

RESOLUTION NO. PC-2020-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING AN APPLICATION FOR A DESIGN REVIEW APPLICATION AND CONDITIONAL USE PERMIT AT 3716 STANLEY BLVD., AS FILED UNDER CASE NOS. P19-0128 AND P19-0129

WHEREAS, on May 15, 2019, Patrick Costanzo on behalf of Public Storage applied for Design Review (DR) and Conditional Use Permit (CUP) approvals to modify an existing self-storage facility to demolish seven existing storage buildings and office; construct a 900-square-foot office; construct a 9,750-square-foot one-story storage building; construct a 197,410-square-foot three-story storage building; and construct related site improvements; and

WHEREAS, zoning for the property is C-S (Service Commercial) District; and

WHEREAS, self-storage facility uses (considered a “warehouse” use in the Pleasanton Municipal Code) over 75,000 gross square feet are a conditionally permitted use in the subject District, and require Planning Commission approval of a CUP; and

WHEREAS, the new buildings and exterior site modifications require DR approval; and

WHEREAS, the project was analyzed with a Community Plan Consistency Checklist and found to comply with the California Environmental Quality Act (CEQA) Guidelines Section 15183, Projects Consistent With a Community Plan, General Plan, and Zoning, and on that basis it was determined that no further environmental review is required; and

WHEREAS, on August 12, 2020, the Planning Commission held a duly-noticed workshop and discussed the project and provided feedback on the application; and

WHEREAS, on October 28, 2020, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties.

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

Section 1: Findings for Design Review Approval (P20-0128)

With respect to the approval of the Design Review application, P20-0128, the Planning Commission makes the following findings and determinations with respect to each of the criteria for approval of Design Review as required by Section 18.20.030 of the Pleasanton Municipal Code (PMC):

1. Preservation of the natural beauty of the City and the project site’s relationship to it;

2. Appropriate relationship of the proposed building to its site, including transition with the streetscape, public view of the buildings, and scale of the buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings.
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

The proposed development includes the demolition of existing storage unit buildings and an office and construction of two new storage unit buildings, an office, and related site improvements on a 6.59-acre site for Public Storage. The project includes an extensive planting plan that focuses on the site frontages at the north along Stanley Boulevard and south along the recently constructed Nevada Street. The proposed landscaping includes 59 trees and a variety of other shrubs and flowers that will greatly increase the current planting on-site. The landscaping will contribute to the streetscape from both site frontages and enhance the overall site design. The Planning Commission finds that the proposed development considers preservation of the natural beauty on the site and the landscaping is designed to enhance the project and streetscape.

The neighboring properties includes a mixture of uses including residential and commercial. The adjacent residential property to the west includes houses that vary from two- to three-stories with maximum heights that are taller than the proposed development, albeit at a smaller scale. The surrounding commercial uses include auto repair, warehouse, and retail. The adjacent commercial buildings are one- and two-story buildings and have their "back-of-house" facing the Public Storage property with main/public facing entrances on the opposite sides. The proposed three-story building will be substantially larger than the existing single-story storage buildings and surrounding commercial buildings; however, it is designed to minimize its scale through

site design (i.e., large setbacks from Stanley Boulevard and substantial planting) and through its building design (i.e., articulation such as building insets, color and material changes, architectural detailing, and deep third-floor step backs). Where the three-story building is closer to the street (i.e., the south frontage on Nevada Street), the building includes even greater articulation and upper-story step backs to decrease the perceived scale. As such, the Commission finds the project has an appropriate relationship to its site, the streetscape, and public view. The Commission also finds the project is compatible with the neighborhood.

All three new buildings (i.e., the three-story storage building, one-story storage building, and office) incorporate similar design elements and the existing buildings on-site to remain will be painted to match the new paint colors proposed to ensure consistency on-site. The project design also considers function in the design (e.g., accounts for rooftop mechanical equipment to be screened and includes a bioretention area in the landscape plan). As such, the Planning Commission finds the proposal to be positive and commensurate with the high-quality site, landscaping, and building design and finishes expected for new development within the City.

