

PUD-101
Exhibit A, Draft Conditions of Approval
Kottinger Gardens
May 20, 2014

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The permitted uses for the Planned Unit Development – High Density Residential (PUD-HDR) zoned portion of the property shall include multi-family residential and a leasing office with support services/facilities for the apartment complex as shown on the development plan.

2. All mitigation measures listed within the Mitigated Negative Declaration for the project and the Mitigation and Monitoring Implementation Plan dated April 23, 2014 and on file with the Planning Division are hereby incorporated as conditions of approval for the project and shall be adhered to and/or fully complied with to the satisfaction of the Community Development Department prior to final inspection. These measures are as follows:
 - a. AQ1. Water all active construction areas as needed to minimize dust.
 - b. AQ2. Cover all trucks hauling soil, sand, and other loose materials.
 - c. AQ3. Apply water as needed, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the construction site.
 - d. AQ4. Sweep daily (using water sweepers, as necessary) all paved access roads, parking areas and staging areas on construction site as directed by the City Engineer.
 - e. AQ5. Sweep streets as necessary (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by City Engineer.
 - f. CR1. There is the possibility that buried archaeological materials could be found. If buried materials are encountered, all soil disturbing work should be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). Prehistoric archaeological site indicators expected within the general area include: chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structure remains (e.g., cabins or their foundations) and pits containing historical artifacts.
 - g. CR2. In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and shall follow the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC),

pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

- h. G1. Follow all recommendations in the Geotechnical Investigation for Kottinger Residential Development, 240 & 251 Kottinger Drive, 4138 Vineyard Avenue, Pleasanton, California prepared by AMSO Consulting Engineers and dated March 8, 2013 and found in Appendix D of the Mitigated Negative Declaration for the project.
- i. HZ1. Prior to the demolition of the existing structures on site, the amount and extent of any Asbestos-Containing Building Materials (ACBMs) and/or lead-based paint (LBP) should be ascertained and all hazardous materials found to be present should be properly handled, removed, recycled, and/or disposed of by properly certified contractors using approved methods in accordance with all applicable federal, state, and local regulations.
- j. H1. The project will be required to implement Hydrograph Modification Management (HM). With HM, the project therefore must include in the design of its storm drainage system detention measures, using the Bay Area Hydrologic Model (BAHM) program that must be sized to control the flow and duration of the storm water runoff.
- k. H2. During project review, the applicant must prepare a maintenance plan and enter into an operation and maintenance agreement with the municipality to identify and record the party responsible for long-term maintenance of HM controls and stormwater treatment measures.
- l. WQ1. It is the responsibility of the applicant to comply with Federal, State, and local water quality standards and regulations. In order for the County and the applicant to comply with the Alameda Countywide Clean Water Program's (ACCWP) National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit issued by the San Francisco Bay Regional Water Quality Control Board, water quality protection must be implemented both during construction and after construction. Permanent measures to protect water quality will reduce pollution that is commonly produced from the creation of new impervious surfaces such as roads and rooftops. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities both during construction and post-construction periods. The primary references for providing stormwater treatment are "ACCWP C.3 Stormwater Handbook" and the "California Best Management Practices (BMP) Handbook for New Development and Redevelopment, 2003".
- m. WQ2. Projects with disturbances greater than one acre must file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) per the regulations of the General Construction Activities NPDES permit. The SWRCB will require the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The NOI and the SWPPP must be submitted prior to issuance of a grading permit and prior to any land disturbance of on the site. The SWPPP will include specifications for best management practices (BMPs) that will be implemented during project construction to minimize the potential for accidental releases or contamination, and to minimize

runoff from the construction areas, including storage and maintenance areas and building materials laydown areas. Measures should include dust control, such as water spraying or application of dust suppressants, and gravel covering of high traffic areas, temporary storage of excavated soil material, and controls on the release of groundwater generated by dewatering. The SWPPP will also include a description of a plan for communicating appropriate work practices to field workers and a plan for monitoring, inspecting and reporting any release of hazardous materials.

