

PLANNING COMMISSION CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. PC-2016-14

RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF  
THE FRANK BERLOGAR TRUST FOR PLANNED UNIT DEVELOPMENT (PUD)  
DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASE PUD-116

WHEREAS, The Frank Berlogar Trust has applied for Planned Unit Development (PUD) Development Plan approval for the approximately 34.3-acre parcel located at 88 Silver Oaks Court to construct two new single-family residences of approximately 6,117 square feet with a four-car garage and approximately 6,372 square feet with a four-car garage and related improvements on two new lots measuring approximately 3.88 acres and 14.56 acres, respectively; and to retain the existing single-family residence, second unit, and accessory structures on the approximately 15.86-acre remainder parcel; and

WHEREAS, at its duly notice public hearing of May 11, 2016, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and

WHEREAS, the Planning Commission found that there were no changes to the environmental circumstances and impacts from the time that it certified the Environmental Impact Report for the Vineyard Avenue Corridor Specific Plan Area in March 1999 that require additional environmental review for this project; and

WHEREAS, the Planning Commission determined that the proposed PUD development plan is appropriate for the site; and

WHEREAS, the Planning Commission made the following findings:

1. The proposed development plan is in the best interests of the public health, safety, and general welfare.

The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The subject development would include the installation of all required on-site utilities with connections to the city systems in order to serve the two new lots. The project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The future homes would be designed to meet the requirements of Building and Fire Codes, and other applicable City codes. The proposed development is compatible with the adjacent uses and would be consistent with the existing character of the area. Adequate setbacks

would be provided between the proposed building envelopes and the existing homes on the adjacent properties. Furthermore, a site-specific Open-Space Management and Wildland Fire Protection Plan would be prepared to reduce fire risks associated with development of the site. Therefore, the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

2. The proposed development plan is consistent with the Pleasanton General Plan and any applicable specific plan.

The VACSP was developed to implement the City's General Plan for the Vineyard Avenue Corridor area and to preserve open space, protect wildlife habitat, mitigate drainage impacts, and result in development that is designed sensitively around hillside areas. The proposed PUD development plan has been designed or conditioned to meet the applicable VACSP policies for the Hillside Residential and Open Space land use designations. The proposed project would be within the allowable density of the site as identified in the VACSP and is designed to minimize hillside grading and protect existing vegetation on the site. Staff believes that the proposed PUD development plan is consistent with the VACSP, as conditioned. By conforming to the VACSP, the proposed project also conforms to the General Plan. Thus, the proposed development plan is consistent with the City's General Plan and VACSP, and this finding can be made.

3. The proposed development plan is compatible with the previously developed properties in the vicinity and the natural, topographic features of the site.

Surrounding properties include single-family residential homes, open space properties, and the former landfill site for Pleasanton Garbage Service. As conditioned, staff believes that the proposed residential lots and the design of the homes would be compatible with the surrounding uses. The proposed building envelopes will minimize the future structures' impacts on neighboring properties. As conditioned, no second floor addition on Lot 1 would be allowed and future structures over 10 feet in height on both lots would be subject to the City's design review process to ensure compatibility with adjacent uses. Therefore, the PUD development plan is compatible with the previously developed properties and the natural, topographic features of the site, and this finding can be made.

4. Grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding, and to have as minimal an effect upon the environment as possible.

Graded areas have been minimized to the extent feasible to preserve the natural topography of the site and prevent tree removal. In addition, the project retains the drainage on the site in its existing condition. Erosion control and dust suppression measures will be documented in the improvement plans and will be administered by the

City's Building and Safety Division. According to the United States Federal Emergency Management Agency Flood Hazard maps, no portion of the site is located in a flood hazard zone. Therefore, this finding can be made.

5. Streets, buildings, and other manmade structures have been designed and located in such manner to complement the natural terrain and landscape.

All existing trees would be retained with the recommended conditions of approval. Existing trees would provide a natural screen to reduce the visibility of the proposed homes when viewed from the rear yard of the homes on Gray Fox Court that face the proposed development. As conditioned, evergreen shrubs would be planted in front of the retaining walls to further reduce the visibility of the retaining walls from Gray Fox Court.

