EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
PUD-85-02-02D-06M
Lexus of Pleasanton
4335-4345 Rosewood Drive
April 23, 2014

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The applicant shall incorporate planter boxes and/or landscaping pots within the paved area adjacent to showroom and sales facility. Plan check plans submitted to the Building and Safety Division shall show said planter boxes and/or landscaping pots, and shall be subject to the review and approval of the Director of Community Development.

2. Plan check plans submitted to the Building and Safety Division shall include a follow-up arborist report completed by a qualified arborist that evaluates and provides a value for all of the trees on the site to be removed and to remain, including those within the PG&E gas line easement. The follow-up arborist report shall also provide an estimated value of replacement trees. The estimate shall itemize the value of the replacement trees based on their species, quantity, and size, and is subject to the review and approval by the City Landscape Architect and Director of Community Development. Prior to issuance of building permit, the responsible party shall provide payment to the City's Urban Forestry Fund. Said payment shall be the difference in the value of the replacement trees and the value of trees proposed for removal (if the value of trees to be planted exceeds the value of trees to be removed, no payment shall be required), subject to the satisfaction of the Director of Community Development.

3. The landscaping plan provided with plan check plans submitted to the Building and Safety Division shall incorporate a more drought-tolerant tree species than the "River Birch" – *Betula nigra* shown on Exhibit B. Said replacement species shall be subject to the review and approval by the City Landscape Architect and Director of Community Development.

4. The landscaping plan provided with plan check plans submitted to the Building and Safety Division shall incorporate a less frost-sensitive species than the "Dwarf Bottlebrush" – *Callistemon v*. shown on Exhibit B. Said replacement species shall be subject to the review and approval by the City Landscape Architect and Director of Community Development.

5. The landscaping plan provided with plan check plans submitted to the Building and Safety Division shall incorporate trees in landscaping areas adjacent to and in the vicinity of customer parking. Said modification, including any adjustments of parking areas, is subject to review and approval by the Director of Community Development.

6. The lighting levels shown on Exhibit B plans shall be reduced to the levels listed below. Plan check plans submitted to the Building and Safety Division shall include a lighting plan that shows these reduced lighting levels, subject to the review and approval of the Director of Community Development. If, after installation and operation of the lighting, the Director of Community Development receives complaint(s) regarding these lighting levels, the applicant may be required to reduce the lighting levels further, or mitigate the complaint in another approved manner.

Function	Timeframe		
	Closed Business	Open Business	Localized Activity
	Foot-candles (avg/max)	Foot-candles (avg/max)	Foot-candles (avg/max)
Display	20/42	20/42	30/50*
Inventory	2.5/10	5/20	10/25**
Service vehicle parking	2.5/10	5/20	10/25
Customer parking/ circulation	5/20	15/35	20/42
Parking deck	2.5/10	5/20	10/25

* Lighting levels to increase for customers to read window stickers. Minimum light level should be at 20 foot-candles for ease of reading and to meet auto industry standards.

** Lighting levels to increase for staff to read service write-up information.

7. The trash enclosure shall be sized to accommodate both trash and recycling containers, and be on an accessible route.

8. Plan check plans submitted to the Building and Safety Division shall include details for the “Detail Area” shown on Exhibit B for review and approval by the Director of Community Development. Said details shall include any proposed canopy, equipment, or other information deemed required by the Director of Community Development.

Climate Action Plan

9. In accordance with Climate Action Plan Measure LU3-3, the project shall provide bicycle facilities on-site.

10. In accordance with Climate Action Plan Measure TR1-9, the applicant or responsible party shall ensure that drivers of diesel vehicles on the subject site do not idle their vehicles.

11. In accordance with Climate Action Plan Measure NM1-4, the applicant or responsible party shall provide for bicycle-related improvements. Said improvements may include, bicycle storage (wall mounted racks in covered areas for employees and wave racks in public areas), or other alternative approved by the Director of Community Development.