The Planning Commission concludes that the required Design Criteria can be made to approve the subject application.

Section 2: Findings for Conditional Use Permit Approval (P20-0129)

With respect to the approval of the Conditional Use Permit application, P20-0129, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

Some of the objectives of the zoning ordinance include: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and ensure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The site is located in the C-S District that permits land uses such as light industrial, retail, and other commercial uses. Larger self-storage facilities are permitted with a Conditional Use Permit.

As conditioned, the Planning Commission finds the proposed operation is consistent with the C-S District objectives. The site currently has an existing self-storage facility that will be expanded with the subject approval. The proposed use will be conducted indoors (removing the existing outdoor storage) and on a property with an adequate circulation system and parking supply to support the use. Traffic generation for this project was analyzed in a report prepared by a traffic engineering consultant, Fehr and Peers, that was reviewed and accepted by the City's Traffic Engineer. The report indicates the project will have very low daily and peak trip generation and concludes that the project is not expected to significantly impact the transportation system. Further, the increased size of the

self-storage facility will not generate substantial noise, substantially compromise the parking supply, or otherwise adversely affect the function of the site. The applicant will also be required to mitigate any future nuisances that may occur as a result of the proposed use.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The use, as conditioned, will operate in accordance with the standards set forth in the General Plan, Municipal Code and the CUP conditions of approval with the specific intent to avoid and minimize adverse effects on nearby uses. The self-storage facility is required to adhere to the City's Noise Ordinance, which was designed to protect the peace, health, safety, and welfare of the citizens of the City. Furthermore, if the operation of the facility results in conflicts pertaining to parking, noise, traffic/circulation or other factors, a condition of approval allows the Planning Commission to determine if the proposal needs to return to the Planning Commission for further consideration or additional mitigation measures. As conditioned, the Planning Commission finds the project will not have a detrimental impact to the public health, safety, or welfare, or be materially injurious to the properties or improvements in the vicinity.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

Chapter 18.124 of the Municipal Code states that, because of their unusual characteristics, conditional uses require special consideration so they may be located properly with respect to their effects on surrounding properties. The C-S zoning district conditionally permits the establishment of warehouses (i.e., self-storage facilities) over 75,000 gross square-feet. The Commission finds that granting a CUP to Public Storage is consistent with the City's ability to regulate zoning as listed in Chapter 18.124 of the Municipal Code. In addition, the Planning Commission finds, as conditioned, the proposed use will comply with all provisions and requirements of the City's zoning ordinance and will not detrimentally affect the surrounding properties and uses. As with any CUP, this use can be suspended or revoked if the conditions are not met.

Section 3: The Planning Commission hereby approves Case Nos. P19-0128 and P19-0129, the application of Patrick Costanzo on behalf of Public Storage to modify an existing self-storage facility to demolish seven existing storage buildings and office; construct a 900-square-foot office; construct a 9,750-square-foot one-story storage building; construct a 197,410-square-foot three-story storage building; and construct related site improvements, subject to the Conditions of Approval shown in Attachment 1, attached hereto and made part of this case by reference.

Section 4: This resolution shall become effective immediately upon its passage and adoption.