The proposed homes are two stories in height with articulated wall lines that provide a break in the massing and promote visual interest. The roof lines are varied to reduce the massing of the structures and the front façade incorporates stone veneer and stucco. As proposed, the massing of the buildings will be compatible with others in the area. The details shown on the elevation plans for both lots add architectural interest and the home design incorporates high quality elements. In general, the architectural design and colors conform to the hillside design guidelines of VACSP.

The proposed second floor on Lot 1 is approximately 30 percent of the first floor area, would not be prominent as seen from off-site locations, and conforms with the intent of the VACSP. Therefore, this finding can be made.

6. Adequate public safety measures have been incorporated into the design of the proposed development plan.

Several public safety measures have been incorporated into the design of the proposed development plan. The Livermore-Pleasanton Fire Department (LPPFD) has found that the existing private road within the project area could be safely used to access the proposed lots. As required by LPPFD, the existing vehicle turn-around area will be modified to meet the fire code requirements and be used as a required fire turn-around area. A fire hydrant will be provided near the fire pull-out area for the proposed development. Additionally, all new homes are required to be equipped with automatic residential fire sprinklers. Therefore, this finding can be made.

7. The proposed development plan conforms to the purposes of the PUD District:

The PUD district allows flexibility in creating development plans and standards for unique situations. The location of the homes, the mass and bulk of the homes, and the style of the homes are found to be compatible with the surrounding homes. The proposed development plan takes into account the City's desire to preserve open space and significant vegetation, to reduce grading on hillsides, and to minimize visibility of

development from off-site views. Through the PUD process the proposed project has provided the applicants and the City with a development plan that optimizes the use of this hillside site in a sensitive manner. Therefore, this finding can be made.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RESOLVES THE FOLLOWING:

Section 1. Recommends approval of Case PUD-116, the application of The Frank Berlogar Trust for Planned Unit Development (PUD) Development Plan approval for the approximately 34.3-acre parcel located at 88 Silver Oaks Court to construct two new single-family residences of approximately 6,117 square feet with a four-car garage and approximately 6,372 square feet with a four-car garage and related improvements on two new lots measuring approximately 3.88 acres and 14.56 acres, respectively; and to retain the existing single-family residence, second unit, and accessory structures on the approximately 15.86-acre remainder parcel.

Section 2. This resolution shall become effective immediately upon its passage and adoption.

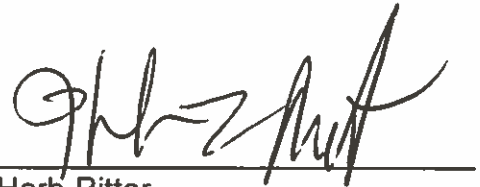
THIS RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PLEASANTON ON THE 11<sup>th</sup> day of May THE FOLLOWING VOTE:

AYES: Commissioners Allen, Balch, Nagler, O'Connor, and Ritter  
NOES: None.  
ABSTAIN: None.  
RECUSED: None.  
ABSENT: None.

ATTEST:



Adam Weinstein  
Secretary, Planning Commission



Herb Ritter  
Chair

APPROVED AS TO FORM:



