



March 23, 2015

FINAL PLANNING ACTION

Ware Malcomb
Attn: Paul Norcross
2400 Camino Ramon, Suite 390
San Ramon, CA 94583

Subject: Site Plan Design Review (SPDR) 14-018
Conditional Use Permit (CUP) 14-006
Address: Discovery Drive & Voyager Street
Location: Oaks Business Park

The subject application was approved by the Planning Commission on February 3, 2015. Attached are the Conditions of Approval in reference to the plan set dated December 12, 2014.

If you have any questions regarding this matter, please do not hesitate to contact me or the staff of the Planning Division at (925) 960-4450.

Sincerely,

A handwritten signature in cursive script that reads "Christine Rodrigues".

Christine Rodrigues
Senior Planner

cc: Edward Pike
Livermore Oaks Joint Venture, LLC

CONDITIONS OF APPROVAL

Conditional Use Permit 14-006 and Site Plan Design Review 14-018

The Oaks Business Park
Located at the southeast corner of West Jack London Boulevard
and Discovery Drive

Parcel 15 of PM 8470, Parcels 4 and 5 of PM 10256

Authorizing a bus manufacturing facility, consisting of an approximately 559,500 square foot primary building and two ancillary, single-story buildings of 50,000 and 27,000 square feet. The primary building is mostly single-story with a two-story office component on the northwest portion of the building. Consistent with the requirements of the Planned Development zoning district, a Conditional Use Permit is requested to exceed the standard maximum building height of 40 feet by four feet, for a maximum building height of 44 feet, including roof screen. The application includes landscaping, fencing, lighting and a parking lot with approximately 836 parking stalls.

Approved by Planning Commission:
February 3, 2015

A. PROJECT AUTHORIZATION

1. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
2. Approval is limited to the conformance of the land use with the Planned Development-Industrial (PD-I) 01-003 district, and the Livermore Development Code requirements. Use of the property shall be limited to those permitted by PD-I 01-003 and the Development Code, as they exist now or may be amended in the future.
3. The Site Plan Design Review (SPDR 14-018) permit shall expire unless all building permits required for construction of the buildings are issued by February 4, 2017, unless a request for extension is received and approved by the City.

B. PROJECT SPECIFIC CONDITIONS

Prior to issuance of a Building Permit, the applicant shall demonstrate conformance to the following conditions to the satisfaction of the Planning Division:

1. The applicant shall respond in writing to all conditions contained herein and in attachments to this document. Responses shall clearly describe how each condition has been met. When the response references construction drawings, the page number and detail reference, if applicable, shall be noted.
2. The two roof screens on the office building shall be painted to match the light gray color of the building, Nebulous White Sherwin Williams SW7063.
3. The screen wall proposed on the east side of the property shall be extended further west along the property line to a point equal to the northeast corner of Building One.
4. Vines shall be planted along the wrought iron fence facing West Jack London Boulevard and along the eastern property line fence.
5. The proposed Thuja trees on Discovery Drive shall be replaced with a tree from the Oaks Business Park Planning and Design Guidelines, such as the *Betula pendula*. The Cypress groupings shall be modified to eliminate the row closest to the sidewalk edge to ensure proper sight distances.
6. All shrubs and groundcovers shall be from those listed in the Oaks Business Park Planning and Design Guidelines, unless requested in writing and approved by staff upon determination that the unlisted species is compatible with Livermore's climate zone and the Business Park plant palette.

C. GENERAL CONDITIONS OF APPROVAL

1. Development shall conform to the attached Engineering Considerations, dated February 3, 2015.
2. This Conditional Use Permit and Site Plan Design Review approval is not an authorization to commence construction. Building construction, alterations, repairs, sign erection, or occupancy shall not be permitted without prior approval of the Building Division through issuance of any required permits.
3. Development shall conform to the site plan designated by the City as Exhibit B-1. Exhibit B-1 shall consist of the submitted plan amended by the applicant to reflect any changes indicated above in the Project Specific Conditions or required by the City in the approval process. The applicant shall submit any required amended plans to the Planning Division within 90 days of project approval.
4. The development impact fees and project processing fees due in connection with this permit shall be based upon the fees in effect at the time the fee is paid.
5. Minor amendment to the permit may be approved by the Planning Division, provided the permit is still in substantial conformance with the original approval.

6. Development shall include the provision of 836 off-street parking stalls. The off-street parking and vehicular access areas shall be paved with an asphaltic or portland cement binder pavement.
7. A total of 30 bicycle stalls shall be installed on the site. Bicycle stalls shall be located adjacent to any bicycle paths and within 50 feet of the public entrances to each building.
8. The project shall be subject to the City's Solid Waste and Recycling Container Enclosures Ordinance.
9. Awnings over windows shall be maintained as an integral architectural feature, in an attractive, serviceable state throughout the life of the project.
10. Changes to approved landscaping that meet the definition of "Rehabilitated Landscape" in Municipal Code Chapter 13.25 (Water Efficient Landscape) shall require an amendment to this permit and the new landscaping shall meet the applicable provisions of Chapter 13.25.
11. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's 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.

D. FIRE DEPARTMENT

Development shall conform to the attached memo from the Livermore-Pleasanton Fire Department, dated January 23, 2015.

