

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P17-0855
1803 Santa Rita Road, KFC
October 25, 2017**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The “Exotic Red” color is not approved. The roof and awnings shall match the proposed dark brown brick color used on the building. A color and material board shall be submitted to the Planning Division for review and approval by the Director of Community Development prior to submitting to the Building and Safety Division for plan check. The approved color(s) shall be included with the plans submitted for issuance of a building.
2. The north, south and west building elevations shall be revised to include recessed walls, painted metal trellises with landscaping, and/or incorporate other architectural features. The revised elevations shall be included with the plans submitted for issuance of a building permit and shall be subject to the review and approval by the Director of Community Development prior to issuance of a building permit for the project.
3. The plans submitted to the Building and Safety Division for plan check and permit issuance shall be revised to reflect the removal of the stormwater bio-retention basin with raised curbs and guard rails. The project shall utilize at-grade bio-filtration planter areas without raised curbs or guardrails. Said revision shall be subject to the review and approval of the Director of Community Development and the City Engineer prior to issuance of building permits.
4. If used, pavers shall be limited to the drive-through lane only. The color of the pavers shall be compatible with the black asphalt color on the subject site. The paver layout and color shall be subject to the review and approval of the Director of Community Development prior to issuance of permits.
5. 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.
6. 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.
7. 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 Director of Community

Development prior to issuance of building permits for the project.

8. No signage is approved as part of this application. All signage shall be subject to separate Sign Design Review approval prior to installation.
9. No newspaper dispensers shall be allowed outside of the building.
10. 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.
11. The buildings 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.
12. The proposed restaurant shall be constructed to allow for future installation of a Photovoltaic (PV) system. The project applicant/developer shall comply with the following requirements for making the restaurant 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 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 building permit.

13. All proposed mechanical units, 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.

14. The location of any pad-mounted transformers shall be subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping or contained within an enclosure matching the building and with painted metal or wood gates. All transformers shall be shown on the plans submitted for issuance of building permits.
15. 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.
16. All awnings shall project out from the building wall at an angle at all locations. Details of the awnings and awning projection 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 Director of Community Development Prior to issuance of permits.
17. Kitchen exhaust fans shall be equipped at all times with filtering devices to minimize odors and fumes. Details of said devices shall be shown on the plans submitted for issuance of building permits and shall be subject to review and approval by the Director of Community Development and Chief Building Official prior to issuance of building permits.
18. 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.
19. 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.
20. The applicant/developer shall install a trash receptacle within the sidewalk area near the main entry doors. The trash receptacle design and location shall be shown on the plans submitted for issuance of building permits and shall be subject to review and approval by the Director of Community Development prior to issuance of building permits for the project.
21. A bicycle rack shall be installed on the north side of the building. The location and design of the rack 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 Director of Community Development prior to issuance of permits.

22. Final inspection by Planning Division is required prior to occupancy.
23. All conditions of approval shall be included as a plan sheet with all permit plan sets submitted for review and approval. 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 attached to all plan checks submitted for review and approval by the City prior to issuance of permits.

Landscaping

24. The proposed Ligustrum japonicum 'Texanum' and Lomandra longifolia 'Breeze' plant species along the eastern perimeter of the site shall be replaced with Westringia 'Wynyabbie Gem' species to more effectively assist in the screening of the drive-through lane and the cars that are exiting the drive-through lane from Santa Rita Road.
25. Potted plants shall be installed adjacent to the main entry doors. The pots shall be durable, decorative planter pots compatible with the building materials and colors. The type of pots, plant species and method of irrigation 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 Planning and Landscape Architecture Divisions prior to issuance of permits.
26. The following statements shall be included within the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
 - a. No existing tree to be saved may be trimmed or pruned without prior approval by the Community Development Director.
 - b. No equipment may be stored within or beneath the driplines of the existing trees to be saved.
 - c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees to be saved or in drainage channels, swales, or areas that may lead to the dripline.
 - d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees to be saved.
27. The project developer shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved (including the City street trees along the project frontage), up to a maximum of \$25,000. This cash bond or security shall be retained for one year following completion of construction and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans.

28. 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."
29. 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).
30. 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.
31. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
32. 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.
33. All trees used in landscaping shall be a minimum of twenty-four (24) box-size and all shrubs shall be a minimum of five (5) gallons.
34. 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.
35. 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).

Building and Safety Division

36. In accordance with the Fats, Oils and Grease (FOG) Program, all sinks and wash basins in the restaurant (excluding those located inside the restrooms) shall be plumbed to a grease trap. The grease trap(s) shall be installed in an above ground orientation with sufficient clearance above the grease trap(s) for routine maintenance and constructed out of a plastic material for corrosion resistance and ease of replacement.

Engineering Department

37. Unless otherwise approved by the City Engineer and/or allowed through an existing easement, drainage shall not occur on adjacent properties.
38. The plans submitted to the Building and Safety Division for plan check and permit issuance shall show the location and a note for abandonment of the existing on-site septic tanks, if any, in compliance with Alameda County Department of Environmental Health.
39. Separate irrigation and domestic water meters shall be required, per City Municipal Code "Section 14.04.050 Connections to water system."
40. The applicant shall abandon all unused existing utility stubs in compliance with City standards and specifications.
41. The non-ADA-compliant and/or uplifted and deficient sidewalk and curb and gutter along the project frontage shall be reconstructed as part of this project to the satisfaction of the City Engineer. Details of the reconstruction 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 Engineering Department prior to issuance of permits.
42. The plans submitted to the Building and Safety Division for plan check and permit issuance shall clearly show private utility and private access easements in reference to the proposed improvements.

43. The plans submitted to the Building and Safety Division for plan check and permit issuance shall clearly identify the use of the four water meters along the east property line.
44. A public service easement (PSE) along the east property line up to the water meters shall be granted to the City. The PSE 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 Engineering Department prior to issuance of permits.
45. The plans submitted to the Building and Safety Division for plan check shall clearly indicate if the concrete pad for the existing building will be removed and reconstructed. The applicant shall submit a Stormwater Requirements Checklist and exhibit accompanying the checklist showing existing impervious area, impervious area to be removed and replaced, and new impervious area to be created and shall be subject to the review and approval of the Engineering Department prior to issuance of permits.
46. All water services shall have backflow prevention assemblies. The location of the backflow device(s) 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 Operation Services Department, Engineering Department, and Director of Community Development prior to issuance of permits.

Traffic Division

47. The compact parking stalls shall have a maximum one foot overhang. The plans submitted to the Building and Safety Division for plan check shall be revised to reflect this requirement and shall be subject to the review and approval of the Traffic Division prior to issuance of permits.
48. Access/maintenance agreements between the abutting properties and the development site shall be provided with the plans submitted to the Building and Safety Division for plan check.
49. 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.
50. 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.
51. The haul route for all materials to and from the project shall be approved by the Traffic Engineer prior to the issuance of a permit, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.

STANDARD CONDITIONS

Planning Division

52. The proposed development shall conform substantially to the project plans and colors/materials board, Exhibit B, dated "Received, June 2, 2017," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
53. This design review approval will lapse within one (1) 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.
54. 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.
55. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.
56. 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.
57. 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 Community Development Director.
58. 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.
59. Planning Division approval is required before any changes are implemented in site design, grading, building design, exterior colors or materials, landscape material, etc.
60. 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.

61. 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.
62. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.
63. 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

64. At no time shall the delivery of construction material, parking of construction vehicles, or storage of construction material impede the flow of traffic, unless temporary and approved by the City Engineer.
65. Any damage to existing street or sidewalk improvements during construction on the subject property shall be repaired to the satisfaction of the Director of Community Development and City Engineer at full expense to the developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
66. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
67. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
68. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
69. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners.
70. The project developer and/or the project developer’s contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.

Livermore-Pleasanton Fire Department

71. 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.
72. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
73. 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.
74. 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.
75. 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.
76. 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 LPFD Fire Prevention Bureau.
77. 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.
78. 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

79. 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

80. 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.
81. 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.
82. The State of California's Green Building Standards Code, “CALGreen,” as amended, shall apply to the project, as applicable.
83. 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.
84. 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.
85. 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

86. 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.
87. The project developer shall submit a written dust control plan or procedure as part of the improvement plans.
88. 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 this list. The following items are provided for the purpose of highlighting key requirements.)

Planning Division

89. 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 (LFPD)

90. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2153. All required permits shall be obtained.
91. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2153. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies.

92. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2153 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.
93. 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.
94. 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.
95. 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.
96. 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.
97. 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.

98. 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

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

http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml;

The project shall comply with the "Construction General Permit" as required by the San Francisco Bay Regional Water Quality Control Board:

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

A. Design Requirements

1. The NPDES Permit design requirements include, but are not limited to, the following:
 - a. Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalk.
 - b. Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
 - c. The 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 PUD plan submittal and an updated detailed copy of calculations with subsequent submittals.
- d. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 - 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/finalconstpermit.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 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 Best Management Practices (BMPs). These, as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
 - a. The project 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 street, gutters, or storm drains.
- i. Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage “topping off” of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.
- j. Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.
- k. Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

C. Operation and Maintenance Requirements

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

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

- d. Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.
 - e. Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
 - f. Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
 - g. Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
 - h. Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.
2. Restaurants and similar developments: The restaurant shall include a contained area for cleaning mats, containers, and equipment. The wash area shall be covered or shall be designed to prevent runoff onto or from the area. The area shall be connected to the sanitary sewer, subject to approval by the DSRSD, or shall be collected in a containment area and removed regularly by a disposal and recycling service. If connected to the sanitary sewer, a structural control such as a sand filter or oil/ water separator shall be used, and a sign shall be posted prohibiting the dumping of hazardous materials. Other methods may be used subject to the approval of the Chief Building Official. The project developer, property owners and business owners shall instruct employees to conduct all washing activities in this area.
3. Outdoor loading areas: The loading areas shall be covered. No other area shall drain into the loading area; a containment berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. The loading area may be required to drain to the sanitary sewer if required by the City Engineer/Chief Building Official, subject to approval by the DSRSD. If connected to the sanitary sewer, a structural control such as an oil/water separator or sand filter shall be used, and a sign shall be posted prohibiting the dumping of hazardous materials.
4. A regular program of inspecting vehicles for leaks and spills, and of sweeping/vacuuuming, litter control, and spill cleanup shall be implemented. Such program shall be submitted to the Director of Community Development for review and approval prior to issuance of building permits.

< END >

KD Anderson & Associates, Inc.

Transportation Engineers

April 4, 2017

Mr. Travis Gutke
Harman Management Corporation
199 First Street, Suite #212
Los Altos, CA 94022

RE: PROPOSAL TO PROVIDE TRAFFIC ENGINEERING CONSULTANT SERVICE FOR KFC REMODEL IN PLEASANTON, CA

Dear Mr. Gutke:

Thank you for contacting our firm regarding the KFC Restaurant remodel project in Pleasanton, CA. As we are aware, the proposed project involves demolishing and replacing the existing KFC at Santa Rita Road / Valley Avenue. While the City of Pleasanton has not asked for a traffic impact analysis, City staff are interested in confirming the adequacy of the new restaurant's drive-thru aisle. This letter is our proposal to prepare the queuing analysis requested by the City.

Approach. Our approach to this assignment involves observing queueing at the existing KFC during peak hours and identifying the 95th percentile queue length. The City has asked for observations over two weekdays and two Saturdays. The demand would then be compared to the capacity of the new facility to confirm that waiting queues will not extend out into the adjoining common area and interfere with circulation at neighboring businesses.

Scope of Work. We will complete the following tasks:

Task 1 – Observe Current Driveway Activity. We will monitor the situation in the existing drive-thru during the peak hours of activity, which the City anticipates is:

- 11:00 to 1:00 p.m., and
- 4:00 to 7:00 p.m.

We will discuss the operation of the existing restaurant with the client to confirm that these periods are the peak hours of drive-thru use. If alternative peak times are identified we will adjust our schedule accordingly.

We will monitor activity and record the length of queue at one (1) minute intervals. Data will be collected over two (2) weekday and two (2) Saturdays. We will tabulate queueing behind the pick-up window and behind the ordering board.

Task 2 – Evaluate Peak Period Queuing. We will review the data and calculate the 95th percentile queue occurring in each of the eight time intervals. We will review the project site plan and identify the number of vehicles that can be accommodated behind pick up window and ordering board based on an average vehicle length that is approved by the City. We will compare that capacity to the 95th percentile queues identified from our observations, and the extent to which anticipated queues exceed available storage will be determined. If queues are expected to exceed the drive-thru storage, we will evaluate the effect of spillover on circulation in this area.

Task 3 – Prepare Summary Letter Report. We will summarize our assessment and transmit our results, analysis and conclusions in a letter report addressed to the client. We will finalize the letter in response to one (1) consolidated set of client comments.

Schedule. We will complete this work and provide our draft report within four (4) weeks of receiving authorization to proceed.

Fee. Our lump sum fee to provide these services is \$4,500.

Thank you for considering our firm for this assignment. Please feel free to call me if you have any questions. If this proposal is accepted, please sign the attached Consultant Agreement and return a copy to us as authorization to proceed.

Sincerely,

KD Anderson & Associates, Inc.



Kenneth D. Anderson, P.E.
President

Attachment: Consultant Agreement

CONSULTANT AGREEMENT

Parties: This Agreement is made this 4th day of April, 2017, between Harman Management Corporation, subsequently referred to as the "CLIENT" and KDAnderson & Associates, Inc., subsequently referred to as "KDAnderson".

Project: By joining in this Agreement, the CLIENT retains KDAnderson to provide transportation consultant services related to KFC Remodel at Santa Rita Road, Pleasanton, CA subsequently referred to as the "PROJECT".

Scope: By this Agreement, the Scope of KDAnderson's services on the PROJECT is limited to:

1. Preparation of a Letter Report, as summarized in proposal to Mr. Travis Gutke, Harman Management Corporation dated 4/4/17 (attached).

General: The attached General Conditions are incorporated into and made a part of this agreement.

Fee: KDAnderson agrees to provide services covered by this agreement for a fee of \$4,500.

KDAnderson will submit billings for the balance of the contract, up to the contract price, in accordance with the fee schedule below:

| | |
|-------------------------|------------|
| Principal Engineer | \$150/hour |
| Transportation Engineer | \$135/hour |
| Draftsman/Clerical | \$50/hour |

If project requirements encountered indicate that the scope of services covered by this Agreement should be revised, an additional agreement or written addendum to this Agreement shall be entered into to cover the revised scope and fee. Should the CLIENT authorize a revision in the scope of services without a revision to this Agreement, KDAnderson shall be compensated for services actually performed at the above rates.

KDAnderson & Associates, Inc.


By:



Kenneth D. Anderson, P.E.
President

Date: 4/4/17

CLIENT AUTHORIZATION

Travis Gutke
Name (Please Print)
Harman Management Corporation
Company
199 First St. Suite 212
Address
Los Altos, CA 94022
City/State/Zip Code
, 650, 941-5681
Phone
travisg@harmans.com
Email Address

Signature

Date: 4/4/17

KDA

GENERAL CONDITIONS

- Entry:** Client will furnish Right-of-Entry for field studies.
- Warranty:** Services performed by KDAnderson under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering profession currently practicing under similar conditions, and will prepare reports, plans, specifications and estimates in accordance with applicable federal, state and local guidelines. No other warranty, expressed or implied, is made.
- Client recognizes that his agreement or disagreement with the conclusions of reports shall not be the basis for performance and shall not affect payment or other provisions set forth in this agreement. KDAnderson shall not be liable for costs or damages to the Client or to third parties caused by delay or termination of any project due to judicial or administrative action, whether or not such action is based on the form or content of reports prepared by KDAnderson. KDAnderson will not be responsible for the interpretation or use by others of data developed by KDAnderson.
- Billings:** All fees and other charges will be billed monthly and shall be due at the time of billing unless otherwise specified in the Agreement. KDAnderson will provide itemized summaries of labor and expenses with each billing, documenting hours expended and billing rate.
- Termination** This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure of performance by the other party or if the Client suspends the work for more than two months. In the event of termination, KDAnderson shall be paid for services performed prior to the termination notice date plus reasonable termination expenses, including the cost of completing analyses, records and reports necessary to document job status at the time of termination.
- Extra Work:** Services in addition to those specified in the Consultant Agreement may be requested by the Client. If agreed to by KDAnderson, such additional work will be performed on a time and materials basis and billed, in addition to the fixed fee or cost ceiling amount set forth in this agreement.
- Any stop in work ordered by the Client or delay by the client or the Client's agents, representatives or contractors in providing data or any action necessary to the conduct of KDAnderson's work, or any change to project plans or in government processing procedures as they exist on the day of this Agreement may require additional work, changes in the work and/or changes in the fee. After written notification of such changes or after the accumulation of more than twenty (20) working days of delay or stop in work, KDAnderson shall identify and shall inform the Client of any additional work, changes in the Consultant Agreement, or change in fee required a result of those changes, work stoppages or delay(s).
- Excusable:** KDAnderson shall not be responsible for any delay in delivery of services under this Agreement Delays to fires, strikes, labor disputes, war, civil commotion, delays in transportation, delays in receipt of requested information, delays in reviews of reports, plans or data, shortages of labor or material, untimely illness, death or disability of employees, legal actions of third parties, or other similar or dissimilar causes beyond the control of KDAnderson. The existence of such cause of delay shall justify the suspension of delivery of services and shall extend the time of performance to such extent as may be necessary to enable KDAnderson to make delivery or perform services in the exercise of reasonable diligence after the cause of delay has been removed.
- Notices:** Communications from the Client shall be to KDAnderson's President. Verbal communications shall be confirmed in writing.
- Defaults:** If the Client shall default in payment of any sum to be paid hereunder or shall fail to perform any other obligation and such default or failure continues five (5) days after written notice thereof is given by KDAnderson, or if the Client shall cease doing business as a going concern or be the subject of any proceedings under the Bankruptcy Act or other insolvency laws (voluntary or involuntary) unless dismissed, solely in the case of any involuntary act, within thirty (30) days, KDAnderson shall have the right to terminate this agreement. In the event of such default, the Client shall pay KDANDERSON a reasonable sum as attorney's fees, together with reimbursement of such costs and expenses as shall have been incurred by KDAnderson in the enforcement of any right hereunder.
- No right or remedy conferred hereby upon KDAnderson shall be exclusive of any other right or remedy of whatever kind. No failure by KDAnderson to insist upon the strict performance of any terms hereof or to exercise any right or remedy upon default by the Client and no acceptance of full or partial payments due during the continuance of any such default, shall constitute a waiver of any such default.
- Disputes:** If a dispute arises relating to the performance of the services covered by this agreement, and legal or other costs are incurred, it is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred in the defense of the claim, including staff time at current billing rates, court costs, attorney's fees, and other claim-related expenses.
- Entire:** These General Conditions shall be used in combination with a Consultant Agreement, a proposal Agreement or a contract. These combined documents shall be the entire agreement and shall supersede any other agreement between Client and KDAnderson relating to the subject matter. In case of conflict or inconsistency between these General Conditions and any other contract documents, these General Conditions shall control.

KDA

April 27, 2017

Mr. Travis Gutke
Harman Management Corporation
199 First Street, Suite #212
Los Altos, CA 94022

RE: DRIVEWAY QUEUE ASSESSMENT FOR KFC RESTAURANT PROJECT IN PLEASANTON, CA

Dear Mr. Gutke:

Thank you for contacting our firm regarding the KFC Restaurant project in Pleasanton, CA. As we are aware, the proposed project involves demolishing and replacing the existing KFC at Santa Rita Road / Valley Avenue. While the City of Pleasanton has not asked for a traffic impact analysis, City staff is interested in confirming the adequacy of the new restaurant's drive-thru aisle based on queuing estimate created through observation of current driveway activity at the existing restaurant. This letter summarizes the results of our investigation.

Approach. Our approach to this assignment involved observing queueing at the existing KFC during peak hours and identifying the 95th percentile queue length. The City of Pleasanton asked for observations over two weekdays and two Saturdays. The identified demand was then compared to the capacity of the new drive-thru facility to confirm that waiting queues will not extend out into the adjoining common area and interfere with circulation at neighboring businesses.

Observation of Current Drive-Thru Activity. We monitored the situation in the existing drive-thru during the typical peak hours of restaurant activity, which were suggested by the City staff and confirmed by the operator as:

- 11:00 to 1:00 p.m. and
- 4:00 to 7:00 p.m.

Tables 1 thru 4 which are attached present the queue observed every minute during the 20 hours of observation. These tallies represent the total number of vehicles in queue behind the delivery window and behind the ordering board.

Results. The existing KFC restaurant did not create appreciable queueing. No vehicles were in queue much of the time, and the longest queue observed at any time totaled four (4) vehicles. This total was only reached for nine minutes over the course of the 1,200 minutes that were

Mr. Travis Gutke
Harman Management Corp.
April 27, 2017
Page 2

sampled. The 95th percentile queue (i.e., minute with 60th greatest queue length) was 2 vehicles or fewer.

Adequacy of Proposed Drive-Thru Aisle. The proposed KFC site plan showing the layout of the drive-thru aisle is attached. As shown, the plan places the pickup window towards the east end of the building, while the drive thru speaker is at the west end of the building at the entrance to the drive thru. At twenty feet per automobile the plan accommodates four vehicles in the area behind the window, as well as two vehicles behind the ordering station. Thus space for the maximum observed queue is available, and it is unlikely that a queue will extend beyond the limits of the drive thru facility.

Thank you for considering our firm for this assignment. Please feel free to call me if you have any questions.

Sincerely,

KD Anderson & Associates, Inc.

A handwritten signature in black ink, appearing to read 'K. Anderson', with a long horizontal flourish extending to the right.

Kenneth D. Anderson, P.E.
President

Attachment: queue reports, site plan

Pleasanton KFC Queuing.ltr

KDA

DRIVEWAY QUEUE SUMMARY

| Vehicles Observed In Queue Saturday 4-15-2017 | | | | | | | | |
|--|--------------------------|--------|--------|--------|-------------------------|--------|----------|----------|
| Minute | 11:00 a.m. to 12:00 p.m. | | | | 12:01 p.m. to 1:00 p.m. | | | |
| | 11:00- | 11:16- | 11:31- | 11:46- | 12:01- | 12:16- | 12:31- | 12:46- |
| 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 |
| 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 |
| 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 7 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 1 |
| 8 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 1 |
| 9 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 0 |
| 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 12 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 13 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 14 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 |
| 15 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 |

Bold value was longest observed queue on each day

| Vehicles Observed In Queue Saturday 4-15-2017 | | | | | | | | | | | | |
|--|------------------------|-------|----------|----------|------------------------|-------|-------|-------|------------------------|-------|-------|-------|
| Minute | 4:00 p.m. to 5:00 p.m. | | | | 5:01 p.m. to 6:00 p.m. | | | | 5:01 p.m. to 6:00 p.m. | | | |
| | 4:00- | 4:16- | 5:01- | 5:16- | 5:31- | 5:46- | 5:31- | 5:46- | 5:31- | 5:46- | 5:31- | 5:46- |
| 1 | 0 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 2 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 3 | 0 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| 4 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| 5 | 1 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| 6 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| 7 | 1 | 1 | 0 | 3 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 |
| 8 | 1 | 1 | 0 | 3 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 |
| 9 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 2 |
| 10 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 2 |
| 11 | 0 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| 12 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| 13 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| 14 | 1 | 0 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| 15 | 2 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |

Bold value was longest observed queue on each day

DRIVEWAY QUEUE SUMMARY

| Vehicles Observed In Queue Saturday 4-19-2017 | | | | | | | | |
|--|--------------------------|--------|--------|--------|-------------------------|--------|----------|----------|
| Minute | 11:00 a.m. to 12:00 p.m. | | | | 12:01 p.m. to 1:00 p.m. | | | |
| | 11:00- | 11:16- | 11:31- | 11:46- | 12:01- | 12:16- | 12:31- | 12:46- |
| 1 | 0 | 1 | 1 | 1 | 1 | 2 | 2 | 4 |
| 2 | 0 | 1 | 0 | 1 | 1 | 2 | 2 | 3 |
| 3 | 0 | 0 | 0 | 0 | 1 | 3 | 1 | 4 |
| 4 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 3 |
| 5 | 0 | 0 | 0 | 1 | 1 | 3 | 1 | 3 |
| 6 | 0 | 0 | 0 | 1 | 2 | 3 | 0 | 3 |
| 7 | 0 | 0 | 0 | 1 | 2 | 3 | 0 | 2 |
| 8 | 0 | 0 | 1 | 0 | 2 | 3 | 0 | 2 |
| 9 | 0 | 1 | 2 | 0 | 1 | 2 | 1 | 2 |
| 10 | 0 | 1 | 2 | 0 | 2 | 2 | 1 | 1 |
| 11 | 0 | 1 | 2 | 0 | 2 | 2 | 1 | 1 |
| 12 | 0 | 1 | 1 | 0 | 3 | 2 | 2 | 1 |
| 13 | 0 | 2 | 0 | 0 | 2 | 2 | 3 | 0 |
| 14 | 1 | 1 | 1 | 0 | 2 | 2 | 3 | 0 |
| 15 | 1 | 1 | 1 | 1 | 2 | 2 | 4 | 0 |

Bold value was longest observed queue on each day

| Vehicles Observed In Queue Saturday 4-19-2017 | | | | | | | | | | | | |
|--|------------------------|-------|-------|-------|------------------------|-------|----------|-------|------------------------|-------|-------|-------|
| Minute | 4:00 p.m. to 5:00 p.m. | | | | 5:01 p.m. to 6:00 p.m. | | | | 5:01 p.m. to 6:00 p.m. | | | |
| | 4:00- | 4:16- | 5:01- | 5:16- | 5:31- | 5:46- | 5:31- | 5:46- | 5:31- | 5:46- | 5:31- | 5:46- |
| 1 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 3 | 1 | 0 | 2 |
| 2 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 3 | 1 | 0 | 2 |
| 3 | 1 | 1 | 1 | 0 | 2 | 0 | 3 | 0 | 3 | 2 | 0 | 3 |
| 4 | 2 | 1 | 1 | 0 | 2 | 0 | 3 | 1 | 3 | 1 | 0 | 3 |
| 5 | 0 | 1 | 1 | 0 | 1 | 0 | 3 | 2 | 2 | 1 | 0 | 2 |
| 6 | 0 | 0 | 0 | 0 | 1 | 0 | 4 | 2 | 2 | 1 | 0 | 2 |
| 7 | 0 | 0 | 1 | 0 | 1 | 0 | 3 | 1 | 2 | 1 | 0 | 2 |
| 8 | 0 | 1 | 1 | 0 | 0 | 0 | 3 | 1 | 2 | 1 | 0 | 1 |
| 9 | 0 | 2 | 1 | 0 | 0 | 0 | 3 | 1 | 2 | 0 | 0 | 1 |
| 10 | 1 | 2 | 1 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 1 |
| 11 | 1 | 2 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | 0 | 1 | 1 |
| 12 | 1 | 2 | 1 | 0 | 1 | 1 | 1 | 1 | 2 | 0 | 1 | 1 |
| 13 | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 1 | 2 | 0 | 1 | 1 |
| 14 | 0 | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 2 | 0 | 1 | 1 |
| 15 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 2 | 2 | 0 | 1 | 1 |

Bold value was longest observed queue on each day

DRIVEWAY QUEUE SUMMARY

| Vehicles Observed In Queue Saturday 4-20-2017 | | | | | | | | |
|--|--------------------------|--------|--------|--------|-------------------------|--------|--------|--------|
| Minute | 11:00 a.m. to 12:00 p.m. | | | | 12:01 p.m. to 1:00 p.m. | | | |
| | 11:00- | 11:16- | 11:31- | 11:46- | 12:01- | 12:16- | 12:31- | 12:46- |
| 1 | 0 | 2 | 0 | 1 | 2 | 2 | 1 | 0 |
| 2 | 1 | 1 | 0 | 1 | 2 | 2 | 0 | 0 |
| 3 | 1 | 1 | 0 | 2 | 2 | 0 | 0 | 0 |
| 4 | 1 | 1 | 0 | 1 | 1 | 0 | 1 | 0 |
| 5 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| 6 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 8 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 |
| 9 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 |
| 10 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 |
| 11 | 1 | 0 | 2 | 1 | 0 | 1 | 0 | 0 |
| 12 | 1 | 0 | 2 | 0 | 2 | 1 | 0 | 0 |
| 13 | 1 | 0 | 2 | 0 | 3 | 1 | 0 | 0 |
| 14 | 2 | 0 | 1 | 0 | 3 | 1 | 0 | 1 |
| 15 | 1 | 0 | 1 | 0 | 2 | 1 | 0 | 1 |

Bold value was longest observed queue on each day

| Vehicles Observed In Queue Saturday 4-20-2017 | | | | | | | | | | | | |
|--|------------------------|-------|-------|-------|------------------------|-------|-------|-------|------------------------|-------|-------|----------|
| Minute | 4:00 p.m. to 5:00 p.m. | | | | 5:01 p.m. to 6:00 p.m. | | | | 5:01 p.m. to 6:00 p.m. | | | |
| | 4:00- | 4:16- | 5:01- | 5:16- | 5:31- | 5:46- | 5:31- | 5:46- | 5:31- | 5:46- | 5:31- | 5:46- |
| 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 |
| 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 4 |
| 3 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 4 |
| 4 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 3 |
| 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 3 |
| 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 |
| 7 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 1 | 2 |
| 8 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 1 | 0 | 2 |
| 9 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 1 |
| 10 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 1 | 0 | 0 | 0 |
| 11 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 1 | 0 | 0 | 0 | 0 |
| 12 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 2 | 0 | 0 | 0 | 0 |
| 13 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 2 | 0 |
| 14 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 0 |
| 15 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 3 | 0 |

Bold value was longest observed queue on each day

DRIVEWAY QUEUE SUMMARY

| Vehicles Observed In Queue Saturday 4-22-2017 | | | | | | | | |
|--|--------------------------|--------|--------|--------|-------------------------|----------|----------|--------|
| Minute | 11:00 a.m. to 12:00 p.m. | | | | 12:01 p.m. to 1:00 p.m. | | | |
| | 11:00- | 11:16- | 11:31- | 11:46- | 12:01- | 12:16- | 12:31- | 12:46- |
| 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 |
| 2 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 |
| 3 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 0 |
| 4 | 0 | 0 | 0 | 0 | 1 | 2 | 2 | 0 |
| 5 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 0 |
| 6 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 |
| 7 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| 8 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| 9 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| 10 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| 11 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| 12 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| 13 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 |
| 14 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 |
| 15 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 0 |
| Bold value was longest observed queue on each day | | | | | | | | |

| Vehicles Observed In Queue Saturday 4-22-2017 | | | | | | | | | | | | |
|--|------------------------|-------|-------|-------|------------------------|----------|----------|-------|------------------------|-------|-------|-------|
| Minute | 4:00 p.m. to 5:00 p.m. | | | | 5:01 p.m. to 6:00 p.m. | | | | 5:01 p.m. to 6:00 p.m. | | | |
| | 4:00- | 4:16- | 5:01- | 5:16- | 5:31- | 5:46- | 5:31- | 5:46- | 5:31- | 5:46- | 5:31- | 5:46- |
| 1 | 0 | 2 | 0 | 0 | 0 | 1 | 4 | 1 | 0 | 0 | 0 | 1 |
| 2 | 0 | 2 | 0 | 0 | 0 | 1 | 3 | 2 | 0 | 0 | 1 | 1 |
| 3 | 0 | 1 | 0 | 0 | 0 | 1 | 3 | 2 | 0 | 0 | 1 | 1 |
| 4 | 0 | 1 | 0 | 0 | 0 | 1 | 3 | 1 | 1 | 0 | 1 | 1 |
| 5 | 0 | 1 | 0 | 1 | 1 | 1 | 3 | 1 | 1 | 0 | 2 | 1 |
| 6 | 0 | 1 | 0 | 1 | 2 | 1 | 3 | 0 | 1 | 0 | 1 | 1 |
| 7 | 0 | 1 | 0 | 1 | 2 | 0 | 2 | 0 | 1 | 0 | 1 | 0 |
| 8 | 0 | 1 | 0 | 0 | 2 | 0 | 1 | 0 | 1 | 0 | 1 | 0 |
| 9 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 1 | 0 | 1 | 0 |
| 10 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| 11 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 |
| 12 | 1 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | 0 |
| 13 | 1 | 0 | 1 | 0 | 0 | 3 | 0 | 0 | 1 | 1 | 1 | 0 |
| 14 | 2 | 0 | 1 | 0 | 0 | 4 | 1 | 0 | 1 | 1 | 1 | 0 |
| 15 | 2 | 0 | 1 | 0 | 0 | 4 | 1 | 0 | 0 | 0 | 1 | 0 |
| Bold value was longest observed queue on each day | | | | | | | | | | | | |