Larissa Seto  
Assistant City Attorney

**EXHIBIT A  
CONDITIONS OF APPROVAL**

**PUD-116  
88 Silver Oaks Court, The Frank Berlogar Trust  
May 11, 2016**

**PROJECT SPECIFIC CONDITIONS OF APPROVAL**

**Planning Division**

1. The PUD development plan shall lapse two years from the effective date of this ordinance unless a tentative or parcel map, as applicable, is approved. If a tentative or parcel map is approved, the PUD development plan approval shall lapse when the parcel map approval expires. If a parcel map is recorded before the parcel map expires, then the PUD development plan approval shall not lapse.
2. The uses of the lots covered in the PUD shall be as follows:
  - A. Uses within the building envelope areas for Lot 1 and Lot 2 shall be subject to the following:
    - 1) Permitted Uses:
      - a) single-family detached housing
      - b) household pets (up to 4 as defined by the Pleasanton Municipal Code)
      - c) accessory structures and uses
      - d) small family day care home in accordance with State Law
      - e) second unit in conformance with the Pleasanton Municipal Code
      - f) adult daycare or nursing home for not more than six patients in accordance with State Law
      - g) exempt home occupation
    - 2) Conditionally Permitted Uses:
      - a) large family day care home in accordance with State Law
      - b) home occupation
    - 3) The above-listed uses shall have the meanings as defined and/or interpreted for uses in the R-1 districts of the Pleasanton Municipal Code. Other uses listed in the R-1 districts of the Pleasanton Municipal Code may be either permitted or conditionally permitted if the Director of Community Development finds that such uses do not conflict with the requirements of the Vineyard Avenue Corridor Specific Plan.
  - B. Uses outside the building envelopes for Lot 1 and Lot 2:
    - 1) Permitted Uses:
      - a) vineyards, orchards, and other row crops for non-commercial purposes
      - b) horticulture for non-commercial purposes
      - c) pump station on Lot 2

- d) the keeping of farm animals, as follows:
  - (i) for lots of at least five acres of open space, one swine per 2.5 acres; maximum of eight animals;
  - (ii) for lots of at least five open space, one large fowl (goose, turkey) per acre; maximum of ten animals
  - (iii) for lots with at least 1.5 acres of open space;
    - fifty small fowl (chickens, duck, Guinea fowl) or rabbits per acre
    - one head of cattle, horse, or donkey per 1.5 cares
    - one sheep or goat per 0.75 care
    - any other farm animal subject to the type and quantity approved by the Planning

C. Uses for the reminder parcel (Berlogar existing home site) shall be those indicated in PUD-05 (Ordinance No. 1832) applicable to the remainder parcel (hillside residential and open space designations).

- 3. The project applicants shall pay any and all fees including Agricultural Mitigation Fee required by the Vineyard Avenue Corridor Specific Plan 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.
- 4. No building permits shall be issued prior to City approval and recordation of a Parcel Map.
- 5. The applicant shall create road and utility easements approved by the City Engineer to allow the owners of Lot 1, Lot 2, and the designed remainder parcel to utilize the private road and utilities. The easement language shall be subject to review and approval by the City Attorney's Office prior to recordation of the final parcel map. The easement shall be maintained to the satisfaction of the City Engineer.
- 6. The applicant shall create a maintenance agreement including the maintenance responsibility of the private road, entrance gate, existing pump house, utilities, storm water treatment system, etc. in perpetuity. The maintenance agreement is subject to review and approval by the City Attorney's Office and shall be recorded concurrently with the Final Parcel Map. The Maintenance Agreement shall include exhibits showing the location of all the common private improvements to be maintained. The City shall be granted the rights and remedies of the agreement, but not the obligation, to enforce the maintenance responsibilities of the agreement.
- 7. The recorded deed of sale for both lots covered by this PUD Development Plan approval shall include the following:
  - a. A clause which states that the property is in an area subject to noise, dust, and vibration levels from gravel harvesting and processing and that the City of Pleasanton is not liable for possible damages due to such impacts.
  - b. The recorded deed of sale shall include a noise/dust vibration easement.

- c. A disclosure statement shall be provided to prospective purchasers and tenants by lot owners, developers, and future successors in interest providing full disclosure of the potential future mining operations within the Specific Plan Area.
- d. The recorded deed of sale for all lots shall include a disclosure statement indicate in the close proximity of the Vineyard Avenue Corridor Specific Plan area to the Livermore Municipal Airport and of possible impacts to homes due to aircraft overflights.
- e. A disclosure statement describing the planned use and construction of the Old Vineyard Avenue right-of-way for public trail uses.
- f. A disclosure of the future staging area and parking area to be owned and operated by the East Bay Regional Park on a portion of Old Vineyard Avenue right-of-way, and the proposed City Park to be located on the old landfill site on the south side of Vineyard Avenue.
- g. A disclosure stating that the East bay Regional Park District operates Shadow Cliffs Regional Recreation Area, a regional recreation facility, and that the buyer recognizes that the activities that take place in the "Regional Recreation Area" may result in noise, odors, dust, traffic or other conditions that may affect the lots covered by this PUD Development Plan.
- h. A disclosure of the noise, odor, and illumination associated with the operation of the asphalt batch plant on the RMC/Lonestar property.
- i. A disclosure on all lots regarding the underground, 230-kilovolt electrical transmission line.
- j. A statement disclosing the animal husbandry activities, including pig farming, of nearby property owners in the Vineyard Avenue Corridor Specific Plan area.
- k. A statement disclosing the inactive landfill site in the vicinity and potential methane gas emission in the area.