E. POLICE DEPARTMENT

The project shall be required to conform to the provisions of the security section of the Livermore Municipal Code.

F. GENERAL

Occupancy or use to be subject to issuance of a Business License.

DATE: February 3, 2015

ENGINEERING CONSIDERATIONS - EXHIBIT "A"

(Subject to revision prior to final approval
by Planning Commission)

SITE PLAN/DESIGN REVIEW (SPDR14-008)

**LOCATION: Voyager Street & W. Jack London
Boulevard - Gillig Project**

APPLICANT: Ware Malcolm

Note: Special conditions are shown in standard type. Standard conditions that apply to this project are shown in italics. In addition, standard conditions of approval for this project are listed in Section II of the Development Plan Check and Procedures Manual.

1. DEFINITIONS

For the purpose of this agreement, the following words shall have the meanings respectively ascribed to them by this section:

Developer: Person(s) or Corporation(s) signing easement dedications per Conditions of approval

Improvement Plans: Construction drawings for required public and private improvements

Services: Utility lateral, or any portions of a conduit cable or duct, between a utility distribution line and the site it serves

Project: The work to be performed by Developer

2. SITE PLAN DESIGN REVIEW

Approval or conditional approval of this site plan shall not limit the City Engineer's ability to require workable designs on future grading and improvement plans based upon these Engineering Considerations and the City's standard engineering specifications and details.

3. GENERAL

The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. A portion of Voyager Street right-of-way was vacated by PM10266 while reserving a temporary public utility easement until utilities can be relocated. Please see Exhibit "3A" depicting this portion of Voyager Street. After the utilities are relocated and this public utility easement is no longer needed, the temporary public utility easement will be vacated by the City so it will no longer encumber this site.
2. Jack London Blvd. is currently constricted between Voyager Street and Isabel Avenue across the frontage of the adjacent private property. The cost to remedy this roadway constriction and widen this section is estimated to be \$925,000. The Developer's share towards these improvements is \$100,000 which shall be secured at time of building permit and paid to the City prior to the award of the construction contract for this project. If the bids are less than the estimated cost, which reduce the overall cost for this project, the City will adjust the total amount due to reflect an adjusted pro-rata share of the cost for this project.
3. Developer has shown a right-out only driveway onto West Jack London Boulevard on this site plan. Developer shall prepare all paperwork; including, cover sheets, plats and legal descriptions, required to extinguish the relinquishment of abutter's rights across this driveway to regain access to West Jack London Boulevard, and any revised Landscape Maintenance District assessment diagrams, reports or revisions to stormwater treatment operations and maintenance agreements affected by the addition of the new driveway and modification to the swale, trail and landscaping.
4. Developer shall, on or before issuance of building permit, either merge the three parcels by filing a map or provide a draft agreement with language providing reciprocal access and shared parking between the parcels and agree to record an agreement upon sale of any of the parcels if any are sold or operated separately. If the Developer chooses to file a map to merge the parcels, the Developer shall also show the relinquishment of abutter's rights and vacation of the public utility easement. Developer shall bear the cost of all document preparation and processing needed to accomplish this.

All required improvements shall be constructed prior to occupancy.

A. IMPROVEMENT PLANS - Exhibit A-1

An engineered improvement plan shall be prepared by the Developer for approval by the City's Departments (including the Community Development, Public Services, Fire, and Police Department), which shall include, but not necessarily be limited to, existing site conditions, dedications, grading plans, street design and grades, curb, gutter, sidewalk and driveway grades, and type, size and location of all public works improvements as herein required. Approval of this site plan does not constitute approval of the details shown thereon. If there is any conflict between the site plan and these Engineering Considerations, the Engineering Considerations shall govern.

B. STANDARDS FOR IMPROVEMENT PLANS

All improvement plans shall conform to the following City of Livermore documents except as modified by these engineering considerations:

1. *City of Livermore Standard Specifications and Details*
2. *Development Plan Check and Procedures Manual*

3. *City of Livermore Master Plans (Storm Drain, Sewer, Water, and Recycled Water, Effluent Disposal Master Plan)*
4. *Planned Development standards adopted for this project*
5. *Livermore Facilities Planning Guidelines*

Completed improvement plan checklists from the manual entitled "City of Livermore, Development Plan Check and Procedures Manual" shall be submitted with the first plan check submittal for each phase.

C. STANDARD CONDITIONS OF APPROVAL IN THE DEVELOPMENT PLAN CHECK AND PROCEDURES MANUAL

All of the standard conditions of approval for major projects as listed in Part II of the City of Livermore Development Plan Check and Procedures Manual apply except for the following: A-1 to A-4, A-8, A-10, A-13 to A-17, B-3, B-5 to B-16, F-2, F-3, G-1, G-2, K-1, K-2, K-3, U

D. WORK IN OTHER JURISDICTIONS

The Developer is responsible for obtaining permits and approvals for construction work and property acquisition that are required by agencies other than the City of Livermore.

4. STREETS

A. GENERAL REQUIREMENTS:

The Developer shall offer easements and dedications for, and shall improve his share of the ultimate street widths for the following named streets in accordance with the City's General Plan:

B. WEST JACK LONDON BOULEVARD

Developer shall construct a right-out driveway to West Jack London Boulevard with a

minimum width of 20 feet. Public landscaping, trail and bio-swale shall be modified to treat the same amount of stormwater and provide access to allow cars to exit to West Jack London Boulevard. All documents shall be prepared and cost born by Developer to restore abutter's rights and make revisions to the stormwater operations and maintenance agreement, Landscape Maintenance District and Oaks Business Park Business Association to reflect the changes to the Public Landscaping and trail along West Jack London Boulevard.