- n. WS1. In consultation with the City of Pleasanton's Operations Services Department, abandon the existing 16" water main that runs from Kottinger Drive down the center of the site to Vineyard Avenue and upgrade the existing water main running under First Street to current water main standards and connect to Vineyard Avenue.
 - o. E1. Combine parcel containing 4153 Regalia House also known as 4136 Vineyard Avenue with Assessor's Parcel Number 094-0095-034.
 - p. E2. Obtain a General Plan Amendment (GPA) and Planned Unit Development (PUD) designation approval for all subject parcels.
 - q. N1. Windows/doors within 60 feet of the center of Vineyard Avenue and having direct line of sight to the roadway should be 24 STC or greater to achieve an interior noise level of below 45 dBA Ldn.
 - r. N2. All units within 100 feet of the centerline of Vineyard Avenue should be mechanically ventilated so that windows can be kept closed at the occupant's discretion to control noise.
 - s. U1. The project will involve relocation of residents. The project will be subject to the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), passed by Congress in 1970, its implementing regulations (49 C.F.R.) Part 24); the California Relocation Assistance Law, California Government Code Section 7260 et seq (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (jointly the "Rules and Regulations"). A conforming relocation plan has been developed and is being implemented.
 - t. TR1. On-street parking shall be prohibited for 50 feet on either side of the proposed driveway on Kottinger Drive and 50 feet west of the existing driveway on Vineyard Avenue to maintain clear sight lines and reduce potential conflicts between the existing and proposed driveway.
 - u. TR2. Periodic maintenance, including trimming of the vegetation on both sides of the project driveways on Kottinger Drive and Vineyard Avenue, shall be undertaken to maintain clear sight lines.
3. Ten (10) wheeled hand carts shall be provided for resident use and shall be located and stored in an area easily identifiable and accessible to the residents to the satisfaction of the Community Development Department.
4. Should parking availability become an issue, the applicant shall resolve/improve any issues within 90 days of being noticed by submitting a Parking Management Plan for Community Development Department review and approval.

5. All windows shall be true divided light design unless an acceptable alternative is approved by the Planning Division.
6. The applicant shall comply with the State of California's Model Water Efficient Landscape Ordinance and Bay Friendly Basics. A licensed landscape architect shall 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.
7. Infrastructure shall be installed with the site improvements to accommodate the use of reclaimed water for landscaping purposes upon availability to the project site from the City. These improvements shall be shown on the plans submitted for building permits.
8. Infrastructure shall be installed with the site improvements to facilitate three future vehicle charging stations when deemed necessary by the Community Development Department. These improvements shall be shown on the plans submitted for building permits.
9. All appliances or systems meeting Energy Star standards shall be installed as part of the project if available. The proposed appliances shall be stated on the plans submitted for the issuance of a building permit.
10. Water conservation devices such as low-flow faucets, toilets, shower fixtures, etc., shall be installed as part of the project. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.
11. The applicant/building developer shall submit a final list of the green building measures used in the design of the house covered by this approval to the Planning Division for the review and approval by the Director of Community Development prior to the building permit submittal. The apartments shall be designed to achieve a "certified rating" of a minimum of 128 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system. Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall also apply.
 - a. 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 appropriate, as determined by the Director of Community Development.
 - b. A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. 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 applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.

12. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan including photometrics and drawings and/or manufacturer's specification sheets showing the size and types of light fixtures. The lighting plan shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.
13. Energy efficient lighting shall be installed for the apartment buildings. The energy efficient lighting shall be shown on the plans submitted for the issuance of a building permit.

Engineering Division

14. The applicant shall provide necessary plots and descriptions, to the City Engineer for quitclaiming of existing easements that are in conflict with the proposed development. The quitclaim of existing easements will be subject to review and approval of the City Engineer and the City Council. All documentation must be complete prior to requesting for first building permit.
15. The relocation of Public Service Easement (PSE) is subject to review and approval of the City Engineer and Fire Marshall.
16. The timing for the relocation of the Water Line is subject to review and approval of the City Engineer.
17. The proposed fire service shall have Double Check Detector Check valves installed within the PSE as per City Standard Detail at point of connection/connections.
18. The proposed domestic water meter and irrigation meter shall have a Reduced Pressure Backflow Device installed within the PSE as per City Standard Detail at the point of connection/connections.
19. The licensed Civil Engineer shall provide pavement design calculations for all EVAE and maintenance areas. It shall be capable of all-weather access for Fire Truck Loading and Maintenance Vehicle Loading whichever is greater.
20. The exact location of the 60-inch storm water system near proposed Building 13 shall be determined in field by the project designer.
21. Where necessary, the location of the existing utilities shall be determined by pot-holing prior to finalizing project design.
22. The licensed Civil Engineer shall provide storm water calculations including overland release in reference to relocation of storm water at proposed Building 13. These calculations are subject to review and approval of the City Engineer.

