
Correction Memo



TO: City Council

FROM: David Hanham, Planning Manager

SUBJECT: Exhibit A of the Pinole Square Item for July 19, 2022, Council Meeting

DATE: July 19, 2022

The Exhibit A – Conditions of Approval in item 10A – Pinole Square Extension was submitted in error. The correct set Conditions of Approval are attached.

**CITY COUNCIL RESOLUTION 2020-50,51,53 TO 57 EXHIBIT A
CONDITIONS OF APPROVAL: PINOLE SQUARE DESIGN REVIEW, CONDITIONAL USE PERMIT, VARIANCE**

	<u>Timing/ Implementation</u>	<u>Department Monitoring</u>	<u>Verification</u>
ONGOING			
1.	The project shall be constructed in substantial compliance with the approved Design Review, Conditional Use Permit, and Variance Package, DR-17-23, CUPs 17-12, 17-13, 17-14, 17-15, 17-16, 17-17, 17-18, 20-01, 20-02 VAR 20-01, 20-02, unless otherwise conditioned.	Development Services Department	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	City Attorney and Development Services Department	
3.	All development permit drawings and subsequent construction shall substantially conform to the planning application design information and drawings submitted for Planning Commission consideration and as recommended for approval. Any modifications must be reviewed by the City Engineer and Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission or City Council.	Development Services Department	

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4.	Failure to obtain prior approval to material modify the construction plans may result in having to repay the original development application permit fees and/or withholding of the occupancy permit/final building inspection approval until such time as the modification(s) to the plans has been reviewed and approved by the City Engineer and Planning Manager and /or the Planning Commission.	Planning Division	
5.	Implementation of elements directly associated with the use and development of the fueling kiosk and canopy within the design review, conditional use permit, and variance approval is contingent upon approval of the Specific Plan Amendment SPA 20-01, which establishes service stations as an allowable use in the CMU district of the Service Sub Area of the Appian Way Corridor in the Three Corridors Specific Plan.	Development Services Department	
6.	<u>EXTERIOR MATERIAL AND COLORS</u> All exterior materials and colors are to be consistent with approved project color / material boards. Once installed, all improvements are to be maintained in accordance with the approved plans. Any changes which materially affect the exterior character shall be resubmitted to the Development Services Department for review and approval. Minor changes may be approved by the Planning Manager. Any changes determined by the Development Services Department to be non-minor may be referred to the Planning Commission after conferring with the Chair of the Planning Commission.	Development Services Department	
7.	<u>PARKING DEMAND MANAGEMENT PLAN</u> Copies of the City-approved Parking Demand Management Plan shall be placed within each leasable space and shall be provided upon request.	Development Services Department	

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8.	<u>GRAFFITI AND VANDALISM CONTROL</u> The owner shall keep the site clear of graffiti and signs of vandalism at all times. Graffiti-resistant materials shall be used when feasible. All graffiti shall be removed within 72 hours.	Police Department	
9.	<u>VIDEO SURVEILLANCE</u> Video surveillance cameras shall be required for all commercial buildings. A. Placement of the video surveillance cameras will be established by the Police Department after review of the plans and intended use of the project. B. Building cameras shall be compatible with Police Department play back equipment prior to building final occupancy approval.	Police Department	
10.	<u>SIGNS</u> All project signage shall be developed in accordance with existing Sign Ordinance (Chapter 17.52 of the Pinole Municipal Code) and/or an approved sign program for the project.	Development Services Department	
11.	<u>SIGN PROGRAM ENFORCEMENT</u> The property owner or designee shall be provided with a copy of an approved signage program for the Pinole Square Shopping Center. The property owner and any subsequent owners shall ensure that all signage installed on their property within the Pinole Square Shopping Center shall be consistent with the approved master sign program as well as the City's sign requirements. The property owner or designee shall ensure that any illegal signage installed by tenants shall be removed within 72 hours upon notification by the City of Pinole and shall furnish the name and contact information for the property manager responsible for adherence to this	Development Services Department	

