



Planning Commission Staff Report

July 10, 2013
Item 5.a

SUBJECT: P13-1987/1988

APPLICANT: Amerco Real Estate Company

PROPERTY OWNERS: GRE Sunol Industrial LLC

PURPOSE: Applications for: (1) Modification to the approved Conditional Use Permit (PCUP-109) for Cor-O-Van Moving and Storage to accommodate a U-Haul moving, rental, and storage facility; and (2) Design Review approval to modify the site and building.

GENERAL PLAN: General and Limited Industrial

ZONING: "I-P" (Industrial Park) District

LOCATION: 5555 Sunol Boulevard

EXHIBITS:

- A-1. Draft Conditions of Approval - CUP
- A-2. Draft Conditions of Approval – Design Review
- B. Site Plan/Floor Plans, Elevations, Landscape Plan, Photometric Plan, Preliminary Grading & Drainage Plan, Carport Plan, Narrative dated "Received June 7, 2013", Preliminary Arborist Report dated "Received June 14, 2013"
- C. Aerial Photograph of Site
- D. Photographs of Site
- E. Corporate Information from U-Haul
- F. Location/Noticing Maps

BACKGROUND

The subject site was originally developed in the 1960s as a sales and distribution center for Harper and Row Publishers, Inc. Tenneco Chemicals and Hüls

America/Creanova, Inc. later occupied the site. In June 2004, Cor-O-Van received conditional use permit approval to operate a moving and storage facility on the subject property. Cor-O-Van occupied the site from August 2005 through early-2012.

Cubix Construction Company, in August 2005, received approval to divide the lot into two parcels, and received conditional use and design review approval, to construct a self-storage facility on the newly-created parcel, sharing the site with Cor-O-Van. This project never materialized and the approvals have since expired.

Warehousing, not including the storage of fuel or flammable liquids, is a conditionally allowed use in the I-P Zoning District. The City's Municipal Code does not specifically address moving and storage businesses. Staff believes that a moving, rental and storage company is analogous to a warehouse use in terms of indoor and outdoor activities, potential traffic, parking demand, noise levels, tenant improvements, etc.; the Planning Commission and the City Council have upheld this determination by virtue of the previous conditional use permit actions on this property. While falling under the same land use classification, the current proposal includes new, though directly-related, functions, as well as site and architectural modifications. Therefore, the proposed moving, rental, and storage facility requires modification to the previously approved conditional use permit for Cor-O-Van and design review approval for the site and building changes. The Planning Commission has final authority to approve such applications unless its decision is appealed.

SITE DESCRIPTION

The subject site contains approximately 8.38 acres on the westerly side of Sunol Boulevard. The existing, approximately 97,750-square-foot, primarily one-story building is currently vacant. Three driveways off Sunol Boulevard provide access to the site: the northerly driveway leads to a 58-space, paved parking lot, and the two southernmost driveways provide access to a three-bay loading dock facing Sunol Boulevard and a paved area at the rear of the property with another three-bay loading dock. The property has several trees within the area of the proposed development.

Adjacent Properties

Properties adjacent to the site include: single-family residences in the Canyon Oaks subdivision to the west, across the Alameda County Transportation Corridor (ACTC); Richert Lumber, Richert Lumber's Rock Yard (landscape supply), and Pleasanton Pool Center to the north; MBM Customized Foodservice Distribution and Berlogar Geotechnical Consultants to the south; and an office building (5510 Sunol Blvd.), vacant I-P zoned lot (5791 Sunol Blvd.), and an office/light industrial building (5600 Sunol Blvd.) to the east, on the opposite side of Sunol Boulevard.

PROJECT DESCRIPTION

Amerco Real Estate Company has requested conditional use permit and design review approvals to operate a self-storage facility to be named U-Haul of Pleasanton within the existing 97,750 sq. ft. industrial building. The rear parking lot and unused property would be redeveloped for use as covered recreational vehicle (RV) storage. The existing northernmost and southernmost driveways off Sunol Boulevard would continue to provide access to the facility. The center driveway would be eliminated and replaced with landscaping and a new internal drive would connect the two remaining driveways.

A total of 1,436 storage units would be located in the facility: The front, lower-profile building would contain 402 units on a single level; customers would use the loading docks facing Sunol Boulevard to access these units. The rear building would contain 1,034 storage units on three levels; customers would use the rear loading docks for access.