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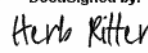
PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on October 28, 2020, by the following vote:

Ayes: Commissioners Balch, Brown, Pace, Ritter
Noes: Commissioner Allen
Absent: Commissioner O'Connor
Abstain: None

ATTEST:




Melinda Denis
Secretary, Planning Commission

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Herb Ritter
Chair

APPROVED AS TO FORM:



Julie Harryman
Assistant City Attorney

**EXHIBIT A, ATTACHMENT 1
CONDITIONS OF APPROVAL**

**P19-0128 and P19-0129
3716 Stanley Boulevard
Planning Commission October 28, 2020**

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

This approval is granted to modify an existing self-storage facility (Public Storage) as follows: 1) demolish seven existing storage buildings and office; 2) construct a 900-square-foot office; 3) construct a 9,750-square-foot one-story storage building; 4) construct a 197,410-square-foot three-story storage building; and 5) construct related site improvements located on Assessor Parcel No(s). 946-1680-13-4 at 3716 Stanley Blvd. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by Ware Malcomb for Public Storage, dated "Received" on October 14, 2020 and kept on file in the Planning Division of the Community Development Department.
- b. Project narrative, dated "Received" on August 12, 2019 and kept on file in the Planning Division of the Community Development Department.
- c. Trip Generation Assessment prepared by Fehr and Peers dated May 14, 2019 and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans".

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed use and development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in operation, site design, grading, architectural design, green building measures, colors and materials, landscape material, etc.
2. **EXPIRATION:** The Design Review and Conditional Use Permit approvals shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.
3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building

permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

4. **APPEAL PERIOD:** The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or 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 appeal period.
5. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

6. **BUILDING MATERIALS AND COLORS:** The building materials and colors in the Approved Plans shall be stated on the building permit plans.
7. **ORANGE BAND:** The orange band on the three-story building shall be removed. This change to the building color shall be reflected on the building permit plans. ***Project Specific Condition.***
8. **FENCE/WALL:** All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.
9. **OUTDOOR STORAGE:** There is to be no outdoor storage without prior approval by the City.
10. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.
11. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy.
12. **MECHANICAL EQUIPMENT – SCREENING:** The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.

13. TRASH ENCLOSURE: All trash, refuse, and recycling shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
14. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.
15. NEVADA STREET RIGHT-OF-WAY: The property owner has previously executed an irrevocable offer of dedication for a 104-foot wide easement on the south side of the lot for Nevada Street right-of-way and related public utility easement. However, the ultimate width of Nevada Street, and related public improvements, is expected to be less than 104-feet wide. Once the final design of the Nevada Street Roadway and related public utilities is accepted by City Council, Public Storage shall amend the offer of dedication to reduce the dedication area to encompass the area of the Nevada Street Roadway and related public utilities as built. Public Storage shall execute and provide to the City for recordation a revised grant of easement for the Nevada Street right-of-way and related public utility easement width amended following the details in Condition of Approval No. 42 prior to issuance of any building permits. The approved project (P19-0128/P19-0129) assumes width of the Nevada Street roadway easement and related public utility easement varies and is approximately 98-feet to 72-feet. Should it be the case that the entire 104-foot-wide easement is required (thereby reducing the assumed size of the Public Storage parcel), the project's building(s) shall be reduced in size such that the project would not exceed the allowable maximum Floor Area Ratio of 100 percent. **Project Specific Condition.**
16. OUTDOOR STORAGE: The existing outdoor RV and vehicle storage on-site shall be completely removed prior to occupancy. Outdoor storage is not included in this approval, and any future outdoor storage will require modification of this Conditional Use Permit. **Project Specific Condition.**
17. PAD AND SETBACK CERTIFICATION: The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.
18. BUILDING HEIGHT CERTIFICATION: The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.
19. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval

of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance

Green Building and Sustainability Measures

20. GREEN BUILDING – NON-RESIDENTIAL NEW CONSTRUCTION: Prior to building permit issuance, a list of the green building measures used in the design, covered by this approval, shall be provided to the Planning Division for review and approval by the Director of Community Development. The project shall be designed, constructed and operated to achieve a “silver rating,” achieving at least the minimum points in each category, using U.S. Green Building Council’s “Leadership in Energy and Environmental Design (LEED)” rating system. The green building measures shall be shown on the building permit plans submitted to the Building and Safety Division. Each proposed point identified shall have a notation indicating the sheet(s) the point can be found. A special inspection by the Planning Division shall be coordinated with regards to exterior materials. Prior to building permit final, all of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicant shall provide written verification by the project engineer, architect, landscape architect, or designer. (Per PMC 17.50) **Project Specific Condition.**
21. PHOTOVOLTAIC: The project shall install a roof-mounted photovoltaic (PV) system. The PV system and sized to meet the power needs of the facility. The system shall be installed prior to occupancy. The following shall be provided on the plans submitted for building permits:
 - a. An estimate of kW usage for a facility of this size;
 - b. An estimate of kW generated by the PV system installed;
 - c. PV roof layout; and
 - d. All other requirements of the Building Division for PV permits. **Project Specific Condition.**

Construction Practices and Noticing

22. WORK HOURS: All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays, Saturdays, or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site. **Project Specific Condition.**
23. CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).
24. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
25. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever

comes first. The following items shall be incorporated into the construction and parking management plan:

- a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
 - b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
 - c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.
26. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.
27. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.
28. NOTICE OF CONSTRUCTION: Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.
29. DISTURBANCE COORDINATOR: The applicant shall designate a "disturbance coordinator" who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.
30. CULTURAL RESOURCES: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20-meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to their authorized representative. A similar note shall appear on the building permit and/or improvement plans.

Fees

31. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits. The type and amount of the fees shall be those in effect at the time the permit is issued.

32. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
33. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.
34. SCHOOL IMPACT FEES – COMMERCIAL: Prior to building permit issuance, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District (PUSD).

Conditional Use Permits

35. MAINTENANCE: The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
36. MODIFICATIONS: If additional hours of operation or activities beyond what is stated in the “Approved Plans” are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
37. CONDITIONAL USE PERMIT REVIEW: If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit.
38. SIGNAGE: This approval does not include approval of any signage for Public Storage. If signs are desired, the property owner/business shall submit a sign proposal to the Planning Division for review and approval prior to sign installation.
39. MUSIC: Bands, DJs, and musicians practicing or playing at this site are prohibited. **Project Specific Condition.**
40. COMMERCIAL USE: Storage units shall not be used to operate commercial businesses (e.g., auto repair or painting, principal warehousing where frequent deliveries and pick-ups occur, or other similar activities that may alter the intended use of the facility or result in increased traffic volume over that assumed for the storage building). **Project Specific Condition.**

BUILDING AND SAFETY DIVISION – 925-931-5300

41. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.
42. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City’s Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than 1 month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased project, the digital submittal must be approved prior to the first occupancy of any phase.

The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the "Digital Plan Submittal Requirements" for necessary data and file formatting requirements.

ENGINEERING DEPARTMENT – LAND DEVELOPMENT – 925-931-5650

43. NEVADA STREET RIGHT-OF-WAY: The following actions are required prior to issuance of a building permit:
- a. The applicant shall ask the City of Pleasanton to vacate the Public Service Easement created by the 1978 Grant Deed. This process shall follow the procedure prescribed in California Streets and Highways Code §8300 et seq.
 - b. The applicant shall create a metes and bounds legal description of the Nevada Street roadway width, curb, gutter, and sidewalk when construction is completed. The description shall conform to Tract 8245 to the west (Reference I) and shall allow for a logical transition to the existing Nevada Street right-of-way near California Avenue. This will require a resolved metes and bounds description across the neighboring Auf Der Maur property to the east, even though this segment will be acquired by the City through separate instrument. Note that the northern right-of-way line aligns with the back-of-sidewalk, and an additional 5-foot wide Public Service Easement (PSE) shall be dedicated beyond the northern Nevada Street right-of-way. The water meter and sanitary sewer sampling manhole shall reside within this PSE, as well as any other utility vaults needed by the City's utility purveyors (PG&E, AT&T, etc.)
 - c. Based on the metes and bounds descriptions discussed above, the applicant shall execute a recordable grant of easement of both the Nevada Street right-of-way and the PSE to the City in a form acceptable to the City Attorney for recording with the Alameda County Recorder.
 - d. Once the grant of easement described in Subsection c., above, is provided by property owner to the City, then:
 - (i) property owner may apply for building permits for the project;
 - (ii) City shall return to property owner the unrecorded Irrevocable Offer of Dedication of the 104-foot wide easement. **Project Specific Condition.**
44. **CORROSIVE SOILS**: Referring to Page 7 of the Geotechnical Report (Reference 3), the site soils possess a moderate degree of corrosivity when in contact with ferrous metals. As such, any buried ferrous metals such as cast iron pipe fittings shall be protected from corrosion. A note should be added to the plans. *(Address this condition prior to permit issuance)* **Project Specific Condition.**

