

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P15-0142, Design Review
Two-Story Commercial Building
725 Main Street**

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. Prior to issuance of a building permit, the applicant shall enter into an in-lieu parking agreement in accordance with Pleasanton Municipal Code provisions to provide the Code-required parking spaces for this project. The applicant shall pay the applicable in-lieu parking fees prior to issuance of a building permit for the project.
2. 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.
3. Details of the windows and window treatments, fascia, wrought-iron railing, brackets, cornice, eaves, gutters, etc. 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 a building permit. These elements shall be compatible with the architectural style of the building.
4. 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.
5. The approved building colors, materials, and finishes shall be indicated on the final building permit plans. Any proposed revisions to these approved colors or materials must be submitted for review and approval by the Director of Community Development prior to painting/installation.
6. Prior to installation, the applicants/project developer shall submit a sample of the Santa Barbara stucco wall finish for review and approval by the Director of Community Development.
7. The first floor windows on the front elevation shall incorporate transom windows. The plans submitted to the Building and Safety Division for plan check and permit issuance shall reflect this requirement and shall be subject to the review and

approval of the Director of Community Development prior to issuance of a building permit.

8. Prior to construction, the applicant shall enter into a license agreement with the City for the balcony encroachment into the City right-of-way, the language of which shall be subject to the review and approval by the City Attorney.
9. The project developer shall obtain a Building Permit from the Building Department and any other applicable City permits for the project prior to the commencement of any construction.
10. Plans submitted to the Building and Safety Division shall include detail drawings and specifications of any proposed building mounted lighting, including soffit lighting and building wash lighting, subject to the review and approval by the Director of Community Development. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan with the plans submitted to the Building and Safety Division for permits, and include drawings and/or manufacturer's specification sheets showing the intensity, size, design, and types of light fixtures proposed for the exterior of the building and the site.
11. Appliances meeting Energy Star standards shall be installed as part of the project. The proposed appliances shall be indicated on the plans submitted to the Building and Safety Division for the issuance of a building permit.
12. Energy efficient lighting shall be installed for the building. The energy efficient lighting shall be shown on the plans submitted for the issuance of a building permit.
13. Water conservation devices shall be installed as part of the project. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.
14. Prior to installation of any signs, a comprehensive sign program shall be submitted for sign design review. Said sign program shall include the specific details for each sign (i.e., colors, materials, illumination, location, sign text, dimensions). The sign program shall be consistent with the regulations of the Downtown Revitalization District and the Downtown Design Guidelines.
15. No newspaper dispensers shall be allowed outside of the building.
16. At no time shall the delivery of construction material, parking of construction vehicles, or storage of construction material impede the flow of traffic on Main Street unless temporary and approved by the City Engineer.

17. No outdoor dining is part of this approval. Prior to installation of any outdoor seating or tables, the applicants and/or tenant shall submit an outdoor dining permit for review and approval. Plans showing the location and design of the outdoor dining furniture shall be included with the outdoor dining application.
18. 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. The project shall comply with the State of California's Model Water Efficient Landscape Ordinance and shall implement Bay Friendly Basics. Plant species shall be of a drought-tolerant nature with an irrigation system that maximizes water conservation throughout the development (e.g. drip system).
19. 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, including landscaping in the City right-of-way, 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.
20. Restaurant tenants with cooking facilities shall be equipped at all times with filtering devices to minimize odors and fumes. Details of said devices shall be shown on the tenant improvement 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 for the tenant improvements.
21. The existing City street trees along the Main Street frontage of the site shall not be removed. Any proposed pruning of street trees to accommodate the proposed development shall be subject to approval by the City Landscape Architect prior to pruning. Pruning 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 City street trees to be preserved:
 - a. The applicant shall utilize his best efforts to locate any new utility trenches outside the dripline of the existing street 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' 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.
- f. Protective chain link fencing or other protection approved by the City Landscape Architect shall be installed around the existing street trees to be saved during all construction activities. The location of said fencing shall be subject to the review and approval of the City Landscape Architect.

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

- 22. Backflow prevention devices shall be required. 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.
- 23. 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.
- 24. All HVAC equipment, antennas, satellite receiving stations, etc., shall be located within the building's roof-equipment wells, and shall project no higher than a horizontal plane defined by the top-edge of the parapet walls.