Storage units would be rented on a month-to-month basis by residential and commercial customers. No hazardous or flammable materials, food, or vehicles would be stored within the building. Hours of operation would be from 7:00 a.m. to 7:00 p.m. Monday through Thursday and Saturday, 7:00 a.m. to 8:00 p.m. on Friday, and from 9:00 a.m. to 5:00 p.m. on Sundays. All U-Haul customers would be issued a card-swipe style identification card, which must be used to gain access to their unit; use of the card would disarm the alarm particular to the customer's unit as well as activate the motion-activated lighting system. For an extra fee, customers could gain extended or 24-hour access.

The applicant proposes to add two new functions. First, rental trucks and trailers, primarily for use in residential moving, would be made available at this site. Vehicles would not be stored here, but would be shuttled in and out of the site to fulfill reservation requests. The awaiting vehicles would be parked in the area labeled "Proposed Shunting Area" on the site plan. This area, currently landscaped, would be surfaced with permeable pavers. A recommended condition of approval requires that final plans show that a minimum of five percent of the area of all parking areas be landscaped as required by the Municipal Code. Rental vehicles would also be washed at this location if they would be turned around immediately to another customer. A condition of approval requires that the car wash area shall be covered and drainage shall be through an oil/water separator to the sanitary sewer or collected in a holding tank for removal by a disposal and recycling service.

Secondly, recreational vehicle (RV) storage would be added at the rear of the property, using approximately 38,000 square feet of currently-paved parking area and 51,000 square feet of undeveloped land. "Carports" would be installed to provide covered

storage spaces for 85 recreational vehicles. The currently undeveloped area would be surfaced with a permeable aggregate surface to mitigate the need for additional storm water treatment. As currently proposed, the carports do not meet the required minimum setbacks of 25 feet from the rear property line and 20 feet from the sides; final plans shall indicate compliance with the required setbacks, which may cause the loss of a number of RV parking spaces. A recommended condition would require the carports to be painted consistent with the new building color palette and to be non-reflective to reduce any potential impact to the single-family residences to the west.

The existing structures would largely be unchanged. The most significant change would be the addition of a bank of windows along the entire street façade and a portion of the northerly-facing façade (see Exhibit B, Sheet EL – Elevations). Besides allowing additional natural light into a portion of the building, the fenestration provides architectural interest to the facades with the greatest public visibility. A portion of the street-facing, lower profile portion of the building would be painted using U-Haul’s two-color diamond motif; the remainder would retain its galvanized metal finish. The rear, higher-profile building would be cleaned and repainted its existing white color. The orange U-Haul “wave” would be mounted to a portion of the existing cornice of the forward, lower-profile building. The final color selections would be subject to review and approval of the Director of Community Development.

It appears that grading along the northerly edge of the property could require removal of thirty-two trees, eight of which are heritage trees. Forty trees, including 33 heritage trees would be preserved. A preliminary arborist report has been provided to the Planning Division, which includes tree preservation guidelines. The developer would contribute funds to the City’s Urban Forestry Program to compensate for removed trees. New trees would be added along the Sunol Boulevard frontage and along the rear property where fill-in trees are needed to maintain an adequate landscape screen along the Transportation Corridor.

ANALYSIS

General Plan and Zoning

The General Plan Land Use designation for the parcel is “General and Limited Industrial,” which includes warehouse/self-storage uses. The applicant proposes only minor changes to the structure of the building. Additionally, with three to five employees, and an a.m./p.m. trip generation of 0.15 trips/0.26 trips per 1,000 sq. ft., respectively, the proposed project would generate a small number of vehicle trips.

The site is zoned “Industrial Park (I-P).” The I-P zoning requires conditional use permit and design review approvals for the proposed moving, rental, and storage facility. This process enables the City to ensure that the proposed use and development would not

adversely affect surrounding uses in terms of noise, traffic, parking, lighting, aesthetics, or other objectionable influences.

Site Plan

There are no significant changes to the existing buildings, parking areas, or circulation patterns that would impact surrounding properties. The new recreational vehicle (RV) parking area is a low-activity use that should not further impact the residences to the east.

Traffic and Circulation

Access to the loading docks serving the self-storage units would be primarily provided by the existing southernmost driveway. The northernmost driveway would serve the retail/rental/service functions and the RV storage area. The new internal crossover driveway would allow customers to access multiple services without re-entering Sunol Boulevard.