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	condition of approval and update the contact information in the future as needed.			
12.	<p><u>LANDSCAPING</u></p> <p>A. All landscaping shall be of a variety and type that upon reaching maturity will not provide concealment for a human being and will not grow to cover windows, doors, light fixtures or addresses.</p> <p>B. All trees shall be planted a sufficient distance from the buildings so that upon reaching maturity they will not provide roof access.</p>	Ongoing	Development Services and Police Departments	
13.	<p><u>ALCOHOL LICENSING</u></p> <p>Applicant shall obtain the applicable State Alcohol Beverage Control license and ensure no alcohol shall be sold for on-site consumption. A copy of the license shall be submitted to the Development Services and Police Departments prior to commencement of alcohol sales.</p>	Ongoing	Development Services and Police Departments	
14.	<p><u>ALCOHOL SALES</u></p> <p>The following requirements apply to the Conditional Use Permit request for the alcohol sales at the Safeway market and Safeway fueling kiosk:</p> <p>There shall be no sale of alcohol for on-site consumption.</p> <p>A sign concerning the California Law Prohibiting Minors to Drink Alcohol and signage prohibiting loitering or public drinking must be posted inside and outside the establishment in clear public view to the satisfaction of the Police Department.</p>	Ongoing	Development Services and Police Departments	

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	<p>A copy of these conditions of approval shall be kept on premises and made available upon request.</p> <p>All staff within 90 days of employment shall receive “responsible beverage service training.” Applicant shall include these training details as part of the “complaint response/community relations.” The applicant shall ensure that employee training documentation is provided to the Police Chief and retained on premises and made available upon request.</p> <p>Proposed modification of the hours or other aspects, including location within the store of alcoholic beverages and security measures of the business shall be submitted for review and approval by staff. Staff will determine if changes are substantial and require further review by the Planning Commission.</p>		
15.	<p>OUTDOOR DISPLAY</p> <p>All outdoor display and sales activities shall be associated with the primary use of the property. Only those goods and services associated with the primary use may be stored, sold, or displayed.</p> <p>The maximum permanent outdoor display area shall be included in a precise outdoor merchandise sales plan. However, the maximum square footage shall under no circumstances exceed the square footage identified in the approved plan set.</p> <p>The maximum height of any outdoor display merchandise except plant materials shall be 5.5 feet. All outdoor display merchandise, regardless of height, shall be adequately secured and/or anchored to ensure that it does not hinder the traffic flow on the property or pose a safety hazard. The</p>	Development Services Department	

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	outdoor display of merchandise shall not be placed in a manner which blocks the store entrance or required paths of travel.			
16.	<p><u>OUTDOOR EATING AREA</u> The outdoor eating area shall be monitored and cleaned as needed by restaurant staff during operating hours to ensure that it remains neat, clean and free of trash.</p> <p>Any outdoor seating area damage or graffiti shall be repaired and/or cleaned promptly to return the area to its original condition within 72 hours.</p> <p>No tables and chairs shall be located within six (6) feet of the disabled person access ramp closest to the outdoor seating area or placed within a six foot path of travel.</p> <p>The applicant and operator shall ensure the outdoor seating area operates in a manner consistent with the Pinole Municipal Code.</p>	Ongoing	Development Services	
17.	<p><u>DRIVE THROUGH TENANT</u> The owner shall look at the Market Analysis and Void Analysis submitted by ECONsolutions by HdL to the City of Pinole when considering potential tenants for the drive through building to determine whether the space can be occupied by a use other than fast food.</p>	On-Going	Development Services Department	
18.	<p><u>COMPLIANCE WITH CODES AND REGULATIONS</u> The Pinole Square Shopping Center shall be constructed and operated in compliance with all applicable federal, State, and local regulations, including all applicable Building Codes and Fire Codes.</p>	Ongoing	Development Services Department	

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Prior To Issuance of Any Construction Permits				
19.	<u>APPROVAL CONDITIONS ON CONSTRUCTION PLANS</u> These conditions of approval and the project Mitigation Measures shall be included or referenced on the cover sheet of the project improvement and building construction plans.	Prior to Issuance of any Building Permits	Development Services	
20.	<u>ENVIRONMENTAL MITIGATION MEASURE MONITORING</u> All mitigation measures included in the Initial Study/Mitigated Negative Declaration for the Pinole Square Shopping Center project and included in the Mitigation Monitoring and Reporting Program (MMRP) are hereby incorporated by reference as project conditions of approval and shall be included in project construction plans.	Prior to Issuance of Any Construction Permit	Development Services Department	
21.	<u>PYLON SIGN</u> The pylon sign design shall include the ability to remotely control the brightness of the pylon sign to the satisfaction of the Development Services Department with the capability to automatically reduce sign brightness at dusk.	Prior to Issuance of any Building Permit for the Pylon Sign	Development Services Department	
22.	<u>STORE FLOOR PLAN & OUTDOOR MERCHANDISE DISPLAY PLAN</u> The Applicant shall provide a precise store floor plan and outdoor merchandise display plan for review and approval. The plan shall include the location where alcohol will be stored and displayed. The plan shall include the location and square footage of merchandise display area.	Prior to Issuance of Any Construction Permit	Development Services and Police Department	

