

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING APPLICATIONS FOR PLANNED UNIT DEVELOPMENT (PUD) REZONING AND DEVELOPMENT PLAN FOR THE 10X GENOMICS PROJECT LOCATED 1701 SPRINGDALE AVENUE, AS FILED UNDER CASE NOS. PUD-139 (PLANNED UNIT DEVELOPMENT) AND P20-0973 (REZONE)

WHEREAS, on November 6, 2020, 10x Genomics (“Applicant”) submitted applications for: (1) a PUD Rezoning to rezone 1701 Springdale Avenue from C-R (p) (Regional Commercial - peripheral sites) District to PUD-C-O (Planned Unit Development - Commercial-Office) District; (2) a PUD Development Plan to construct up to three new multi-story research and development, office and laboratory buildings totaling approximately 381,000 square feet, a parking structure, and related site improvements over multiple phases; as well as (3) a related Development Agreement to vest the entitlements for the PUD Rezoning and Development Plan (collectively the “Project”); and

WHEREAS, the site is designated Retail/Highway/Service Commercial, Business and Professional Offices in the General Plan; and

WHEREAS, on November 18, 2020, the Planning Commission, following public notice, conducted a work session regarding the Project; and

WHEREAS, on March 29, 2021, Notice of Public Hearing and Notice of Intent (NOI) to Adopt a Draft Initial Study and Proposed Mitigated Negative Declaration were sent to interested parties and property owners/residents in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15072; and

WHEREAS, on May 25, 2021, the Planning Commission reviewed the Initial Study (IS) and Mitigated Negative Declaration (MND) prepared in accordance with Sections 15070 and 15072 of the CEQA Guidelines; and

WHEREAS, on May 25, 2021, the Planning Commission, following public notice, conducted a public hearing where it considered the written agenda report, public testimony, related project materials, and adopted Resolution PC-2021-07, determining that the proposed rezoning, development plan, and related general plan conformity of the development agreement, are appropriate for the site, making the findings, and recommending to the City Council that the Project be approved; and

WHEREAS, on June 15, 2021, the City Council held a duly noticed public hearing on the Project and considered all public testimony, agenda reports, and related materials, and the recommendations of City staff and the Planning Commission; and

WHEREAS, based on the Initial Study, a Mitigated Negative Declaration was prepared for this Project and was adopted by the City Council at its noticed public hearing on June 15, 2021; and

WHEREAS, the City Council finds that the PUD rezoning and development plan, and the related development agreement, are consistent with the General Plan and the purposes of the PUD ordinance based on the considerations set forth in this ordinance.

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

SECTION 1. The approximately 14.58-acre site located at 1701 Springdale Avenue is rezoned from the C-R (p) (Regional Commercial – peripheral sites) District to the Planned Unit Development – Commercial-Office (PUD-C-O) District.

SECTION 2. The Zoning Map of the City of Pleasanton, dated April 18, 1960, on file with the City Clerk, designating the dividing of the City into zoning districts, is hereby amended by Zoning Unit Map No. 508, attached hereto as Exhibit A, dated June 15, 2021, and incorporated herein by this reference.

SECTION 3. With respect to the Planned Unit Development application, the City Council makes the following findings and determinations with respect to each of the considerations for approval of a PUD Development Plan as required by Section 18.68.110 of the Pleasanton Municipal Code (PMC):

1. Whether the plan is in the best interests of the public health, safety, and general welfare:

The City Council finds that the Project is in the best interests of the public health, safety, and general welfare for the following reasons: The Project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The Project would include the installation of all required on-site utilities with connections to municipal systems in order to serve the new development. With the recommended traffic mitigations, the Project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. Adequate access would be provided to the structures for police, fire, and other emergency response vehicles. Stormwater run-off from the site will be treated before leaving the site. Construction hour limits and dust suppression requirements would minimize construction impacts on the surrounding residents and tenants. The proposed development is compatible with the adjacent uses and would be consistent with the existing scale and character of the area.

2. Whether the plan is consistent with the City's General Plan and any applicable specific plan:

The City Council finds the Project is consistent with the City's General Plan for the following reasons: The subject site's Land Use Designation of "Retail/Highway/Service Commercial; Business and Professional Offices" permits office uses. R&D and laboratory uses are not separately defined or identified as a land use category in the Pleasanton Municipal Code (PMC); however, both are listed among a broad range of potential uses in the PMC's definition of "Light Industrial." R&D and laboratory uses are not expressly permitted in the C-R (p) District; thus, the Project would be consistent with the General Plan Land Use Designation if the subject site is rezoned to PUD. The proposed 381,000 sq. ft. of building area would result in a floor area ratio (FAR) of 60% for the subject site. This complies with the 60% maximum FAR permitted for the designated land use, subject to the project providing sufficient amenities and mitigations to offset its impacts. With the rezoning, the Development Agreement would be consistent with the General Plan and also deliver additional amenities and benefits to the City, and the project environmental review determined that all project impacts would be adequately mitigated. The proposed

Project would further several General Plan Goals, Programs, and Policies, including: encouraging the reuse of vacant and underutilized parcels and buildings within existing urban areas; requiring higher residential and commercial densities in the proximity of transportation corridors and hubs; assuring that new major commercial, office, and institutional centers are adequately served by transit and by pedestrian and bicycle facilities; maintaining a complete well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities; and zoning sufficient land for neighborhood, community, and regional commercial uses to support Pleasanton's increasing business activity.

3. Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:

The City Council finds that the Project site is surrounded by a variety of uses: multi-story office buildings, a regional mall, and residential development. The proposed office and R&D uses would be compatible with the surrounding uses. The building and parking garage heights would be compatible with the multi-story office buildings and parking garages in the vicinity. The structures have been attractively designed and would be compatible with the design of the surrounding structures. New landscaping would be installed to soften the buildings and help screen the parking areas from off-site views. The subject site is relatively level. Except for potential minor excavation to lower the height of the proposed parking structure and other minor grading to install landscaping and to create proper drainage for the improvements and bioswales, the existing grades on the subject site would generally be maintained. Grading conducted on the subject site would be subject to engineering and building standards prior to any development.

