EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
PUD-104/PUD-81-22-14M/P14-0590
Workday, Inc.
April 23, 2014

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The approximately 6.9-acre BART portion of the project site is zoned Planned Unit Development – Mixed Use (PUD-MU) District. The permitted uses on the subject property shall include office uses and ancillary uses associated with an office campus such as an employee cafeteria, employee fitness facility, etc.

2. PUD-81-22 governing the Stoneridge Corporate Plaza development is modified as shown on the PUD development plan for PUD-104/PUD-81-22-14M. Furthermore, condition of approval No. 18 of Ordinance No. 1014 regarding the public's use of the private landscaped area between the office buildings is eliminated in its entirety. Except as modified by this condition, all conditions of approval of Cases PUD-81-22 through PUD-81-22-13M shall remain in full force and effect.

3. The PUD development plan shall expire two years from the effective date of this ordinance or later as approved by a development agreement unless a building permit is issued and construction has commenced and is diligently pursued.

4. The applicant shall execute the development agreement within 10 days of the City Council's second reading of the ordinance approving the development agreement.

5. The project developer shall pay any and all fees to which the property may be subject prior to issuance of permits or as provided for in a development agreement. The type and amount of the fees shall be those in effect at the time the permit is issued unless otherwise provided in a development agreement covering the project.

6. Unless otherwise provided for in a development agreement, prior to issuance of a building permit, the applicant/developer shall pay: (i) the applicable Zone 7 and City connection fees and water meter cost for any new water meters, including new irrigation meters, applicable to the portion or phase of the project covered by the permit; and (ii) the applicant/developer shall pay any applicable Dublin-San Ramon Services District (DSRSD) sewer permit fee.

7. Prior to issuance of a building permit, the applicant/developer shall pay the applicable City and Tri-Valley regional traffic impact fees for the project as determined by the City Traffic Engineer, or as identified in a project development agreement.

8. Prior to issuance of a building permit, a lot line adjustment shall be approved by the City of Pleasanton and recorded by the applicant which adjusts the property lines so that the new office building and southern parking garage do not cross a property line.

9. Unless otherwise approved by the Director of Community Development, signage shall be installed facing the 6000 Stoneridge Mall Rd. side of the new drive aisle between the BART garage and 6000 Stoneridge Mall Rd. indicating that it is restricted access for BART personnel only.

10. To improve pedestrian access between the bus stop and office building entrance, the applicant shall adjust the proposed sidewalks on the project site to provide a more direct pedestrian connection between the Stoneridge Mall Rd. sidewalk and the main entry to the new office building. The sidewalk modification shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project

11. The drive aisle adjacent to the 13 parking spaces at the northwest corner of the BART site (next to the BART pedestrian bridge support/staircase) shall be striped for one-way traffic. Said striping shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

12. Unless otherwise approved by the Director of Community Development, parking space dimensions shall comply with the Pleasanton Municipal Code. Plans submitted for issuance of building permits shall have the parking space dimensions noted on the plans.

13. The location of the compact parking spaces shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

14. The project developer 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 issuance of building permits, the adequacy of which shall be determined by the

Director of Community Development. All required screening shall be provided prior to occupancy.

15. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The applicant shall submit a final lighting plan including photometrics and drawings and/or manufacturer's specification sheets showing the size and types of light fixtures. The lighting plan shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

16. The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

17. All trash and refuse shall be contained completely within trash enclosures. Trash containers shall be stored within the trash enclosures at all times except when being unloaded. The trash enclosures shall be sized to accommodate trash, recycling, and green waste containers. The materials and colors of any new trash enclosures shall be compatible with the office buildings or parking structures 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 plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

18. The final location of pad-mounted transformers shall be subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping to the satisfaction of the Director of Community Development. All transformers shall be shown on the plans submitted for issuance of building permits.

19. 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, clearly marked "above ground" or "below ground" on the plans, and shall be subject to the review and approval of the Planning Division 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 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.

20. Prior to installation of any signs, a comprehensive sign program shall be submitted for review approval by the Director of Community Development.

21. Grills installed in the cafeteria kitchen shall be equipped at all times with filtering devices to minimize odors and fumes. Details of said devices shall be shown on the plans submitted for issuance of building permits and shall be subject to review and approval by the Director of Community Development and Chief Building Official prior to issuance of building permits.