5. TRAFFIC SIGNALS: N/A

6. TRAFFIC IMPACT FEE CREDITS AND REIMBURSEMENTS: N/A

7. SANITARY SEWERS

Sanitary sewer laterals were stubbed to this site as a part of the Oaks Business Park Tract 7300. Developer shall either use the sewer laterals stubbed to the site or install new ones and abandon the existing laterals per City Standards. Developer shall obtain an encroachment for all work within the City right-of-way.

8. STORM WATER DRAINAGE AND TREATMENT REQUIREMENTS

A. ON-SITE DRAINAGE

1. The Developer shall design and construct the on-site storm drain system to drain positively to the existing backbone storm drain system and the basin adjacent to the west of this project.

This site is subject to the National Pollutant Discharge Elimination System (NPDES) Program. Prior to the issuance of the initial grading or building permit, the Developer shall provide evidence that the site is covered by the statewide General Permit to Discharge Storm Water associated with construction activity. This requires confirmation that a Notice of Intent (NOI) and the applicable fee was sent to the State Water Resources Control Board. In addition, the grading plans need to state: "All grading shall be in accordance with the Storm Water Pollution Prevention Plan prepared by the Developer per the Notice of Intent on file with the State Water Resources Control Board".

Necessary interceptor ditches shall be concrete unless swales are required for water collection and treatment purposes. Field inlets and storm drainage pipe may be necessary in conjunction with concrete interceptor ditches as secondary drainage releases. All interceptor ditches shall be privately maintained.

The Developer shall treat all of the storm water runoff from this site prior to having the storm water enter the City's storm water distribution system. All treatment of the storm water shall meet the requirements of the City's storm water permit with the Regional Water Quality Control Board.

Prior to occupancy, the applicant shall enter into a maintenance agreement with the City of Livermore for all storm water treatment devices deemed necessary on this site.

B. STORMWATER TREATMENT REQUIREMENTS

1. Prior to occupancy, the Developer shall enter into a maintenance agreement with the City of Livermore for all stormwater treatment devices deemed necessary on this site.
2. Site design practices must be implemented to promote infiltration of stormwater and reduce the amount of impervious surface on the site. Wherever possible, the use of bioswales, filter strips or other landscaped features shall be utilized to reduce the volume of runoff and to provide treatment for the entire developed site's (including roof areas) stormwater runoff size according to the specific "Hydraulic Sizing Requirements" as detailed in the NPDES permit and in D6 below. Storm drain inlets should be located in turf areas, with parking lots and roof runoff draining over landscaping prior to discharge into storm drain. This may require alternate parking lot, curb or landscape planter designs, including the use of curb cuts or "flush" curbs to allow runoff to flow into landscaped areas. The swale area must be vegetated with plants in compliance with the water efficient landscaping and other City ordinances and as approved by the Planning Division. Native landscaping is preferred. Swales must be vegetated with minimal or no bark material. Erosion control practices must be implemented and maintained until such a time that the vegetation in the swale has established allowing the proper function of the drainage area as a "bios-retention swale".
3. Mechanical treatment systems (separators) may be proposed to supplement passive, vegetated systems; however, mechanical treatment systems alone will not satisfy the requirement to address stormwater impacts.
4. The Engineering Division strongly recommends the use of practices outlined in the revised "Start at the Source" design manual, which may be downloaded in PDF format from www.cleanwaterprogram.org/businesses_Developers.htm, produced by the Bay Area Stormwater Management Agencies Association (BASMAA), or the "Permanent Post-Construction Stormwater BMP Fact Sheets" from BASMAA, or the State of California Best Management Practices Handbooks to satisfy the site design requirements.
5. A building permit will not be issued until stormwater controls have been addressed to the satisfaction of Engineering Division staff.
6. Hydraulic Sizing Requirements. Pursuant to section C.3 of the City's NPDES permit, the stormwater treatment measures incorporated within this project must, at a minimum, meet the following hydraulic sizing design criteria as follows:
 - A. Stormwater Treatment Measures in which the primary mode of operation depends on VOLUME capacity (i.e. detention/retention ponds) shall be designed to treat stormwater runoff equal to the volume of annual runoff required to achieve 80

percent or more capture, determined in accordance with the methodology set forth in Appendix D of the California Stormwater Best Management Practices Handbook, (1993), using local rainfall data.