Wording for these clauses and/or disclosures shall be submitted to the City Attorney for review and approval before City Council approval of the first final subdivision map for this development and shall be recorded over the project site by separate instrument.

- 8. The recorded deed of sale shall include the following statement to be signed by the future homeowner(s) stating that:

"You are hereby advised that this property is located near land zoned and/or used for agricultural purposes. Agricultural use is defined as including but not limited to day and night-time activity relating to livestock grazing, the keeping of livestock, the growing and processing of agricultural crops, and any commercial agricultural practices performed as incidental to or in conjunction with such operations. Some of the impacts associated with agricultural use include but are not limited to noise, odor, dust, chemicals, refuse, waste, unsightliness, use of



agricultural equipment, and traffic. Permitted agricultural pursuits conducted in accordance with good practice and maintenance are not deemed by the City of Pleasanton to be a nuisance."

The exact language of said disclosures shall be reviewed and approved by the City Attorney before recordation of the final parcel map for the subdivision covered by this approval.

9. The development standards shall be following:

	Lot 1	Lot 2
Lot Size	3.88 acres	14.56 acres
Building Location	Within Building Envelope	
Building Envelope Size	28,941 sq. ft.	21,971 sq. ft.
Maximum Building Area	7,500 sq. ft.	7,000 sq. ft.
Maximum Building Height**	28 ft. 4 in.	30 ft.

Maximum Building Area includes all enclosed structures.

\*\* Building height for both lots is measured vertically from the lowest elevation of the building to the highest elevation of the building, excluding chimneys. Lowest elevation of the building is the lowest finished grade adjacent to an exterior wall of the main house.

10. All main and accessory structures for Lot 1 and Lot 2 shall be located within the building envelopes as shown in Exhibit B.
11. Unless otherwise specified in the conditions of approval for the subject PUD, all site development standards shall be those of the R-1-40,000 District.
12. Sport courts shall not be allowed on any lot in the development.
13. No second floor addition is allowed for Lot 1.
14. A site-specific Open Space Management and Wildlife Fire Protection Plan shall be prepared and submitted prior to the City Council review of the proposed PUD development plan. The plan shall address agricultural operations, open space maintenance, and wildlife and vegetation preservation needs. The final plan shall be reviewed and approved by the Director of Community Development and Livermore-Pleasanton Fire Department prior to the approval of Parcel Map.
15. The proposed retaining walls shall be stone-faced, similar to the retaining walls in the Silver Oaks Hillside development. This revision shall be shown on the final landscape plan and is subject to review and approval by the Director of Community Development.
16. The construction plans submitted for issuance of a building permit for the proposed homes shall note building exterior colors and materials. The colors and materials shall be similar to those shown on the homes located at Silver Oaks Court and are subject to review and approval by the Director of Community Development.
17. The project shall meet all requirements of the City's Growth Management Ordinance.



18. The applicant shall obtain all required City permits prior to construction.
19. Only recycled water shall be used on the site during the grading and construction periods, and this specification shall be included on all grading plans and other construction documents.
20. The homes covered by this PUD 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:
  - i) Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
  - ii) 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;
  - iii) 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;
  - iv) Plumbing shall be installed for solar-water heating; and
  - v) 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.

21. The project shall comply with the current City and Pleasanton Garbage Service's recycling and composting programs.
22. The State of California's Green Building Standard Code, "CALGreen", shall apply, if applicable.
23. Pre-Construction Bird Survey: If project construction-related activities takes place during the nesting season (February 1 through September 15), prior to issuance of a building or grading permit, preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the project site and the surrounding area of influence shall be conducted by a qualified biologist prior to the commencement of the tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a qualified biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting).