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23.	<u>OUTDOOR SEATING PLAN</u> The applicant shall submit for review and approval a precise outdoor seating plan that includes the number, location, and design of all proposed tables, chairs, and shade features. Tables and chairs permanently stored outside shall be durable, graffiti-resistant and secured to prevent damage or theft.	Prior to Issuance of Any Construction Permit	Development Services and Police	
24.	<u>INCORPORATION INTO THE LANDSCAPE AND LIGHTING DISTRICT</u> As a result of this project, the Landscape and Lighting District Number One will be modified to include a new zone to provide additional reasonable and necessary maintenance. Prior to the recordation of any parcel map, or the issuance of any construction permit, the applicant shall agree to annex into the amended Landscape and Lighting District Number One as directed by the City Engineer.	Prior to the Recordation of the final map or Issuance of Any Construction Permit	Development Services Department	
25.	<u>PERMITS, BONDS, AND INSURANCE</u> The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for all work to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of any construction permit for construction in the right of way.	Prior to Issuance of Any Construction Permit	Development Services Department	
26.	<u>DEPOSITS TO THE DEVELOPMENT SERVICES DEPARTMENT</u> The applicant is responsible for all engineering review and inspection and survey services that may be required.	Prior to Issuance of Any Construction Permit	Development Services Department	

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27.	<u>TRASH CAPTURE DEVICES</u> The applicant shall ensure the site is installed with trash capture devices at inlets or points where stormwater may enter the stormwater drainage system, to the satisfaction of the City Engineer. All proposed and existing trash capture device locations shall be identified in a plan sheet, which is reviewed by the City Engineer.	Prior to Issuance of Any Construction Permit	Development Services Department	
28.	<u>CLEAN WATER COMPLIANCE</u> The applicant shall demonstrate plan compliance with local, state, and federal clean water regulations to the satisfaction of the City Engineer.	Prior to Issuance of Any Construction Permit	Development Services Department	
29.	<u>PERMITS REQUIRED BY OTHER AGENCIES</u> The applicant shall obtain all permits and pay all applicable fees that may be required by one or more of the public service or utility providers including, but not limited to, State Department of Fish and Wildlife, Caltrans, Western Contra Costa Transit Authority, WCCUSD, EBMUD, PG&E, Contra Costa County Flood Control and Water Conservation District, and Contra Costa Environmental Health as applicable. If a project component is within the jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to the Development Services Department prior to issuance of any City permits. A Notice of Intent must be issued by the Regional Water Quality Control Board before any construction permit can be issued and a Notice of Termination must be issued at the end of the project by the Regional Water Quality Control Board before a Certificate of Occupancy is issued.	Prior to Issuance of Any Construction Permit	Development Services Department	

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30.	<u>BUS TURNOUT DESIGN</u> The Applicant shall prepare a precise design plan for the bus turnout area including the provision of amenities such as a rider shelter, trash receptacles, seat benches, and electrical power from the abutting proposed market to allow for electronic updates about upcoming bus arrivals. The design shall reflect input from Western Contra Costa Transit Authority prior to submittal to the City.	Prior to Issuance of Any Construction Permit	Development Services Department	
31.	<u>SOILS REPORT</u> A soils report containing all design recommendations of footings, pier holes, retaining walls, and any other information pertinent to the soil condition shall be submitted. The Soils Report shall be prepared by a licensed soils engineer or geologist.	Prior to Issuance of Any Construction Permit	Development Services Department	
32.	<u>GENERAL LANDSCAPING REQUIREMENTS</u> The Applicant shall prepare a detailed final landscape plan. The final landscaping plan shall be prepared by a landscape architect, registered in California, and shall be submitted to the Development Services Department for review and approval prior to the issuance of a building permit. The landscape plan shall comply with Chapter 15.54 and Chapter 17.38 of the Municipal Code and shall include the following: A. Sizes, species, locations of all plant materials. B. Location and size of all existing trees proposed for removal or retention (2 inches in diameter or greater). C. Location and size of all new proposed trees, shrubs, vines, and ground cover.	Prior to Issuance of Any Construction Permit	Development Services Department	