- B. Stormwater Treatment Measures in which the primary mode of operation depends on FLOW capacity (i.e. swales, wetlands, mechanical separators, etc.) shall be designed to treat stormwater equivalent to the flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity, using local rainfall data.
7. Storm Water Treatment Plan. The applicant must submit a detailed Storm Water Treatment Plan with the building permit application submittal. The Plan must address the following:
- A. Identify each drainage area within the project and correlate these drainage areas to their respective stormwater treatment measures (swale, detention basin, mechanical separator, etc.).
 - B. Provide the total percentage of the site receiving treatment through passive vegetated swales, as well as, the percentage of the site receiving treatment through mechanical devices.
 - C. For areas draining to swales, the applicant must submit plans and supporting calculations that demonstrate compliance with the Hydraulic Sizing Requirement described in section 8.D.6.B above.
 - D. For areas draining to mechanical devices, the applicant must submit plans and calculations that the mechanical treatment device has been appropriately sized demonstrating compliance with the Hydraulic Sizing Requirement as specified section 8.D.6.B above.
 - E. When proposing a mechanical device, Developer must first demonstrate there is no other option. If there is no other option, Developer must provide the name and model number and technical specifications of all proposed mechanical treatment devices. Mechanical devices must be specifically designed and engineered for stormwater treatment applications (i.e. CDS, Stormceptors, Vortex, etc.) Storm drain filter inlets are not acceptable and do not satisfy the City's Stormwater Treatment and Design requirements.
 - F. For areas draining to detention/retention ponds, the applicant must submit plans and calculations that demonstrate compliance with the Hydraulic Sizing Requirement as specified in section 8.D.6.A above.
 - G. The Stormwater Treatment Plan should also show the connection ("curb cut outs", "flush curb", etc.) of the drainage area to the swale(s). "Curb Cut Outs" will not be allowed to be located directly near the swale's receiving catch basin. If more than

one style of “connection” is incorporated in design, the applicant must provide a detail typical of each type of “connection”.

- H. Applicant must submit a Maintenance Plan for the site’s permanent stormwater treatment measures. At a minimum, the plan should identify and provide the contact information for the owner/party who shall be responsible for the operation and maintenance of the site measures. It should also detail the maintenance activities to be performed as well as the maintenance frequency.
8. The Developer must meet the Hydromodification Management Plan (HMP) requirement of the storm water permit as well as the stormwater treatment requirement prior to occupancy. The objective of the HMP requirement is to mitigate the effects of hydrograph changes from stormwater collected in pipes and channels before the runoff is discharged to a natural channel that could suffer adverse impacts. Structural HM measures must be sized to control the statistical duration of a wide range of flow levels under simulated runoff conditions. Depending on pre-project and post project conditions, the required detention volume is likely to be greater than the capture volume required for treatment.
9. Structural HM measures must be sized to control the flow and duration of stormwater runoff according to the Flow Duration Control approach. The Flow Duration Control approach involves a continuous model that applies a time series of at least 20 years of rainfall records to a project site to generate a simulated stormwater runoff record based on two sets of inputs, one representing Post Project conditions and the other representing Pre-Project conditions. The 20-year precipitation record is the minimum length necessary to capture the range of runoff conditions that are cumulatively responsible for most of the erosion and sediment transport in the watershed, primarily flow levels that would recur at average intervals of 10 years or less in the pre-project condition. The design objective is to preserve the pre-project cumulative frequency distribution of flow duration and sizes under post-project flows.
10. The developer shall provide calculations for the on-site stormwater treatment and control devices showing how the on-site and off-site treatment and control devices work together to meet the RWQCB stormwater requirements.

9. REQUIRED SOURCE CONTROL STORMWATER MEASURES

The Regional Water Quality Control Board adopted Order R2-2009-0074 issuing the Alameda Countywide NPDES municipal storm water permit for the Alameda Countywide Clean Water Program. The 17 member agencies, including Livermore, are subject to this permit and all its requirements including the following:

“The Permittees shall, as part of their continuous improvement process, submit enhanced new development and significant redevelopment Performance Standards

that summarize source control requirements for such projects to limit pollutant generation, discharge, and runoff, to the maximum extent practicable..."

In accordance with this requirement, the following source control measures, included as part of these Conditions of Approval, shall be implemented as a part of this project.

A. Structural Control Measures

1. Illegal Dumping to Storm Drain Inlets and Waterways

On-site storm drain inlets, except inlets located in landscaped areas, shall be clearly marked with the words "No Dumping! Flows to Bay" on a plastic marker. The plastic markers are available for purchase from the Water Resources Division. For ordering information, please call 925-960-8100. For projects with newly-developed, privately-maintained streets, agency staff will verify that storm drain inlets have been marked before the final sign-off on the project's building permit or encroachment permit.

2. Interior Floor Drains

Approved interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to the storm drain system. The applicant shall contact the Water Resources Division for specific connection and discharge requirements.

3. Parking Garages

Interior level parking garage floor drains shall be connected to a sand/oil interceptor or equivalent water treatment device approved by the Water Resources Division prior to discharging to the sanitary sewer system.

4. Pesticide/Fertilizer Application and Irrigation

- a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where possible, minimize the use of fertilizers and pesticides that can contribute to storm water pollution, and incorporate appropriate Bay-Friendly Landscaping principles.
- b. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:
 - I. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.

II. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.

III. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.

IV. Unless otherwise specified, proper maintenance of landscaping shall be the responsibility of the property owner.

V. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design. Some examples of IPM principles and techniques include the following:

i. Select plants that are well adapted to soil conditions at the site.

ii. Select plants that are well adapted to sun and shade conditions at the site. Consider future conditions when plants reach maturity. Consider seasonal changes and time of day.

iii. Provide irrigation appropriate to the water requirements of the selected plants.

iv. Select pest and disease resistant plants.

v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.

vi. Use "insectary" plants in the landscaping to attract and keep beneficial insects.