KDA

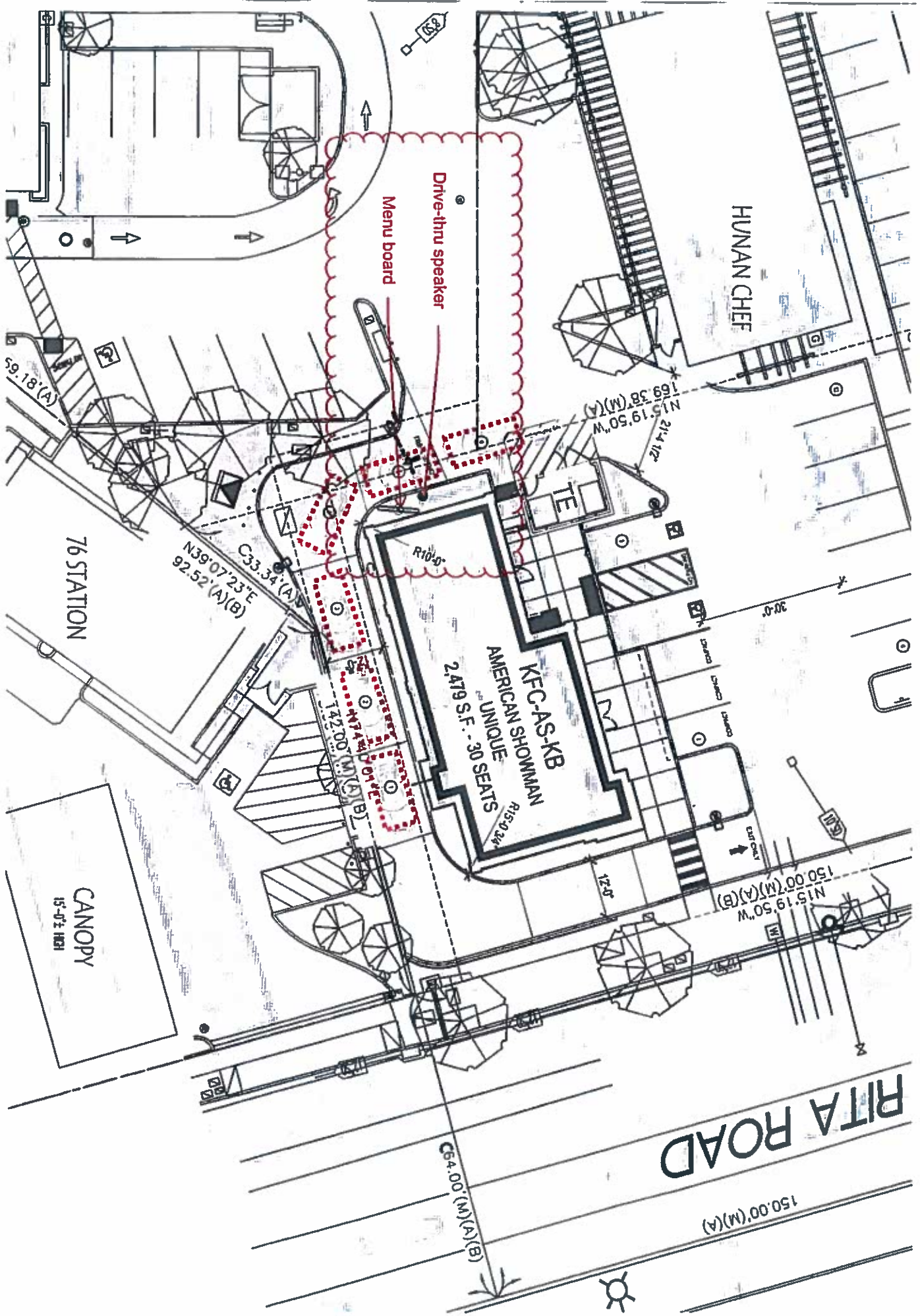
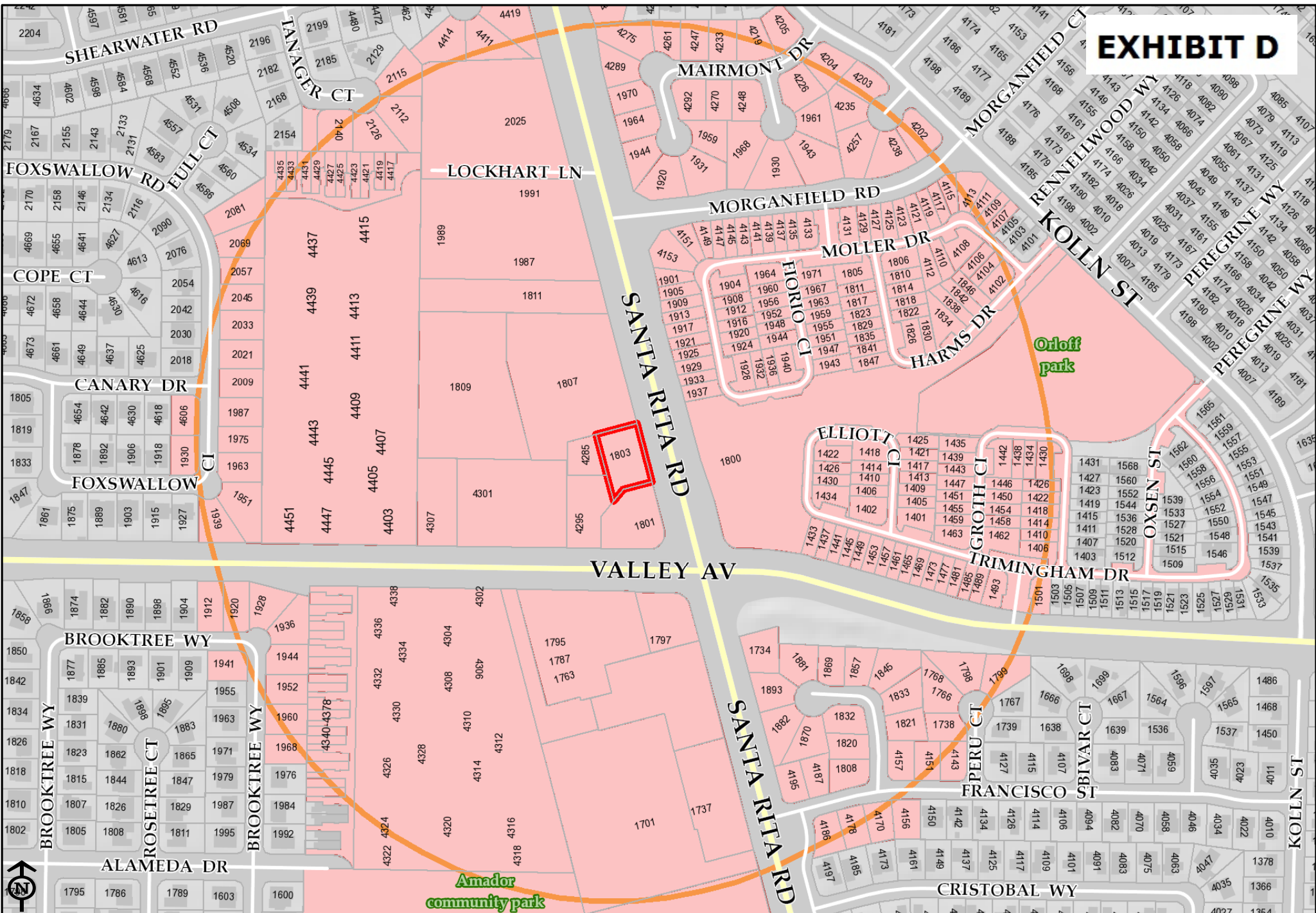


EXHIBIT D



P17-0855, 1803 Santa Rita Road, Clifton Sorrell for KFC