The nest site(s) shall be monitored by a qualified biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

24. If additional grading is requested, the applicants shall show the scope of the additional grading on the preliminary grading plan. At the discretion of the Director of Community Development, a PUD modification to modify the building pad elevation(s) may be required if it is found that the requested amount of additional grading significantly differs from the approved plan. There is no guarantee that the PUD modification would be approved.
25. 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 Friday. No construction shall be allowed on State or Federal Holidays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
26. All trucks hauling soil shall be covered with tarpaulins or other effective covers.
27. Evergreen shrubs shall be planted in front of the retaining walls facing west on both lots as part of the subdivision improvements. Planting details, including species, spacing, quantity, and size shall be shown on the final landscape plan for each lot and is subject to review and approval by the Director of Community Development and City Landscape Architect.
28. A final landscape and irrigation plan for both homes shall be submitted to and approved by the Director of Community Development as part of the building permit plans set prior to issuance of a building permit. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of a drought tolerant nature with an irrigation system that maximizes water conservation (e.g., drip system).
29. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
  - a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); Water Efficient Landscape Worksheet; Soil Management Report; Landscape Design Plan; Irrigation Design Plan [*if permanent irrigation is proposed*]; Grading Design Plan; and applicant signature/date with the statement that "I agree to comply with the requirements of the Water Efficient Landscape Ordinance."
  - b. Certificate of Completion.

30. In accordance with the timing requirements below, 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. A special inspection by the Planning Division shall be coordinated with regards to landscaping and irrigation. Prior to occupancy, the landscaping shown on the final plan shall be installed and inspected.
31. 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.
32. The electrical plan for the homes shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g., cabling for DSL, broadband, or wireless service, wiring for total room access, etc.) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.
33. 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.
34. 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.
35. Final inspection of the new homes by Planning Division is required. 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 home shall be designed to achieve a "certified rating" of a minimum of 50 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.

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.

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, or a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.

## **Fire Department**

36. The homes covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted to the Pleasanton Building and Safety Division 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.
37. The location of the fire hydrant and the detail of the turn-around and pull-out areas for fire trucks shall be reviewed and approved by the Livermore-Pleasanton Fire Department prior to issuance of a building permit.
38. The Fire Chief and the Director of Building Inspection shall approve the number, type, and location of all private fire hydrants.
39. All private streets and driveway aisles designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code which permits towing vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking, Fire Lane, Tow Away Zone" or "No Parking, Fire Lane, Tow Away Zone" signs shall be installed as required by the Vehicle Code.

## **Landscaping**

40. The applicants shall arrange for the consultant to conduct a field inspection prior to commencing grading to ensure that recommendations concerning the Tree No. 15, a 30-inch diameter valley oak, have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
41. No trees shall be removed unless approved by the City Landscape Architect. 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 acceptance of public improvements or completion of construction, whichever is later, 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.
42. No tree trimming or pruning other than that specified in the tree report shall occur. The applicants shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of grading permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
43. Except as otherwise conditioned or shown on the PUD plans, all trees used in landscaping for future homes shall be a minimum of 15 gallons in size and all shrubs

used in the landscaping for the retaining wall and for future home shall be a minimum of 5 gallons.

44. 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 grading and retaining wall inspections by the Community Development Department. Removal of such fencing prior to that time may result in a "stop work order."
45. For purposes of erosion control, the applicant/developer 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.

### **Engineering Department**

46. Each parcel shall have an independent water and sewer service lateral to the public water and sewer main, respectively.
47. As shown on the PUD plan sheet 3 of 4, the existing 8" sanitary sewer and existing 8" fire service are private. These improvements may be accepted by the City Engineer as public lines if they meet the City of Pleasanton and California Department of Health Services standards, including but not limited to, horizontal separation between the public water main and public sewer main, inspection and testing, maintenance access, material and backfill, etc.
48. If the existing 8" sanitary sewer and existing 8" fire service are accepted as public sanitary sewer and water mains, the developer shall provide documentation acceptable to the City Engineer that shows the private road is adequate to serve City maintenance vehicles or the private road shall be rehabilitated or reconstructed to serve City maintenance vehicles.
49. If the existing water and sewer mains cannot meet the City of Pleasanton and California Department of Health Services standards, separate water and sewer laterals shall be installed at the end of existing public mains to serve the proposed lots.