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	<p>D. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers and piping.</p> <p>E. All proposed trees shall be a minimum of 15 gallon size, double-staked and all proposed shrubs on the site shall be a minimum of 5 gallon size.</p> <p>F. Twenty-five percent (25%) of all new trees on a project site shall be a minimum of 24" box size.</p> <p>G. All landscaped areas not improved with lawn shall be protected with a two-inch deep bark mulch as a temporary measure until the ground cover is established.</p>		
33.	<p><u>TREE LOCATION AND TREE REMOVAL</u> The applicant shall note the location of trees 4 inches in diameter at breast height (measured 4.5 feet above natural grade) or greater in size to be removed from the project site. Refer to Chapter 17.96 of the Pinole Municipal Code for species and sizes of trees classified as protected trees.</p> <p>A Tree Removal Permit is required for removal of protected trees. Any required Tree Removal Permit application must be submitted with an arborist report to the Development Services Department.</p>	Prior to Issuance of Any Construction Permit	Development Services Department
34.	<p><u>UPDATED TREE PLAN</u> The applicant shall present an updated tree plan to Planning Commission. The applicant shall consider the planting of native trees. Consideration should also include whether they are appropriate for the site, what may drop from the trees, and durability of the selected trees at this location.</p>	Prior to Issuance of Any Construction Permit	Development Services Department

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	Trees should not be shallow rooted when planted, which may break up the parking lot.			
35.	<u>BARRIER AT FENCE</u> The applicant shall work with Staff to add a barrier, such as a low impact wall or guard-rail, in front of the fence to provide additional safety from traffic. Revise the site plan and show the proposed design of the barrier.	Prior to Issuance of Any Construction Permit	Development Services Department	
36.	<u>TRAFFIC MEETING</u> The applicant shall convene a meeting with Staff to determine whether minor improvements can be made and whether signs or striping can be used to ease the traffic burden, especially after school. Signage consideration should include whether there can be improvements to the traffic signs onto I-80.	Prior to Issuance of Any Construction Permit	Development Services Department	
37.	<u>BACK-UP POWER</u> The applicant shall update Staff regarding plans for back-up power at the project site.	Prior to Issuance of Any Construction Permit	Development Services Department	
38.	<u>PUBLIC IMPROVEMENT PLAN</u> Prior to the issuance of any construction permit at the Pinole Square Shopping Center, the applicant shall prepare a public improvement plan, obtain an encroachment permit, and post the required bonds and insurance for any improvements within the public right-of-way:	Prior to Issuance of Any Construction Permit	Development Services Department	

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39.	<u>STANDARD DRAWINGS FOR PUBLIC IMPROVEMENT</u> All public improvements shall be made in accordance with the latest adopted Contra Costa County Standard Drawings and Specifications. All work shall conform to the applicable City ordinances. Best Construction Management practices shall be observed at all times during the course of construction.	Prior to Issuance of Any Construction Permit; and During Construction	Development Services Department	
40.	<u>SITE DEVELOPMENT</u> The applicant shall submit a site grading and drainage plan with all supporting data, including hydraulic calculations. The plan shall be prepared by a registered Civil Engineer and be approved by the Development Services Department prior to the issuance of any City permits (as per Chapter 15.36 of the Municipal Code).	Prior to Issuance of Any Construction Permit	Development Services Department	
41.	<u>EROSION CONTROL PLAN</u> The applicant shall submit an erosion control plan in accordance with the City's Grading Ordinance (Section 15.36.190 of the Municipal Code) when grading is performed during winter season (October 1 through April 15). For all sites over one acre, in accordance with the City's Erosion Control Ordinance (Chapter 8.20 of the Pinole Municipal Code) the applicant shall submit: a. An Erosion Control Plan; b. A Storm water Pollution Prevention Plan (SWPPP); c. A Storm water Control Plan (SCP) Certified by an Architect or Engineer; and d. An Operation and Maintenance Plan	Prior to Issuance of Any Construction Permit	Development Services Department	

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42.	<u>PARKING DEMAND MANAGEMENT PLAN (PDMP)</u> The applicant shall submit a parking demand management plan (PDMP) to the Development Services Department for review and approval. The PDMP shall include lease requirements identifying non-employee parking areas based on business operating hours. The PDMP shall require that local rideshare and transit information be continuously provided within each leasable space for review by employees and customers. The PDMP may include posted, privately enforced time limits for parking in high parking demand areas during peak parking demand hours to ensure parking spaces serve multiple customers throughout each day. Copies of the City-approved PDMP shall be placed within each leasable space and shall be provided upon request.	Prior to Issuance of Any Construction Permit	Development Services Department	
43.	<u>ELECTRIC VEHICLE CHARGING STATIONS</u> The applicant shall include electric charging stations at a location to the satisfaction of the Development Services Department.	Prior to Issuance of Any Construction Permit	Development Services Department	
44.	<u>MATERIAL HAULING</u> The applicant shall submit a proposed material hauling route and schedule. Said submittal shall be approved by the City Engineer prior to issuance of any construction permit. All material hauling activities must adhere to the approved route and hours of operation. Dust control and street maintenance shall be the responsibility of the applicant.	Prior to Issuance of Any Construction Permit	Development Services Department	