22. The applicant and/or developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structures.

23. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. Unless otherwise approved by the Director of Community Development, no stockpiling of dirt on this site shall occur.

24. Pre-construction Breeding Bird Surveys: Prior to development of the subject site and each phase of project activities that have the potential to result in impacts on breeding birds, the project applicant/developer shall take the following steps to avoid direct losses of nests, eggs, and nestlings and indirect impacts to avian breeding success:

    a) If grading or construction activities occur only during the nonbreeding season, between August 31 and February 1, no surveys shall be required.
    b) Pruning and removal of trees and other vegetation, including grading of grasslands, should occur outside the breeding season (February 1 through August 31) whenever feasible.
    c) During the breeding bird season (February 1 through August 31) a qualified biologist shall survey activity sites for nesting raptors and passerine birds not more than 14 days prior to any ground-disturbing activity or vegetation removal. Surveys shall include all line-of-sight trees within 500 feet (for raptors) and all vegetation (including bare ground) within 250 feet for all other species.
    d) Based on the results of the surveys, avoidance procedures shall be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors) or seasonal avoidance.
    e) Bird nests initiated during construction are presumed to be unaffected, and no buffer is necessary except to avoid direct destruction of a nest or mortality of nestlings.
    f) If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required.

Trees and shrubs that have been determined to be unoccupied by nesting or other special-status birds may be pruned or removed.

25. The office building shall be designed and constructed to maintain an interior noise level of 45 dBA L_{eq}. Information sufficient to determine that this noise level can be met shall be submitted with the plans submitted for issuance of building permits and shall be subject to review and approval by the Director of Community Development and Chief Building Official prior to issuance of building permits.

26. During construction, the following dust and exhaust control measures shall be followed by the applicant and its contractors:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

    e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

    f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

    g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

    h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

27. The applicant shall provide dedicated parking spaces for carpool, vanpool, alternative-fuel, and carshare vehicles as stipulated in this condition. Ten percent

(10%) of the total number of parking spaces shall be designated for carpool, vanpool, car-share, and alternative-fuel vehicles. For every 10 of the designated spaces, at least one shall be carpool, one shall be vanpool, and two shall be an electric vehicle charging station (one being van accessible). The remaining six spaces may be anything from those mentioned above, but must have conduit provided to enable future electric vehicle charging when demand warrants, as determined by the Director of Community Development. The spaces must be located reasonably close to the employee entrances without displacing ADA parking. The carpool vanpool, car-share, electric vehicle, and alternative-fuel parking spaces shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

28. The applicant and/or project developer shall incorporate distributed generation such as photovoltaic panels, solar thermal, solar hot water, solar cooling, and/or bloom box or other fuel cell technologies into the project to qualify for at least one point on the LEED 2009 checklist for New Construction and Major Renovations. The method used and plan details shall be incorporated into the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

29. The applicant shall implement a Transportation Demand Management (TDM) program for the new office building intended to encourage commute alternatives such as public transportation, carpooling, and biking to work. The TDM program shall include a combination of commute programs such as allowing employees to telecommute, allowing alternative work week (e.g., 9/80), offering free or discounted bus and BART tickets, incentives, etc. Said TDM program shall be subject to the review and approval by the Director of Community Development prior to occupancy of the new office building.

30. The applicant shall install bicycle racks and/or bicycle lockers for both project sites. The bicycle racks shall:

    a. Be visible and accessible.
    b. Support the frame of the bicycle and not just one wheel.
    c. Allow the frame and one wheel to be locked to the rack.
    d. Allow the use of either a cable or U-shaped lock.
    e. Be securely anchored.
    f. Be usable by bikes with no kickstand.
    g. Be usable by a wide variety of sizes and types of bicycles.

    The number and type of bicycle racks and/or bicycle lockers shall be shown on the building permit plans and shall be subject to review and approval by the Director of Community Development prior to issuance of building permits for the project.

31. The applicant shall install changing rooms with showers in the new office building. Said improvements shall be shown on the building permit plans and shall be subject to review and approval by the Director of Community Development prior to issuance of building permits for the project.