12. In accordance with Climate Action Plan Measure TDM1-6, the applicant shall provide at least one electric charging station for plug-in vehicles. Said charging station shall be identified on plans submitted to the Building and Safety Division for permits.

13. In accordance with Climate Action Plan Measure TDM2-7, the applicant or responsible party shall provide transit passes or other transit use incentives for a period of one year to new employees establish transit use patterns for employees.

14. In accordance with Climate Action Plan Measure EC1-1, the project shall meet the LEED "*Certified*" rating level and incorporate shade trees, light-colored roofing, and landscaping lighting. Alternative measures subject to the review and approval of the Director of Community Development.

15. In accordance with Climate Action Plan Measure EC4-4, the project shall incorporate solar tubes, skylights, and other daylighting systems within the design. Said systems shall be identified on plans submitted to the Building and Safety Division for permits.

16. In accordance with Climate Action Plan Measure ER2-3, the project shall incorporate distributed generation (e.g. photovoltaic, solar thermal, solar hot water, or solar cooling), and/or provide bloom box or other fuel cell technologies. Said measures shall be identified on plans submitted to the Building and Safety Division for permits.

17. In accordance with Climate Action Plan Measure ER2-5, the project shall include a solar grid to power one or more EV charging stations.

18. In accordance with Climate Action Plan Measure SW2-12, the project shall incorporate adequate space and logistics for handling of recyclable and compostable materials.

19. In accordance with Climate Action Plan Measure WA1-7, the project shall incorporate a water-saving landscape plan that includes xeriscaping and drought-tolerant planting instead of lawns. Plans submitted to the Building and Safety Division for permits shall include a final planting plan that incorporates this measure.

20. In accordance with Climate Action Plan Measure WA3-2, the project shall utilize reclaimed wastewater.

21. In accordance with Climate Action Plan Measure WA-3-4, the project shall incorporate rain harvesting. An acceptable method to achieve this measure is to direct roof leaders into landscaping areas.

Building and Safety Division

22. Building and site plans are to be submitted to the Building and Safety Division on a computer disk in a format approved by the Chief Building Official. Digitized information shall be submitted before requesting a final inspection and should reflect as built site and architectural information as approved by the Chief Building Official.

23. The applicants shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the pad elevations and building location (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structure.

24. The height of the building shall be surveyed and verified as being in conformance to the approved building height as shown on Exhibit "B" or as otherwise conditioned. Said verification is the project developer's responsibility, shall be performed by a licensed land surveyor or civil engineer, and shall be completed and provided to the Building and Safety Division before the first framing inspection by the Building and Safety Division.

Engineering Division

25. If any modifications to the public improvements are proposed, they shall meet the City of the Pleasanton's current standards of public improvements, and shall be subject to the review and approval by the City Engineer.

26. The relocation of public sanitary sewer line shall be subject to the review and approval by the City Engineer. The sewer line shall be designed per current City of Pleasanton design and maintenance standards.

27. The public sanitary sewer line shall be outside any bio-retention areas, and shall be within the Sanitary Sewer Easement to the City or Public Service Easement.

28. The relocation of the private sanitary sewer laterals shall be acceptable to the adjacent property owner(s) affected by the relocation of sanitary sewer line.

Urban Stormwater

29. The project developer shall include erosion control measures, prepared and signed by the Qualified Storm Water Pollution Prevention Plan Developer (QSD), on the final grading plan, subject to the review of the City Engineer. This erosion control measures shall be as required by the state's Construction General Permit. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as

possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the project QSD and the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place, site is stabilized and Notice of Completion (NOC) has been filed with the State Regional Water Board and/or accepted by City.

30. The developer or applicant shall install trash capture devices within the project's storm drain inlets or storm drain piping to capture trash within the development. These devices shall trap particles of 5mm or greater and have treatment capacity not less than the peak storm from a "one year, one hour" event within the drainage area. The developer's or applicant's engineer shall submit calculations and product submittals to the City Engineer for review and approval prior to the issuance of a grading or building permit, whichever is sooner.