VI. Landscaping shall also comply with City of Livermore's "Water Efficient Landscape Ordinance". However, areas of a site used for bio-swales or other landscaped areas that function as a storm water treatment measure shall be exempt from the Water Efficient Landscaping requirements.

VII. An efficient irrigation system shall be installed in areas requiring irrigation. An example of an efficient irrigation system is one that includes a weather-based (automatic, self-adjusting) irrigation controller with a moisture and/or rain sensor shutoff, and in which sprinkler and spray heads are not permitted in areas less than 8 feet wide.

5. Pool, Spa, and Fountain Discharges

a. New or rebuilt swimming pools, hot tubs, spas and fountains must have a connection to the sanitary sewer to facilitate draining. This connection could be a drain in the pool to the

sanitary sewer or a cleanout located close enough to the pool so that a hose can readily direct the pool discharge into the sanitary sewer cleanout.

b. When draining is necessary, a hose or other temporary system shall be directed into a sanitary sewer cleanout, or vegetated areas that are large enough to accommodate the volume without allowing the discharged water to flow to the storm drain system or receiving water body.

6. Food Service Equipment Cleaning

a. Food service facilities (including grocery stores) shall have a sink or other container for cleaning floor mats, equipment, and hood filters, which is connected to a grease interceptor prior to discharging to the sanitary sewer system. The cleaning area shall be large enough to allow for the largest type of equipment that must be cleaned at the facility. The cleaning area shall be indoors or in a roofed area outdoors and must be plumbed to the sanitary sewer. The discharge of wastewater from these washing activities to the storm drain system is prohibited. Outdoor cleaning areas shall be designed to prevent storm water run-on from entering the sanitary sewer and to prevent wastewater runoff to the storm drain from washing activities. Signs shall be posted indicating that all food service equipment washing activities shall be conducted in this area.

b. An oil and grease interceptor with a minimum size of 750 gallons is required for all food service facilities (including restaurants and grocery stores). Facilities that do not have any cooking or any other grease generating processes may request an exemption from this requirement.

7. Refuse Areas

a. New or redevelopment projects shall provide a roofed and enclosed area for dumpsters, recycling containers, compactors, and food waste containers. The area shall be designed to prevent water run-on to the area, to prevent runoff from the refuse area and to properly contain litter and trash. Dumpster leakage from covered trash and food compactor enclosures shall drain to the sanitary sewer via connection to an approved oil and grease interceptor device.

b. Runoff from trash enclosures, recycling areas, and/or food compactor enclosures or similar facilities shall not discharge to the storm drain system. Trash enclosure areas shall be designed to avoid run-on to the trash enclosure area. In most cases, drains are not permitted within trash enclosure areas. A drain, however, must be provided for compactors. If a drain is required in or beneath dumpsters, compactors, and tallow bin areas, it shall be connected to a grease removal device prior to discharging to the sanitary sewer.

8. Outdoor Process Activities/Equipment¹

- a. Process activities shall be performed either indoors or in roofed outdoor areas. If performed outdoors, the area shall be designed to prevent the “run-on” of storm water drainage, as well, as the runoff from the area with process activities.
- b. Process equipment areas shall drain to the sanitary sewer system. The applicant shall contact the Water Resources Division for specific connection and discharge requirements.

9. Outdoor Equipment/Materials Storage

- a. All outdoor equipment and materials storage areas shall be covered and/or bermed, or shall be designed with Best Management Practices (BMP) that effectively minimize the potential runoff and contact of storm water to pollutants.
- b. Storage areas containing non-hazardous liquids shall be covered by a roof and be contained by berms, dikes, liners, vaults or similar spill containment devices.
- c. All on-site hazardous materials and wastes, as defined and/or regulated by the California Public Health Code must be used, managed, and stored in compliance with the applicable Livermore Pleasanton Fire Department’s requirements and regulations.

10. Vehicle/Equipment and Commercial/Industrial Cleaning

- a. Wastewater from vehicle and equipment washing operations shall not be discharged to the storm drain system. Auto dealerships, however, may rinse off vehicle exterior surfaces for appearance purposes, provided only a minimum volume of water is used without soap or other cleaning agents.
- b. Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a roofed, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs (faucets) and installing signs prohibiting such uses. Vehicle/equipment washing areas shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer via an oil water separator with a minimum size of 750-gallons or an approved equivalent pretreatment device.
- c. Commercial car wash facilities shall be designed and operated such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer via an oil water separator with a minimum size of 750-gallons or an approved equivalent pretreatment device.

¹ Examples of businesses that may have outdoor process activities and equipment include machine shops and auto repair shops, and industries that have pretreatment facilities.

d. All facilities, which discharge wastewater generated from vehicle or equipment washing, must obtain a wastewater discharge permit from the City of Livermore's Water Resources Division prior to the commencement of the discharge.

11. Vehicle/Equipment Repair and Maintenance

a. Vehicle/equipment repair and maintenance shall be performed in a designated area indoors, or if such services must be performed outdoors, in an area designed to prevent the run-on and runoff of storm water. Oil and other automotive fluid change service must always be performed indoors.

b. Secondary containment shall be provided for exterior work areas where hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.

c. Vehicle service facilities shall not contain floor drains.

d. Tanks, containers, or sinks used for parts cleaning or rinsing shall not be connected to the storm drain system. Tanks, containers, or sinks used for such purposes shall not be directly connected to the sanitary sewer. Discharges to the sanitary sewer from such operations require prior approval from the Water Resources Division. The applicant shall contact the Water Resources Division for specific connection and discharge requirements.

