction general permit (NOI) from the State Water Resources Control Board to discharge stormwater.

http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstpermi t.pdf

Stormwater

89. The project applicant or developer shall submit a Stormwater Pollution Prevention Plan (SWPP) for review by the City Engineer/Chief Building Official prior to issuance of building or engineering permits. A reviewed copy of the SWPPP shall be available at the project site until engineering and building permits have been signed off by the inspection departments and all work is complete. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections,

maintenance, and documentation. Failure to comply with the reviewed construction SWPPP may result in the issuance of correction notices, citations or stop work orders.

90. The amendments to the SWPPP and all the inspection forms shall be completed and available at the site for inspection by the city, county or state staff.
91. The project applicant or developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
 - a) The project applicant or developer shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project applicant/developer is responsible for ensuring that the contractor is aware of and implements such measures.
 - b) All graded areas shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
 - c) Gather all sorted construction debris on a regular basis and place it in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
 - d) Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
 - e) Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
 - f) Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.

- g) Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h) Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
- i) Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage “topping off” of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.
- j) Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.
- k) Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

Operation Requirements

The Permit’s operation and maintenance requirements include but are not limited to the following: The operation and maintenance of treatment measures including but not limited to bio-swales, lawns, landscaped areas with deep-rooted plants, oil/water separator, filterra units, etc., requires completing, signing and recording an agreement with Alameda County recorder’s office in a format approved by the State and Alameda County.

- 92. All projects, unless otherwise determined by the City Engineer or Chief Building Official, shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, but are not limited to:
 - a) A mechanism shall be created, such as a property owners’ association, to be responsible for maintaining all private streets, private utilities and other privately owned common areas and facilities on the site including stormwater treatment measures. These maintenance responsibilities shall include implementing the maintenance plan, which is attached to the Stormwater Treatment Measures Inspection and Maintenance Agreement. This document shall be reviewed by the City Attorney’s Office and recorded with the final map.
 - b) On-site storm drain inlets clearly marked and maintained with the words “No Dumping – Drains to Bay.”
 - c) Proper maintenance of landscaping, with minimal pesticide and fertilizer use.
 - d) Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.

- e) Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
- f) Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
- g) Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
- h) Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.

STANDARD CONDITIONS OF APPROVAL
Fire

- 93. The project applicant or developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
- 94. The proposed building(s) may have additional Fire Department requirements that can only be addressed by knowing the details of occupancy. These occupancy details shall be submitted to the Fire Department prior to submittal of construction plans to the Building Department. Details shall include but not be limited to the following:
 - a) Type of storage
 - b) Height of storage
 - c) Aisle spacing
 - d) Rack of bulk storage
 - e) Palletized storage
 - f) Type of occupancies within areas of the building(s)

Based on the information received, there may be additional requirements such as: smoke and heat venting, in-rack sprinklers, increases in sprinkler design criteria, draft curtains, etc.

- 95. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
- 96. Fire hydrants shall be installed at spacing not to exceed 300 feet.
- 97. Where Fire Department vehicle access through or around a site involves changes in direction or curves, minimum-turning radius shall be as follows. Inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site.
- 98. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12" high by 1" stroke. If a building is located greater than 50 feet from street frontage, character size shall be 16" high by 1 ½"

stroke minimum. Where multiple accesses are provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4" high by ¾" stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions. Conditions of approval checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

CODE REQUIREMENTS

Building

(Project applicant or developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

99. The project applicant or developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
100. The project applicant or developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
101. The building covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
102. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
103. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.

CODE REQUIREMENTS

Fire

(Project applicant or developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

104. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 1965. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies NFPA 13D for residential occupancies and NFPA 13R for multifamily residential occupancies.
105. Fire alarm system shall be provided and installed in accordance with the 2007 CFC, the City of Pleasanton Ordinance 1965 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas

consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with 2007 CFC.

106. Portable fire extinguisher(s) shall be provided and installed in accordance with the 2007 California Fire Code and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.
107. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (2007 California Fire Code) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.
108. The building (s) covered by this approval shall conform to the requirements of the 2007 California Building Code, 2007 California Fire Code and the City of Pleasanton Ordinance #1965. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

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