Traffic Division

31. Prior to issuance of Certificate of Occupancy for final phase of construction, the project developer shall construct an extension of the northbound left turn lane at the intersection of Santa Rita Road at Rosewood Drive, lengthening the lane from existing length of about 300 feet to 450 feet. The applicant shall submit the cost of this improvement with plans submitted for plan check to the Building and Safety Division for the review and approval by the City Traffic Engineer; subsequent to approval, the cost of the improvement and shall be credited towards the Traffic Impact Fee.

Fire Department

32. Building and site plans shall be submitted to the Livermore-Pleasanton Fire Department on a computer disk in a format approved by the Livermore-Pleasanton Fire Department. Information shall be submitted before requesting final inspection from the LPFD and should reflect as-built site with fire access and equipment as approved by the LPFD Training Chief for addition to fire emergency response management system.

33. Fire department emergency access shall be provided to all occupied and structures undergoing modification or construction. The hammerhead turn-around adjacent to the carwash as shown on Exhibit B plans shall be provided and shall provide free and clear access for fire apparatus. Alternatively, the applicant may provide emergency access by connecting to the adjacent retail service drive aisle located at the southeast service bay parking area. An agreement with adjacent property owner(s) shall be subject to the review and approval of the Fire Chief and City Attorney.

34. The applicant shall provide a hazardous materials inventory sheet for the new service bay and parts storage areas, and include the quantity and fire hazard classifications of materials prior to fire protection systems design submittal.

35. Fire line and hydrants shall be provided in accordance with 2013 California Fire Code and provide a minimum fire flow of 2500 gpm to the site for business operations and construction phasing. Hydrants shall remain accessible and operable during all phases of project construction.

STANDARD CONDITIONS

Community Development Department

36. 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.

37. The permit plan check package will be accepted for submittal only after the ordinance approving the PUD development plan becomes effective, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the ordinance is overturned or that the design is significantly changed. In no case will a permit be issued prior to the effective date of the ordinance.

38. 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 and all of the project work is accepted by the City, unless otherwise approved by the City Engineer or Director of Community Development.

39. The project developer shall submit a written dust control plan or procedure as part of the building permit plans.

40. 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.

Planning Division

41. The proposed development shall conform substantially to the project plans, LEED checklist, Project Narrative, Climate Action Plan, Colors/materials board, Exhibit B, dated "Received, March 7, 2014," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.

42. The project applicant//developer shall implement the measures identified in the U.S. Green Building Council's (USGBC), "Leadership in Energy and Environmental Design (LEED)" rating system to achieve a "certified rating" in the design, construction, and operation of the commercial portion of the project. The green building measures shall be shown on plans submitted to the Building and Safety Division for issuance of a building permit. Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set as determined by the Planning Division.

43. 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 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. 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.

44. The permit plan check package will be accepted for submittal only after the ordinance approving the PUD development plan becomes effective, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the ordinance is overturned or that the design has significantly changed. In no case will a permit be issued prior to the effective date of the ordinance.

45. All HVAC condensing units shall be located on the plans.

46. 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.

47. 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.

48. 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.

49. Planning Division approval is required before any changes are implemented in site design, grading, building design, exterior colors or materials, landscape material, etc.

50. Before project final, all landscaping shall be installed, review, and approved by the Planning Division.

51. 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.

52. 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.

53. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.

54. The project developer shall comply with the recommendations of the tree report prepared for David Babcock and Associates by Hort Science, dated March 6, 2014 and April 4, 2014. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.

55. 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, up to a maximum of $25,000. This cash bond or security

shall be retained for one year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.

56. 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.

57. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.

58. Up to four (4) construction trailers shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.

59. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.

60. All Conditions of Approval of PUD-85-02-02D through PUD-85-02-02D-05M shall remain in full force and effect.

Traffic Engineering

61. The applicant or responsible party shall pay applicable Pleasanton and Tri Valley Traffic Impact Fees for the subject use as determined by the City Traffic Engineer. This fee shall be paid prior to issuance of a building permit.