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

The City Council finds that the subject site is relatively level with minimum changes in grades proposed. Erosion control and dust suppression measures would be documented in the building and improvement plans and will be administered by the City's Building and Engineering Divisions. City building code requirements would ensure that building foundations, on-site driveways, and parking areas are constructed on properly prepared surfaces. The proposed development would provide adequate drainage to prevent flooding. Parking lot and roof drainage would drain into landscaped bioretention areas that would filter contaminants before entering the arroyos and, ultimately, the bay. The subject site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate the subject site is not located in a flood hazard zone.

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

The City Council finds that the subject site is in a developed area of the City and would not involve the extension of any new public streets. Development would be located on level areas of the subject site. The proposed structures would be compatible in size and scale with surrounding structures, and subsequent phases of the project would be subject to Planning Commission Design Review to ensure massing, scale and design of buildings is harmonious with the surrounding area. New landscaping including large box-sized trees would be installed to mitigate the loss of the existing landscaping and trees.

6. Whether adequate public safety measures have been incorporated into the design of the plan:

The City Council finds that the public improvements associated with the Project would be consistent with City design standards. The existing driveway entrances are located and configured to provide adequate line-of-sight viewing distance and to facilitate efficient ingress/egress to and from the subject site. All on-site drive aisles would meet City standards for emergency vehicle access and turn-around. Adequate access would be provided to all structures for police, fire, and other emergency vehicles. Structures would be required to meet the requirements of the Uniform Building Code, Fire Code, other applicable City codes, and State of California energy and accessibility requirements. The buildings would be equipped with automatic fire suppression systems (sprinklers).

7. Whether the plan conforms to the purposes of the PUD District:

The City Council finds that the PUD development plan conforms to the purposes of the PUD district. One of these purposes is to ensure the desires of the developer and the community are understood and approved prior to commencement of construction. The proposed project implements the purposes of the PUD Ordinance in this case by providing an office and R&D project that is well-designed and well-integrated with the existing development in the vicinity, that fulfills the desires of the applicant, and that meets the City's General Plan goals and policies. By taking advantage of the flexibility of the PUD district, the applicant and staff have been able to work together to design the Project in a manner most appropriate for this use. Moreover, input from the adjacent property owners and tenants has been sought through a Planning Commission work session; further opportunity for public comment will occur at the Planning Commission and City Council hearings. Through the PUD process the Project has provided the developer and the City with a development plan that optimizes the use of this infill site in a sensitive manner.

SECTION 4. The City Council hereby approves the Project, as reflected in the plans dated, "Received May 12, 2021," for the 10x Genomics Project located at 1701 Springdale Avenue, subject to the Conditions of Approval in Exhibit B, attached hereto and incorporated into this ordinance by reference.

SECTION 5. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 6. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on June 15, 2021 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Karla Brown, Mayor

ATTEST:

Karen Diaz, City Clerk

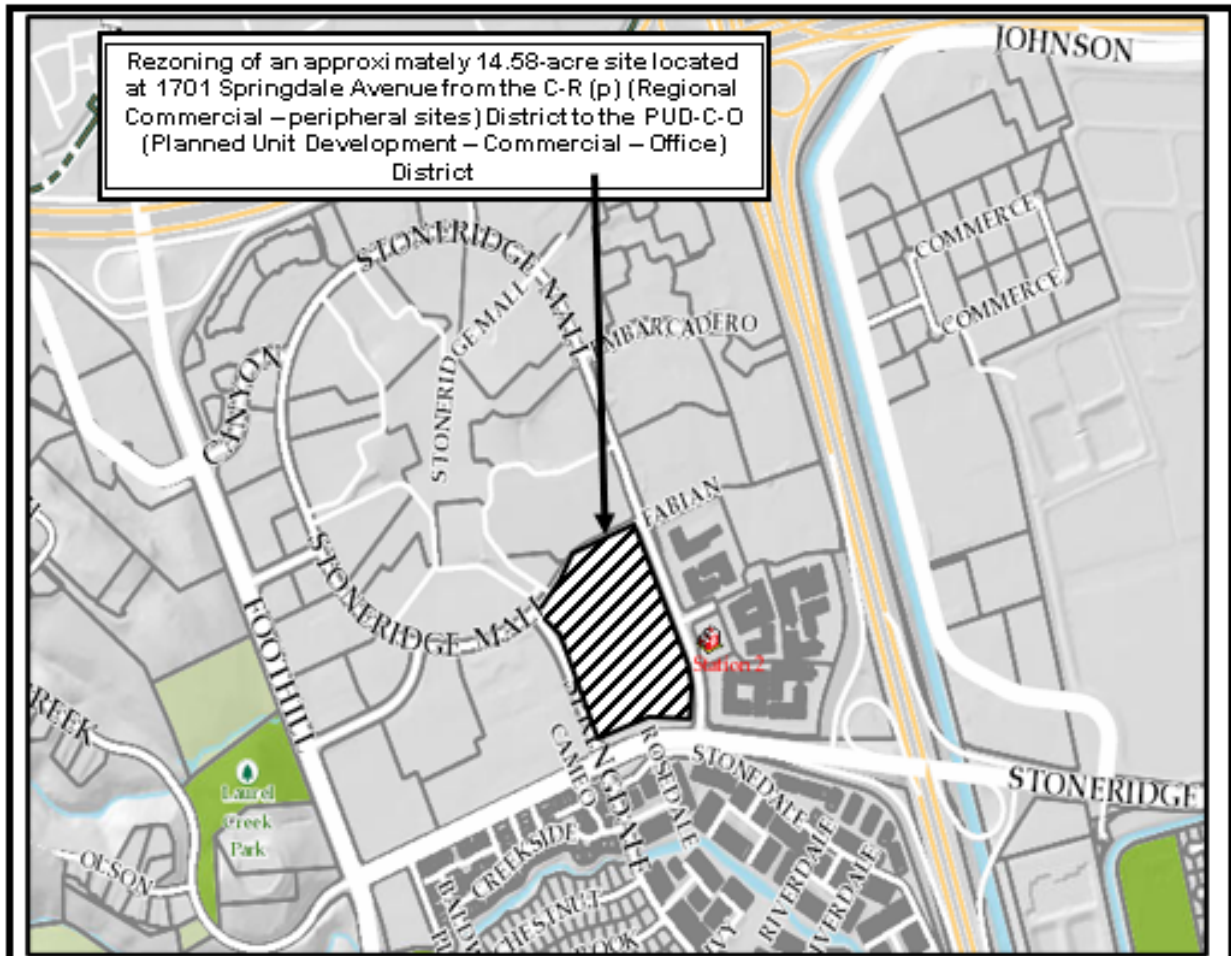
Dated: _____

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

DRAFT

Exhibit A
Zoning Unit Ordinance Map



CITY OF PLEASANTON
PLANNING DIVISION

Ordinance No.
Zoning Unit Map No. 508

DRAWN BY: E. Luchini	APPROVED BY:	DATE: June 15, 2021
SCALE: 1" = 500'		SEC. NO.: PUD-139

**EXHIBIT B
DRAFT CONDITIONS OF APPROVAL**

**PUD-139 and P20-0973
1701 Springdale Avenue
June 15, 2021**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for applications for a Planned Unit Development (PUD) Rezoning and Development Plan to: (1) rezone the subject parcel from C-R (p) (Regional Commercial - peripheral sites) District to PUD-C-O (Planned Unit Development – Commercial-Office) District; (2) construct up to three new multi-story research and development, office and laboratory buildings totaling approximately 381,000 square feet, a parking structure, and related site improvements over multiple phases; as well as (3) a finding of General Plan conformity for a related Development Agreement to vest the entitlements for the project, located on Assessor Parcel No. 941-1201-026-00, at 1701 Springdale Avenue. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, digital color and materials board, and shade and shadow study, Exhibit B, prepared by HOK for 10x Genomics dated “Received” on May 12, 2021, and kept on file in the Planning Division of the Community Development Department.
- b. Arborist Report, prepared by HortScience/Bartlett Consulting for 10x Genomics, dated January 2021, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the “Approved Plans”.

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed development shall be in substantial conformance with the “Approved Plans”, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION – NON-RESIDENTIAL PUD:** The expiration date for the PUD development plan approval shall be in accordance with the time limits indicated in project’s Development Agreement.

3. CONDITIONS OF APPROVAL CHECKLIST: The applicant shall submit a “Conditions of Approval Checklist” indicating all conditions in Exhibit B have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. PUD PERIOD: Any building permit submittal will only be accepted after the ordinance approving the Planned Unit Development (PUD) development plan becomes effective, unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the ordinance is overturned. In no case will a building permit be issued prior to the PUD ordinance being in effect.
5. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or 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 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.

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6. MITIGATION MEASURES: All mitigation measures (16) listed within the Initial Study/Mitigated Negative Declaration prepared for the project by First Carbon Solutions dated April 5, 2021, 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 Director of Community Development. ***(Project Specific Condition)***
7. PHASING – DESIGN/DESIGN REVIEW PROCESS: All structures/site improvements associated with future development phases on the subject site, specifically buildings 2 and/or 3 and the parking structure, but also including any ancillary structures and/or site improvements, shall be designed to be architecturally/thematically compatible/consistent with the Phase I structures and/or site improvements shown in the “Approved Plans” to the satisfaction of the Director of Community Development. A separate Design Review application shall be required for each subsequent phase and shall be subject to Planning Commission consideration. ***(Project Specific Condition)***
8. PHASING – STRUCTURE PLACEMENT: All structures/site improvements associated with future development phases on the subject site, specifically buildings 2 and/or 3 and the parking structure, but also including any ancillary structures, shall be set back a minimum of 32 feet from all property lines as shown on the “Approved Plans” However, as part of the subsequent design review process, the Planning Commission may require larger setbacks to be provided for some or all portions of buildings 2 and 3, to the extent necessary to maintain visual compatibility with the surrounding area, avoid over-concentrating building height and mass close to project frontages, and to provide for an attractive and varied building massing, articulation and streetscape, in a manner consistent with that achieved for Building 1. Minor changes to the structure placement determined appropriate by the Planning Commission during subsequent design review

may be allowed, subject to the approval of the Director of Community Development if found to be in substantial conformance with the "Approved Plans." (**Project Specific Condition**)

Site Development and Building Design

9. **BUILDING MATERIALS AND COLORS:** The building materials and colors in the Approved Plans shall be stated on the building permit plans.
10. **PAVING MATERIALS:** The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.
11. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.
12. **SIGN PROGRAM:** Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.
13. **FENCE/WALL:** All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.
14. **OUTDOOR STORAGE:** There is to be no outdoor storage without prior approval by the City.
15. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.
16. **BUILDING SURVEY:** The applicant 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 PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance for buildings or site improvements in each phase. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
17. **PAD AND SETBACK CERTIFICATION:** The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for structures in each phase.

18. **BUILDING HEIGHT CERTIFICATION:** The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division, for structures in each phase. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.
19. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy of any building.
20. **TRANSFORMERS:** New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.
21. **MECHANICAL EQUIPMENT – SCREENING:** The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.
22. **TRASH ENCLOSURE:** All trash, refuse, and recycling shall be contained completely within enclosures constructed with roofs. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
23. **RECYCLING AND COMPOSTING PROGRAMS:** The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

24. **GREEN BUILDING – NON-RESIDENTIAL NEW CONSTRUCTION:** Prior to building permit issuance, a list of the green building measures used in the design, covered by this approval, shall be provided to the Planning Division for review and approval by the Director of Community Development. The project shall be designed, constructed and operated to a level of design efficiency equal to a Gold level for all Project buildings, except the parking structure, using U.S. Green Building Council's "Leadership in Energy and Environmental Design (LEED)" rating system. The green building measures shall be shown on the building permit plans submitted to the Building and Safety Division. Each proposed point identified shall have a notation indicating the sheet(s) the point can be found. A special inspection by the Planning Division shall be coordinated with regards to

exterior materials. Prior to building permit final, 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 applicant shall provide written verification by the project engineer, architect, landscape architect, or designer. **(Project Specific Condition)**

Construction Practices and Noticing

25. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 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. All construction equipment shall 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. **CONSTRUCTION PARKING:** 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 subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).
27. **CONSTRUCTION TRAILERS:** A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
28. **CONSTRUCTION AND PARKING MANAGEMENT PLAN:** In accordance with the Traffic Control Plan, the applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. Separate construction and parking management plans may be required for each phase of the project, depending on timing of construction in each phase. The following items shall be incorporated into the construction and parking management plan(s):
 - a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
 - b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
 - c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.
29. **PORTABLE TOILETS:** Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.
30. **EXCESS SOIL AND SOIL STOCKPILING:** 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 Director of

Community Development. If stockpiling is allowed, said stockpiles must be covered if rain is forecast.