23. For the proposed development, the project surveyor shall prepare a Lot Line Adjustment as per Subdivision Map Act to create two parcels from the four existing parcels (APNs 94-95-17, 94-95-34 and 94-95-33-3 and 94-19-17) for City Planning Division and City Engineer's review and approval. A separate application shall be required.
24. The project contractor shall obtain Encroachment Permit from City Engineering Division before starting any work within Public Right of Way.

Traffic Engineering Division

25. The applicant shall pay applicable traffic impact fees for the subject use as determined by the City Traffic Engineer. The fees shall be paid prior to issuance of a building permit.
26. Comprehensive construction traffic control measures shall be implemented, including scheduling of major truck trips and deliveries to avoid peak travel hours. If necessary, as determined by the Traffic Engineer, proper lane closure procedures such as flagger stations, signage, cones, and other warning devices shall be implemented during construction.
27. The applicant shall provide striping and signage plan for project including signage to identify the 12 public parking spaces for park use.
28. The applicant shall provide striping and signing plan for public street improvements. The plan shall include signing and striping for the proposed Kottinger Drive mid-block raised crosswalk. The plan shall include 40 feet of red curb to the west of the proposed Kottinger Drive driveway of the Kottinger Place site.
29. The applicant shall provide structural cross section of the proposed mid-block raised crosswalk for approval by the City Engineer. The applicant shall provide specifications for stamped, color coated asphalt for approval by the City Engineer.
30. The applicant shall relocate within project frontage the Kottinger Drive westbound bus stop including bus shelter and seating, and bus stop signage to the satisfaction of the Traffic Engineering Division.
31. All project driveway entries shall have a throat width of 26 feet.
32. The applicant shall provide site lighting and photometric plans including Kottinger Drive raised crosswalk and relocated bus stop areas.
33. Prior to issuance of the building permit, the applicant shall submit a phasing plan for the project subject to review and approval by the Director of Community Development. The phasing plan shall include plans and details showing the residential structures and verification that adequate parking will be maintained such that site parking does not spill over into the surrounding residential area.

Building Division

34. The project shall utilize the following 2013 codes: California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, and the 2008 Building Energy Efficiency Standards.
35. Unless otherwise approved by the Director or Community Development, all required adaptable dwelling units shall provide the following features:
 - a. Install wire for both audible and visual doorbell within unit.
 - b. Balcony/patio at same floor level as unit, within half-inch, per California Building Code Section 1121A.1.
 - c. Windows for viewing shall have a 36-inch maximum sill height.
 - d. 44-inch minimum hallway width and 32-inch minimum clear door opening width for all doorways within units.
 - e. Lever type handles on all doors.
 - f. An 18-inch minimum clear floor space beside door on pull side at latch jamb.
 - g. All receptacle or other outlets, 18-inch minimum height above finished floor.
 - h. Rocker type light switches 44 to 48 inches above finish floor, and thermostats 48 inches maximum height.
 - i. Variable height (28 to 42 inches) work surfaces such as cutting boards, countertops, sinks, and/or cooktops. A minimum of two 15-inch wide cutting boards at variable heights will satisfy the requirement.
 - j. Loop handle pulls on drawers and cabinet doors or touch hardware – no knobs.
 - k. Full-extension pull-out drawers, shelves and racks in base cabinets.
 - l. Full height pantry storage with easy access pull-out and/or adjustable height shelves.
 - m. Front-mounted controls on all appliances.
 - n. Adjustable height closet rods and shelves or installation of backing to provide for future adjustable height rods and shelves as needed by residents.
 - o. Single-lever water controls at all plumbing fixtures and faucets.
 - p. Hand-held adjustable shower head.
 - q. Blocking in walls around toilet, tub, and shower for future placement and relocation of grab bars.

STANDARD CONDITIONS

Community Development Department

36. The applicant 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.
37. The applicant shall submit a written dust control plan or procedure as part of the improvement plans.

38. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of Appendix K of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.
39. The applicant shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued. This includes, but is not limited to, the park dedication fees.
40. The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicant shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee prior to issuance of a building permit.

Planning Division

41. The proposed General Plan Amendment and Planned Unit Development Rezoning and Development Plan shall conform substantially to the project plans, Exhibit B, marked "Received March 12, 2014," the project narrative marked "Received January 14, 2014," and the applicant's response to the Planning Commission Work Session marked "Received March 26, 2014," on file with the Planning Division, except as modified by the conditions of approval. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
42. The Planned Unit Development Development Plan shall lapse two years from the effective date of approval unless a building permit is obtained and construction diligently pursued, or the City has approved a time extension.
43. To the extent permitted by law, the applicant shall defend (with counsel reasonable 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 applicant 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 attorney's 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.

