

RESOLUTION NO. PC-2018-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE DESIGN REVIEW APPLICATION FOR BLOCKA CONSTRUCTION, INC., LOCATED AT 445 BOULDER COURT, AS FILED UNDER CASE NO. P17-0827

**WHEREAS**, August 8, 2017, Blocka Construction, Inc. applied for a Design Review application to construct an industrial building and related site improvements on a vacant property at 445 Boulder Court; and

**WHEREAS**, zoning for the property is I-G-40 (General-Industrial-40,000); and

**WHEREAS**, at a duly noticed public hearing on March 14, 2018, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and

**WHEREAS**, the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (infill development); and

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Findings for Design Review Approval

With respect to the approval of P17-0827, the Planning Commission finds that the project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;

- 7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
- 8. Integration of signs as part of the architectural concept; and
- 9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

With respect to the above criteria, the Planning Commission finds that the project would preserve and enhance the city's aesthetic values and ensure the preservation of the public health, safety and general welfare since the project would be consistent with the allowable height, setbacks and other pertinent development standards of the I-G-40,000 zoning district in which it is located, and would develop an underutilized vacant lot in an industrial area. The concrete tilt-up building has architectural styling, color, and materials that would reflect and complement other buildings in the vicinity. The project would be well articulated across all elevations, including two-tone colors and score lines to break up the façades and provide visual relief. The project would include attractively designed landscaping and hardscape areas to complement the overall building and site design.

**Section 2.** The Planning Commission hereby approves P17-0827, Design Review approval to construct an approximately 22,367-square-foot, two-story industrial building with outdoor equipment storage and related site improvements located at 445 Boulder Court, subject to the Conditions of Approval in Attachment 1, attached hereto and incorporated into this resolution by reference.

**Section 3.** This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

**PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on March 14, 2018 by the following vote:**

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

ATTEST:

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Ellen Clark  
 Secretary, Planning Commission

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David Nagler  
 Chair

APPROVED AS TO FORM:

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Julie Harryman  
Assistant City Attorney

DRAFT

**ATTACHMENT 1  
DRAFT CONDITIONS OF APPROVAL**

**P17-0827  
445 Boulder Court, Blocka Construction  
March 14, 2018**

**PROJECT SPECIFIC CONDITIONS**

**Planning Division**

1. The applicant/developer/responsible party shall create and complete a “Conditions of Approval” checklist indicating that all conditions in Exhibit A have been satisfied, incorporated into the plans, and/or addressed. Said checklist shall be included as a plan sheet and incorporated into all plans submitted for review and approval by the City.
2. Window specifications and typical installation details shall be included with the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.
3. Prior to installation, the applicant/project developer shall submit a sample of the wall finish for review and approval by the Director of Community Development.
4. The proposed site lighting shall be LED and noted as such on the plans submitted to the Building and Safety Division for plan check. 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 applicant shall submit a final lighting plan including photometrics and drawings and/or manufacturer’s specification sheets showing the size and types of light fixtures. The lighting plan shall be subject to the review and approval by the Community Development and Engineering Departments prior to issuance of building permits for the project.
5. No signage is approved as part of this application. All signage shall be subject to separate Sign Design Review approval prior to installation.
6. No newspaper dispensers shall be allowed outside of the building.
7. All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened so as to minimize visual impacts. The location of all backflow prevention devices, above ground irrigation controls, and above ground irrigation meters and the type of proposed screening shall be subject to the review and approval of the Director of Community Development prior to installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of landscaping satisfactorily integrated into the landscape plan. Weather protection devices such as measures to protect pipes from freezing shall require approval by the Planning Division prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.

8. The building covered by this approval shall comply with the current City of Pleasanton's Garbage Service's recycling and composting programs. The trash enclosure shall be sized to accommodate trash, green waste, and recycling containers. The trash and recycling containers shall be kept inside the enclosure at all times, except during pick-up times. The trash enclosure shall meet all City and Livermore-Pleasanton Fire Department requirements.
9. All proposed mechanical units, including but not limited to air conditioning equipment, blowers, make-up air units, ducts, etc. shall be shown on the building permit plans. The project developer shall effectively screen from view all ducts, blowers, 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 issuance of building permits, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be provided prior to occupancy.
10. The transformer shall be relocated a few feet farther south from the north property line and screened on the north with tall-growing evergreen shrubs. All transformers shall be shown on the plans submitted for issuance of building permits with the location of pad-mounted transformers and landscape screening being subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division.
11. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project developer shall pay any applicable Dublin-San Ramon Services District (DSRSD) sewer permit fee.
12. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development and Chief Building Official before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc.
13. All parking spaces shall be striped. Wheel stops shall be provided unless the spaces are fronted by raised concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
14. Only recycled water shall be used on the site during the grading and construction periods. This specification shall be included on all grading and building permit plans and other construction documents submitted to the City for review and approval prior to issuance of permits.
15. The applicant shall ensure that the materials/truck storage area does not generate excessive dust as determined by the Director of Community Development. The applicant shall submit a written dust control plan and procedures with the plans submitted to the Building and Safety Division for plan check and permit issuance. The