The Cor-O-Van project generated an estimated 11 AM Peak Hour trips and 19 PM Peak Hour trips based on the trip generation rates for such a use in the City's 2003 Baseline Traffic Report and its impact was determined to be negligible. The City's Traffic Engineer has determined that the proposed project would provide no significant change to traffic impacts compared to the previous use and that a traffic report was not necessary.

Parking

Self-storage facilities do not generate a high parking demand, as users typically only visit the facility to load and unload items from their storage space. The proposed U-Haul facility would require a total of 18 parking spaces: 13 spaces (one for each 500 square feet of gross floor area) for the lower-level showroom/service/rental function, and five spaces (one for each employee on the maximum shift) for the warehouse function. Fifty-seven parking spaces are proposed, exclusive of the loading docks.

Eighteen (18) parking spaces are proposed directly in front of the showroom/service function. It is anticipated that customers would use these spaces to park their cars when arriving at the facility for the first time to inquire about renting a storage space, when paying for their storage space, arranging for vehicle rentals, or making retail purchases of moving supplies. Staff believes that the 18 parking spaces are adequate for this purpose. Once customers have rented a storage space they would thereafter drive into the facility, park at the existing loading docks, and gain access with their personal swipe-card. A total of six loading spaces would be available: three on the front end of the building facing Sunol Boulevard, and three at the rear of the building.

An additional parking lot, containing 32 parking spaces, is located at the midpoint of the property ahead of the access to the RV storage area. This parking lot would more than adequately handle the needs for as many as five employees, RV storage customers, and overflow parking during any peak periods.

Hours of Operation

Hours of operation, including the retail showroom and access to storage rooms and RVs, would be Monday through Thursday 7:00 a.m. to 7:00 p.m.; Friday 7:00 a.m. to 8:00 p.m., Saturday 7:00 a.m. to 7:00 p.m.; and Sunday 9:00 a.m. to 5:00 p.m.. U-Haul also proposes to allow 24-hour access to the storage spaces, for an additional fee, to a limited number of customers. Its experience is that approximately three percent of its customers take advantage of the expanded accessibility, in this case, translating to 44 storage units. Staff finds the proposed hours to be acceptable, including 24-hour accessibility to a maximum of 50 storage units, and believes that they would not create any adverse impacts on the adjacent neighbors.

Noise

Likely noise sources from the proposed use would include: the loading and unloading of materials to be stored by customers; employees and customers driving on the site; the maneuvering of RVs and rental vehicles, and property maintenance activities such as leaf blowing, mowing lawns, etc. However, staff believes that noise levels will not change substantially from those currently experienced in the area. Staff notes that the storage unit doors are inside the building, minimizing noise impacts. Trash facilities are located within the building and wheeled out for collection. Furthermore, the facility would be open when background noise levels are generally higher and noise generated by the users of the facility would be harder to detect and/or annoy neighbors. Overall, staff believes that it is unlikely that these noises would significantly impact the nearby residences or adjacent tenants. Staff has included a “standard” use permit condition of approval on the project that allows the City to review the project again to add mitigating conditions should any future complaints regarding noise levels occur.

Construction Hours

Short-term construction noise would also be generated during construction of the improvements to this site. Staff has recommended that construction activities for the site be subject to the City’s standard construction hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday.

Drainage

Parking lots and drive aisles must drain into shallow, turf-lined biofilter swales or a bioretention pond that would filter contaminants from the storm water before entering the arroyos and, ultimately, the bay. These are the types of storm water runoff measure strongly supported by the Regional Water Quality Control Board and local agencies like Pleasanton implementing the urban clean water runoff program. As the proposed plans indicate changes to surface paving and landscape areas, final development plans will be required to indicate how the required storm water filtration will be accomplished. The need for such filtration will be mitigated by the proposed use of new permeable surfaces at the “shunting” area and the RV storage area.

Building Design

The building has varying degrees of visibility from Sunol Boulevard to the east and from the adjacent residences and Valley Avenue/Junipero Street to the west and northwest. The project proponent intends to clean up the building, add windows, and apply paint and decorative features to identify the building with the U-Haul brand. These elevations would have additional architectural treatment, described earlier, to add interest and make the building more attractive. Staff is satisfied with the design of the building.