### **Building and Safety Division**

50. Prior to issuance of a building permit, the applicants shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicants shall pay any applicable DSRSD sewer permit fee.

## **URBAN STORMWATER CONDITIONS OF APPROVAL**

51. The project shall comply with the NPDES Permit No. CAS612008 (Order No. R2-2015-0049), dated November 19, 2015, and amendments, issued the by California Regional Water Quality Control Board, San Francisco Bay Region. A copy is available for viewing



with the Engineering Department, Development Services Section located at City hall. A digital copy is also available on the State Water Board Website:

[http://www.waterboards.ca.gov/sanfranciscobay/water\\_issues/programs/stormwater/Municipal/index.shtml](http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml)

The project shall comply with the State Issued Construction General Permit Number 2009-0009 (Effective July 1, 2010) and amendments, as required by the San Francisco Bay Regional Water Quality Control Board. A digital copy is also available on the State Water Board Website:

[http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

## **A. Design Requirements**

1. NPDES Permit design requirements include, but are not limited to, the following:
  - a. Source control, site design, implementation, and maintenance standards when a regulated project (such as a residential subdivision project) creates and/or replaces 10,000 square feet or more of impervious surface, including roof area, street, and sidewalk.
  - b. Hydromodification standards when a regulated project creates and/or replaces a total impervious area of one acre or more.
  - c. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
  - d. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.
2. The following requirements shall be incorporated into the project:
  - a. The applicants shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and onsite drainage control measures including bioretention swales. Irrigated bioretention swales shall be designed to maximize stormwater entry at their most upstream point. The grading and drainage plans shall be subject to the review and approval of the City Engineer prior to the issuance of a grading or building permit, whichever is sooner.
  - b. The applicants shall submit to the City Engineer the sizing design criteria and calculations for a hydromodification facility, if required, and for the treatment of stormwater runoff. The design criteria and calculations shall be subject to the review and approval of the City Engineer and shall be submitted prior to the issuance of a grading or building permit, whichever is sooner.

- c. Building/Structures shall be designed to minimize the occurrence and entry of pests into buildings, thus minimizing the need for pesticides, as determined by the Chief Building Official prior to the issuance of a building permit.
- d. The project's landscape and irrigation plans shall be designed to: (1) minimize the use of fertilizers and pesticides that can contribute to stormwater pollution; and (2) promote surface infiltration. Prior to the installation of project landscaping and irrigation, the project landscape architect shall submit a landscaping and irrigation plan to the City Engineer for review and approval and submit written verification stating the project incorporates the following:
  - i. Plants tolerant of saturated soil conditions and prolonged exposure to water in areas that provide detention of water.
  - ii. Plants and soil amendments appropriate to site specific characteristics such as topography and climate.
  - iii. Landscaping and irrigation consistent with Bay-Friendly Landscaping.
  - iv. Water conservation techniques to promote surface infiltration.
- e. 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.
- f. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.
- g. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for use and maintenance:

**B. 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 a Stormwater Pollution Prevention Plan (SWPPP) and to obtain a Construction General Permit Notice of Intent (NOI) from the State Water Resources Control Board to discharge stormwater:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/finalconstpermit.pdf](http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstpermit.pdf)



## Stormwater

1. The applicants shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the project site for City review until all engineering and building work is complete and City permits have been finalized. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.
2. 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.
3. The applicants are responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by City.
  - a) The applicants shall include erosion control/stormwater quality measures on the project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be 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 a building permit, and shall be subject to the review and approval of the Building and Safety Division. The applicants are responsible for ensuring that the contractor is aware of and implements such measures.
  - b) 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 vegetated areas 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 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 by being windblown or by being spilled.
- 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 a street, gutter, or storm drain.
- i) Equipment fueling area (if used at the construction site): use a designated area 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; check vehicles and equipment regularly for leaking oils and fuels; and dispose of rags and absorbent materials promptly and properly. Use of an off-site fueling station is strongly encouraged.
- j) Concrete wash area: (1) locate wash out area away from storm drains and open ditches; (2) construct a temporary pit large enough to store the liquid and solid waste; (3) clean the pit by allowing concrete to set; (4) break up the concrete; and then (5) recycle or dispose 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.