dust control plan shall be subject to the review and approval of the Director of Community Development prior to issuance of permits. The property owner shall be responsible for implementing the measures approved by the Director of Community Development in the dust control plan. The property owner shall be responsible for informing future tenants/owners shall be made aware of this approved plan prior to owning/occupying the building and/or site.

16. The fence along the north side property line shall be wrought-iron style fencing and match the style of the front wrought-iron fencing. Tall-growing, evergreen shrubs to help screen the storage area shall be installed along the north and south property lines. Said revisions shall be shown on the building permit plan check plans and shall be subject to the review and approval of the Director of Community Development prior to issuance of permits.
17. Final inspection by Planning Division is required prior to occupancy.

### **Landscape Division**

18. The irrigation plan sheet shall be revised to exclude the plants.
19. If the existing trees in the temporary landscape easement that are being used in the new planters on the southern portion of the property are removed or die, whether through construction, natural, or other causes/factors, , the property owner shall install new shade trees in the same general location. New shade trees shall be a minimum of 24-inch box size and reviewed and approved by the Planning Division and City Landscape Architect prior to installation.
20. All new parking lot finger planters that do not have existing trees within them shall have shade trees. The plans submitted to the Building and Safety Division for plan check shall clearly identify if the trees in the new finger planters are existing or new trees.
21. Detailed landscaping/irrigation plans shall be submitted to the Planning Division for review and approval prior to the issuance of building permits. The landscaping plan shall include materials, sizing, and spacing. Plant species shall be of a drought-tolerant nature with an irrigation system that maximizes water conservation throughout the development (e.g. drip system).
22. The applicant shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping installed as part of this project will be maintained at all times in a manner consistent with the landscape plan approved for this development. Said Agreement shall run with the land for the duration of the existence of the structure located on the property.
23. Prior to operation, 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.

24. The project developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.
25. Any proposed pruning of the trees to be retained to accommodate the proposed development shall be conducted by a certified arborist familiar with the International Society of Arboriculture pruning guidelines and shall comply with the guidelines established by the International Society of Arboriculture, Tree Pruning Guidelines, current edition, to maintain the health of the trees. In addition, the following tree preservation methods shall be followed for the trees to be preserved:
  - a. The applicant shall utilize his best efforts to locate any new utility trenches outside the dripline of the existing trees to be saved. If this is not feasible, then the applicant shall submit a report from a certified arborist acceptable to the City that indicates the trenching will not be detrimental to the health of the tree.
  - b. 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.
  - c. No signs, wires, or ropes shall be attached to the trees.
  - d. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5 feet of the dripline of the existing trees.
  - e. 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.

26. All trees used in landscaping shall be a minimum of 24-inch box size and all shrubs shall be a minimum of five gallons.
27. The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (PWELo). Per Section 492.3 of PWELo, prior to issuance of a building permit, the applicant shall submit the following documentation in PDF format to the City's Landscape Architecture Division and shall be subject to the review and approval of the City's Landscape Architect prior to issuance of a building permit:
  - a. Landscape Documentation Package, which includes:
    - i. Project information.
    - ii. Water Efficient Landscape Worksheet.
    - iii. Soil management report.
    - iv. Landscape design plan.
    - v. Irrigation design plan; and
    - vi. Grading design plan.
28. Per Section 492.9 of PWELo, upon completion of construction and prior to a final inspection by the Building and Safety Division, the applicant shall submit the following documentation in PDF format to the City's Landscape Architecture Division for review and approval:

- a. Certificate of Completion, which includes:
  - i. Part 1: Project information sheet.
  - ii. Part 2: Certificate of installation according to the landscape documentation package.
  - iii. Part 3: Irrigation scheduling.
  - iv. Part 4: Schedule of irrigation landscape and irrigation maintenance.
  - v. Part 5: Landscape irrigation audit report; and
  - vi. Part 6: Soil management report (if not previously submitted).
29. Prior to issuance of a grading or building permit, the project developer shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the City's Landscape Architect) outside of the existing tree, unless otherwise approved by the City's Landscape Architect. The fencing shall remain in place until final landscape inspection of the Community Development Department. Removal of such fencing prior to that time may result in a "stop work order."