Building and Safety Division

- 25. 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. Said plan shall be designed to minimize the loss of public

parking spaces and, if any need to be lost, to minimize the length of the time they are used for construction-related activities.

Urban Stormwater

26. Restaurants 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 Dublin-San Ramon Services District (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 applicant and/or food service owner shall instruct employees to conduct all washing activities in this area.

Traffic Division

27. The Main Street sidewalk shall remain open while the building is being constructed.
28. 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.
29. 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.
30. 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.

Engineering Division

31. The building permit plans shall accurately show all existing public improvements near the subject development (i.e., Main Street street lights, signs, utility vaults and boxes, bicycle racks, benches, planter pots, street trees, tree grates, etc.) and shall clearly indicate any proposed modifications to the existing public improvements. Proposed modifications to the public improvements shall be

subject to review and approval by the City Engineer and Director of Community Development prior to issuance of a building permit.

32. 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, all final grades and drainage control measures, etc., shall be submitted as part of the plan check plans submitted to the Building and Safety Division. This plan shall be subject to the review and approval of the City Engineer / Permit Manager prior to the issuance of a grading permit by the Building and Safety Division.

Pleasanton Police Department

33. The stairwell shall be illuminated during dark hours and shall be locked or not accessible to the public after closing hours. The lighting shall be included with the plans submitted for building permit plan check and shall be subject to the review and approval of the Police Department and the Director of Community Development prior to issuance of a building permit. The rear doors shall have 180 degree peepholes in the exiting doors to allow employees leaving at night to see if anyone is in the alleyway before exiting.

STANDARD CONDITIONS OF APPROVAL

Planning Division

34. The proposed development shall conform substantially to the project plans and colors/materials board, Exhibit B, dated "Received, February 25, 2015," 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.
35. 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.
36. 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.
37. The trash enclosure shall be sized to accommodate both trash and recycling containers, and be on an accessible route. The trash enclosure bins shall be kept inside the enclosure except when being unloaded.
38. The project shall be constructed to allow for future installation of a Photovoltaic (PV) system. The project/building developer shall comply with the following requirements for making the building photovoltaic-ready. Making the building

photovoltaic-ready shall require the following measures to be implemented with the construction of the structure:

- a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the buildings' 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. Engineering 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 plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval by the Planning Division prior to issuance of a building permit.

39. 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 Planning Division.
40. 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.
41. Planning Division approval is required before any changes are implemented in site design, grading, building design, exterior colors or materials, landscape material, etc.
42. The project developer shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$10,000 for the two City street trees along the Main Street frontage of the site required to be preserved. This cash bond or security shall be retained for one year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
43. 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.

44. 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.
45. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
46. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
47. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.
48. 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.
49. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.

Engineering Division

50. 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.

51. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
52. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
53. 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.
54. 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

55. The 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.
56. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
57. 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.
58. 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. The project developer shall construct transit shelters with trash receptacles at locations determined by the Community Development Director and the City Engineer. The shelter and trash receptacle design shall be approved by the Planning Director prior to issuance of project building permits. An encroachment permit shall be obtained prior to installation. Lighting shall be provided if determined necessary by the City Engineer.
59. All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company U.L. certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

60. Provide a Hazardous Materials Declaration for this tenant and/or use. Form shall be signed by owner/manager of 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.
61. Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the LPFD prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.
62. The proposed building(s) may have additional Fire Department requirements that can only be addressed by knowing the details of occupancy. These occupancy details shall be submitted to the Fire Department prior to submittal of construction plans to the Building Department. Details shall include, but not be limited to, the following:
 - a. Type of storage
 - b. Height of storage
 - c. Aisle spacing
 - d. Rack of bulk storage
 - e. Palletized storage
 - f. Type of occupancies within areas of the building(s)

Based on the information received, there may be additional requirements such as: smoke and heat venting, in-rack sprinklers, increases in sprinkler design criteria, draft curtains, etc.