32. The applicant and/or project developer shall use reclaimed water for landscape irrigation when available. Details and/or plans shall be provided for review and approval by the Director of Community Development before use of the reclaimed water.

33. Rain gutters shall discharge into landscaping planter areas where feasible. These details shall be shown on the plans submitted to the Building and Safety Division for plan check and are subject to the review and approval of the Director of Community Development prior to building permit issuance.

34. The applicant shall plant trees and shrubs acceptable to CalTrans in the CalTrans unpaved right-of-way between the project site and the edge of the I-580 freeway paving. Said landscaping shall be shown on the plans submitted for issuance of a building permit. If CalTrans does not allow landscaping to be installed within their right-of-way, then the applicant shall install landscaping on the project site between the northern parking garage and the northern property line of the project site subject to the satisfaction of the Director of Community Development.

35. 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.

36. A final landscape and irrigation plan shall be submitted to and approved by Director of Community Development as part of the building permit plan set prior to issuance of a building permit. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible.

37. The office building shall be constructed to allow for future installation of a Photovoltaic (PV) system. The project applicant/developer shall comply with the following requirements for making the office building photovoltaic-ready:

    a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
    b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current; and

c. Engineer the roof to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing;

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

38. The State of California's Green Building Standards Code, "CALGreen," shall apply, if applicable.

39. Energy efficient lighting shall be installed for the new office building. The energy efficient lighting shall be shown on the plans submitted for the issuance of a building permit.

40. Water conservation devices shall be installed in the new office building. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.

41. Appliances and/or systems that meet Energy Star standards shall be installed as part of the project. The proposed appliance or system and how it adheres to the Energy Star standards shall be stated on the plans submitted for the issuance of a building permit.

Engineering Division

42. Relocation of all the public improvements including but not limited to the water main, sanitary sewer main, storm drain system, etc. shall conform to the City of Pleasanton current design and construction standards to the satisfaction of the City Engineer.

43. The fire loop for the development shall have a Double Check Detector Check after the tie in with the public water main.

44. The sanitary sewer lateral shall have a two-way clean out or sampling manhole at the back of curb subject to the satisfaction of the City Engineer and Chief Building Official.

45. Storm water shall not flow from one lot to the other unless a storm drain easement exists or is created.

46. The project developer's title company shall record any grant deeds or easements, and any other required documents with the Alameda County Recorder's Office. After the recording of these documents the City shall be provided with a legible recorded copy in PDF format.

47. The project developer's consultant shall provide AS BUILTS of the project Civil Engineer's improvement plans in AutoCAD and PDF format for City record and use.

48. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer including all supporting information and design criteria (including but not limited to any peer review comments), depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow, etc., as part of the improvement plans. This plan shall be subject to the review and approval of the City Engineer or Chief Building Official prior to the issuance of a grading permit.

49. All existing drainage swales that are filled shall have sub drains installed unless otherwise approved by the City Engineer and the developer's soils engineer. All sub drains shall have tracer wire along entire length of the sub drains and cleanouts installed with metal cap at the beginning of the pipe and at locations needed for maintenance. The end of the pipe shall terminate in a storm drain or other storm drain outfall, subject to the approval of the City Engineer. The project developer's engineer shall submit a final sub drain location map to the City Engineer or Chief Building Official prior to building occupancy. It shall be the responsibility of the property owner to relocate a sub drain, if during the excavation of a subsurface structure, a sub drain is encountered.

Traffic Division

50. Unless otherwise approved by the City Traffic Engineer or required by a development agreement, the following traffic improvements shall be constructed by the applicant/project developer prior to occupancy of the new office building:

    a. Foothill Road @ Canyon Way: Install a third southbound left-turn lane on Foothill Road. In conjunction with this southbound left-turn lane, an additional eastbound lane on Canyon Way shall be constructed by the applicant/project developer to receive the new southbound left turn traffic.

    b. Stoneridge Mall Road @ Stoneridge Drive: Construct additional vehicle storage at the intersection of Stoneridge Mall Road and Stoneridge Drive by lengthening the innermost southbound left-turn lane by approximately 125 feet. This may be accomplished by modifying the roadway median or by widening the west side of Stoneridge Mall Road and realigning the roadway.

    c. Stoneridge Mall Road @ New Project Driveway Shared with BART: Install a traffic signal at the shared project driveway/relocated BART station parking garage driveway. Unless otherwise approved by the City Traffic Engineer, the installation of this traffic signal shall include the necessary modifications to the Stoneridge Mall parking lot on the west side of Stoneridge Mall Road to accommodate the new signal.