Design

45. **DESIGN PER CITY STANDARDS**: All public improvements shall be designed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or subdivision permit, whichever occurs first. *(Address this condition prior to permit issuance)*
46. **CONDITIONS OF APPROVAL**: The Conditions of Approval shall be depicted on a plan sheet(s) in the improvement plans. *(Address this condition prior to permit issuance)*
47. **GEOTECHNICAL CONSULTANT – DESIGN CERTIFICATION**: The applicant shall comply with the recommendations of the project geotechnical report. The applicant's California licensed

- geotechnical engineer shall review and approve all foundation, retaining walls, drainage and geotechnical aspects of the final grading and improvement plans and shall certify on the plans or as otherwise acceptable to the Director of Engineering/City Engineer that the plans are in general compliance with the recommendations of the project geotechnical report. The applicant shall bear all costs for work related to this condition by their geotechnical engineer. *(Address this condition prior to permit issuance)*
48. HYDROLOGIC AND HYDRAULIC CALCULATIONS: The applicant's California licensed civil engineer shall submit a detailed hydrologic and hydraulic study for the design storm event as provided for in the City's Design Guide dated 1984 with the first submittal of the improvement plans to the Engineering Department subject to the review and approval of the Director of Engineering/City Engineer. *(Address this condition prior to permit issuance)*
49. DUST CONTROL PLAN: The applicant shall submit a written dust control plan or procedure with the first submittal of the grading and improvement plans to the Engineering Department subject to the review and approval of the Director of Engineering/City Engineer. *(Address this condition prior to permit issuance)*
50. EROSION CONTROL MEASURES FOR COMMERCIAL DEVELOPMENTS: The applicant shall submit an erosion control plan designed by a certified Qualified SWPPP (Stormwater Pollution Prevention Plan) Practitioner (QSP) for all projects disturbing 1 acre or more or by a California licensed civil engineer or California licensed landscape architect for all projects disturbing less than 1 acre of land, subject to the review and approval of the Chief Building and Safety Official. All cut and fill slopes shall be hydromulched/hydroseeded and stabilized immediately after the completion of grading work and in no case later than October 1, unless otherwise approved by the Chief Building and Safety Official. No grading shall occur between October 1 and April 30 unless erosion control measures are in place, subject to the review and approval of the Chief Building and Safety Official. Such measures shall be maintained until the permanent landscaping is completed to the satisfaction of the Chief Building and Safety Official and the Notice of Termination for the coverage under the Construction General Permit, if applicable, is approved by the State Water Resources Board. *(Address this condition prior to permit issuance)*
51. TRASH COLLECTION: The site appears to lack an enclosure for collection of trash. The applicant shall amend the plans to show a trash enclosure, with appropriate construction details, located in an area where the collection vehicle will have convenient access. If provided, the enclosure must have a roof. *(Address this condition prior to permit issuance)*. **Project Specific Condition.**
52. EXISTING FIRE HYDRANT: Referring to Sheet C5, an existing fire hydrant located immediately west of the Stanley Boulevard driveway will apparently be disconnected from a 6" water service and connected to a new 8" water service. The applicant shall include a shut off valve for this hydrant at the "T" fitting between the hydrant lateral and the new 8" main. This valve will preserve fire flows to the buildings if the hydrant is inadvertently knocked over by a wayward vehicle. *(Address this condition prior to permit issuance)*. **Project Specific Condition.**
53. EMERGENCY OVERLAND RELEASE: The proposed grading and finish floor elevations in relationship to elevation of the Stanley Boulevard and Nevada Street indicate that this is a sump condition. In accordance with the City's Design Guidelines, the property shall be protected from storm water inundation for a 50-year recurrence interval weather event. The applicant proposes to utilize the 24-inch storm water pipe that was installed with the Nevada Street construction to serve this property. The applicant has one of two options to comply with the City's Design Guidelines:
- a. EITHER: Verify through hydraulic calculation that the 24-inch storm drain pipe is adequate in size and slope to convey flows from a 50-year recurrence interval weather event to Arroyo Del Valle creek without inundating the proposed new buildings. If the hydraulic