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45.	<u>UNDERGROUND UTILITIES</u> The applicant must agree to install all utility service, including telephone, electric power, and other communications lines underground as per Chapter 13.16 of the Municipal Code.	Prior to Issuance of Any Construction Permit	Development Services Department	
46.	<u>RECIPROCAL ACCESS AND PARKING AGREEMENT</u> Prior to the recordation of a Final the applicant shall record a Reciprocal Access and Parking Agreement, in a form acceptable to the City Attorney, over and between the all properties with access to Tara Hills Drive through the Pinole Square parking lot.	Prior to Issuance of any Construction Permit or recordation of a final map	City Attorney and Development Services Department	
47.	<u>BUSINESS SITE EMERGENCY RESPONSE FORM</u> The applicant shall require building contractors to complete a Police Department "Business Site Emergency Response Form" and shall ensure delivery to the Police Department prior to issuance of a building permit.	Prior to Issuance of Any Permit	Police and Development Services	
48.	<u>PRE-CONSTRUCTION MEETINGS</u> The applicant's construction contractor(s) shall attend pre-construction meetings as needed with City staff to coordinate satisfaction of mitigation measures and other permit conditions of approval during construction.	Prior to Issuance of Any Construction Permit	Development Services	
49.	<u>STREET ADDRESS ASSIGNMENT</u> An address assignment plan for the project shall be submitted for review and approval and shall be reflected on the submitted building plans.	Prior to Issuance of Any Construction Permit	Development Services Department	

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50.	APPROVAL CONDITIONS ON CONSTRUCTION PLANS These conditions of approval and the project Mitigation Measures shall be included or referenced on the cover sheet of the project improvement and building construction plans.	Prior to Issuance of any Building Permits	Development Services	
51.	CONSTRUCTION WASTE MANAGEMENT PLAN The Applicant shall submit to the Development Service Department a pre-construction waste management plan prior to the issuance of any construction permit to satisfy the CALGreen Building Code requirements.	Prior to Issuance of Any Construction Permit	Development Services Department	
Prior To Issuance of Building Permits				
52.	PLAN CHECK FEES A plan check fee shall be paid to the Building Division at time of submission of plans as per Section 15.02.060 of the Municipal Code.	Prior to Issuance of a Building Permit	Development Services Department	
53.	DEVELOPMENT IMPACT FEES AND SCHOOL FEES Prior to issuance of a building permit, the applicant shall pay all applicable development impacts fees and school fees and provide evidence of payment.	Prior to Issuance of a Building Permit	Development Services Department	
54.	CONTRACTORS Contractors must identify all subcontractors prior to issuance of a building permit. Each subcontractor must obtain a City business license prior to issuance of a building permit or commencing work as per Section 5.04.020 of the Municipal Code.	Prior to Issuance of a Building Permit	Development Services Department	

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55.	<u>PYLON SIGN DESIGN</u> The Applicant shall modify the pylon sign to ensure that the sign area does not exceed 750 square feet per side to be consistent with City's Sign Ordinance requirements.	Prior to Issuance of a Building Permit	Development Services Department	
56.	<u>LIGHTING PLAN</u> The applicant shall prepare a detailed lighting plan for Development Services and Police Department Review and approval to ensure that proposed light levels satisfy Chapter 17.46 of the Pinole Municipal Code. The lighting plan shall be coordinated with the preparation of the detailed landscape plan and include a photometric plan and light fixtures specifications and height levels for onsite lighting. All proposed light fixtures shall include shields to illuminate only the intended area. Separate photometric plans shall be submitted for review in conjunction with proposed phased development submittal to ensure adequate lighting is provided for each of the proposed buildings and the overall project site.	Prior to Issuance of a Building Permit	Development Services and Police Departments	
57.	<u>CONSTRUCTION PLANS FOR FIRE PREVENTION</u> Prior to issuance of a building permit, building plans and plans for fire extinguishing system shall be submitted for Fire Code plan check.	Prior to Issuance of a Building Permit	Development Services and Fire Departments	
58.	<u>FIRE ACCESS</u> Prior to issuance of a building permit, paved fire apparatus roads shall be installed for every building or stockpile of combustible materials located more than 150 feet from fire department vehicle access. Said access roads are to be posted "No Parking Fire Lane" and shall not be used for storage of materials.	Prior to Issuance of a Building Permit	Development Services and Fire Departments	