The plans for the traffic improvements listed above shall be subject to the review and approval of the City Traffic Engineer prior to building permit issuance.

51. The applicant shall move the vehicular gate in the shared BART and project driveway south by approximately 50 feet. The design and location of the gate shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Fire Chief and Traffic Engineer prior to issuance of building permits for the project.

52. 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.

53. The applicant and/or responsible party shall maintain landscaping at all project entrance/exits to maintain sight distance by keeping shrubs no higher than approximately 30 inches and tree canopies approximately six feet from the ground.

54. Project plans shall include a convenient bicycle access route from Stoneridge Mall Road into the BART parking structure.

Livermore-Pleasanton Fire Department

55. The applicant shall provide a fire command room on the ground floor of the new office building subject to the satisfaction of the Fire Chief. The fire control room shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Fire Chief prior to issuance of building permits for the project. Fire apparatus access, staging, and circulation necessary for the fire command room shall be subject to and accepted by the Fire Chief.

56. The signs, arches, vehicular gates, and other structures/obstacles within or above the drive aisle between the BART garage and new office building and northern parking garage shall be modified, as necessary, to comply with fire truck clearances to the satisfaction of the Fire Chief. Said revisions shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Fire Chief and Director of Community Development prior to issuance of building permits for the project.

57. All access restricting gates installed for this development shall have a Knox box key override switch installed at the card access/keypad to override the gate opener for fire apparatus access. The final design/location of the override switch(es) shall be subject to the review and approval by the Fire Chief prior to occupancy.

58. The new office building and parking garages covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted for review and approval by the Livermore-Pleasanton Fire Department prior to installation. The fire alarm system, including water flow and valve tamper, shall have shop drawings submitted for review and approval by the Livermore-Pleasanton Fire Department prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

STANDARD CONDITIONS

Planning Division

59. Development shall be substantially as shown on the development plans, color/material board, LEED Checklist, and related materials, Exhibit B, dated "Received" March 31, and April 11, 2014, on file with the Planning Division, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits.

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

61. To the extent permitted by law, the project applicant shall defend (with counsel reasonable 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 attorneys 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.

62. Prior to issuance of a building permit, 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.

63. A list of the LEED green building measures used in the design, construction, and operation of the proposed building covered by this approval shall be submitted in conjunction with the plans submitted for issuance of building permits and shall be

subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

The green building measures shall be shown on one of the first two pages of the plans submitted for the issuance of a building permit. Each proposed LEED point identified shall have a notation indicating the sheet the point can be found and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. 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/developer shall provide written verification by the project engineer, architect, landscape architect, or designer.

64. All conditions of approval shall be attached to all building permit plan check sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet. These conditions of approval shall be attached at all times to any grading and construction plans kept on the project site. It is the responsibility of the applicant/developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the applicant/developer to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans, and all conditions of approval. Prior approval from the Planning Division is required before any changes are constituted in site design, grading, building design, building colors or materials, green building measures, landscape material, etc.

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

66. Prior to building occupancy (unless otherwise agreed to by the Director of Community Development), the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the new landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.

67. The applicant and/or property management are encouraged to use best management practices for the use of pesticides and herbicides.

68. 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. Said verification is the project developer's responsibility, shall be performed by a licensed land surveyor or civil engineer, and shall be

completed and provided to the Planning Division before the first framing or structural inspection by the Building and Safety Division.

69. The project developer shall comply with the recommendations of the tree reports prepared by HortScience, Inc., dated “Received” April 16, 2014. A final list of the tree preservation measures by the arborist shall be submitted for review and approval by the Director of Community Development prior to building permit issuance. 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.

70. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report. The applicant 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.

71. The approved building colors and materials shall be indicated on the final building permit plans. Any proposed revisions to these approved colors or materials must be submitted for review and approval by the Director of Community Development prior to building permit issuance and/or painting/installation.

72. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 7:00 a.m. to 6:00 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, interior construction activities, etc. 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.