modeling reveals that the pipe is undersized, the applicant can either enlarge the pipe or can detain the storm water on-site in some manner until the downstream pipe network evacuates after the weather event passes.

- b. AND/OR: Elevate the finish floor elevations of the proposed buildings. This may require minor modifications to the site improvements or height/location of the new one-story storage building. Such modifications, if needed, are to be reviewed and approved by the Community Development Director.

Note that Arroyo Del Valle creek, as currently configured, has adequate capacity to convey storm water away from the properties in the geographic area including and surrounding this property. *(Address this condition prior to permit issuance)*. **Project Specific Condition.**

Construction

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

Utilities

58. **UTILITY VAULTS:** The applicant shall set existing and proposed utility vaults to the grade of adjacent curb and/or sidewalk as determined by and subject to the review and approval of the

Director of Engineering/City Engineer and prior to City Council acceptance of public improvements. *(Address this condition prior to issuance of an occupancy permit)*

59. HIGH RISK UTILITIES: According to the *Pipeline Information Management Mapping Application* (PIMMA) available from the U.S. Department of Transportation (USDOT), a 'High Risk' utility exists along the Stanley Boulevard property frontage. The High Risk utility is purportedly a gas transmission pipeline operated by PG&E. Because Sheet C5 of the plans (Reference 1) shows a new domestic water service and fire service lateral extending from a water main in Stanley Boulevard, the High Risk utility must be shown on the plans together with an appropriate "CAUTION" note. Any excavation within proximity to the High Risk utility will require special oversight by PG&E. *(Address this condition prior to permit issuance)* **Project Specific Condition.**

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

60. STORMWATER TREATMENT: The project creates and/or replaces 10,000 square feet or more of impervious surface (collectively over the entire project site) and shall comply with Section "C.3.b Regulated Projects" of the NPDES Permit No. CAS612008, and amendments, issued by the San Francisco Bay Regional Water Quality Control Board. The improvements plans shall include the Stormwater Management Plan prepared by a California licensed civil engineer, indicating the type and locations of stormwater treatment measures to be installed (numbered sequentially for identification purposes), and sizing calculations. The Stormwater Management Plan shall be subject to review and acceptance by the Director of Engineering/City Engineer, prior to the issuance of an engineering or building permit, whichever occurs first. *(Address this condition prior to permit issuance)*
61. C.3 COMPLIANCE: Referring to the C.3 Technical Guidance manual published by the Alameda Countywide Clean Water Program, Sections 2.2.4, 2.3.2, and 7.3 discuss Hydromodification Management (HM) measures. These measures must be implemented when:
- The project creates and/or replaces one acre or more of impervious surface,
 - The project will increase impervious surface over pre-project conditions, and
 - The project is located in a susceptible area.