31. NOTICE OF CONSTRUCTION: Prior to construction of any project phase, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor. If access to any bus stops operated by Livermore Amador Valley Transit Authority is obstructed, then advance notice shall be sent to the Authority so drivers and passengers can be alerted.
32. DISTURBANCE COORDINATOR: The applicant shall designate a “disturbance coordinator” who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.
33. CULTURAL RESOURCES: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall 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 California Environmental Quality Act (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 their authorized representative. A similar note shall appear on the building permit and/or improvement plans.

Fees

34. FEES: The applicant shall pay fees subject to the terms of the Development Agreement. **(Project Specific Condition)**
35. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost subject to the terms of the Development Agreement. **(Project Specific Condition)**
36. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees subject to the terms of the Development Agreement. **(Project Specific Condition)**

37. SCHOOL IMPACT FEES – COMMERCIAL: Prior to building permit issuance, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District (PUSD).

BUILDING AND SAFETY DIVISION – 925-931-5300

38. BUILDING AND FIRE CLEARANCE: Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.
39. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.
40. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than 1 month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased project, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the "Digital Plan Submittal Requirements" for necessary data and file formatting requirements.

ENGINEERING DEPARTMENT – LAND DEVELOPMENT – 925-931-5650

41. PG&E EASEMENT: The First American Title Preliminary Report dated 8-20-2020 reveals the existence of an easement to PG&E recorded on 4-09-1981 as Instrument No. 81-55927. The applicant shall plot and label said easement on the site plan, and shall confirm that no improvements are proposed within the easement that limit or obstruct access to PG&E facilities. If improvements are proposed within said easement, the applicant must obtain concurrence from PG&E for said encroachment or shall modify the easement as directed by PG&E. **(Project Specific Condition)**
42. BUBBLERS. The site drainage system relies on "bubblers" to discharge storm water into the various treatment control measures. Some of these bubblers are fed from storm drain pumps and force main pipes, while others rely on gravity alone. The applicant should be aware that Section 5.8 "Mosquito Control" of the Alameda Countywide Clean Water Program's C.3 Technical Guidance manual requires that "...all treatment measures should drain completely within 72 hours to suppress vector production." **(Project Specific Condition)**
43. STATE OF CALIFORNIA CONSTRUCTION GENERAL PERMIT: The State of California's Construction General Permit Order 2009-0009-DWQ requires any construction project that disturbs one or more acres of soil to obtain coverage under the permit. To apply for coverage, the applicant must utilize the Stormwater Multiple Application and Report Tracking System (SMARTS) available at the following website:

<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>

Once all required documents have been uploaded, SMARTS will issue the applicant a Waste Discharger Identification Number (WDID), which shall be printed on the improvement plans as evidence of permit coverage. The applicant shall adhere to all permit requirements associated with site clearing, grading, stockpiling, and excavation work to protect the City's drainage network from stormwater pollution. **(Project Specific Condition)**

44. TRASH COLLECTION: The plans shall indicate where trash collection (bin storage) and pick-up will occur in collaboration with Pleasanton Garbage Service. Assure that any enclosures constructed to house the bin storage are constructed with roofs, and that locking gates assure adequate security from illegal dumping. Also assure that access to the bins for refuse pick-up will not compete with vehicle traffic for those visiting the campus. **(Project Specific Condition)**
45. DECOMMISSIONED WATER SERVICES/LATERALS/METERS: Any existing water services and/or water laterals to be permanently decommissioned shall be disconnected at the City's water main and abandoned in accordance with City Standard Specifications. Decommissioned water meters shall be returned to the City of Pleasanton's Operations Services Department. The applicant shall terminate utility billing for all removed meters and be credited back for any decommissioned meters per the project's Development Agreement. **(Project Specific Condition)**

Design

46. DESIGN PER CITY STANDARDS: All public improvements shall be designed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or subdivision permit, whichever occurs first.
47. CONDITIONS OF APPROVAL: The Conditions of Approval shall be depicted on a plan sheet(s) in the improvement plans.
48. GEOTECHNICAL CONSULTANT – DESIGN CERTIFICATION: The applicant shall comply with the recommendations of the project geotechnical report. The applicant's California licensed geotechnical engineer shall review and approve all foundation, retaining walls, drainage and geotechnical aspects of the final grading and improvement plans and shall certify on the plans or as otherwise acceptable to the Director of Engineering/City Engineer that the plans are in general compliance with the recommendations of the project geotechnical report. The applicant shall bear all costs for work related to this condition by their geotechnical engineer.
49. HYDROLOGIC AND HYDRAULIC CALCULATIONS: The applicant's California licensed civil engineer shall submit a detailed hydrologic and hydraulic study for the design storm event as provided for in the City's Design Guide dated 1984 with the first submittal of the improvement plans to the Engineering Department subject to the review and approval of the Director of Engineering/City Engineer.