73. 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.

74. Construction trailers shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.

75. Portable toilets used during construction shall be kept as far as possible from occupied buildings and tenant spaces and shall be emptied on a regular basis as necessary to prevent odor.

Landscaping

76. The project developer shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping 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.

77. Six-inch vertical concrete curbs shall be installed between all vehicular paved and landscaped areas unless otherwise approved by the Director of Community Development.

78. 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.

79. The following statements shall be printed on 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 Director of Community Development.

    b. No equipment may be stored within or beneath the driplines of the existing trees to be saved.

    c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees 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.

80. 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) generally outside of the driplines of the existing trees to be saved that are located near construction. The final location of said fencing shall be subject to the review and approval of the Director of Community Development. 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.”

Building and Safety Division

81. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved

crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.

82. At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

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

Engineering Division

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

85. The project developer shall create public service easements (PSE), private utility easements, private storm drainage easements, and other easements as necessary across the project for the benefit of the individual lots, subject to the review and approval of the City Engineer.

86. Prior to approval of the Grading Permit, the project developer shall comply with all applicable conditions of outside agencies having jurisdiction.

87. All existing septic tanks or holding tanks, if any, shall be properly abandoned, pursuant to the requirements of the Alameda County Department of Health Services prior to the start of grading operations, unless specifically approved by the City Engineer.

88. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

89. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.

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

91. The building permit and improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.

92. 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.

93. The encroachment permit for haul route for all materials and equipment to and from this development shall be approved by the City Engineer prior to the issuance of any permit by City Building Division or Engineering Division.

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

Livermore-Pleasanton Fire Department

95. All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company U.L. certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau.

96. 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.

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

98. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

99. 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.

100. Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the LPFD prior to

commencing operations. Please contact the Hazardous Materials Coordinator at (925) 454-2361.

101. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:

- Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
- Backflow prevention or connections to the public water mains.

102. 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.

103. In commercial development, fire hydrants shall be installed at spacing not greater than 300 feet.

104. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 10" high by 1/2" stroke. For buildings located greater than 50 feet from a street frontage, the character size shall be acceptable to the Fire Chief.

105. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.

    a. Emergency vehicle access shall be provided to the site, including the area where construction is occurring.
    b. Emergency vehicle access shall be a minimum of 20 feet in width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) shall be provided. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 42 feet and outside turning radius of 52 feet shall be provided.
    c. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

d. Buildings or facilities exceeding 62,000 square feet of gross building area shall be provided with two separate and approved fire apparatus access roads. The roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
e. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 69,000 pounds under all weather conditions.
f. Site staging area(s) shall be provided for materials and equipment. All staging areas shall be outside of the emergency vehicle access route shown on the approved plans.
g. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
h. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
i. Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be inspected and tested to applicable City Public Works Standards.
j. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.
k. Where on-site grading/utility plans are submitted for review and approval prior to building construction drawings, emergency vehicle access routes, fire hydrant locations, material staging areas, etc. shall be provided.

Community Development Department

106. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.

107. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations

concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.

108. All existing wells on the site shall be removed or sealed, filled and abandoned pursuant to Alameda County Ordinance 73-68, prior to the start of grading operations. Wells shall be destroyed in accordance with the procedures outlined on the permit obtained from Zone 7. Zone 7 may request the developer/subdivider to retain specific wells for monitoring the ground water. The developer/subdivider shall notify the City of Zone 7's desire to retain any well and make provisions to save the well. Additionally, the developer/subdivider may request special approval for temporary use of an existing well for construction water or a more permanent use such as non potable outdoor landscaping. The developer/subdivider shall make such request in writing to the City Engineer.

CODE CONDITIONS

(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.)

Building and Safety Division

109. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

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

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

Livermore-Pleasanton Fire Department

112. All construction covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect, and the City of Pleasanton Ordinance 2015. All required permits shall be obtained.

113. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA

Pamphlet 13 for commercial occupancies, NFPA 13D for residential occupancies, and NFPA 13R for multifamily residential occupancies.