The project, as presented, fulfills requirements "a" and "c" because the impervious surface area is 112,377 or 2.6 acres (>1 acre) according to the calculations on Sheet C6, and because the project is located in a special consideration area that drains to a unimproved segment of Arroyo Del Valle. The applicant must disclose on Sheet C6 whether requirement "b" is fulfilled, thus mandating HM measures. If HM measures are mandated, Sheet C6 must show the required features.

In addition, Section 2.3.2 of the manual discusses the "50 Percent Rule". It appears that the project is not subject to this rule if one assumes the replaced impervious area is 112,377 SF and the total site area (excluding Nevada Street) is 243,936 SF (46% < 50%). This calculation shall be explicitly shown on Sheet C6 as confirmation that the 50 Percent Rule is not triggered. If the above assumption is incorrect and the 50 Percent Rule is triggered, then a DMA must be created for the remaining site area such that the entire site receives stormwater treatment. *(Address this condition prior to permit issuance)* **PROJECT SPECIFIC CONDITION**

62. STORMWATER TREATMENT MEASURES INSPECTION AND MAINTENANCE AGREEMENT: The applicant shall enter into a "Stormwater Treatment Measures Inspection and Maintenance

Agreement” for annual maintenance and reporting of the stormwater treatment system as depicted on the improvement plans City-approved by the Director of Engineering/City Engineer. The agreement shall be filed for record at the Alameda County Clerk-Recorder’s Office at a time determined by the Director of Engineering/City Engineer. *(Address this condition prior to issuance of an occupancy permit)*

63. STATE OF CALIFORNIA CONSTRUCTION GENERAL PERMIT: A “Notice of Intent” (NOI) and “Stormwater Pollution Prevention Plan” (SWPPP) shall be prepared for construction projects disturbing 1 acre or more of land (including smaller sites that are part of a larger common plan of development). The applicant shall include the Waste Discharger Identification Number (WDID) on the title sheet of the improvement plans and provide proof of coverage under the State of California Construction General Permit to the Engineering Department prior to the approval of the improvement plans by the Director of Engineering/City Engineer. *(Address this condition prior to permit issuance)*
64. STORMWATER POLLUTION PREVENTION PLAN: The applicant shall submit one hard copy and one PDF copy of the Stormwater Pollution Prevention Plan (SWPPP) for review and acceptance by the Director of Engineering/City Engineer prior to issuance of a building or engineering permit, whichever occurs first. A hard copy of the City-accepted SWPPP shall be available at the project site until all work is complete and engineering and building permits have been finalized. A site specific SWPPP shall be combined with proper and timely installation of the Best Management Practices, thorough and frequent inspections, maintenance, and documentation. Failure to comply with the reviewed construction SWPPP may result in issuance of correction notices, citations, or a stop work order. *(Address this condition prior to permit issuance)*
65. TRASH ENCLOSURES: Trash areas including containers for trash, recycling, and organic waste/composting shall be enclosed and roofed per the city’s trash enclosure design guidelines available on the City’s website and as required by the NPDES Permit No. CAS612008 and amendments, issued by the San Francisco Bay Regional Water Quality Control Board. The trash enclosure shall be constructed to prevent stormwater run-on and runoff and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. The area enclosed shall drain to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. *(Address this condition prior to issuance of an occupancy permit)*
66. CONSTRUCTION COMPLETION: Prior to occupancy, the applicant shall provide the following documents to the City Inspector:
 - a. A letter prepared and signed by the applicant’s engineer of record certifying the project permanent stormwater treatment measures and Hydromodification Management (HM) measures, if applicable, have been installed in accordance with the City approved improvement plans. Photographs shall be taken of all the stormwater treatment measures and HM measures, if applicable, and identified by matching the identification number stated in the city accepted improvement plans.
 - b. Signed and completed construction Project Completion Inspection Checklist
 - c. Bio retention soil certification form completed and certified by the applicant’s soil supplier. *(Address these conditions prior to issuance of an occupancy permit)*