50. **IMPROVEMENT PLANS:** The applicant's California licensed civil engineer shall prepare improvement plans that include the plan and profile of all proposed streets; typical and special cross sections; existing and proposed sanitary sewer storm drain, and water improvements; grading; curb ramps, sidewalk, and driveways; subdrains; fire hydrants; street lights; repair or replacement of deficient frontage improvements; construction of frontage improvements; flood zone limits; seismic fault zone limits; existing and proposed easements; existing and proposed lot lines; storm water pollution control plan; storm water management plan; and other details as determined by the Director of Engineering/City Engineer.
51. **DUST CONTROL PLAN:** The applicant shall submit a written dust control plan or procedure with the first submittal of the grading and improvement plans to the Engineering Department subject to the review and approval of the Director of Engineering/City Engineer.
52. **EXISTING PAVEMENT FRONTING THE DEVELOPMENT:** The applicant's California licensed civil engineer shall examine the structural section of the existing street(s) fronting the development and submit a summary with the first submittal of the improvement plans. The summary shall include the civil engineer's findings and an opinion of the sufficiency of the existing pavement to support the post-project traffic demand. If the opinion concludes the existing pavement is insufficient to support the post-project traffic demand, the civil engineer shall submit a recommendation in the summary to reconstruct or rehabilitate the existing pavement. The recommendation shall be subject to the review and approval of the Director of Engineering/City Engineer. If the opinion concludes the existing pavement is sufficient, the applicant shall apply a slurry seal treatment on the affected pavement areas disturbed by the project after the completion of utility undergrounding and frontage improvements to the satisfaction of the Director of Engineering/City Engineer and prior to the City Council's acceptance of public improvements.
53. **EROSION CONTROL MEASURES FOR COMMERCIAL DEVELOPMENTS:** The applicant shall submit an erosion control plan designed by a certified Qualified SWPPP (Stormwater Pollution Prevention Plan) Practitioner (QSP) for all projects disturbing 1 acre or more or by a California licensed civil engineer or California licensed landscape architect for all projects disturbing less than 1 acre of land, subject to the review and approval of the Chief Building and Safety Official. All cut and fill slopes shall be hydromulched/hydroseeded and stabilized immediately after the completion of grading work and in no case later than October 1, unless otherwise approved by the Chief Building and Safety Official. No grading shall occur between October 1 and April 30 unless erosion control measures are in place, subject to the review and approval of the Chief Building and Safety Official. Such measures shall be maintained until the permanent landscaping is completed to the satisfaction of the Chief Building and Safety Official and the Notice of Termination for the coverage under the Construction General Permit, if applicable, is approved by the State Water Resources Board.

Construction

54. **GEOTECHNICAL CONSULTANT – CERTIFICATION OF CONSTRUCTION OF COMMERCIAL PROJECTS:** The applicant's California licensed geotechnical engineer shall inspect and approve the construction of all foundations, retaining walls, drainage and geotechnical aspects of the development to ensure compliance with the approved grading and improvement plans. The geotechnical engineer shall be present on-site during grading and excavation operations and certify on the as-built plans that the inspection results and the as-built conditions of the development were constructed in general compliance with the project geotechnical report and improvement plans. The results of the inspections shall be submitted to the Chief Building and Safety Official prior to City Council acceptance of the public improvements, if applicable. The applicant shall bear all costs for work related to this condition by their geotechnical engineer.
55. **ENCROACHMENT AND HAUL ROUTE PERMITS:** The applicant's contractor shall obtain an encroachment and haul route permit from the Engineering Department prior to moving equipment to the project site or performing work in the public right of way or within public easements. The applicant's contractor shall submit a completed and signed encroachment permit application accompanied with six copies of City-approved improvement plans, proof of insurance with endorsement adding the City as an additional insured, a copy of a valid City of Pleasanton business license, applicable fees, and other requirements determined by the Director of Engineering/City Engineer.
56. **DAMAGE TO EXISTING PUBLIC AND PRIVATE IMPROVEMENTS:** The applicant shall repair damage to existing public and private improvements on and near the project site and along the haul route at their full expense caused by construction activities as determined and to the satisfaction of the Director of Engineering/City Engineer and prior to the City Council acceptance of public improvements.
57. **AS-BUILT DRAWINGS:** The applicant's California licensed civil engineer shall submit signed and stamped as-built drawings and AutoCAD files for the construction of the public improvements and stormwater treatment system subject to the review and approval of the Director of Engineering/City Engineer and prior to the release of the performance and labor and materials bond.

Utilities

58. **SANITARY SEWER CLEANOUT:** A sanitary sewer service lateral with a two-way cleanout shall be installed at the back of the sidewalk or curb, whichever is applicable, at each lot of record within the development in compliance with the City Standard Specifications and Details in effect at the time of issuance of the encroachment, grading, or subdivision permit, whichever occurs first, unless otherwise approved by the Director of Engineering/City Engineer.
59. **WATER METERS (NON-RESIDENTIAL):** The applicant shall provide a separate water meter and water system for domestic and irrigation purposes subject to the review and approval of the Director of Operations and Water Utilities. The applicant shall use recycled water for landscape irrigation as determined by the Director of Operations and Water Utilities.

60. JOINT UTILITY TRENCH: All dry utilities (electric power distribution, gas distribution, communication service, cable television, street lights and alarm systems) required to serve an existing or new development shall be installed in underground conduit in a joint utility trench subject to the review and approval of the Director of Engineering/City Engineer and prior to City council acceptance of public improvements.
61. PUBLIC SERVICE EASEMENT: The applicant shall grant a public service easement (PSE) to the City over those parcels and lots as determined by and subject to the review and approval of the Director of Engineering/City Engineer and prior to City Council acceptance of public improvements.
62. UTILITY VAULTS: The applicant shall set existing and proposed utility vaults to the grade of adjacent curb and/or sidewalk as determined by and subject to the review and approval of the Director of Engineering/City Engineer and prior to City Council acceptance of public improvements.

Subdivisions

63. PHASING PLANS: Prior to the approval of the tentative map, a phasing plan for the entire project site shall be reviewed and approved by the Director of Community Development and Director of Engineering/City Engineer. Each phase shall identify the lot(s) and/or building(s) contained within each phase, the site improvements that will be constructed within each phase (e.g., roadways, sound walls, off-street parking, and landscaping), and the timing of the installation of the related improvements. The phasing plan shall be consistent with the City-approved plans.