62. Comprehensive construction traffic control measures shall be implemented, including scheduling of major truck trips and deliveries, to avoid peak travel hours. If necessary, as determined by the Traffic Engineer, proper lane closure procedures such as flagger stations, signage, cones, and other warning devices shall be implemented during construction.

Engineering

63. 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.

64. A “Conditions of Approval” checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

65. The project developer shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.

66. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

67. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.

68. The haul route for all materials to and from this development shall be approved by the City 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.

69. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.

70. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the plan check plans submitted to the Building and Safety Division.

71. 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.

72. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.

Fire

73. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

74. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.
    a. Emergency vehicle access shall be provided to the site. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.
    b. Site access shall be provided prior to any construction above the foundation or slab. Based on the Site Plan Approval the access shall be installed.
    c. Emergency vehicle access shall be a minimum of 20 feet in width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) shall be provided. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 42 feet and outside turning radius of 52 feet shall be provided.
    d. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.
    e. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 69,000 pounds under all weather conditions.
    f. Site staging area(s) shall be provided for materials and equipment. All staging areas shall be outside of the emergency vehicle access route shown on the approved plans.
    g. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
    h. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
    i. Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be acceptance inspected and tested to applicable City Public Works Standards.
    j. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be

required as part of each phase. As needed a phasing plan with these improvements will be required.

k. Where on-site grading/utility plans are submitted for review and approval prior to building construction drawings, emergency vehicle access routes, fire hydrant locations, material staging areas, etc. shall be provided.

75. 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.

76. All commercial 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.

77. 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.

78. 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.

79. In industrial and commercial developments, fire hydrants shall be installed at spacing not greater than 300 feet. In residential development(s) hydrant spacing shall be at 400 feet.

80. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 10" high by ¾" stroke. 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.

81. On-site access ways and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approved by the Fire Department. Signs shall be according to state standards and read "No Parking - Fire Lane" and must be shown on the plans. The following schedule shall apply:

Width	Requirements
36 Feet or Greater	No Requirements
Between 28 and 36 Feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted

Aerial Ops - Width	Requirements
42 Feet or Greater	No Requirements
Between 34 and 42 Feet	Post one side
Between 26 and 34 feet	Post both sides
Less than 26 feet	Not permitted

82. 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.

83. 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.

Building

84. 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.

85. 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 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.

Landscaping:

86. The project developer shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping and open space areas included in this project will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.

87. Six-inch vertical concrete curbs shall be installed between all paved and landscaped areas, except on the outside edges of landscape islands along the car carrier and trash truck routes, where rollover curbs are acceptable if they are not adjacent to a pedestrian walkway.

88. 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.

89. For purposes of erosion control, the applicant/developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the applicant/developer until permanent landscaping is in place.

90. 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 Director of Community Development) outside of the existing tree drip lines, as shown on the plans. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a “stop work order.”

91. The applicant shall comply with the following tree root cutting requirements:

92. Roots that are one inch (1") in diameter and smaller are not considered to be significant and may be removed by the most efficient means.

93. Within eight feet (8') of the tree trunk, no roots larger than two inches (2") in diameter shall be cut or ground unless prior approval has been received from the Director of Community Development.

94. Farther than eight feet (8') from the tree trunk, roots of any diameter may be ground a maximum of one-half (1/2) of their diameter if they are in conflict with the proposed work. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel experienced with its operation.

95. Farther than eight feet (8') from the tree trunk, roots up to six inches (6") in diameter may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.

96. The following statements shall be printed on to 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 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.
    c. 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.
    d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.

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

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

98. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan, and include drawings

and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.

99. All mechanical equipment shall be constructed in such a manner that noise emanating from it will not be perceptible beyond the property plane of the subject property in a normal environment for that zoning district.

100. The applicant shall submit a final drainage plan showing drainage on each lot. No cross-drainage between lots is allowed. The final drainage plan is subject to review and approval by the Director of Community Development.

Fire

101. 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 2083. All required permits shall be obtained.

102. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2083. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies.

103. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2083 and 2013 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.

104. City of Pleasanton Ordinance 2083 requires that all new and existing 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.

105. 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.

Building

106. 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.

107. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.

108. The building covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.

109. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.

Bicycle Parking

110. The project shall provide a minimum bicycle parking equivalent to 5% of the total number of automobile parking spaces. The maximum required bicycle parking spaces is 20.

111. Bicycle racks shall:
- Be visible and accessible
- Support the frame of the bicycle and not just one wheel
- Allow the frame and one wheel to be locked to the rack
- Allow the use of either a cable or U-shaped lock
- Be securely anchored
- Be usable by bikes with no kickstand
- Be usable by a wide variety of sizes and types of bicycles.

Prior to the installation, the applicant/developer shall submit the design and location of the bicycle racks to the Director of Community Development for review and approval.

URBAN STORMWATER CONDITIONS

112. 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

Design Requirements
NPDES Permit design requirements include, but are not limited to, the following:

a. Source control, site design implementation, and maintenance standards when a regulated project (such as a commercial development, and residential subdivision) creates and/or replaces 10,000 square feet or more of impervious surface, including roof area, streets, and sidewalk.

b. Hydromodification standards when a regulated project creates and/or replaces a total impervious area of one acre or more.

c. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.

d. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.

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 onsite drainage control measures including bioretention swales. Irrigated bioretention swales shall be designed to maximize stormwater entry at their most upstream point. The grading and drainage plans shall be subject to the review and approval of the City Engineer prior to the issuance of a grading or building permit, whichever is sooner.

b. In addition to natural controls, the project developer may be required to install a structural control(s), such as an oil/water separator(s), sand filter(s), or approved equal(s) in the parking lot and/or 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. The project developer shall submit to the City Engineer the sizing design criteria and calculations for a hydromodification facility, if required, and for the treatment of stormwater runoff. The design criteria and calculations shall be subject to the review and approval of the City Engineer and shall be submitted prior to the issuance of a grading or building permit, whichever is sooner.

d. 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.

e. 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.

f. 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 and 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.

g. 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.

h. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.

i. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for the use and maintenance:
    i. During installation, copper material shall be pre-patinated at the factory, if available. 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), the rinse water may be collected in a tank and discharged to the sanitary sewer. 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.

ii. During maintenance (e.g., washing or re-patination), the following applies:
- Minimize washing of architectural copper as it damages the patina and any protective coating.
- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Collect the wash or rinse water in a tank and dispose off-site or (with prior authorization from DSRSD), discharge the wash or rinse water to the sanitary sewer.

j. Roof drains shall drain away from the building foundation. Flow shall drain to a bio-retention area for treatment prior to leaving the site as determined by the City Engineer/Chief Building Official.

Construction Requirements

The project shall comply with the "Construction General Permit" requirements of the NPDES Permit for 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).

Information related to the Construction General Permit is on line at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml
http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstpermit.pdf

The Construction General Permit's requirements include, but are not limited to, the following:

a. The project developer shall obtain a construction general permit (NOI) from the Regional Water Quality Control Board to discharge stormwater, and to develop and implement stormwater pollution prevention plans.
b. 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's review until all engineering and building work is complete and City permits have been finaled. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for the project shall be kept up to date with project's progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.
c. 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.

i. 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.

ii. 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 place.

iii. Gather all sorted construction debris on a regular basis and place them 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.

iv. 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.

v. 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.

vi. 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 in the event of a material spill.

vii. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.

viii. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain.

ix. Equipment fueling area (Use of an off-site fueling station is strongly encouraged): use a designated area away from the storm drainage facility; use secondary containment and spill rags when fueling; discourage "topping off" of fuel tanks; place a stockpile of absorbent material where it will be readily accessible; check vehicles and equipment regularly for leaking oils and fuels; and dispose rags and absorbent materials promptly and properly.

x. 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.

xi. Equipment and vehicle maintenance area (Use of an off-site repair shop is strongly encouraged): use a designated area 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 them from project site; and train employees on spill cleanup procedures.

d. Within 30 days of the installation and testing of the stormwater treatment and hydromodification facilities, the designer of the site shall submit a letter to City Project Inspector/Construction Services Manager certifying the devices have been constructed in accordance with the approved plans for stormwater and C3 design for the project. The letter shall request an inspection by City staff.

Operation and Maintenance Requirements

The project shall comply with the operation and maintenance requirements of the NPDES Permit. All regulated projects (such as a commercial development and residential subdivision) that create and/or replace 10,000 square feet or more of impervious areas shall enter into a recorded Stormwater Operation and Maintenance (O&M) Agreement for treating stormwater runoff from the site in perpetuity. The agreement is required to be recorded at the Alameda County Recorder's Office in a format approved by City.

The Operation and Maintenance Agreement shall clarify that the property owner(s) of the site shall be responsible for the following in perpetuity:

a. Maintaining all private stormwater treatment measures on the project site.

b. Annually submitting a maintenance report to the City Operations Services Department, Utilities Division, addressing the implementation of the Operation and Maintenance Agreement requirements.

   The final Operation and Maintenance Agreement shall be submitted to the Engineering Division prior to the issuing grading or building permit, whichever

comes first. The Agreement is subject to review and approval of the City Engineer/City Attorney, prior to recordation.

The Operation and Maintenance Agreement responsibilities shall include, but not be limited to the following:

a. Repainting text near the drain inlets to state “No Dumping – Drains to Bay.”

b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.

c. Ensuring no one is disposing of hazardous materials 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.

f. Mowing and removing clippings from vegetated swales with grasses on a regular basis.

PUD-85-02-02D-06M
Lexus of Pleasanton

EXHIBIT C

MEMO

Date: April 4, 2014

To: Shweta Bonn, Associate Planner City of Pleasanton

From: Nelda Matheny and Ryan Gilpin

Subject: Addendum to Preliminary Tree Report
Lexus of Pleasanton

Lexus of Pleasanton is planning a new showroom and service center at 4346 Rosewood Dr., Pleasanton. Currently a showroom, service center, parking lot and associated landscaping exist on site. We prepared a Preliminary Arborist Report for the property (March 6, 2014). The City of Pleasanton has asked that the owner provide a Tree Removal Exhibit; Wilsey Ham has prepared that exhibit. We were asked to address any differences between that exhibit and our Preliminary Tree Report.

Our assessment of tree impacts described in the Preliminary Tree Report was based on the Concept Plan created by EMHT (January 24, 2014). Current plans include additional bio-retention areas that will affect trees, and may require removal of trees #1, 2, 4, 52, 54, 75-77. The precise dimensions of the bio-swales and locations of drain lines have yet to be determined. Once those details are prepared, we can finalize which trees will be preserved and removed.

There is a row of Aleppo pines (#16-25, 27-28, 30-33, & 36-49) on the adjacent property to the south, 1-2 feet from the Lexus of Pleasanton property line. The trees are currently growing in a 5'-wide planting strip. They are large, leaning to the south, and roots have caused lifting of the adjacent pavement and damage to the existing curb and gutter.

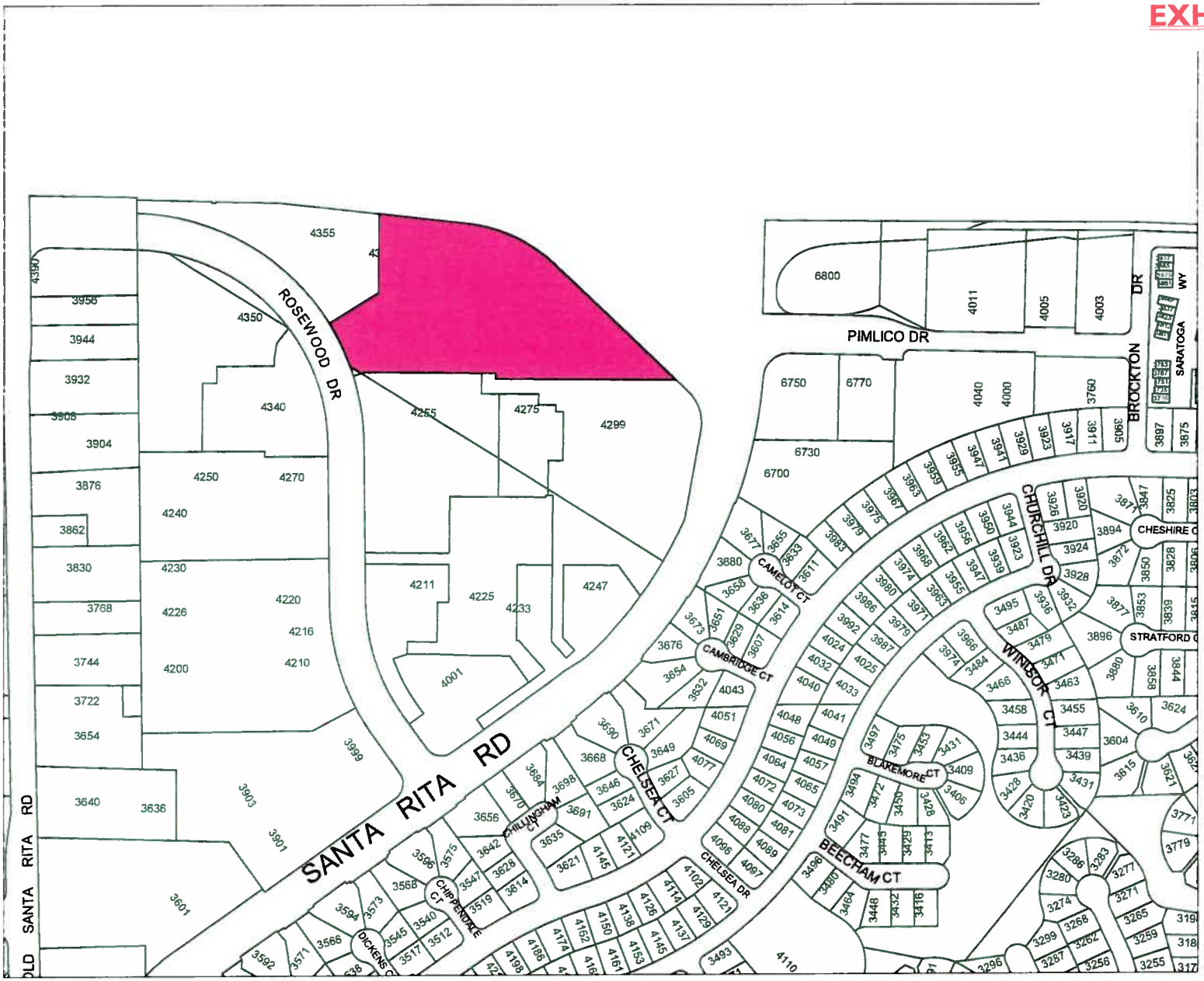
Aleppo pines at the south property line. Viewed from the Lexus of Pleasanton's property towards the southeast corner of the property.

A new building, two bio-swales, a car detailing area and a fire access north of the pine trees are planned to be developed along the southern property line as part of the remodel. Discussions regarding the disposition of the trees have been started with the adjacent property owner and a final decision is pending. As such, the trees have been identified as "possibly preserved" on the Tree Removal Exhibit until the owner has a greater degree of design detail and an agreement with the adjacent property owner about the trees.