Signage

While the plans indicate the intent to install wall signs, the sign package is incomplete at this time and is not included in this application. A monument sign exists at the front of the property and it is likely that the applicant will want to reuse it. Approval of a Sign Design Review application will be required prior to the installation of any signs.

PUBLIC NOTICE

Notice of the proposed project was sent to the surrounding property owners and residents within 1,000 ft. of the site. As of the writing of the staff report, staff had not received any written or verbal comments pertaining to the proposal.

FINDINGS

Conditional uses are those uses which, by their nature, require special consideration so that they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding uses and properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for use permits. The Commission needs to

make the following findings prior to the granting of a use permit for the moving, rental, and storage facility:

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 are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and to insure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The subject site is zoned I-P (Industrial Park) District. One purpose of the Industrial Park District is to provide locations for uses that can operate in close proximity to commercial and residential uses with minimum mutual adverse impact. As conditioned, staff believes the proposed moving, rental, and storage facility use would be consistent with the zoning ordinance objectives and Industrial Park District purpose in that it would provide a beneficial service to the community and would be conducted so as to not impact or interfere with the surrounding uses. The applicant will also be required to mitigate any future nuisances that may occur as a result of the proposed use. Therefore, staff believes this finding can be made.

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.

As conditioned, staff believes that the proposed use will not be detrimental to the public health, safety, and welfare, nor will it pose a threat to surrounding properties or improvements. All streets around the site are designed per City standards to provide safe ingress and egress into and out of the site and the traffic generated by the use will not significantly impact the adjacent streets or intersections. In addition, the proposed use will have adequate off-street parking to meet project demand. Conditions limiting noisy activities would mitigate potential impacts on the adjacent neighbors. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use. In summary, staff believes this finding can be made.

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

The I-P zoning of the subject site allows the establishment of a storage/warehouse operation with a conditional use permit. In addition, the

proposed use complies with all relevant sections of the zoning ordinance. Granting a conditional use permit to the applicant would be consistent with the City's ability to regulate zoning as listed in the Municipal Code Chapter 18.124. Therefore, staff believes that the third finding can be made.

ENVIRONMENTAL ASSESSMENT

Projects of this nature are categorically exempt from the requirements of the California Environmental Quality Act (CEQA), per Section 15301 (Existing Facilities) of the CEQA Guidelines. Therefore, no environmental documentation accompanies this report.

CONCLUSION

Staff believes that the proposed moving, rental, and storage facility use, as conditioned, will be compatible with the surrounding properties and is appropriate for the site. Self-storage facilities are also one of the lowest trip-generating land uses. The storage buildings include architectural enhancements, where needed, to add interest and make the building more attractive. Additionally, since there is not a self-storage facility currently located in the south part of the City, the proposed facility would provide a convenient storage location in close proximity to homes and businesses in south Pleasanton. Based on these and other attributes described in this staff report, staff believes that the proposed project would be a good development for this location.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Make the Conditional Use Permit Findings as listed in the staff report; and
2. Approve Cases P13-1987 and P13-1988, subject to the conditions listed in Attachments "A-1" & "A-2."

Staff Planner: Richard E. Patenaude, AICP, Contract Planner (phone: 931-5607 or email: rpatenaude@cityofpleasantonca.gov)

**EXHIBIT A-1
DRAFT CONDITIONS OF APPROVAL**

**P13-1987 CUP – Amerco Real Estate Company
5555 Sunol Boulevard
July 10, 2013**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. All conditions of approval approved by City Council Resolution No. 04-046, for Case PCUP-109, remain in full force except as modified by these conditions.
2. The operation of the moving, rental and storage facility shall be limited to the following hours: 7:00 a.m. to 7:00 p.m. Monday through Thursday, and Saturday; 7:00 a.m. to 8:00 p.m. on Friday; and from 9:00 a.m. to 5:00 p.m. on Sunday. Twenty-four-hour public access may be provided to a maximum of 50 storage units.
3. If additional hours of operation or activities beyond that proposed in the "Project Narrative," dated "Received" June 14, 2013, on file with the Planning Division, are desired, prior City review and approval is required. Such modification shall be submitted to the Director of Community Development, who may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
4. Waste and recyclable containers shall be stored within the building except on the scheduled day(s) of pick-up.
5. No recreational vehicle waste dump or propane tank filling/exchange are proposed as part of this application. These functions will require approval of the appropriate permits prior to establishment and operation.
6. There shall be no oil change or other service repairs performed on any vehicle at the site.