### **Traffic Engineering Division**

30. The applicant shall pay traffic impact fees for the subject use as determined by the City Traffic Engineer. These fees shall be paid prior to issuance of a building permit.
31. Comprehensive construction traffic control plans shall be submitted to the traffic engineer for review and approval prior to the issuance of a building permit. The plans shall include the use of proper lane closure procedures such as flagger stations, signage, cones, and other warning devices.

### **Livermore-Pleasanton Fire Department (LPFD)**

32. The proposed building shall provide radio coverage for emergency responders in accordance with California Fire Code section 510 of the 2016 edition. Said details of this coverage shall be noted and shown on the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Livermore-Pleasanton Fire Department prior to issuance of building permits.
33. The applicant shall relocate the fire department connection to the landscape area behind curb facing Boulder Court, south of driveway at the cul-de-sac bulb. Said details of this relocation shall be shown on the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Livermore-Pleasanton Fire Department prior to issuance of building permits.

### **Engineering Department**

34. The applicant's contractor shall obtain an encroachment permit from the Engineering Department prior to 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, proof of insurance and a copy of a valid City of Pleasanton business license and any other requirements determined by the City Engineer as part of the encroachment permit application.



35. 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 grading or building permit.
36. The applicant shall abandon all existing on-site septic tanks or holding tanks in compliance with the Alameda County Department of Health Services requirements prior to issuance of the encroachment or grading permit, whichever occurs first, unless otherwise approved by the City Engineer.
37. The applicant shall destroy or abandon all existing on-site wells in compliance with Alameda County Ordinance 73-68 and submit a copy of the Alameda County permit prior to issuance of the encroachment or grading permit, whichever occurs first, to the Engineering Department unless otherwise approved by the City Engineer.
38. The applicant shall notify the Engineering Department in writing of Zone 7's desire to retain any well concurrently with the first plan check of the building permit plans. The applicant shall submit a written request to the City Engineer for approval for the temporary use of an existing well for construction water or for permanent use such as non-potable outdoor landscaping irrigation.
39. The applicant shall abandon all existing unused utility service laterals per the City of Pleasanton Standard Specifications and Details dated November 2016. Details of the abandonment shall be shown on the building permit plans and shall be subject to the review and approval of City Engineer.
40. The applicant shall install separate domestic and irrigation water meters and services as provided for in the Municipal Code. The water meter details shall be shown on the building permit plans and shall be subject to the review and approval of the City Engineer.
41. 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 prior to the issuance of the certificate of occupancy.
42. The applicant shall install full trash capture devices at each connection point to the public storm drain system subject to the review and approval of the City Engineer and prior to the issuance of the certificate of occupancy.
43. A 6-inch sanitary sewer service lateral with two-way cleanout shall be installed at the back of the sidewalk within the development in compliance with the City Standard Specifications and Details dated November 2016, unless otherwise approved by the Director of Engineering/City Engineer.

## **Building and Safety Division**

44. The plans submitted to the Building and Safety Division for plan check and permit issuance shall reflect:
- a. The minimum number of accessible parking stalls required to meet Americans with Disabilities (ADA) and CALGreen codes.
  - b. Adequately sized raceways and service panel/subpanel capacity to accommodate future installation of the minimum required per Building Code Electric Vehicle Charging stations, one of which shall be van accessible (accessible parking stalls cannot be accessible charging stations); and
  - c. An accessible route to the trash enclosure.

The plans shall be subject to the review and approval of the Building and Safety and Planning Divisions prior to issuance of permits.

## **STANDARD CONDITIONS**

### **Planning Division**

45. The proposed building and site modifications approved by this design review shall conform substantially to the project plans and color/material board, Exhibit B, marked "Received February 7, 2018," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans or operations may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
46. The building shall be constructed to allow for future installation of a photovoltaic (PV) system. The project applicant shall comply with the following requirements for making the building photovoltaic-ready:
- a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
  - b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current; and
  - c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing.