Copies to:
Jeff Berberich, David Babcock
Donald Toy, Wilsey Ham
Robert Cash, EMHT

PUD-85-02-02D-06M
Lexus of Pleasanton

EXHIBIT D



PUD-85-02-02D-06M

City of Pleasanton

GIS

Department

4335-4345 Rosewood Dr

PUD-85-02-02D-06M
Lexus of Pleasanton

EXHIBIT D

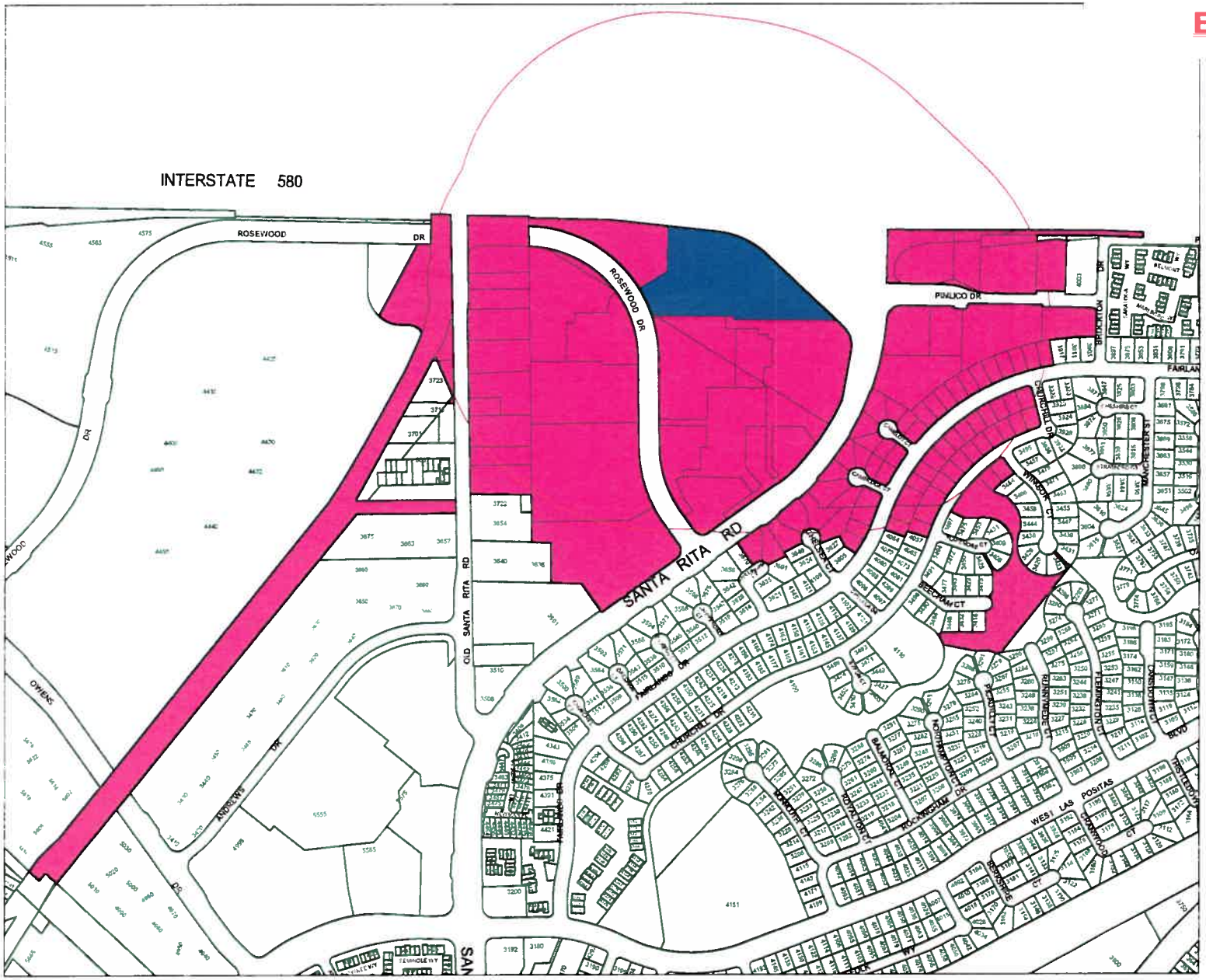
PUD-85-02-02D-06M

City of Pleasanton

GIS

Department

4335-4345 Rosewood Dr



THE CITY OF PLEASANTON