12. Fuel Dispensing Areas

a. Fueling areas² shall have impermeable surfaces (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of storm water to the maximum extent practicable.

b. Fueling areas shall be covered by a canopy or roof that extends a minimum of ten feet in each direction from each pump. Roof downspouts from the canopy or roof shall not drain onto the fueling area.

13. Loading Docks

a. Loading docks shall be graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct storm water away from the loading area. Storm water runoff from loading dock areas shall be connected to a post-construction storm water treatment measure(s) prior to discharge to the storm drain system.

² The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

b. Door skirts between the trailers and the building shall be installed to prevent exposure of loading activities to rain, unless one of the following conditions applies: the loading dock is covered, or the applicant demonstrates that rainfall will not result in an exposure of storm water to pollutants.

14. Fire Sprinkler Test Water

Provisions shall be made in the project design and construction to allow for the discharge of fire sprinkler test water to an onsite vegetated area. If this is not feasible, provide for discharge to the sanitary sewer in accordance with current plumbing codes.

15. Miscellaneous Drain or Wash Water

a. Boiler drain lines shall be connected to the sanitary sewer system and may not discharge to the storm drain system.

b. For small air conditioning units, air conditioning condensate shall be directed to landscaped areas as a minimum BMP. For large air conditioning units, in new developments or significant redevelopments, condensation lines shall be connected to the sanitary sewer system, wherever feasible.

c. Roof drains shall discharge and drain away from the building foundation to landscaped areas wherever feasible.

d. Washing and/or steam cleaning activities must be performed at an appropriately equipped facility that drains to the sanitary sewer as specified in Section J. Any outdoor washing or pressure washing must be in compliance with the City's Stormwater Management Program requirements and managed in such a way that there is no discharge of soaps or other pollutants to the storm drain system. The applicant shall contact the Water Resources Division for specific discharge requirements.

16. Architectural Copper Installation

Projects with architectural copper should, if possible, purchase copper materials that have been pre-patinated at the factor. Whether patination is done offsite or onsite, applicant should consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. If patination is done on-site, implement one or both of the following:

a. Collect rinse water in a tank and pump to the sanitary sewer. Contact the City of Livermore Water Resources before discharging to the sanitary sewer.

b. Collect the rinse water in a tank and haul off-site for proper disposal.

B. II. OPERATIONAL BMPS

This section details Best Management Practices (BMP) that private property owners and/or the occupants of private property must implement following the construction of projects. Ultimately, the responsibility for implementation of these BMPs rests with the property owners. The City of Livermore's Source Control Program routinely performs inspections of industrial and commercial sites to verify BMP implementation and effectiveness.

1. Paved Sidewalks and Parking Lots

Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Wash water resulting from the pressure washing of parking lots must be captured, pretreated (if necessary) to meet local discharge limits, and discharged to the sanitary sewer. Wash water resulting from the pressure washing of sidewalks may be allowed to drain to the storm drain system provided that (a) no soap or other cleaning agents are used, and (b) all debris are trapped and collected to prevent entry into the storm drain system. Under no circumstances shall washwater containing any soap or other cleaning agents be discharged to the storm drain system.

2. Private Streets, Utilities and Common Areas

a. The owner of private streets and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

b. For residential developments, where other maintenance mechanisms are not applicable or otherwise in place, a Property Owners Association, Landscape & Lighting District, or an equivalent mechanism shall be created and shall be responsible for maintaining all private streets and private utilities and other privately owned common areas and facilities on the site including landscaping. These maintenance responsibilities shall include implementing and maintaining storm water BMPs associated with improvements and landscaping. CC&R's creating the association shall be reviewed and approved by the City prior to the recordation of the Final Map and recorded prior to the sale of the first residential unit. The CC&R's or Landscape & Lighting District shall describe how the storm water BMPs associated with privately owned improvements and landscaping shall be maintained and detail contact information for the entity responsible for such maintenance activities.

3. Vehicle/Equipment Repair and Maintenance

a. No person shall dispose of, or permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials, or rinse water from parts cleaning operations into storm drains.

b.No vehicle fluid removal shall be performed outside a building, or on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.

c.No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area that cannot discharge to the storm drain.

4. Fueling Areas

The property owner shall dry sweep the fueling area and spot clean leaks and drips on a routine basis. Fueling areas shall not be washed down with water unless the wash water is collected and prevented from discharging to the storm drain system. Wash water resulting from the pressure washing of fueling areas must be captured, pretreated (if necessary) to meet local discharge limits, and discharged to the sanitary sewer or hauled offsite for proper disposal through a licensed waste hauler.

5. Loading Docks

The property owner shall ensure that BMPs are implemented to prevent potential storm water pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control, and spill clean-up.

6. On-site Storm Drains

All on-site storm drains must be inspected and, if necessary, cleaned at least once a year immediately prior to the rainy season.