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59.	<u>WATER SUPPLY SYSTEM</u> Prior to issuance of a building permit for vertical construction, there shall be an approved and tested water supply system capable of supplying the required fire flow as determined by the Fire Chief or Fire Marshal. Water supply system for staged construction shall provide required fire flows.	Prior to Issuance of a Building Permit	Development Services and Fire Departments	
60.	<u>SCREENING OF ROOF-MOUNTED EQUIPMENT</u> The applicant shall ensure that all roof-mounted mechanical equipment for each commercial building is fully screened from public view to the satisfaction of the Development Services Department.	Prior to Issuance of Building Permit	Development Services	
During Construction				
61.	<u>MODIFICATION OF APPROVED PLANS</u> Failure to obtain prior approval to materially modify the approved plans may result in having to pay double the original planning application permit fee and/or withholding of the occupancy permit until such time as the modification(s) to the plans has been reviewed by the Planning Commission or City Council.	During Construction	Development Services Department	
62.	<u>DEBRIS BOX</u> The Applicant shall ensure that prior to commencing construction a contractor shall place on-site a minimum 10 cubic yard "debris box" for receiving and holding of all construction debris.	During Construction	Development Services Department	

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<p>63. TREE PROTECTION The applicant shall protect all major vegetation not indicated to be removed or demolished from damage during construction. Tree protection shall comply with the arborist's report and shall include the following measures:</p> <ul style="list-style-type: none"> A. Protection fencing or existing major vegetation to remain. B. Oil, gas, chemical, or other hazardous construction material shall not be stored within the drip line of trees to remain. C. Signs, wires, or other types of obstructions shall not be attached to trees, and D. Trenching under the drip line of trees is to be avoided if possible. If trenching is necessary, trenches are to be hand dug and major roots retained. 	During Construction	Development Services Department	
<p>64. CONSTRUCTION NUISANCE PREVENTION The following provisions shall be followed during all construction activities for the project:</p> <ul style="list-style-type: none"> A. Construction activities are restricted to between 7:00A.M. and 5:00 P.M., Monday through Friday and 9:00 A.M. to 6:00 P.M. on Saturday unless a modification of construction hours is requested and granted by the City as allowed under Chapter 15.02 of the City Municipal Code. B. Prior to any earth hauling operations the applicant shall submit a hauling plan for approval by the City Engineer 	During Construction	Development Services and Police Departments	

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	<p>C. All construction vehicles shall be properly maintained and equipped with exhaust mufflers and meet State and Federal standards.</p> <p>D. Newly disturbed soil surfaces shall be watered down regularly by a water truck maintained on site during all day light hours. and construction grading activity shall be discontinued in wind conditions greater than 10 miles per hour.</p> <p>E. All excavated materials and construction debris shall be covered with a tarp during transit to and from the site. The site shall be cleaned on a daily basis and construction material shall be screened from view whenever feasible.</p> <p>F. Active construction sites shall be fenced and all equipment and materials shall be secured consistent with an approved Security Plan.</p>		
65.	<p><u>CONSTRUCTION MANAGEMENT</u> The storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued. The project site shall be kept free of litter and all construction equipment and materials will be secured at the end of each construction day. The applicant's representative in charge shall be at the job site during all working hours. The public streets adjacent to construction activity shall be maintained in a clean and orderly condition to the satisfaction of the City Engineer.</p>	Development Services Department	
66.	<p><u>INSPECTIONS</u> The applicant shall notify the Development Services Department at least forty-eight (48) hours prior to starting any work pertaining to on-site</p>	Development Services Department	

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	<p>drainage facilities, grading, or paving, as well as all work in the City's right-of-way as per Section 15.36.230 of the Municipal Code.</p> <p>The applicant shall arrange all inspections with the Building Division, Fire Department, and Public Works Division. All Building Division inspection requests shall be made at least 24 hours in advance.</p>		
67.	<p><u>SEWERS</u></p> <p>The applicant shall install as a minimum a six (6) inch City standard sewer lateral connection to the sewer main, complete with property line clean out, and in accordance with the latest West County Sanitation District Standard Specification.</p>	Development Services Department	
Prior to Final Building Occupancy			
68.	<p><u>OCCUPANCY PERMITS</u></p> <p>Occupancy permits shall not be granted until all construction is completed and finalized in accordance with the approved plans and conditions of approval required by the City, or a bond has been posted to cover all costs of the unfinished work as agreed to by the Development Services Department.</p>	Development Services Department	
69.	<p><u>FIRE EXTINGUISHING SYSTEM</u></p> <p>Automatic fire extinguishing / sprinkler systems shall be required for all four buildings.</p>	Development Services and Fire Departments	