Engineering Division

7. All work within City rights-of-way and public service easements shall require an encroachment permit from the City Engineering Division.
8. The existing or relocated fire service shall be within Public Service Easement behind street right of way. All backflow prevention devices shall be painted forest green (Pantone Color System Number 357) and shall be screened to minimize visual impacts from public streets. 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 one year from the date of planting. Weather protection devices such as measures to protect pipes from freezing shall require approval by the Planning Division prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. All backflow prevention devices shall be shown on the plans submitted for issuance of building permits together with screening mechanism and/ or weather protection devices. Proposed screening and weather protection devices shall be reviewed for conformity to these requirements and approved by the Planning Division prior to issuance of a building permit.
9. The two parcels making up this site shall be merged through appropriate application with the City. The merger shall be recorded prior to issuance of any building permit.

Traffic Engineering

10. The applicant or responsible party shall pay traffic impact fees for the subject use as determined by the City Traffic Engineer. These fees shall be paid prior to issuance of a building permit and/or prior to operation.
11. Comprehensive traffic control measures shall be implemented during construction, 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.

STANDARD CONDITIONS

Community Development Department

12. Final inspection by the Planning Division for compliance to these conditions of approval, and conformance with the approved plans, is required prior to occupancy.
13. The project developer shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
14. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter costs, including irrigation meters. Additionally, the project developer shall pay any applicable Dublin-San Ramon Services District (DSRSD) sewer permit fee.
15. The building permit plan check materials will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fee may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changes as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.
16. The project developer shall submit a waste generation disposal and diversion plan to the Building Division prior to issuance of building or demolition permits. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer shall recycle at least 75% of the job site construction and demolition waste. Proof of compliance shall be provided to the Director of Building Inspection prior to the issuance of final occupancy. During demolition and construction, the project developer shall mark all trash disposal bins "trash material only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for all waste disposal. Only that portion of trash and recycling waste refused by Pleasanton Garbage Service shall be disposed of or diverted by another trash/recycling company.

17. 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 (including claims for attorney fees), 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.

Planning Division

18. Operation of the use shall be substantially as shown on the proposed plans, project narrative, and project summary, Exhibit "B," dated "Received June 14, 2013," on file with the Planning Division, except as modified by the Director of Community Development or these conditions. Minor changes to the operation may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.

Engineering Division

19. The project developer/subdivider shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer, or other easements, which may be designated by the City Engineer.
20. A sanitary sewer lateral with sampling manhole located at the back of the sidewalk or curb, whichever is applicable) shall be provided within the development unless otherwise existing or approved by the City Engineer.

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.

21. The applicant shall obtain all building and other applicable City permits for the project prior to occupancy. All building and/or structural plans shall comply with all codes and ordinances in effect before the Building Division will issue permits. Plans shall be submitted by a licensed design professional.
22. Any tenant improvements shall be submitted to the Building and Safety Division for review and approval.
23. Prior to occupancy, the applicant shall contact the Building Division and Fire Marshal to ensure that the proposed use of the subject building meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

**EXHIBIT A-2
DRAFT CONDITIONS OF APPROVAL**

**P13-1988 Design Review – Amerco Real Estate Company
5555 Sunol Boulevard
July 10, 2013**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The final building color, paver, and porous aggregate selection shall be down on plans submitted to the Building Division and is subject to review by the Director of Community Development and shall be approved by the Director prior to issuance of any building permit. Porous aggregate surfaces shall be maintained problems related to dust, erosion, and stormwater pollution do not develop.
2. A landscape screen along the rear property line shall be maintained by the applicant, consisting of evergreen trees planted every 20 feet on center; where this standard is not currently met, new 15-gallon evergreen trees shall be added prior to occupancy.
3. No signage is approved as part of this application. All signs shall be subject to Sign Design Review approval prior to installation.
4. No new outdoor lighting is approved as part of this application. Any new outdoor lights shall be subject to review and approval by the Director of Community Development prior to installation. 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.
5. Any new mechanical equipment shall be constructed and installed in such a manner that noise emanating from it will not be perceptible beyond the property lines of the subject property in a normal environment for the surrounding area.