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. The project developer shall provide the future owners the necessary information delineating the means by which photovoltaic panels can be applied to the roof of the structure covered by this approval. This information shall be submitted to the Director of Community Development for review and approval prior to the occupancy.

47. This design review approval will lapse within one year from the date of approval unless a building permit is issued and construction has commenced and is diligently pursued toward completion or the City has approved an extension.
48. The project developer shall obtain a building permit from the Building and Safety Division and any other applicable city permits for the project prior to the commencement of any construction.
49. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day appeal period.
50. Prior to issuance of a building permit, the developer shall pay the required commercial development school impact fee as prescribed by state law and as adopted by the Pleasanton Unified School District. 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.
51. Any 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.
52. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday.
53. Planning Division approval is required before any changes are implemented in site design, grading, building design, exterior colors or materials, landscape material, etc.
54. The project developer 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.
55. 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. Prior to construction, the hours of construction shall be posted on site.
56. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.

57. To the extent permitted by law, the project applicant 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, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its 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.

### **Engineering Department**

58. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer and includes but is not limited to slurry seal, overlay, restoration of landscaping and irrigation system, signing, striping, pavement marking or street reconstruction if deemed warranted by the City Engineer.
59. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
60. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
61. A detailed 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), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the building permit plans.
62. The building permit plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.

### **Livermore-Pleasanton Fire Department (LFPD)**

63. The building and trash enclosure shall be equipped with a fire sprinkler system. The system details shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Livermore-Pleasanton Fire Department prior to issuance of a building permit.
64. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
65. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
66. 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.

67. All commercial and industrial occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company U.L. certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
68. A Hazardous Materials Declaration shall be provided for this tenant and/or use. The form shall be signed by the owner/manager of the company occupying the suite/space/building. No building permit will be issued until the Hazardous Materials Declaration is provided. The form is available through the permit center or from the LPPD Fire Prevention Bureau.
69. 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.
70. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:
  - Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
  - Backflow prevention or connections to the public water mains
71. Address numbers shall be installed on the front or primary entrance for the building. Minimum building address character size shall be 12-inch high by 1-inch stroke. If building is located greater than 50 feet from street frontage, character size shall be 16-inch high by 1 ½-inch stroke minimum. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4-inch high by ¾ -inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

### **Building and Safety Division**

72. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and show how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. The proposed plan must be approved by the Building and Safety Division prior to any building inspections. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all

trash disposal bins “trash materials only” and all recycling bins “recycling materials only.” The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

73. The applicant shall submit as-built 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. If any changes or revisions to the approved plans occur during construction which affect the digital submittal, an updated as-built digital submittal must be resubmitted for GIS review no later than one month prior to scheduling a final inspection. The digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). 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.
74. A sanitary sewer sampling manhole shall be provided on any new sanitary sewer lateral from the building, unless otherwise waived by the Chief Building Official.
75. The State of California’s Green Building Standards Code, “CALGreen,” as amended, shall apply to the project, as applicable.
76. At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades (with accurate elevations above sea level indicated) and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.
77. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
78. The applicant and/or developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying that the pad elevation(s) and building location (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structure.

### **Community Development Department**

79. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.
80. The project developer shall submit a written dust control plan or procedure as part of the improvement plans.



81. 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.

### **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 the following list. The following items are provided for the purpose of highlighting key requirements.)*

#### **Planning Division**

82. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings or by Section 18.116.040 of the Zoning Ordinance if approved by temporary conditional use permit as part of a decorating plan in conjunction with outdoor sales events. At no time shall spot lighting be used in conjunction with such grand openings and/or outdoor sales events.

#### **Livermore-Pleasanton Fire Department (LPFD)**

83. All construction shall conform to the requirements of the 2016 California Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
84. Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2016 California Building, Fire and Residential Codes and local ordinances. Installations shall conform to NFPA Pamphlet 13.
85. City of Pleasanton Ordinance 2153 requires that all new occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant is responsible for obtaining approval for location and the number of boxes from the Fire Prevention Bureau. Information and application for Knox is available through their website or the Fire Prevention Bureau. Occupant shall be responsible for providing tenant space building access keys for insertion into the Knox Box prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.

86. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection."
- The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.
  - All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.
  - All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.
87. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances\* shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.
- \*Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants and/or standpipes.
88. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.
89. 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.
90. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2083. 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).