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	<u>Timing/ Implementation</u>	<u>Department Monitoring</u>	<u>Verification</u>																
70.	<p>CONSTRUCTION WASTE MANAGEMENT REPORT - DEBRIS REMOVAL The applicant shall complete post-construction waste management report for review and approval by the Development Services Department prior to final inspection to satisfy CALGreen Building Code Requirements. All building debris shall be properly disposed of outside the City of Pinole.</p>	Prior to Building Occupancy	Development Services Department																
71.	<p>SIDEWALK, CURB AND GUTTER REPAIR INSPECTION The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter that is damaged during construction of this project. A field visit shall be scheduled with Development Services Department staff prior to the issuance of any construction permits to document pre-construction conditions in the field.</p>	Prior to Building Occupancy	Development Services Department																
72.	<p>TREE REPLACEMENT All trees that are removed from the site shall be replaced as determined by the Development Services Department and in accordance with the replacement table for existing trees. Any tree, which is removed, that was shown to be preserved on the final landscaping plan shall be replaced at twice the rate indicated on the replacement table.</p> <p>STANDARD REPLACEMENT TABLE FOR EXISTING TREES</p> <table> <tr> <td>Size of Tree</td><td>36</td><td>24</td><td></td></tr> <tr> <td>to be removed</td><td>Inch</td><td>Inch</td><td>15</td></tr> <tr> <td>(Trunk Diameter)</td><td>Box</td><td>Box</td><td>Gallon</td></tr> <tr> <td>2" or less</td><td></td><td></td><td>1</td></tr> </table>	Size of Tree	36	24		to be removed	Inch	Inch	15	(Trunk Diameter)	Box	Box	Gallon	2" or less			1	Prior to Building Occupancy	Development Services Department
Size of Tree	36	24																	
to be removed	Inch	Inch	15																
(Trunk Diameter)	Box	Box	Gallon																
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	<p>4" 1</p> <p>6" or greater 1</p> <p>Numbers in replacement table refers to quantities to be used to replace each tree. Each tree container size number in the vertical column represents a 100% replacement value for an existing tree removed (size as noted). These numbers (columns) may be mixed as long as proportionate totals will equal 100%. For example: one 24" DBH tree may be replaced with twelve 15 gallon trees or six 24" box trees or three 24" box trees plus six 15-gallon trees or four 36" box trees, etc.</p>			
73.	<p>LANDSCAPE MAINTENANCE</p> <p>Prior to issuance of a Certificate of Occupancy, the applicant shall enter into a landscape maintenance agreement for on-site landscape with the City for a minimum of two years (maximum of five years). If, after two years, the landscaping is found to be in satisfactory condition, the amount of the bond shall be returned. If, however, the landscaping is not found to be satisfactory, the City will extend the time of the agreement in one-year increments with a maximum of five years. A security bond shall be posted which equals 20 percent of the costs of landscaping, but shall not exceed \$10,000. For large projects, the amount of the bond shall be determined on a case-by-case basis and may exceed \$10,000. The applicant shall submit a cost estimate of all the required landscape improvements. All landscaping shall be maintained free of weeds, debris and litter at all times.</p>	Prior to Building Occupancy	Development Services Department	

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74.	<u>VENTS, GUTTERS, AND FLASHING, ETC.</u> All vents, gutters, downspout, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.	Prior to Building Occupancy	Development Services Department	
75.	<u>TRASH ENCLOSURES</u> All trash enclosures shall be constructed of sturdy, opaque materials, which are in harmony with the architecture of the nearest building and shall meet applicable Contra Costa County Health Department and City requirements.	Prior to Building Occupancy	Development Services Department	
76.	<u>PUBLIC AREA LIGHTING</u> All exterior doorways, stairwells, pathways, walkways, hallways, and courtyards for commercial and industrial buildings shall be lighted to a minimum of 2-foot candles, minimum maintained, measured at 5 feet above ground. Parking areas for commercial and industrial buildings shall be lighted to a standard of 2 foot candles, minimum measured at ground level where beams overlap. Except as otherwise noted, all security light fixtures shall be mounted a minimum of 10 feet above ground. All required lighting shall be equipped with a photoelectric cell or equivalent technology to turn it on at sunset and off at daybreak. All areas where video camera surveillance is required shall meet the standards for the camera selected and approved by the Police	Prior to Building Occupancy	Development Services and Police Departments	