6. Any new ducts, meters, air conditioning equipment, or any other mechanical equipment, whether on the structure, on the ground, or on the roof shall be effectively screened from view with materials architecturally compatible with the main structure or with landscaping. Screening shall be subject to the review and approval by the Director of Community Development and shall be shown on landscape plans submitted for Building Division review. All required screening shall be installed prior to occupancy.
7. Not less than five percent of the area drawn around the outer edge of the areas occupied by vehicles, including the shunting area and the recreational vehicle storage area, shall be landscaped with trees and other plant materials suitable for ornamentation. Landscape areas shall be distributed throughout the parking areas.
8. The “carports” in the recreational vehicle storage area shall be set back 25 feet from the rear property line, and 20 feet from the side property lines. The carports shall have a non-reflective finish and shall be painted to match the color of the adjacent portion of the primary building. The carport design and color shall be shown on the plans submitted for Building Division review and shall be subject to review and approval by the Director of Community Development.
9. 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.

10. 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.”
11. The project developer shall comply with the recommendations of the tree report prepared for U-Haul Construction Department by HortScience, Inc., dated June 14, 2013. 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.
12. 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.
13. The final landscape plan, to be submitted with the building permit plan set, shall include a “regular” pattern of street trees along the Sunol Boulevard frontage in the form of 36-inch box, large canopy trees placed 40-50 feet on center, or as otherwise approved by the Director of Community Development.
14. The developer/applicant shall contribute to the City’s Urban Forestry Program the value of the trees lost to construction, according to the appraised value calculated by HortScience, Inc. as an appendix to the Preliminary Arborist Report. The final amount to be contributed by the developer/applicant shall be determined by the Director of Community Development and shall be paid prior to building permit issuance.

Traffic Engineering

15. The haul route for all materials to and from the project shall be approved by the Deputy Director of Community Development, Transportation prior to the issuance of a permit, 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 project applicant or developer.

Fire Prevention

16. The proposed use may have additional Fire Department requirements, including changes to the automatic fire sprinkler system, which 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.

17. All gates shall be equipped with an automatic opening feature that can be remotely operated by the Fire Department.

Urban Stormwater

18. 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 site. 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.

19. 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 re-vegetated 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.
20. The car wash area(s) shall be covered and shall drain through an oil/water separator to the sanitary sewer, subject to approval by the Dublin San Ramon Services District, or collected in a holding tank for removal by a disposal and recycling service. If the area is connected to the sanitary sewer, a sign shall be posted prohibiting the dumping of hazardous materials. Recycling of water is encouraged. No other area shall drain to the car wash area; a ridge or berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. Design of any required cover shall be subject to review and approval by the Director of Community Development and shall be compatible with the design of the primary structure.
21. Outdoor loading docks shall be graded to drain into appropriately sized bioretention areas for treatment prior to leaving the site. No other area shall drain into the loading areas; a containment berm shall be constructed to prevent such drainage if found necessary by the city Engineer/Chief Building Official. A sign shall be posted in loading areas prohibiting the dumping of hazardous material.
22. There shall be no oil change or other service repairs performed on any vehicle at the site.

STANDARD CONDITIONS

Community Development Department

23. Final inspection by the Planning Division for compliance to these conditions of approval, and conformance with the approved plans, is required prior to occupancy.
24. The building permit plan check materials will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fee may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changes as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.
25. 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 (including claims for attorney fees), 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.

Planning Division

26. Development of the site shall be substantially as shown on the proposed plans, project narrative, project summary, and tree report, Exhibit "B," dated "Received June 14, 2013," on file with the Planning Division, except as modified by the Director of Community Development or 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.
27. 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.

28. The project shall comply with the State of California’s Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. A licensed landscape architect shall verify the project’s compliance with the ordinance and checklist: 1) prior to the issuance of a building permit; and 2) prior to final inspection. The verification shall be provided to the Planning Division.
29. 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.
30. Six-inch vertical concrete curbs shall be installed between all paved and landscaped areas.
31. 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.

Engineering Division

32. A “Conditions of Approval” checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
33. The curb and gutter along Sunol Boulevard shall have a subdrain installed at either the back of the curb or lip of gutter at the discretion of the City Engineer. This detail shall be shown on the improvement plans. Said drains shall be connected to the storm

drain system or drained by other means acceptable to the City Engineer.