7. Architectural Copper Cleaning, Treating or Washing

When cleaning, treating or washing architectural copper features, implement one or both of the following:

- a. Collect rinse water in a tank and pump to the sanitary sewer. Contact the City of Livermore Water Resources before discharging to the sanitary sewer.
- b. Collect the rinse water in a tank and haul off-site for proper disposal.

10. WATER SUPPLY (CITY)

Potable and Recycled water laterals were stubbed to this site as a part of the Oaks Business Park Tract 7300. Developer shall either use the water laterals stubbed to the site or install new ones and abandon

the existing laterals per City Standards. Developer shall obtain an encroachment for all work within the City right-of-way.

A. POTABLE AND RECYCLED WATER SYSTEM

The Developer shall construct an on-site water system to provide the potable and recycled water necessary to serve the site and install pressure reduction valves (PRVs), backflow prevention devices and appurtenances on the potable water and recycled water services as directed by the City Engineer. All waterline valves must notate "EPDM" on the valve body. The Developer shall contact the Engineering Division at (925) 960-4500 for details on the required PRVs at the time the plans are prepared for a building permit. In order to differentiate the ownership of public and private facilities, the Developer shall provide the additional structures (valves or backflow devices) to be installed where the private lines connect to the public lines.

All fire sprinklers shall be connected to the potable water supply. The potable water system for fire fighting or alternate interim system acceptable to the Fire Marshall shall be constructed prior to building construction above grade or unfinished floor. Recycled water lines shall not be installed within buildings except for the purpose of toilet flushing if this option is exercised.

The fire service backflow preventer(s) shall be effectively screened from the public right-of-way while at the same time preserving ease of maintenance access to the backflow preventer(s). Screening shall be as specified on City Standard Detail W-10A, B and C. The fire service(s) shall be located so that the fire service backflow preventer(s) can be screened without blocking sight distance at driveways and intersections. The fire service backflow preventer(s) shall meet the performance standards of the backflow preventer shown in City Standard Detail W-10A, B and C.

Water mains shall be extended across all frontages of each phase.

Prior to removal of a 1-inch, a 1.5-inch, or a 2-inch water service, the Developer shall contact the City's Water Resources Division at (925) 960-8100, and ask if the City would like to convert the service to a water sampling station. Existing water services (of any size) that will not be used by the proposed development shall be abandoned at the main. Large services shall be abandoned by placing a blind flange on the tee at the main. Small services shall be abandoned by removing the corporation stop valve and installing the appropriate plug in the service saddle. Any valves or meters on abandoned services shall be removed. The meters shall be returned to the Water Resources Division if they are not reused. The Developer shall coordinate water service removals with the City's Water Resources Division as well as with the public works inspector.

11. UNDERGROUNDING OF UTILITIES:

All existing and new electric (with the exception of any 60 KV and higher voltage wires) and communication lines along the project frontage and within the project shall be placed underground. Electric, gas, Comcast and SBC utilities are required and shall be placed in a common trench. All electric transformers shall be placed underground. (Commercial and industrial developments may

have above ground transformers).

12. TRAILWAY/BIKEWAY REQUIREMENTS

All modifications to the multi-use trail to allow the right-out driveway onto West Jack London Boulevard shall be done per City Standards. Developer shall provide a bond estimate for all work within the public right-of-way.

13. MEDIANS AND OTHER LANDSCAPED AREAS

Since the City has a new centralized irrigation system with a computer terminal and modem located at the City's Maintenance Service Center, the Developer shall install a City standard centralized irrigation controller system with communication accessories as approved by the City. The City may exempt this requirement based on the limited size of the landscape area.

Landscape Maintenance and access easements shall be conveyed to the City for all areas outside of the public right-of-way that will be included in a Landscape Maintenance District or other funding mechanism or agreement for landscape maintenance.

14. SPECIAL DISTRICTS

A. Landscaping and Lighting Maintenance and Operation

This development is located in Landscape Maintenance District LL-855. The Developer shall provide a revised assessment diagram reflecting the modification to the trail and landscaping along West Jack London Boulevard.

B. State Community Infrastructure Program (SCIP)

This development is located in Community Facilities District 2006-1. Developer shall provide a revised assessment diagram showing the segregation of assessments. This diagram shall be filed with the State and/or recorded to update the SCIP program.

15. AIRPORT LOCATION

This development is located in the vicinity of the Livermore Municipal Airport. An aviation easement already exists on each property within this development. Aircraft operations in the vicinity of the property may potentially create nuisances, including but not limited to noise, vibration or odors. The owner and or future buyer should be aware that operations and flight numbers at the Livermore Municipal Airport could increase in the future. A report must be filed with the Division of Real Estate relative to this matter.

The Developer shall coordinate the type of construction and timing of all improvements with the Airport Manager and all other agencies involved. All necessary permits and approvals shall be obtained prior to construction of these improvements.

17. SUBDIVISION AGREEMENT AND SECURITY: N/A

16. FEE AMOUNTS

The Developer will be required to pay the applicable development impact fees and project processing fees due in connection with the building permit for this site. The fee shall be the amount in effect at the time the fee is required to be paid.

The City and the TVTC have agreed to charge the TIF and TVTDF fees, respectively, based on actual peak hour trips generated at the existing Haward facility with the conditions that if the project peak hour trips increase in the future, additional TIF and TVTDF fees will be assessed. To secure these fees the Developer shall enter into a Deferred Development Impact Fee Agreement with the City.