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	Department	Timing/ Implementation	Department Monitoring	Verification
77.	<p><u>MECHANICAL EQUIPMENT</u> All mechanical devices and their component parts, such as air conditioners, evaporative coolers, exhaust fans, or similar equipment located wholly or partially on the roof or wall shall be fully screened from view. All wall mounted heating units or air conditioners shall be flush-mounted.</p>	Prior to Building Occupancy	Development Services Department	
78.	<p><u>ADDRESSING</u> Prior to issuance of a "Certificate of Occupancy" or final building inspection approved numbers and addresses shall be installed on the building and at tenant spaces in compliance with Title 15 of the Municipal Code.</p> <p>A. Specific mounting location shall be determined at the time of plan review.</p> <p>B. Address shall be internally or externally lighted during the hours of darkness.</p> <p>C. Each building shall have an address on it. If there is more than one tenant space per address, each tenant space shall have an address that is unique from the other tenant spaces.</p> <p>D. Addressing plans for multiple family, commercial and industrial complexes shall be submitted for review.</p>	Prior to Building Occupancy	Building Division and Fire Department	

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79.	<u>KEY VAULT</u> In order to facilitate emergency access to the structure, a key vault shall be installed as approved by the Fire Department.	Prior to Building Occupancy	Development Services and Fire Departments	
80.	<u>FIRE EXTINGUISHERS</u> Prior to issuance of a "Certificate of Occupancy" or final building inspection, approved fire extinguishers shall be installed as required by the Fire Department.	Prior to Building Occupancy	Development Services and Fire Departments	
81.	<u>SECURITY PLAN DURING OPERATIONS</u> The applicant shall prepare a detailed security plan for review and approval by the Police Department to help prevent crime during operations. The security plan shall include emergency contact information and ongoing crime prevention measures to the satisfaction of the Police Chief.	Prior to Building Occupancy	Police Department	
82.	<u>ALARM SYSTEM</u> Each individual commercial space shall be equipped with a burglar alarm system, installed by state licensed contractor. The system shall include: 1. Full perimeter coverage to include all doors requiring locks, windows, skylights and roof hatches. 2. Interior backup protection such as motion detectors, contacts on key interior doors or glass breakage detection. 3. Battery backup power system with charging system. System shall be hardwired.	Prior to Building Occupancy	Development Services and Police Department	

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	<u>Timing/ Implementation</u>	<u>Department Monitoring</u>	<u>Verification</u>
4. Silent robbery alarm, employee activated. Activation devices shall be placed in locations that are easily accessible to employees during normal business hours to the satisfaction of the Police Department Separate alarm system plans shall be submitted for review during review of each proposed tenant space improvements.			
83. DOORS AND ROOF HATCHES All exterior doors (including storage and utility room doors) that exit to the outside, to a common hallway or separate units shall be of solid core wood or metal construction. Sliding and storefront doors may be of glass construction if the glass is designed to be laminated safety glass or equivalent as allowed under the Building Code. All doors described above shall be equipped with the following locking mechanisms: 1. Dead Bolt Locks: a. A minimum of ¾ inch diameter by 1-inch throw. b. High security case hardened bezel around the locking mechanism. c. Made of case hardened steel. d. High security striker plate (4-screw type, screws a minimum of 1½ inches long).	Prior to Building Occupancy	Development Services and Police Departments	

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<p>e. Where there is glass in a door that would allow a person to operate lock from the outside if the glass were broken a double cylinder dead bolt is required. (Commercial only. Must meet fire Code requirements).</p> <p>2. All double doors shall have a dead bolt lock, as described in B.1, in the primary door. The secondary door shall have lock mechanisms that secure the top of the door to the door head and the bottom of the door to the floor. Where the double doors are separated by a mullion both doors shall have dead bolts as described in B-1.</p> <p>On doors with locks which open outward, all hinges shall be pinned or have hinges of a type that prevents the hinge pins from being removed from the outside.</p> <p>All entry doors, except those with glass, shall be equipped with a door viewer that has the capabilities of viewing a minimum of 180 degrees.</p> <p>Fire blocks shall be placed at a minimum of two (2) studs spaces on each side of an exterior door, where locks are required, at the same height as the locks. The design and materials used shall aide in preventing the doorjamb from spreading when a pry tool is used to separate the door from the doorjamb at the lock.</p> <p>All roof hatches (access to roof) shall be securely locked from the inside. Dead bolt or similar locking mechanism is recommended.</p>			

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