34. The project developer/subdivider shall investigate the structural section of the existing streets fronting the development. If the structural section is not adequate for the anticipated traffic demand, the structural section of the roadway shall be increased, as determined by the City Engineer. If the street section is adequate the entire street frontage shall be slurry sealed, unless otherwise determined by the City Engineer.
35. 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.
36. 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/subdivider. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

Urban Stormwater

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

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

A. Design Requirements

37. 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, industrial, residential subdivision, mixed use, or public project) creates and/or replaces 10,000 square feet or more of impervious surface (5,000 square feet for auto service facilities, retail gasoline outlets, restaurants, and uncovered parking lots), including roof area, street, and sidewalk.
- b. Hydro-modification 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.

38. 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 bio-retention swales. Irrigated bio-retention 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. An area drain shall be installed in the enclosure area with a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a

berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer shall notify the Dublin San Ramon Services District of the sanitary sewer connection and provide written verification of such notification to the City Engineer/Chief Building Official prior to the installation of the connection.

- 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 Official.
- 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 use and maintenance:
 - i. During installation, copper material shall be pre-patinated at the factory. If patination is done on-site; collect the rinse water in a tank and haul off-site for disposal. With prior authorization from Dublin San Ramon Services District (DSRSD), you may collect the rinse water in a tank and discharge to the sanitary sewer. Optionally, consider coating the copper materials with a clear coating that prevents further corrosion and stormwater pollution. The clear coating, if utilized, shall be reapplied (as recommended by the coating manufacturer) to maintain its efficacy.
 - ii. During maintenance, the following applies during washing and patination:
 - a. Minimize washing of architectural copper as it damages the patina and any protective coating.
 - b. Block all storm drain inlets downstream of the wash.
 - c. collect in a tank and dispose off-site, or discharge the wash water to the sanitary sewer (with prior authorization from DSRSD).

- iii. During re-patination, collect the rinse water in a tank and dispose off-site or discharge to sewer (with prior authorization from DSRSD).
- j. Roof drains shall drain away from the building foundation. Ten percent of the stormwater flow shall drain to a landscaped area or to an unpaved area wherever practicable as determined by the City Engineer/Chief Building Official.
- k. There shall be no direct roof leaders connected to the street gutter/parking lot or storm drain system, unless otherwise approved by the City Engineer.

B. 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
38. 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 review until all engineering and building work is complete and City permits have been

finalized. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/or stop work orders.

- 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 in place.
 - iii. Gather all sorted construction debris on a regular basis and place in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use

tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.

- 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 by being spilled.
- 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 an off-site fueling station.
- 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 an off-site repair shop.

39. 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.

C. Operation and Maintenance Requirements

The project shall comply with the operation and maintenance requirements of the NPDES Permit. All regulated projects (such as commercial, industrial, residential subdivision, mixed use, or public projects) that create and/or replace 10,000 square feet or more of impervious areas (5,000 square feet for auto service facilities, retail gasoline outlets, restaurants, and uncovered parking lots) 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 the City.

40. 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.
41. The final Operation and Maintenance Agreement shall be submitted to the Engineering Division prior to the issuance of a grading or building permit, whichever comes first. The Agreement is subject to review and approval of the City Engineer/City Attorney, prior to recordation.
42. A regular program of inspecting vehicles for leaks and spills, and of sweeping/vacuuming, litter control, and spill cleanup shall be implemented. Such program shall be submitted to the City

Engineer/Chief Building Official for review and approval prior to issuance of grading or building permits, whichever is sooner.

43. The Operation and Maintenance Agreement responsibilities shall include, but not be limited to the following:
- a. Repainting text near the drain inlets to state “No Dumping – Drains to Bay.”
 - b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.
 - c. Ensuring wastewater from industrial, commercial, and covered vehicle wash areas and equipment washing operations is not discharged to the storm drain system.
 - d. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
 - e. Cleaning all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
 - f. Sweeping regularly but not less than once a month, driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
 - g. Mowing and removing clippings from vegetated swales with grasses on a regular basis.

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.

44. The applicant shall obtain all building and other applicable City permits for the project prior to occupancy. All building and/or structural plans shall comply with all codes and ordinances in effect before the Building Division will issue permits. Plans shall be submitted by a licensed design professional.
45. 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.