Fees and Bonds

64. IMPROVEMENT PLAN AND MAP REVIEW FEES: The applicant shall pay all applicable plan check review fees to the Engineering Department with the first submittal of the improvement plans, grading plans, and/or subdivision map.
65. EROSION CONTROL AND HAZARD MITIGATION BOND: The applicant shall submit a refundable cash deposit to the Engineering Department for erosion control and hazard mitigation in an amount determined by the Director of Engineering/City Engineer prior to issuance of an encroachment, grading or subdivision permit, whichever occurs first. The City will retain the cash deposit until all work is substantially complete, all areas are stabilized, and all hazards are mitigated to the satisfaction of the Director of Engineering/City Engineer.

Stormwater and Provision C.3 of the National Pollutant Discharge Elimination System Permit

66. STORMWATER TREATMENT: The project creates and/or replaces 10,000 square feet or more of impervious surface (collectively over the entire project site) and shall comply with Section "C.3.b Regulated Projects" of the NPDES Permit No. CAS612008, and amendments, issued by the San Francisco Bay Regional Water Quality Control Board. The improvements plans shall include the Stormwater Management Plan prepared by a California licensed civil engineer, indicating the type and locations of stormwater treatment measures to be installed (numbered sequentially for identification purposes), and sizing calculations. The Stormwater Management Plan shall be subject to review and acceptance by the Director of Engineering/City Engineer, prior to the issuance of an engineering or building permit, whichever occurs first.

67. **STORMWATER TREATMENT MEASURES INSPECTION AND MAINTENANCE AGREEMENT:** The applicant shall enter into a “Stormwater Treatment Measures Inspection and Maintenance Agreement” for annual maintenance and reporting of the stormwater treatment system as depicted on the improvement plans City-approved by the Director of Engineering/City Engineer. The agreement shall be filed for record at the Alameda County Clerk-Recorder’s Office at a time determined by the Director of Engineering/City Engineer.
68. **HYDROMODIFICATION MANAGEMENT:** The project will create and/or replace 1 acre or more of impervious surface and increase the total impervious surface area over the pre-project surface area and shall comply with Section “C.3.g Hydromodification Management” of NPDES Permit No. CAS612008 and amendments, issued by the San Francisco Bay Regional Water Quality Control Board, except where on the three provisions stated in the permit applies. Post construction stormwater runoff shall drain to approved permanent Hydromodification Management (HM) controls to mitigate increases in peak runoff flow and increased runoff volume created by the project. The improvement plans shall include the Stormwater Management Plan, prepared by a California licensed civil engineer, indicating the type and locations of HM controls to be installed, sizing calculations using Bay Area Hydrology Model (BAHM). The Stormwater Management Plan shall be subject to review and acceptance by the Director of Engineering/City Engineer, prior to issuance of an engineering or building permit, whichever occurs first. Stormwater HM controls required under this condition shall be provided for in the Stormwater Treatment Measures Inspection and Maintenance Agreement.
69. **STATE OF CALIFORNIA CONSTRUCTION GENERAL PERMIT:** A “Notice of Intent” (NOI) and “Stormwater Pollution Prevention Plan” (SWPPP) shall be prepared for construction projects disturbing 1 acre or more of land (including smaller sites that are part of a larger common plan of development). The applicant shall include the Waste Discharger Identification Number (WDID) on the title sheet of the improvement plans and provide proof of coverage under the State of California Construction General Permit to the Engineering Department prior to the approval of the improvement plans by the Director of Engineering/City Engineer.
70. **STORMWATER POLLUTION PREVENTION PLAN:** The applicant shall submit one hard copy and one PDF copy of the Stormwater Pollution Prevention Plan (SWPPP) for review and acceptance by the Director of Engineering/City Engineer prior to issuance of a building or engineering permit, whichever occurs first. A hard copy of the City-accepted SWPPP shall be available at the project site until all work is complete and engineering and building permits have been finalized. A site specific SWPPP shall be combined with proper and timely installation of the Best Management Practices, thorough and frequent inspections, maintenance, and documentation. Failure to comply with the reviewed construction SWPPP may result in issuance of correction notices, citations, or a stop work order.
71. **LANDSCAPE DESIGN:** Landscape shall be designed to minimize runoff, promote surface filtration, and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Examples include: (a) design structures to prohibit the entry of pests, minimizing the need for pesticides; (b) install appropriate plants for the location in accordance with appropriate climate zones; and (c) install and maintain landscaping to treat stormwater runoff.

72. **TRASH ENCLOSURES:** Trash areas including containers for trash, recycling, and organic waste/composting shall be enclosed and roofed per the city's trash enclosure design guidelines available on the City's website and as required by the NPDES Permit No. CAS612008 and amendments, issued by the San Francisco Bay Regional Water Quality Control Board. The trash enclosure shall be constructed to prevent stormwater run-on and runoff and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. The area enclosed shall drain to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
73. **FULL TRASH CAPTURE DEVICES:** The applicant shall install trash capture devices at each upstream connection point to the public storm drain system subject to the review and approval of the Director of Engineering/City Engineer. Stormwater treatment controls, proposed in compliance with Provision C.3 of NPDES Permit No. CAS612008, shall also prevent the discharge of trash to the downstream municipal separate storm sewer systems and receiving waters. Discharge points from these treatment control facilities, including overflows, shall be appropriately screened (5 mm mesh screen) or otherwise configured to meet the full trash capture screening specification for storm flows up to the full trash capture 1-year, 1-hour storm hydraulic specification, in compliance with the NPDES Permit No. CAS612008. The applicant shall submit a Stormwater Management Plan as part of the improvement plans prepared by a California licensed civil engineer, which include but is not limited to the type, location, and sizing calculations of the treatment controls that will be installed. Full trash capture devices shall be a part of the "Stormwater Treatment Measures and Maintenance Agreement."
74. **CONSTRUCTION COMPLETION:** Prior to occupancy of Phase I and all subsequent phases of the project, the applicant shall provide the following documents to the City Inspector:
- a. A letter prepared and signed by the applicant's engineer of record certifying the project permanent stormwater treatment measures and Hydromodification Management (HM) measures, if applicable, have been installed in accordance with the City approved improvement plans. Photographs shall be taken of all the stormwater treatment measures and HM measures, if applicable, and identified by matching the identification number stated in the city accepted improvement plans.
 - b. Signed and completed construction Project Completion Inspection Checklist
 - c. Bio retention soil certification form completed and certified by the applicant's soil supplier.