44. The applicant shall obtain all required City permits prior to construction.
45. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by the applicant to the City, on a form generated by the PUSD, prior to building permit issuance.
46. The apartments shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The project applicant shall comply with the following requirements for making the dwelling photovoltaic-ready and solar-water-heating-ready:
 - a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's 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. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing.
 - d. Plumbing shall be installed for solar-water heating; and
 - e. Space shall be provided for solar-heating tank.

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

47. All HVAC condensing units shall be located on the plans.
48. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed.
49. 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.
50. Planning Division approval is required before any changes are implemented in site design, grading, house design, house colors or materials, green building measures, landscape material, etc.

51. Prior to occupancy, 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.
52. The applicant is encouraged to use best management practices for the use of pesticides and herbicides.
53. The applicant must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.
54. The applicant shall comply with the recommendations of the tree report prepared for the applicant by HORTScience, dated July 3, 2013. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
55. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following completion of construction and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
56. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project 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 expiration of the 15-day time-period.
57. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
58. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to

construction, the applicant shall post on the site the allowable hours of construction activity.

59. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.
60. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.
61. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
62. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.

Landscaping

63. The applicant 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.
64. Six-inch vertical concrete curbs shall be installed between all paved and landscaped areas.
65. The applicant shall provide root control barriers and four inch perforated pipes for 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.
66. For purposes of erosion control, the applicant shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the applicant/developer.

Tree Requirements

67. The following statements shall be printed on to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
 - a. No existing tree may be trimmed or pruned without prior approval by the Community Development Director.
 - b. No equipment may be stored within or beneath the driplines of the existing trees.

- c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
 - d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.
68. Prior to issuance of a grading or building permit, the applicant shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines, as shown on the plans. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a “stop work order.”
69. The applicant shall comply with the following tree root cutting requirements:
- Roots that are one inch (1") in diameter and smaller are not considered to be significant and may be removed by the most efficient means.
 - Within eight feet (8') of the tree trunk, no roots larger than two inches (2") in diameter shall be cut or ground unless prior approval has been received from the Director of Community Development.
 - Farther than eight feet (8') from the tree trunk, roots of any diameter may be ground a maximum of one-half (1/2) of their diameter if they are in conflict with the proposed work. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel experienced with its operation.
 - Farther than eight feet (8') from the tree trunk, roots up to six inches (6") in diameter may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.

Engineering Division

70. A “Conditions of Approval” checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
71. The applicant shall be responsible for the maintenance of all private utilities, the common access driveway, and other common areas not within the area of a dedicated public street and facilities on the site. The project Lease Agreement shall include exhibits showing the location of all the common private improvements to be maintained by the Lessee. The City shall be granted the rights and remedies, but not the obligation, to enforce the maintenance responsibilities.

72. The applicant shall create public service easements (PSE), private utility easements, and other easements as necessary across the project for the benefit of the proposed development, subject to the review and approval of the City Engineer, prior to requesting for first building permit.
73. The applicant shall post with the City, prior to issuance of encroachment permit and building permit, a separate labor and material bond, performance bond and maintenance bond for the full value of all improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer and Chief Building & Safety Official.
74. The applicant shall comply with the recommendations of the project's geotechnical consultant. The applicant'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.
75. The project designer shall submit a final grading and drainage plan prepared by a licensed civil engineer including all supporting information and design criteria (including but not limited to any peer review comments), all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow, etc., shall be submitted as part of the improvement plans. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a grading permit by Engineering Division.
76. All existing drainage swales that are filled shall have sub drains installed unless otherwise approved by the City Engineer and the project soils engineer. All sub drains shall have tracer wire along entire length of the sub drains and cleanouts installed with metal cap at the beginning of the pipe and at locations needed for maintenance. The end of the pipe shall terminate in a storm drain or other storm drain outfall, subject to the approval of the City Engineer. The project design engineer shall submit a final sub drain location map to the City Engineer for City Use.
77. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.
78. The project 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.
79. For new streets, the minimum grade for the gutter flow line shall be set at one percent where practical, but not less than .75% unless otherwise approved by the City Engineer. The existing streets shall have grade to match existing site conditions subject to review by the City Engineer.