### **STANDARD URBAN STORMWATER CONDITIONS**

91. The project shall comply with the NPDES Permit No. CAS612008, dated November 19, 2015, and amendments, issued by the California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the City of Pleasanton Engineering Department, Alameda County Clean Water Program and at State Water Board:



## **A. Design Requirements**

1. The NPDES Permit design requirements include, but are not limited to, the following:
  - a) Source control, site design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalks.
  - b) Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
  - c) The NPDES Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
  - d) The NPDES Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.
  
2. The following requirements shall be incorporated into the project:
  - a) The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
  - b) In addition to natural controls the project developer may be required to install a structural control, such as an oil/water separator, sand filter, or approved equal (on-site) to intercept and pre-treat stormwater prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to issuance of building permits. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January.
  - c) The project developer shall submit sizing design criteria to treat stormwater runoff and for hydromodification, if required, at the time of building permit plan check submittal and an updated detailed copy of calculations with subsequent submittals.
  - d) Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
    - I. Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
    - II. Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall

be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)

- III. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
  - IV. Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
- e) Trash areas, dumpsters and recycling containers shall be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer shall notify the Dublin-San Ramon Services District (DSRSD) upon installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.
  - f) All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official and as required by the State Water Board.
  - g) All metal roofs, if used, shall be finished with rust-inhibitive paint.
  - h) Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to landscaped area or to an unpaved area wherever practicable.

## **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 and to obtain a Construction General Permit (NOI) from the State Water Resources Control Board to discharge stormwater:

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

### Stormwater

1. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City Engineer/Chief Building Official prior to issuance of building or engineering permits. A reviewed copy of the SWPPP shall be available at the project

site until engineering and building permits have been signed off by the inspection departments and all work is complete. A site specific SWPPP must be combined with proper and timely installation of the Best Management Practices (BMPs), thorough and frequent inspections, maintenance, and documentation. Failure to comply with the reviewed construction SWPPP may result in the issuance of correction notices, citations or stop work orders.

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

- the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- g) Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
  - h) Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into streets, gutters, or storm drains.
  - i) Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage “topping off” of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.
  - j) Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.
  - k) Equipment and vehicle maintenance area: Use an 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 a 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 project shall comply with the operation and maintenance requirements of the NPDES Permit. All regulated projects (such as commercial, industrial, residential subdivision, mixed use, or public projects) that create and/or replace 10,000 square feet or more of impervious areas shall enter into a recorded Stormwater Operation and Maintenance (O&M) Agreement for treating stormwater runoff from the site in perpetuity. The agreement is required to be recorded at the Alameda County Recorder’s Office in a format approved by City.

- 2. The Operation and Maintenance Agreement shall clarify that the property owner(s) of the site shall be responsible for the following in perpetuity:
  - a. Maintaining all private stormwater treatment measures on the project site.
  - b. Annually submitting a maintenance report to the City Operations Services Department, Utilities Division, addressing the implementation of the Operation and Maintenance Agreement requirements.

The preliminary signed/notarized stormwater Operation and Maintenance Agreement (O&M) shall be submitted to the Engineering Division prior to any construction permit is granted by the City of Pleasanton.

The final O&M is subject to review and approval of the City Engineer/City Attorney. Prior to recordation of the final O&M the following will be required: (1) All exhibits to the agreement should be updated to reflect stormwater devices’ as-built conditions, (2) Letter signed and stamped by the design consultant that all storm water treatment areas