17. VEHICLE ACCESS

Prior to or with the submittal for the first plan check of any improvement plans, the Developer shall submit for review and approval a traffic control plan for providing safe entry to and exit from the site. The purpose of the plan is to insure that there will be safe entry and exit by construction and other vehicles prior to the installation of the required permanent improvements W Jack London Boulevard and Voyager Street.

Access to the development by construction equipment, material delivery and other heavy loads shall be limited by the Developer to the following route:

I-580, Isabel Avenue (SR84), West Jack London Boulevard, Voyager Street

Such heavy loads will not be allowed on existing residential streets in the vicinity of the development.

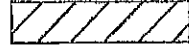
The wheel-loading on the above routes shall not exceed State load limits.

PN BGV:PGL:DES

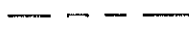
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form revised 7-12-13

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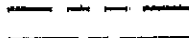
LEGEND



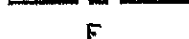
ROADWAY TO BE VACATED



LOT LINE



RIGHT OF WAY LINE



CENTER LINE

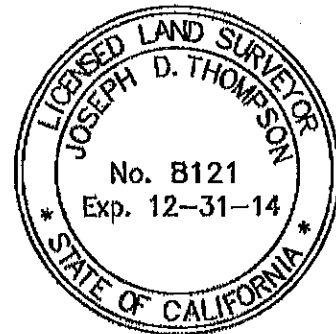
E
M
N
POB
POC
S
S.F.
(T)
W

EAST
MAPS
NORTH
POINT OF BEGINNING
POINT OF COMMENCEMENT
SOUTH
SQUARE FEET
TOTAL
WEST



0 50' 100' 200'

Scale 1" = 100 ft



CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH
C1	70.000'	105°35'03"	128.995'
C2	90.000'	7°35'41"	11.930'
C3	50.000'	66°25'14"	57.960'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 82°59'15" W	21.939'
L2	S 89°25'04" E	59.450'
L3	S 00°38'23" E	37.440'

PARCEL 4
PM 10256
326 M 78

VOYAGER STREET VACATION
AREA=17,924± S.F.

PARCEL B
TRACT 7300
291 M 3
APN: 904-0012-007

PARCEL 1
PM 10256
326 M 78



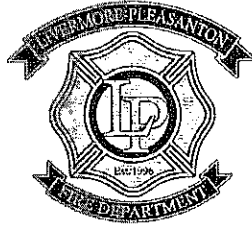
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "3A"
VOYAGER STREET
VACATION

LIVERMORE

CALIFORNIA

SCALE	1" = 100'
DATE	NOV, 2014
BY	RAS II
JOB NO.	96562-27
SHEET	1 OF 1



Date: January 23, 2015
To: City of Livermore Planning Division
From: Ryan Rucker, Deputy Chief / Fire Marshal
Subject: **SPDR14-018**

Plans dated December 12, 2014

SITE SPECIFIC AND GENERAL APPROVAL COMMENTS

1. The LPFD has seen the conceptual hydrant locations and will defer further discussion and approval of other fire protection appurtenances on site to our review of the underground shop drawings.
2. As the turning radii of the tractor/trailer truck exhibit is larger than an LPFD truck, the LPFD will accept exhibit SNR 14-0029-00 dated 12-12-14 as evidence of site circulation compliance.
3. The applicant has indicated that further information is not available for hazardous material storage comments. The applicant will comply with all applicable code for hazardous materials in future submittals as more details of the design are reviewed by the LPFD.
4. Provide a utility plan which shows a new fire hydrant at the north side of the driveway closest to the building at the public street.
5. All construction shall conform to the requirements of the 2013 California Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
6. Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2013 California Building, Fire and Residential Codes and local ordinances . Installations shall conform to NFPA Pamphlet 13.
7. 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 staff at 925/454-2331.

8. City ordinances require that all new and existing occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant is responsible for obtaining approval for location and the number of boxes from the Fire Prevention Bureau. Information and application for Knox is available through the Knox Company website or the Fire Prevention Bureau.
9. Occupant shall be responsible for providing tenant space building access keys for insertion into the Knox Box prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.
10. The proposed building(s) may have additional Fire Department requirements that can only be addressed by knowing the details of occupancy. These occupancy details shall be submitted to the Fire Department prior to submittal of construction plans to the Building Department. Details shall include but not be limited to the following:
 - A. Type of storage
 - B. Height of storage
 - C. Aisle spacing
 - D. Rack of bulk storage
 - E. Palletized storage
 - F. Type of occupancies within areas of the building(s)
11. 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".
 - Fire flow and duration shall be provided in accordance with 2010 CFC Appendix B.
 - The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Building Department, to be reviewed by the Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.

- All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, and C-36 or A.
 - All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.
12. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be minimum 4" high, by 1/2" stroke. If building is setback from primary access 50 feet or greater address size shall be increased for visibility and in accordance with Livermore-Pleasanton Standard Operating Procedures – Premises Identification Standards. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4" high by 1/2" stroke. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.
13. 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 or tract, as specified in the approved Site Plan, including the area where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.
 - b. 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.
 - c. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
 - e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use
 - f. Where a project is phased as part of the development 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.