114. Fire alarm systems shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.

115. City of Pleasanton Ordinance 2015 requires that all new and existing occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant/developer is responsible for obtaining approval for the location and the number of boxes from the Fire Prevention Bureau. Information and application for the Knox Box is available through their website or the Fire Prevention Bureau. The applicant/developer and/or responsible party shall be responsible for providing tenant space building access keys for insertion into the Knox Box prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.

116. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection."
    - The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type and license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.
    - All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.
    - All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.

117. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances* shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Chief.
    *Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants, and/or standpipes.

118. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.

119. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.

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

URBAN STORMWATER CONDITIONS

121. 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. The 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.

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

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

Design Requirements

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

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

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

124. 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 and an area drain shall be installed in the enclosure area with a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. 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.

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

i. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for the use and maintenance:

a. During installation, copper material shall be pre-patinated at the factory, if available. If patination is done on-site, collect the rinse water in a tank and haul off-site for disposal. With prior authorization from Dublin San Ramon Services District (DSRSD), the rinse water may be collected in a tank and discharged to the sanitary sewer. Consider coating the copper materials with a clear coating that prevents further corrosion and stormwater pollution. The clear coating, if utilized, shall be reapplied (as recommended by the coating manufacturer) to maintain its efficacy.
b. During maintenance (e.g., washing or re-patination), the following applies:
    i. Minimize washing of architectural copper as it damages the patina and any protective coating.
    ii. Block storm drain inlets as needed to prevent runoff from entering storm drains.
    iii. Collect the wash or rinse water in a tank and dispose off-site or (with prior authorization from DSRSD), discharge the wash or rinse water to the sanitary sewer.

j. Roof drains shall drain away from the building foundation. 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.

l. The cafeteria facility shall have a sink or other container or area for cleaning floor mats, equipment, and hood filters. The cleaning area shall be connected to a structural control, such as a sand filter or an oil/water separator, prior to discharging to the sanitary sewer system. The cleaning area shall be large enough to clean the largest mat or piece of equipment to be cleaned. The cleaning area shall be indoors or in a roofed area outdoors; both areas must be plumbed to the sanitary sewer. Outdoor cleaning areas shall be designed to prevent stormwater run-on from entering the sanitary sewer and to prevent stormwater run-off from carrying pollutants to the storm drain. Signs shall be posted indicating that all food service equipment washing activities shall be conducted in this area. The applicant and/or food service owner shall instruct employees to conduct all washing activities in this area. The specific connection and discharge requirements are subject to approval by the Chief Building Official.

125. The developer or applicant shall install trash capture devices within the project's storm drain inlets or storm drain piping to capture trash within the development. These devices shall trap particles of 5mm or greater and have treatment capacity not less than the peak storm from a "one year, one hour" event within the

drainage area. The developer's or applicant's engineer shall submit calculations and product submittals to the City Engineer for review and approval prior to the issuance of a grading or building permit, whichever is sooner.

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

126. 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 finaled. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for 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 place.

iii. Gather all sorted construction debris on a regular basis and place them in the appropriate container for recycling to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.

iv. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked on mud and dirt from these areas before sweeping.

v. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

vi. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system by being windblown or in the event of a material spill.

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

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

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

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 a designated area away from the storm drainage facility; always use secondary containment and keep stockpile of cleanup materials nearby; regularly inspect vehicles and equipment for leaks and repair quickly or remove from them project site; and train employees on spill cleanup procedures. Use of an off-site repair shop is strongly encouraged.

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

Operation and Maintenance Requirements

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

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

a. Maintaining all private stormwater treatment measures on the project site.
b. Annually submitting a maintenance report to the City Operations Services Department, Utilities Division, addressing the implementation of the Operation and Maintenance Agreement requirements.

The preliminary signed/notarized stormwater Operation and Maintenance Agreement (O&M) shall be submitted to the Engineering Division prior to any construction permit is granted by the City of Pleasanton.

The final O&M is subject to review and approval of the City Engineer/City Attorney. Prior to recordation of the final O&M the following will be required: 1) All exhibits to the agreement should be updated to reflect stormwater devices' as-built conditions, 2) Letter signed and stamped by the design consultant that all storm water treatment areas and hydro-modification control devices have been constructed in accordance with the approved design plans, 3) Joint inspection of stormwater treatment areas and hydro-modification devices by the City inspector and the project superintendent to verify the proper installation.

129. 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.

{end}