63. 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.
64. 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
65. Address numbers shall be installed on the front or primary entrance for the building. Minimum building address character size shall be 12" high by 1" stroke. If building is located greater than 50 feet from street frontage, character size shall be 16" high by 1 ½" 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" high by ¾" stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions. conditions of approval checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

Building and Safety Division

66. 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.
67. 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.
68. After the issuance of a building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division through (www.GreenHaloSystems.com). The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

Community Development Department

69. 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.

70. The project developer shall submit a written dust control plan or procedure as part of the improvement plans.
71. The project developer shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
72. 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

73. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Chapter 18.74, 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 Downtown promotional events. At no time shall spot lighting be used in conjunction with such grand openings and/or promotional events.

Livermore-Pleasanton Fire Department

74. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.

75. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies.
76. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.
77. City of Pleasanton Ordinance 2015 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.
78. 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.
79. 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.

80. 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.
81. 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.
82. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

Building and Safety Division

83. 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.
84. The building(s) covered by this approval shall be designed and constructed to the Title 24 Building Standards, including Building, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building and both State and Federal accessibility requirements in effect and as amended by the City of Pleasanton at the time of Building Permit submittal.
85. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.
86. Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Marshal to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

STANDARD URBAN STORMWATER CONDITIONS OF APPROVAL

87. The project shall comply with the City of Pleasanton's Stormwater NPDES Permit #CAS612008, dated October 14, 2009 and amendments (hereafter referred to as NPDES Permit). This NPDES Permit is issued by the California Regional Water Quality Control Board, San Francisco Bay Region (hereafter referred to as Regional Water Quality Control Board). Information related to the NPDES Permit is available at the City of Pleasanton Community Development Department, Engineering Division, and on line at:

- <http://www.ci.pleasanton.ca.us/business/planning/StormWater.html>
- http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml

A. Design Requirements

1. NPDES Permit design requirements include, but are not limited to, the following:
 - a. Source control, site design, implementation, and maintenance standards.
 - b. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
 - c. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.
2. The following requirements shall be incorporated into the project:
 - a. The project developer shall submit a final grading and drainage plan. The grading and drainage plan shall be subject to the review and approval of the City Engineer prior to the issuance of a grading or building permit, whichever is sooner.
 - b. The project developer will be required to install a structural control(s), such as an oil/water separator(s), sand filter(s), or approved equal(s) on the site to intercept and pre-treat stormwater prior to reaching the storm drain. The design, location(s), and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. The structural control shall be cleaned at least twice a year (once immediately prior to October 15 and once in January).

- c. Building/Structures shall be designed to minimize the occurrence and entry of pests into buildings, thus minimizing the need for pesticides, as determined by the Chief Building Official prior to the issuance of a building permit.
- d. The project's landscape and irrigation plans shall be designed to: 1) minimize the use of fertilizers and pesticides that can contribute to stormwater pollution; and 2) promote surface infiltration. Prior to the installation of project landscaping and irrigation, the project landscape architect shall submit a landscaping and irrigation plan to the City Engineer for review and approval and submit written verification stating the project incorporates the following:
 - (i) Plants tolerant of saturated soil conditions and prolonged exposure to water in areas that provide detention of water.
 - (ii) Plants and soil amendments appropriate to site specific characteristics such as topography and climate.
 - (iii) Landscaping and irrigation consistent with Bay-Friendly Landscaping.
 - (iv) Water conservation techniques to promote surface infiltration.
- e. Trash dumpsters and recycling containers shall be in an enclosed and roofed area to minimize water flowing in and from the area and to contain litter and trash to minimize disbursement by the wind or runoff. These areas shall not drain to the storm drain system, but to the sanitary sewer system. An area drain shall be installed in the enclosure area with 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 of the sanitary sewer connection and provide written verification of such notification to the City Engineer/Chief Building Official prior to the installation of the connection.
- f. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.
- g. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for use and maintenance:

- a. During installation, copper material shall be pre-patinated at the factory. If patination is done on-site; collect the rinse water in a tank and haul off-site for disposal. With prior authorization from Dublin San Ramon Services District (DSRSD), you may collect the rinse water in a tank and discharge to the sanitary sewer. Optionally, consider coating the copper materials with a clear coating that prevents further corrosion and stormwater pollution. The clear coating, if utilized, shall be reapplied (as recommended by the coating manufacturer) to maintain its efficacy.
- b. During maintenance, the following applies during washing and patination:
 - (i) Minimize washing of architectural copper as it damages the patina and any protective coating.
 - (ii) Block all storm drain inlets downstream of the wash.
 - (iii) collect in a tank and dispose off-site, or discharge the wash water to the sanitary sewer (with prior authorization from DSRSD).
- c. During re-patination, collect the rinse water in a tank and dispose off-site or discharge to sewer (with prior authorization from DSRSD).
- h. Roof drains shall drain away from the building foundation. Stormwater flow shall drain to the infiltration planter, a landscaped area or to an unpaved area wherever practicable as determined by the City Engineer/Chief Building Official.
 - (i) There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

B. Construction Requirements

1. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the project site for City review until all engineering and building work is complete and City permits have been finalized. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply

with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.

2. The project developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by the City.
 - a. The project developer shall include erosion control/stormwater quality measures on the project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for a building permit, and shall be subject to the review and approval of the Building and Safety Division. The 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 vegetated areas are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
 - c. Gather all sorted construction debris on a regular basis and place in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
 - d. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked on mud and dirt from these areas before sweeping.

- e. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
- f. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system by being windblown or by being spilled.
- g. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain.
- i. Concrete wash area: 1) locate wash out area away from storm drains and open ditches; 2) construct a temporary pit large enough to store the liquid and solid waste; 3) clean the pit by allowing concrete to set; 4) break up the concrete; and then 5) recycle or dispose of properly.
- j. Equipment and vehicle maintenance area is not permitted; use an off-site repair shop is strongly encouraged.

C. Operation and Maintenance Requirements

1. The project shall comply with the following:
 - a. Repainting text near any drain inlets to state “No Dumping – Drains to Bay.”
 - b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.
 - c. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
 - d. 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.
 - e. 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.

< end >

EXTERIOR COLORS & MATERIALS

DONDERO PROPERTIES

Proposed Commercial Building
725 Main Street Pleasanton, Ca

Volkman Architecture

1601 Main Street
Walnut Creek, Ca
925-478-2998



Volkman Architecture, Inc.

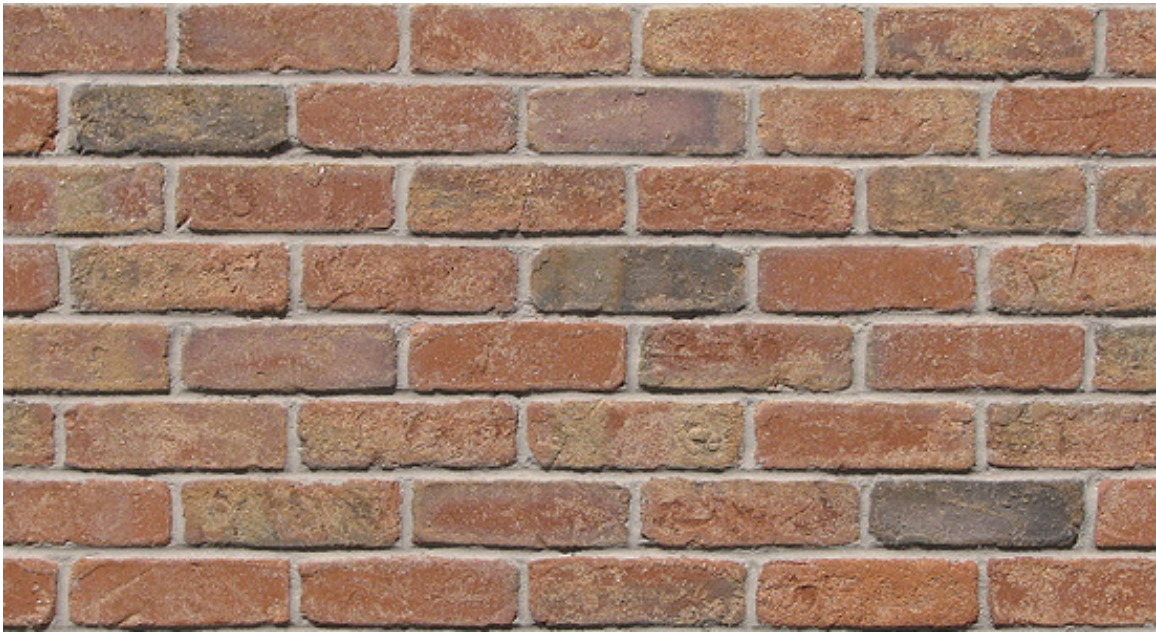
1601 N. Main Street, Suite 202
Walnut Creek, CA 94596

Exterior Colors and Materials

Dondero Properties
Proposed Commercial Building
725 Main Street
Pleasanton, California

McNear Brick@ Storefront

Clay Thin Brick
Sandmold Series – Color: Balmoral Standard



Volkman Architecture, Inc.

1601 N. Main Street, Suite 202
Walnut Creek, CA 94596

Exterior Colors and Materials

Dondero Properties
Proposed Commercial Building
725 Main Street
Pleasanton, California

Exterior Stucco Walls

LaHabra Integral Color Stucco
Santa Barbara Finish
Color: X-81584 Suffolk



Volkman Architecture, Inc.

1601 N. Main Street, Suite 202
Walnut Creek, CA 94596

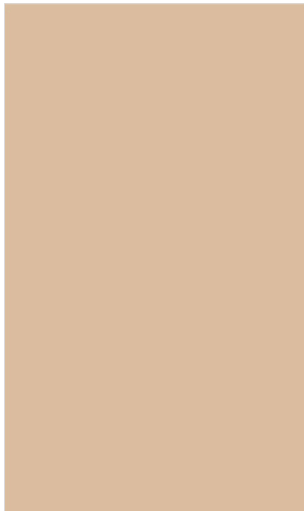
Exterior Colors and Materials

Dondero Properties
Proposed Commercial Building
725 Main Street
Pleasanton, California

Trim- Tower Crown, Terrace Fascia & Soffit

Paint Grade finish/smooth with EPS core
By Patterson Whittaker

Kelly Moore
Color: 17 Misty (48) Base 200



Volkman Architecture, Inc.

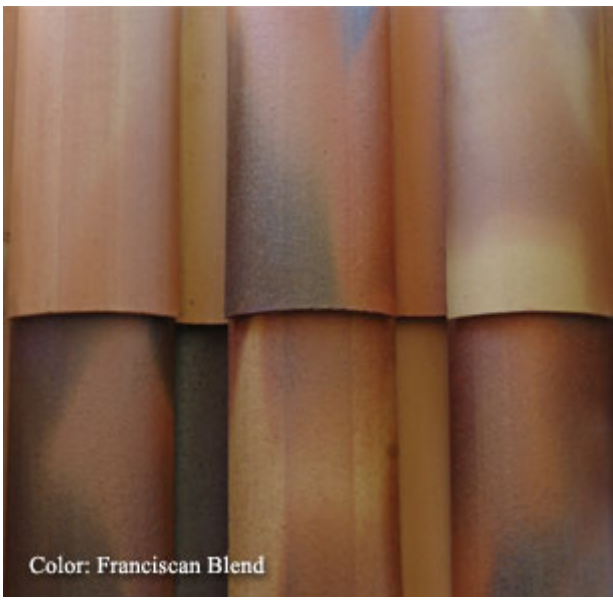
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Walnut Creek, CA 94596

Exterior Colors and Materials

Dondero Properties
Proposed Commercial Building
725 Main Street
Pleasanton, California

Roofing

Gladding McBean-Mission style clay tile
Color: Franciscan Blend



Volkman Architecture, Inc.

1601 N. Main Street, Suite 202
Walnut Creek, CA 94596

Exterior Colors and Materials

Dondero Properties
Proposed Commercial Building
725 Main Street
Pleasanton, California

Wall Finish Between New & Existing Building

Hardie 4' x 8' Stucco Panel
Cement panel painted
Kelly Moore
Color: 17 Misty (48) Base 200



Exterior Doors and Windows

Marvin – Metal Clad - Bronze



Exterior Colors and Materials

Volkman Architecture, Inc.