### **C. Operation and Maintenance 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.

1. 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.
2. 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.

## STANDARD CONDITIONS OF APPROVAL

### Community Development Department

52. The project applicants 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. 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 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.
54. The applicants shall submit a written dust control plan or procedure as part of the improvement plans.

### Planning Division

55. The PUD development plan covered by this approval shall be in substantial conformance to the development plans, Exhibit B, dated "Received April 21, 2016," on file with the Planning Division, except as modified by these conditions. 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.
56. To the extent permitted by law, the project applicants 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 attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the project applicants 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. The applicants 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 Applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

58. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed inside or outside the homes.
59. 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.
60. 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.
61. The developer and future homeowners are encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.
62. The developer and future homeowners are encouraged to use best management practices for the use of pesticides and herbicides.
63. 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.
64. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
65. 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.
66. All HVAC condensing units shall be shown on the plans and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
67. The project 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.

### **Engineering Department**

68. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
69. The project developer shall comply with the recommendations of the project's geotechnical consultant. The project 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.

70. The project 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.
71. Storm water shall not flow from one lot to the other unless a storm drain easement created. The property line between lots shall be located a minimum of two feet from the uphill side of the top of the bank.
72. The in-lieu park dedication fees shall be paid to the City prior to approval of the parcel map, at the rate then in effect, for the total number of new residential units to be constructed, unless this requirement has been otherwise satisfied.
73. The applicants 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.
74. All existing drainage swales that are filled shall have sub drains installed unless otherwise approved by the City Engineer and the developer's 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 applicants' engineer shall submit a final sub drain location map to the City Engineer prior to acceptance of the public improvements and/or project. It shall be the responsibility of the property owner to relocate a sub drain, if during the excavation of a pool or other subsurface structure, a sub drain is encountered. All property owners within the subdivision shall receive notice of the presence of these sub drains. The City Attorney shall approve said notice.
75. A water meter shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
76. A sanitary sewer lateral with two-way cleanout (located at the back of the sidewalk or curb, whichever is applicable) shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.

77. A stub for each dry utility (electric power, gas, communication service, Cable television, street lights and any required alarm systems) shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
78. 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 in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
79. 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.
80. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve new developments on the project.
81. 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.
82. 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 applicants/subdivider. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
83. The project applicants and/or the project applicants' contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
84. The project applicants shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project applicants are 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.
85. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
86. The project 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.
87. 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.

88. All existing drainage swales that are filled shall have subdrains installed unless otherwise approved by the City Engineer and the developer's soils engineer. All subdrains shall have cleanouts installed at the beginning of the pipe. 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 applicant's engineer shall submit a final subdrain location map to the City Engineer prior to acceptance of the public improvements. It shall be the responsibility of the homeowner to relocate a subdrain, if during the excavation of a pool or other subsurface structure, a subdrain is encountered. All owners within the subdivision shall receive notice of the presence of these subdrains. The City Attorney shall approve said notice.
89. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than .75 percent unless otherwise approved by the City Engineer.
90. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.
91. The curb and gutter along the street shall have a subdrain 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.
92. The property owner/developer shall deposit a bond with the City to ensure completion of any required 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. The City Engineer may waive this requirement if the required improvements have been satisfactorily installed prior to approval of the map.

### **Building and Safety Division**

93. Prior to issuance of building or demolition permits, the applicants 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 applicants intends to recycle at least seventy-five percent (75%) 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 applicants shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The applicants shall contact Pleasanton Garbage Service for the disposal of all waste from the site.
94. 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.
95. At the time of building permit plan submittal, the project applicants 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.

### **Fire Department**

96. The applicants 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 applicants 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. 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.
99. Prior to any construction framing, the applicants 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.
100. 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.. 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.
  - c. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.
  - d. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
  - e. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

### **CODE REQUIREMENTS**

*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.*

## **Building and Safety Division**

101. The project applicants 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.
102. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.

## **Fire Department**

103. 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.
104. 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.
105. 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.
106. 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.
107. The buildings 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).

**<END>**