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) 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; and 2.) Backflow prevention or connections to the public water mains.

75. EMERGENCY RADIO COVERAGE: Emergency responder radio coverage is required in accordance with section 510 of the fire code. **(Project Specific Condition)**
76. SPRINKLERS: A sprinkler system is required in accordance with section 903 of the fire code with local ordinances. **(Project Specific Condition)**
77. STANDPIPES: A standpipe system is required in accordance with section 905 of the fire code (as applicable). **(Project Specific Condition)**
78. FIRE FLOW: Fire flow shall be in accordance with appendix B of the fire code with a 50 percent reduction for sprinklers. **(Project Specific Condition)**
79. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
80. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant 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.
81. WATER FLOW AND CONTROL VALVES: 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.
82. ELECTRICAL CONDUIT: 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.
83. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. 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.
84. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.
85. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.
86. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve 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 red curb striping, sign location(s), and sign language shall be included in the building permit

submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

87. **EMERGENCY VEHICLE ACCESS ROADS:** Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.
88. **FIRE VEHICLE TURNAROUNDS:** Where Fire Department vehicle access through or around a site involves changes in direction or curves, 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. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.
89. **PREMISES IDENTIFICATION:** Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-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.
90. **COMMERCIAL – NEW CONSTRUCTION:** The following items shall be provided prior to any construction above the foundation or slab.
 - a. Emergency vehicle access shall be provided to the site, including areas where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval to the Fire Department.
 - b. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 70,000 pounds under all weather conditions.
 - c. Site staging area(s) shall be provided for materials and equipment. All staging areas shall be outside of the emergency vehicle access route shown on the approved plans.
 - d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
 - e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
 - f. Where a project is phased as part of the development, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.
 - g. Where on-site grading/utility plans are submitted for review and approval prior to building construction drawings, emergency vehicle access routes, fire hydrant locations, material staging areas, etc. shall be provided.

91. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

92. Maintenance of Temporary Vacant Lot: The applicant and all future owners of the property shall, at no expense to the City, maintain the native grass and wildflower seed mix proposed for the temporary vacant lot in a healthful and attractive manner with care taken to keep the percentage of weeds down to less than 10% of the total amount of plants for the duration of the existence of the temporary vacant lot. (***Project Specific Condition***)
93. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.
94. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:
- a. Project Information;
 - b. Water Efficient Landscape Worksheet;
 - c. Soil management report;
 - d. Landscape design plan;
 - e. Irrigation design plan; and
 - f. Grading design plan.
95. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:
- a. Project information sheet;
 - b. Certificate of installation according to the landscape documentation package;
 - c. Irrigation scheduling;
 - d. Schedule of irrigation, landscape and irrigation maintenance;
 - e. Landscape irrigation audit report; and
 - f. Soil management report (if not previously submitted).

96. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.
97. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.
98. EROSION CONTROL: For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.
99. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and irrigation controllers shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. **(Project Specific Condition)**
100. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

Trees

101. TREE REPORT: The applicant shall comply with the recommendations of the preliminary tree report prepared by HortScience dated January 2021. A final report shall be provided prior to the issuance of the building permit and the demolition and landscape plans shall include the updated recommendations and tree preservation guidelines. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed. **(Project Specific Condition)**
102. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. The tree removal and required mitigation shall be coordinated with the demolition permit plan approval, permit no. B21-0254. The cash bond in the amount of \$128,650 from permit no. B21-0254 for the trees proposed for removal shall apply to this project also with a credit for replanting trees as follows: **(Project Specific Condition)**
 - a. \$200 credit for a 15-gallon size replacement tree;

- b. \$400 credit for a 24-inch box size replacement tree; and
 - c. \$800 credit for a 36-inch box size replacement tree.
103. TREE BOND: A bond shall be required for all trees to be retained. Any tree affected by development/construction must be protected per the Municipal Code. This bond or security will be for the value of the trees and shall be held for a minimum of 1 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. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations. **(Project Specific Condition)**
104. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.
105. TREE PRUNING: Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.
106. TREE PROTECTION: Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) per the arborist report. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. The tree protection notes as shown in the arborist report shall also be printed on the demolition, grading and landscape plans where applicable to the satisfaction of the City Landscape Architect prior to issuance of building permits.
- Failure to comply with these requirements may result in a "stop work order". **(Project Specific Condition)**
107. PROJECT PLANS: The following statements shall be printed on the demolition, grading and landscape plans where applicable to the satisfaction of the City Landscape Architect prior to issuance of building permits:
- a. No existing tree may be trimmed or pruned without prior approval by the City Landscape Architect.
 - b. Utilize best efforts to locate any new utility trenches outside of the existing canopy of the trees to be saved. If this is not feasible, the applicant shall submit a report from a certified arborist acceptable to the City indicating trenching will not be detrimental to the health of the tree.
 - c. Nothing may be stored within the dripline of the tree canopies. This includes equipment, oil, gas, chemicals, harmful materials, fill or storage.

- d. 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.
- e. No sign, wires, or ropes shall be attached to the trees.
- f. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5-feet of the dripline of the existing trees.
- g. No equipment or temporary structures shall be placed within or beneath the dripline of the existing trees.

Failure to comply with these requirements may result in a “stop work order”.

- 108. PARKING LOT TREES: Per California Green Building Code, there shall be a minimum of 50 percent shade cover in the parking area within 15 years. There shall be a minimum of 20 percent shade cover in any commercial landscape areas within 15 years. There shall be a minimum of 20 percent shade cover over any hardscape areas in a non-residential environment within 15 years. **(Project Specific Condition)**
- 109. SITE LIGHTING: All site lighting shall be Dark Sky Compliant and shall be subject to review and approval by the City Landscape Architect prior to building permit issuance.