1601 N. Main Street, Suite 202
Walnut Creek, CA 94596

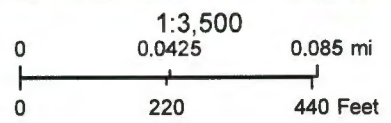
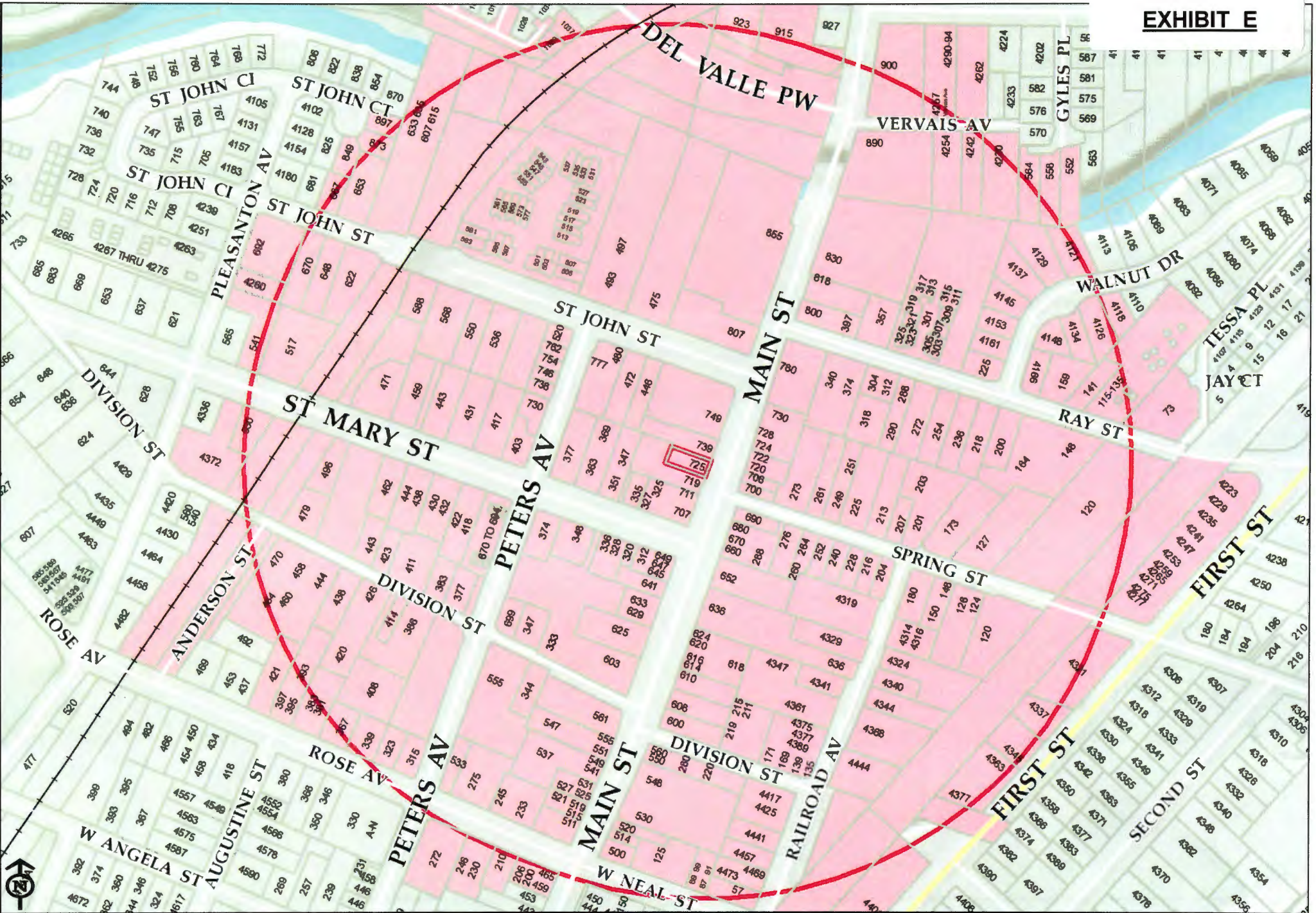
Dondero Properties
Proposed Commercial Building
725 Main Street
Pleasanton, California

Precast Planter

Match integral stucco color
(Placeholder- to be designed by tenant)







P15-0142, Dondero, 725 Main Street

Planning Division
April 9, 2015