80. The curb and gutter along the street shall have a sub drain installed at either the back of the curb or lip of gutter at the discretion of the City Engineer. This detail shall be shown on the improvement plans. Said drains shall be connected to the storm drain system or drained by other means acceptable to the City Engineer.
81. All existing septic tanks or holding tanks, if any shall be properly abandoned, pursuant to the requirements of the Alameda County Department of Health Services prior to the start of grading operations, unless specifically approved by the City Engineer.
82. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer and City Engineer.
83. All service drops (PG&E Pac Bell and Cable TV) to proposed units within this development shall be installed underground in conduit to the nearest "utility approved" riser pole.
84. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
85. The encroachment permit for haul route for all materials and equipment to and from this development shall be approved by the City Engineer prior to the issuance of any permit by City Building Division or Engineering Division.
86. 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 contractor. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
87. The project designer / consultant shall provide AS BUILTS of the project improvement plans in AutoCAD and PDF format for City use.

Urban Stormwater

88. The project shall comply with the "Alameda Countywide NPDES Permit #CAS612008 dated October 14, 2009 and amendments to this permit" issued the by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program and at State Water Board:
 - (http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml.; and
 - http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2007/march/alameda%20final%20order%20r2-2007-0025.pdf)

89. 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

90. 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. The Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
 - c. The Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.
91. The following requirements shall be incorporated into the project:
- a. 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.
 - Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
 - b. 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.
 - c. All metal roofs, if used, shall be finished with rust-inhibitive paint.
 - d. 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.

Construction Requirements

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

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

Stormwater

- a. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) 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.
- b. 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.
- c. The project 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.
- d. The project 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 developer is responsible for ensuring that the contractor is aware of and implements such measures.
- e. All cut and fill slopes 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
 - j. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
 - k. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
 - l. 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.
 - m. 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.
 - n. 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.

Building

- 93. 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.
- 94. At the time of building permit plan submittal, the applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.
- 95. Prior to issuance of building or demolition permits, the applicant 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 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 developer shall mark all trash disposal bins “trash materials only” and all recycling bins “recycling materials only.” The project

developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

Fire

96. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
97. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
98. All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
99. The project developer shall construct transit shelters with trash receptacles at locations determined by the Community Development Director and the City Engineer. The shelter and trash receptacle design shall be approved by the Planning Director prior to issuance of project building permits. An encroachment permit shall be obtained prior to installation. Lighting shall be provided if determined necessary by the City Engineer.
100. All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company U.L. certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
101. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:
 - Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
 - Backflow prevention or connections to the public water mains.
102. 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.
103. On-site access ways and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approved by the Fire Department. Signs shall be according to state standards and read "No Parking - Fire Lane" and must be shown on the plans. The following schedule shall apply:

<u>Width</u>	<u>Requirements</u>
36 Feet or Greater	No Requirements
Between 28 and 36 Feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted

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.

104. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in turnaround no less than 100 feet in diameter or hammer-head (tee). Standards and options are available through the Fire Prevention Bureau.
105. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12 inches high by 1-inch stroke. If building is located greater than 50 feet from street frontage, character size shall be 16 inches high by 1 ½ inches stroke minimum. Where multiple access is 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 inches high by ¾-inch 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.
106. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.
 - a. Emergency vehicle access will be required to be provided to the site (tract), including the area where construction is occurring.
 - b. Multi-family residential developments: Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
 - c. Emergency vehicle access shall be a minimum of 20 feet in clear width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) is required. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.
 - d. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a

maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

- e. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.
- f. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
- g. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

CODE REQUIREMENTS

Planning

(Applicants/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.)

- 107. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan, and include drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.

Building

(Applicants/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.)

- 108. The project 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 and Safety 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.
- 109. The project 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.
- 110. The building covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
- 111. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.

Fire

(Applicants/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.)

112. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
113. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies NFPA 13D for residential occupancies and NFPA 13R for multifamily residential occupancies.
114. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 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 the CFC currently in effect.
115. City ordinances require that all new and existing occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant is responsible for obtaining approval for location and the number of boxes from the Fire Prevention Bureau. Information and application for Knox is available through the Knox Company website or the Fire Prevention Bureau. Occupant shall be responsible for providing tenant space building access keys for insertion into the Knox Box 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.
116. 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 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.
 - All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.
 - All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.

117. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances* shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.

*Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants and/or standpipes.

118. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.
119. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame- producing devices, asphalt/tar kettles, etc.
120. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. 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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