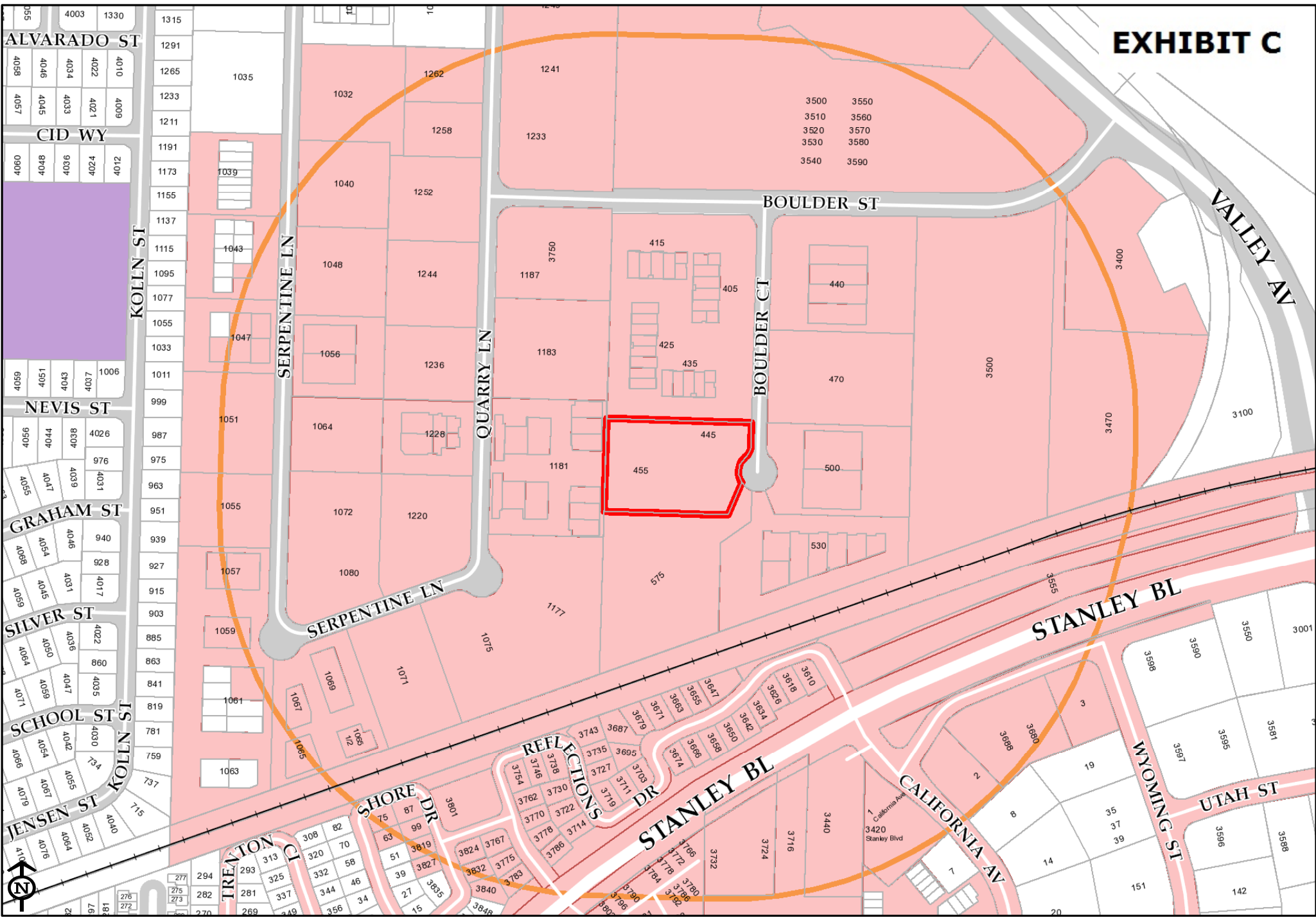
and hydro-modification control devices have been constructed in accordance with the approved design plans, (3) Joint inspection of stormwater treatment areas and hydro-modification devices by the City inspector and the project superintendent to verify the proper installation.

3. The Operation and Maintenance Agreement responsibilities shall include, but not be limited to the following:
  - a. Repainting text near the drain inlets to state “No Dumping – Drains to Bay.”
  - b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.
  - c. Ensuring wastewater from industrial, commercial, and covered vehicle wash areas and equipment washing operations is not discharged to the storm drain system.
  - d. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
  - e. Cleaning 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.
  - f. Sweeping regularly but not less than once a month, 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.
  - g. Mowing and removing clippings from vegetated swales with grasses on a regular basis.

**< END >**



**EXHIBIT C**



P17-0827, 445 Boulder Court, Blocka Construction

## Natalie Amos

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**From:** Bryan Bowers  
**Sent:** Tuesday, March 6, 2018 11:31 AM  
**To:** Natalie Amos  
**Cc:** Bryan Bowers  
**Subject:** Blocka Construction @ 445 Boulder Ct

Hi Natalie -

Just wanted to let you know and the commission know that I think the proposed building at 445 Boulder Ct should be approved.

This is exactly the type of use that this area was zoned for. It would be a great addition and it is compatible with the industrial nature of Boulder Ct and our adjacent business park.

Thanks,

**Bryan B. Bowers**  
Partner / General Manager

**Hodnefield Properties, LLC**  
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[bryan@hoddyprop.com](mailto:bryan@hoddyprop.com)  
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925-485-0905 - Direct  
925-963-7763 - Mobile  
925-485-0909 - Fax