OPERATIONS SERVICES DEPARTMENT – ENVIRONMENTAL SERVICES/UTILITIES
DIVISION – 925-931-5500

- 110. SEWER LINE: Any sewer lines shall be private from the new manhole on both Stoneridge Mall Road and Springdale Avenue into the development. Prior to building permit submittal, the project plans shall be revised to reflect this requirement. **(Project Specific Condition)**
- 111. BACKFLOW PREVENTION ASSEMBLIES: Backflow preventer assemblies shall be designed and installed in accordance with current City Standards 704, 705, 706; State Health and Safety Code; Title 17; and as required by the Director of Operations and Water Utilities. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City’s contractor, Aqua Backflow. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site it shall be tested and certified by an approved tester with the certification submitted to the City’s contractor, Aqua Backflow, before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4 inch and smaller.
- 112. RECYCLED WATER: Recycled water should be used on site during the grading and construction period. However, under any declared stage of water shortage, recycled water must be used throughout the grading and construction period.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

113. PHASE 1 TRAFFIC IMPACT ANALYSIS (TIA) MITIGATION MEASURES: The applicant shall comply with the mitigation measures identified in the project TIA, prepared by Fehr & Peers dated March 2021, to the satisfaction of the City's Traffic Engineer. These mitigation measures include the following Development Agreement provisions:
- a. Construct a westbound buffered bike lane on Stoneridge Drive or alternate facility if approved by the City's Traffic Engineer along the southern Property frontage (Mitigation 1 in TIA).
 - b. Construct "cycle track" facility along the northern Property frontage that is adjacent to Stoneridge Mall Road or alternate mixed-use path if approved by the City's Traffic Engineer (Mitigation 2 in TIA).
 1. Developer shall provide a 15-foot-wide Public Service Easement (PSE) to allow for the construction and public use of the cycle track or mixed-use path.
 2. The cycle track shall include modifications at both adjacent intersections to allow for safe access and egress.
 - c. Construct a mixed-use path along the east side of the property. (Mitigation 2 in TIA).
 - d. Construct improvements at Stoneridge Mall Road and Genomics Place. Improvements include the conversion of the westbound through lane to a second westbound left turn lane and conversion of the westbound right turn lane into a through plus right lane. (Condition of Approval 2 in the TIA). (**Project Specific Condition**)
114. PHASE 2 TRAFFIC IMPACT ANALYSIS (TIA) MITIGATION MEASURES: The applicant shall comply with the mitigation measures identified in the project TIA, prepared by Fehr & Peers dated March 2021, to the satisfaction of the City's Traffic Engineer. These mitigation measures include the following Development Agreement provisions:
- a. Construct a traffic signal or bond for future signalization at the intersection of Springdale Avenue and the Project driveway (Mitigation 3 in the TIA).
 - b. Construct the following improvements at the Stoneridge Drive and Springdale Avenue intersection (Mitigation 4 in the TIA).
 1. Extend eastbound left turn pocket to provide a total of 200 feet of storage.
 2. Convert the existing southbound left/through combination lane to a southbound left turn only lane.
 3. Convert the existing southbound right turn lane to a southbound through/right combination lane.
 4. Modify northbound approach to allow simultaneous northbound and southbound left turns. (**Project Specific Condition**)
115. Traffic/Parking Monitoring: If the operation of this use results in conflicts/complaints pertaining to parking and/or traffic/circulation, at the discretion of the Director of Community Development, the applicant shall be required to provide existing parking and employee counts to the City's Traffic Engineer for review. If necessary, the City's Traffic Engineer may require site and/or operational modifications, including additional parking, to the use to mitigate any impacts. The applicant shall provide the requested information to the City's Traffic Engineer within 30 days of any request. (**Project Specific Condition**)

116. TRANSIT SHELTERS: The applicant shall design and construct transit shelters with trash receptacles at locations determined by the Director of Community Development. The shelter and trash receptacle design shall be reviewed and approved by the Director of Engineering/City Engineer and Director of Community Development prior to issuance of project building permits and shall be installed prior to occupancy. An Encroachment Permit shall be obtained prior to installation. Lighting shall be provided if determined necessary by the Director of Engineering/City Engineer. The applicant shall be responsible for maintaining the transit shelter and trash receptacles.

Bicycle Parking

117. BICYCLE PARKING: Projects with 20 or more vehicle parking spaces shall provide minimum bicycle parking equivalent to five percent of the total number of vehicle parking spaces, with a maximum of 20 required bicycle parking spaces. Bicycle parking shall be shown on the building permit plans for review and approval by the Traffic Engineering Division prior to building permit submittal.
118. BICYCLE RACKS: All bicycle racks shall comply with the following criteria:
- a. Located in a visible and accessible location;
 - b. Support the frame of the bicycle and not just one wheel;
 - c. Allow the frame and one wheel to be locked to the rack;
 - d. Allow the use of either a cable or U-shaped lock;
 - e. Be securely anchored;
 - f. Be usable by bikes with no kickstand; and
 - g. Be usable by a wide variety of bicycle sizes and types.

The number, location and type of bicycle racks shall be shown on the building permit plans and shall be subject to review and approval by the City Traffic Engineer prior to issuance of building permits.

Traffic Control

119. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.
120. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.
121. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.

122. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.
123. TRAFFIC IMPACT FEES: The applicant shall pay traffic impact fees subject to the terms of the Development Agreement. (***Project Specific Condition***)
124. PARKING STALL DIMENSIONS: 9'x19' standard stall (9'x17' with 2' overhang over planted areas or curbs) and 8'x16' compact stall (8'x15' with 1' overhang over planted areas or curbs). If adjacent to a sidewalk in a residential site then the adjacent sidewalk shall be 6' minimum. If adjacent to a sidewalk in a commercial development then the adjacent sidewalk shall be 8' minimum.
 - a. CORNER STALL DIMENSIONS: Stalls that are perpendicular to one another at a corner location shall provide a 2' buffer for each stall at the corner location.
125. DRIVE AISLES: 24' minimum in residential developments and 25' minimum in commercial developments.

END