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

67. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection in accordance with chapter 33 of the fire code.
68. EMERGENCY RESPONDER RADIO: Emergency responder radio coverage shall be provided in accordance with section 510 of the Fire Code.
69. FIRE FLOW: Fire flow shall be in accordance with appendix B of the Fire Code with a 50-percent reduction for sprinklers.
70. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
71. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
72. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
73. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
74. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.
75. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.
76. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read "No Parking – Fire Lane" and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

77. **FIRE VEHICLE ACCESS ROADS:** Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 45 feet and outside turning radius of 55 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces.
78. **FIRE VEHICLE TURNAROUNDS:** Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.
79. **PREMISES IDENTIFICATION:** Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.
80. **COMMERCIAL – NEW CONSTRUCTION:** The following items shall be provided prior to any construction above the foundation or slab.
- a. Emergency vehicle access shall be provided to the site, including areas where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval to the Fire Department.
 - b. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 70,000 pounds under all weather conditions.
 - c. Site staging area(s) shall be provided for materials and equipment. All staging areas shall be outside of the emergency vehicle access route shown on the approved plans.
 - d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
 - e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
 - f. Where a project is phased as part of the development, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.
 - g. Where on-site grading/utility plans are submitted for review and approval prior to building construction drawings, emergency vehicle access routes, fire hydrant locations, material staging areas, etc. shall be provided.
81. **FINAL INSPECTION:** Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

82. **LANDSCAPING:** Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.
83. **WATER EFFICIENT LANDSCAPE ORDINANCE (WELO):** The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:
- a. Project Information;
 - b. Water Efficient Landscape Worksheet;
 - c. Soil management report;
 - d. Landscape design plan;
 - e. Irrigation design plan; and
 - f. Grading design plan.
84. **CERTIFICATE OF COMPLETION:** Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:
- a. Project information sheet;
 - b. Certificate of installation according to the landscape documentation package;
 - c. Irrigation scheduling;
 - d. Schedule of irrigation, landscape and irrigation maintenance;
 - e. Landscape irrigation audit report; and
 - f. Soil management report (if not previously submitted).
85. **LANDSCAPING INSTALLATION:** Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.
86. **EROSION CONTROL:** For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.
87. **BACKFLOW AND IRRIGATION METER SCREENING:** All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans, clearly marked "above ground" or "below ground" on the plans, and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year

from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.

88. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.
89. TRAIL: The applicant shall provide payment to the City of Pleasanton for the construction and installation of trail improvements along Nevada Street to complete the gap in the Arroyo del Valle trail between the Valley Humane Society and the edge of the Fire Station property. Project applicant shall contribute \$300,000 for the proposed trail. Payment to be made prior to issuance of building permits. The City reserves the right to reallocate the trail funds to other trail segments in the City as needed. **PROJECT SPECIFIC CONDITION.**
90. TRAIL MAINTENANCE: The applicant shall provide payment to the City of Pleasanton in the amount of \$14,000 for five-years of trail maintenance for the trail section funded by this project. The payment shall be made by the applicant prior to issuance of building permits. **PROJECT SPECIFIC CONDITION.**
91. SHADE TREES: Specify shade trees per California Green Building Code Section 5.106.12. Shade trees shall be installed to provide shade over 50-percent of the new employee parking area near the office and at the back of the drive aisle exiting to Nevada Street (directly adjacent to the new planting area) within 15 years. Shade trees shall be installed to provide 20-percent of shade over the landscape and hardscape within 15-years. Please consult the Building Code for expectations. **PROJECT SPECIFIC CONDITION.**

Trees

92. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

Traffic Control

93. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.
94. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the

provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.

95. **TRAFFIC SIGNAGE AND STRIPING – ON SITE:** All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.
96. **TRAFFIC SIGNAGE AND STRIPING – OFF SITE:** All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.
97. **TRAFFIC IMPACT FEES:** The applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance.