

**PLANNING COMMISSION RESOLUTION 22-02
WITH EXHIBIT A: CONDITIONS OF APPROVAL**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PINOLE APPROVING
COMPREHENSIVE DESIGN REVIEW (DR20-10) TO CONSTRUCT AN OFFICE ADDITION
AND 29-UNIT APARTMENT BUILDING AT 2801 PINOLE VALLEY ROAD (APN 360-010-029)**

WHEREAS, Toby Long Design (“Applicant”) filed an application with the City of Pinole for Comprehensive Design Review to construct an office addition and a 29-unit apartment building (the “Project”); and

WHEREAS, the project is located at 2801 Pinole Valley Road, identified as APN 360-010-029; and

WHEREAS, the site has a General Plan Land Use Designation of Service Sub-Area (SSA); and

WHEREAS, the site has a Specific Plan Land Use designation and Zoning designation of Office Professional Mixed Use (OPMU); and

WHEREAS, a nonresidential addition of 500 square feet or greater and a new multifamily residential development are subject to review and approval of Comprehensive Design Review; and

WHEREAS, the Project proposes to set aside two units affordable to very low income households and two units to low income households, whereby income levels are determined by the area median income for Contra Costa County; and

WHEREAS, the Project is eligible to apply the provisions of State Density Bonus law (Government Code Section 65915), including density bonus units, waivers/reductions in development standards, reduced parking ratios, and incentives/concessions; and

WHEREAS, the Project successfully implements numerous policies of the Sustainability, Community Character, Land Use and Economic Development, Housing, Circulation, Health and Safety, and Sustainability Elements of the General Plan; and

WHEREAS, City of Pinole General Plan and Three Corridors Specific Plan were approved and the Environmental Impact Report (SCH Number 2009022057) was certified on October 20, 2010, by Resolution Number 2010-88, and are hereby incorporated by reference; and

WHEREAS, in compliance with California Environmental Quality Act (CEQA), the City prepared a CEQA Analysis (included as Attachment B of the Staff Report and incorporated herein by reference); and

WHEREAS, the CEQA Analysis uses streamlining provisions in accordance with CEQA

Guidelines 15168(c)(2) and 15183 for consistency with the General Plan and Three Corridors Specific Plan and the certified Environmental Impact Report (EIR), as well as the categorical exemption Class 32, set forth in CEQA Guidelines Section 15332; and

WHEREAS, the CEQA Analysis identified environmental conditions of approval, which ensure implementation of applicable mitigation measures and policies set forth in the General Plan, Three Corridors Specific Plan and the corresponding EIR, and have been reviewed and agreed to by the project applicant (Exhibit A hereto); and

WHEREAS, the Planning Commission has reviewed the CEQA analysis contained in Attachment B to the staff report for this Project; and

WHEREAS, the Planning Commission serves as the approval authority on Comprehensive Design Review applications; and

WHEREAS, the Planning Commission has considered the Project in light of the items listed in Municipal Code sections 17.12.150(H); and

WHEREAS, a notice of public hearing was distributed to all property owners within 1,500 feet of the project site and a notice was published in the April 15 edition of the West County Times; and

WHEREAS, due to the size of the project, staff provided additional notification/community engagement by requiring the applicant to host a virtual community meeting and install large format notification sign boards on site in addition to increasing the written notification radius from 300 ft to 1,500 ft, providing an increased noticing period of 21 days from 10 days, creating individual development project webpage for the project and using social media (Facebook) and the City Manager's Administrative Report to notify the public of the upcoming development; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 9, 2022 and considered all public comments received, the presentation by City staff, the staff report dated May 9, 2022, and all other pertinent documents regarding the proposed request.

NOW THEREFORE, BE IT RESOLVED, that the above recitals are true and correct and made part of this resolution.

BE IT FURTHER RESOLVED that the Project is consistent with the programmatic EIR previously certified by the City for the Three Corridors Specific Plan and the project is an infill development project, and therefore the Project exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (Class 32-Infill Development Projects), CEQA Guidelines Section 15168 (Consistency with Program EIR), and pursuant to Government Code section 65457 and CEQA Guidelines Section 15183 (General Plan/Community Plan Consistency) as further described in the CEQA analysis contained in attachment B to the staff report dated May 9, 2022.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pinole hereby approves DR 20-10 subject to the Conditions of Approval, applicable to the entire Project, attached as Exhibit A to this Resolution, and hereby makes the following findings, for the reasons provided in the Staff Report dated May 9, 2022, to Planning Commission and

incorporated by reference:

Findings

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, planned development, master plan or specific plan provisions, improvement standards, and other applicable standards and regulations adopted by the city.
2. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, are compatible with and complement the existing surrounding environment and ultimate character of the area under the general plan and the Three Corridors Specific Plan; and
4. Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.

PASSED AND ADOPTED by the Planning Commission of the City of Pinole on this 9th day of May 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Timothy Banuelos, Chair, 2021-2022

ATTEST:

David Hanham, Planning Manager



Exhibit A
PLANNING COMMISSION RESOLUTION 22-02 CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Monitoring Department / Division</u>	<u>Verification</u> (date and Signature)
<u>General Conditions</u>				
1.	<u>APPROVAL OF CONDITIONS ON CONSTRUCTION PLANS</u> – These Conditions of Approval shall be included or referenced on the coversheet of the project improvement plan and building construction plans.	Prior to issuance of Building Permit	Community Development Department	
2.	<u>OCCUPANCY PERMITS</u> – Occupancy permits shall not be granted until 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 Community Development Department.	Prior to Occupancy Permits	Community Development Department	
3.	<u>GENERAL</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. Good housekeeping practices shall be observed at all times during the course of construction. The storing of goods and materials on the sidewalk and/or street will not be allowed unless a special permit is issued. The owner's representative in charge shall be at the job site during all working hours.	During Construction	Public Works Department	
4.	<u>PERMITS REQUIRED BY OTHER AGENCIES</u> – The applicant shall obtain all permits that may be required by one or more federal, State, or local agency,	Prior to Issuance of Permits	Community Development	



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	service provider, or easement holder including but not limited to the following: State Department of Fish and Wildlife, Caltrans. Army Corps of Engineers, Bay Area Air Quality Management District, Kinder Morgan, EBMUD, and PG&E, County Flood Control and Water Conservation District, County Environmental Health, and the West Contra Costa Unified School District. If project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to the Community Development Department prior to issuance of any City permits. If the City is required to be party to the permit and an application and fee is required, the applicant shall reimburse the City for its cost. A Notice of Intent must be issued by the Regional Water Quality Control Board before a 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.		Department	
5.	<u>EXERCISE OF ENTITLEMENTS</u> – The applicant has two (2) years to exercise the entitlement. Requests for extensions shall be in accordance with Section 17.10.100.	Prior to issuance of Building Permit	Community Development Department	
<u>Public Works Conditions</u>				
6.	<u>PERMITS, BONDS, AND INSURANCE</u> – The applicant shall obtain an encroachment permit, posting the required bonds and insurance, for all work	Prior to issuance of Encroachment	Public Works Department	



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	to be done in the City's right-of-way. This encroachment permit shall be obtained prior to the issuance of a building permit and prior to any work being done in the City's right-of-way.	Permits		
7.	<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 Public Works Department prior to the issuance of any City permits pursuant to PMC §15.36.	Prior to issuance of Permits	Public Works Department	
8.	<u>REFUSE AREA AND DESIGN</u> – The project shall provide for service by Republic Services. The area and access to trash, recycling, and green waste containers shall be approved in advance by Republic Services.	Prior to the issuance of Building Permit	Public Works Department	
9.	<u>EROSION CONTROL PLAN</u> – The applicant shall submit an erosion control plan in accordance with the City's Grading Ordinance (PMC §15.36.190) 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 (PMC §08.20) the applicant shall submit: <ul style="list-style-type: none"> a. Storm Water Pollution Prevention Plan (SWPPP) b. Storm Water Control Plan (SCP) Certified by an Architect or Engineer. c. Operation and Maintenance. 	Prior to issuance of Permits	Public Works Department	



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10.	<u>PARKING LOTS</u> – The applicant shall submit plans for parking lots showing proper grading, drainage, and conformance to City engineering standards. The plans shall be prepared by a registered Civil Engineer and be approved by the Public Works Director.	Prior to issuance of Permits	Public Works Department	
11.	<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 a building or site development permit. All material hauling activities including but not limited to, adherence to approved route, hours of operation, dust control and street maintenance shall be the responsibility of the applicant (as per Section 15.36.080 of the PMC). Violation of such may be cause for suspension of work.	Prior to issuance of Permits	Public Works Department	
12.	<u>TREATMENT PLANT CAPACITY CONTRIBUTION</u> – The applicant shall pay sewer connection fees pursuant to PMC § 13.05.420.	Prior to Issuance of Building Permits	Public Works Department	
13.	<u>SEWER USE FEES</u> – The applicant shall pay sewer use fees pursuant to PMC §13.05.430.	Prior to issuance of Building Permits	Public Works Department	
14.	<u>CHARGES FOR PUBLIC WORKS</u> – The applicant shall deposit funds with the City to pay for all engineering, inspection and survey services that may be required during construction of the project in accord with PMC §13.05.430	Prior to issuance of Permits	Public Works Department	



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15.	<u>INSPECTIONS</u> – The applicant shall notify the Public Works Department at least forty-eight (48) hours prior to starting any work pertaining to on-site drainage facilities, grading, or paving; all work in the City’s right-of-way as per Section 15.36.230 of the Municipal Code.	Prior to Issuance of Permits	Public Works Department	
16.	<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 Building Permits	Public Works Department	
17.	<u>DRAINAGE</u> – All drainage shall be directed to the public street with a minimum grade of two (2) percent over landscaped areas and one-half (½) percent over paved areas. Where necessary, sidewalk drains shall be provided to direct the water under the sidewalk and through the curb.	Prior to issuance of Building Permits	Public Works Department	
18.	<u>DRAINAGE PLANS</u> - The applicant shall prepare a construction drainage plan and final drainage plan for Public Works Department review and approval. The construction drainage plan will show how drainage will be handled during construction. The final drainage plan will show how drainage will be handled after construction is complete. The final plans shall demonstrate capacity to manage stormwater runoff. Site design shall avoid drainage of water from one property onto another property and shall be subject to approval by the City Engineer.	Prior to issuance of Building Permit	Public Works Department	



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19.	<u>SIDEWALK, CURB AND GUTTER REPAIR</u> - The applicant shall repair and replace to existing City standards, any sidewalk, curb and gutter that is damaged now or during construction of this project. A field visit shall be scheduled with Community Development Department and Public Works Department staff prior to the issuance of any construction permits to document pre-construction conditions in the field.	Prior to Occupancy	Public Works Department	
20.	<u>WHEELCHAIR RAMP(S)</u> – The applicant shall construct all wheelchair ramp(s) in accordance with applicable California Building Code and ADA requirements.	During Construction	Community Development Department/ Public Works Department	
21.	<u>GRADING AND DEMOLITION PLANS</u> – The applicant shall obtain City approval for the project grading and demolition plans prior to issuance of building permits.	Prior to Issuance of Building Permit	Public Works Department	
22.	<u>SEWER CONNECTION</u> – The project is within the service area of the Pinole/Hercules Water Pollution Control Plant. The proposed project shall have a unique connection to the public sewer collection system. The connection to the sewer system will require a permit from the City of Pinole, the payment of sewer users’ fees (see Condition 19), and payment of a sewer connection fee (see Condition 18) prior to the issuance of building permit.	Prior to the Issuance of Building Permits	Public Works Department	



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23.	<u>CERTIFIED GRADED PAD</u> – A California-Licensed Engineer shall certify that the graded construction pads have been adequately compacted and designed to support the proposed buildings.	Ongoing through Construction	Public Works Department	
24.	<u>CONSTRUCTION SITE INFORMATION</u> – A construction sign shall be installed on at the construction site that has contains contact person’s name, mobile phone number, and email address shall be posted on the project site during the duration of construction. The property address shall be clearly marked during the construction process.	Ongoing through Construction	Public Works Department	
25.	<u>DEBRIS REMOVAL</u> – All building debris shall be disposed of outside the City of Pinole to a legal dump site.	During Construction	Community Development Department	
26.	<u>CONSTRUCTION ACTIVITIES</u> – The following provisions shall be followed during site excavation, public works, and building construction activities for the project: <ul style="list-style-type: none"> a. Work is restricted to between 7:00A.M. and 5:00 P.M. on weekdays. Work is restricted on federal holidays. Work is allowed on holidays occurring on weekdays that are recognized by the City of Pinole, but not acknowledged federally which include Cesar Chavez's Birthday and the 	During Construction	Community Development Department	



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	<p>Day After Thanksgiving, but no inspections will be performed</p> <p>b. Earth haul and materials delivery to and from the site will be prohibited between the hours of 7:00 - 9:00 A.M. and 3:00 - 6:00 P.M.</p> <p>c. All construction vehicles should 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. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.</p> <p>f. All excavated materials shall be covered with a tarp during transit to and from the site.</p>			
27.	CONSTRUCTION WASTE MANAGEMENT PLAN – The Applicant shall submit to the Community Development 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 Permits	Community Development Department	



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28.	<u>CONSTRUCTION WASTE MANAGEMENT REPORT – DEBRIS REMOVAL</u> – The applicant shall complete post-construction waste management report for review and approval by the Community Development Department prior to final inspection to satisfy CALGreen Building Code Requirements. All building debris shall be properly disposed of outside the City of Pinole.	Prior to Issuance of Permits	Community Development Department	
29.	<u>PRE-CONSTRUCTION MEETING</u> – The applicant’s construction contractor(s) shall attend a pre-construction meeting as needed with City Staff to coordinate satisfaction of conditions of approval during construction.	Prior to Issuance of Permits	Community Development s Department/ Public Works Department	
30.	<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 or construction.	Prior to Issuance of Permits	Public Works Department	
31.	<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 Public Works Director.	Prior to Issuance of Permits	Public Works Department	



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32.	<u>PUBLIC WORKS INSPECTIONS</u> —The applicant shall notify the Public Works Department at least forty-eight (48) hours prior to the starting any work pertaining to on-site drainage facilities, grading, or paving, as well as any work in the City’s Right-of-Way as per Section 15.36.230 of the PMC. The applicant shall arrange all inspections with the Public Works Inspector.	During Construction	Public Works Department	
<u>Community Development Conditions</u>				
33.	<u>AFFORDABLE HOUSING AGREEMENT</u> – The applicant shall execute the Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants and record the document in the Official Records of Contra Costa County.	Prior to Occupancy Permit	Community Development Department	
34.	<u>UTILITIES</u> – All electrical, telephone, water, C.A.T.V. and similar utility services which provide service to the subject building shall be installed underground. All transformers, meter boxes, etc., shall be screened from view wherever possible.	Prior to Occupancy Permits	Community Development Department/ Public Works Department	
35.	<u>EXTERIOR MATERIAL AND COLORS</u> – All exterior materials and colors shall reflect those in the plan set approved by the Planning Commission. Once installed, all improvements are to be maintained in accordance with the	Ongoing	Community Development Department	

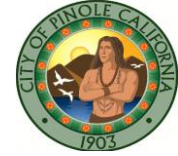


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	approved plans. Any changes which affect the exterior character shall be resubmitted to the Community Development Department for review and approval. Minor changes may be approved by the Planning Manager. Any changes determined by the Community Development Department to be significant may be referred to the Planning Commission after conferring with the Chair of the Planning Commission.			
36.	<u>PARKING MANAGEMENT PLAN</u> – The applicant shall submit a final parking management plan for review and approval by the Planning Manager.	Prior to Issuance of Building Permit	Community Development Department	
37.	<u>OFF-SITE PARKING AGREEMENT</u> – The applicant shall file with the Pinole Planning Division a copy of the fully recorded off-site parking agreement between the owners of 2801 Pinole Valley Road and 2885 Pinole Valley Road. The agreement shall note the initial negotiated allocation (6 parking spaces) at the 2885 Pinole Valley Road, Monday through Friday between 8:30 am and 5:00 pm, for use by 2801 Pinole Valley Road, and shall note that the days, times, and number of spaces are subject to adjustment based on the latest annual parking evaluation.	Prior to Issuance of Building Permit	Community Development Department	
38.	<u>PARKING OCCUPANCY SURVEY</u> – A parking occupancy survey shall be conducted on the property when 100 percent of the residential units and 50 percent of the office space is occupied to document the actual parking characteristics of the project and if necessary, determine changes to the	Prior to 100 percent of Residential Occupancy and	Community Development Department	



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	strategies implemented at the site, including such as adjustments to the use of the parking spaces at the Pinole Valley Community Church, to ensure that the parking demand generated by the site can be met. The survey shall be provided to the City and shall include any proposed recommendation changes to meet demand, if needed.	50 percent of Office Occupancy		
39.	<u>PARKING EVALUATION</u> – The owner shall on an annual basis evaluated parking demand and the number of offsite vehicular spaces needed. In the case of a deficit, the owner shall employ innovative solutions to reduce parking demand (such as e-bike sharing facilities) and negotiate with offsite property owners to adjust the number of spaces to meet parking demand. A written report detailing the parking evaluation shall be submitted to the Planning Manager on an annual basis. The Planning Manager shall determine whether the number of offsite parking spaces should be adjusted based on the annual parking evaluation and any further information that may be needed.	Ongoing	Community Development Department	
40.	<u>COMPACT PARKING</u> – Each parking space designated for compact cars shall be identified with a pavement marking reading “Compact Only”, or its equivalent.	Prior to Issuance of Building Permit	Community Development Department	
41.	<u>LIGHTING</u> – The plan set shall include final lighting fixtures proposed on site. Lighting shall be consistent with the illumination levels and requirements under Pinole Municipal Code Chapter 17.46, or as otherwise required for the Building	Prior to Issuance of Occupancy Permit	Community Development Department	



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	Division and Police Department for code compliance and safety. Any lighting used shall be so arranged as to reflect the light away from adjoining properties or public streets.			
42.	<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 screened from view. All wall mounted heating units or air conditioners shall be flush-mounted or screened from view.	During Construction	Community Development Department	
43.	<u>MASTER SIGN PROGRAM</u> – The owner/applicant shall submit a master sign program for the property for review and action by Planning Commission.	Prior to Building Permit Final	Community Development Department	
44.	<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 Occupancy Permits	Community Development Department	
45.	<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. Trash enclosures shall be covered.	Prior to Occupancy Permit	Community Development Department	



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46.	<p><u>NOISE STANDARDS</u> - The noise standards established in the General Plan shall be applicable to all developments. These noise standards apply to exterior and are:</p> <table><tr><td><u>RESIDENTIAL</u></td><td><u>COMMERCIAL</u></td><td><u>INDUSTRIAL</u></td></tr><tr><td>60 dBA (Day)</td><td>65dBA (Day & Eve)</td><td>75 dBA (All)</td></tr><tr><td>55 dBA (Eve)</td><td>60 dBA (Night)</td><td></td></tr><tr><td>50 dBA (Night)</td><td></td><td></td></tr></table> <p>Day: 7 a.m. to 7 p.m.; Evening: 7 p.m. to 10 p.m.; Night: 10 p.m. to 7 a.m.</p>	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>	60 dBA (Day)	65dBA (Day & Eve)	75 dBA (All)	55 dBA (Eve)	60 dBA (Night)		50 dBA (Night)			Ongoing	Community Development Department	
<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>														
60 dBA (Day)	65dBA (Day & Eve)	75 dBA (All)														
55 dBA (Eve)	60 dBA (Night)															
50 dBA (Night)																
47.	<p><u>SCHOOL, GROWTH AND PARK IMPACT FEES</u> – Prior to issuance of a building permit, the applicant shall pay all applicable school, growth (as per Chapter 3.20 of the Municipal Code) and park (as per Chapter 16.28 of the Municipal Code) impact fee.</p>	Prior to Issuance of Building Permit	Community Development Department													
48.	<p><u>SUBREGIONAL TRANSPORTATION MITIGATION PROGRAM (STMP) FEE</u> – Prior to issuance of a building permit for new construction the applicant shall pay the applicable STMP fee, pursuant to PMC §16.30.</p>	Prior to Issuance of Building Permit	Community Development Department													
49.	<p><u>DEVELOPMENT IMPACT FEE</u> – The applicant shall pay all applicable development impact fees prior to issuance of the building permit</p>	Prior to issuance of Building Permit	Community Development Department													



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50.	<u>COST ESTIMATE</u> – The applicant shall obtain a cost estimate of construction permitting, including plan check and impacts fees, prior to submitting an application for a building permit.	Prior to Submittal of a Building Permit	Community Development Department	
51.	<u>GEOTECHNICAL REPORT AND FOUNDATION DESIGN</u> – The project shall implement the recommendations of the Geotechnical Investigation prepared by Miller Pacific Engineering Group, November 1, 2021. The project shall avoid the use of driven piles for creation of a deep foundation system. Where there are no alternatives to the use of driven piles, the project may be subject to reconsideration by Planning Commission and revised project documentation to on potential impacts, as deemed necessary by the Community Development Director.	Prior to issuance of Building Permit	Community Development Department	
52.	<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 Community Development 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.	Prior to issuance of Building Permit	Community Development Department	



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	b. Location of all trees (6 inches in diameter or greater). c. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, and piping. d. All trees to be a minimum of 15 gallon, double staked and all proposed shrubs on site shall be a minimum of 5 gallon. e. Native tree species shall be used as much as possible in the planting of new trees.			
53.	<u>LANDSCAPING MAINTENANCE</u> – The property owner shall ensure landscaping areas are maintained and that dead trees and vegetation shall be replaced.	Ongoing	Community Development Department	
54.	<u>WATER EFFICIENT LANDSCAPE</u> – The project shall demonstrate compliance with water efficient landscape requirements pursuant to Chapter 15.54 of the PMC for review with the building permit plans.	Prior to Issuance of Building Permit	Community Development Department	
55.	<u>FENCING PLAN</u> – The applicant shall prepare and submit a final fencing plan for the construction fencing and project fencing for review and approval. All fencing for construction purposes shall be durable and remain in good throughout the life of the construction of the project.	Prior to Issuance of Building Permit	Community Development Department	



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56.	<u>LANDSCAPING CERTIFICATE OF COMPLETION</u> – A Certificate of Completion shall be submitted by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor certifying that the landscape project has been installed per the approved Landscape Documentation Package.	Prior to Occupancy	Community Development Department	
57.	<u>TREE REMOVAL</u> – The applicant shall note the location of all mature trees (4 inches in diameter at breast height (measured 4.5 feet above natural grade) or greater) to be removed from the project site and submit a tree permit application prior to issuance of a building permit	Prior to the Issuance of Building Permit	Community Development Department	
58.	<u>ARBORIST REPORT</u> – The project shall comply with the recommendations in the Arborist Report, prepared by Insideout Design, dated November 29, 2021, for tree protection and preservation guidelines.	Prior to Issuance of Building Permits	Community Development Department	
59.	<u>CONFORMANCE WITH APPROVED PLANS</u> – All building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings. Any modifications must be reviewed by the Planning Manager who shall determine whether the modification requires additional approval of the Planning Commission or City Council.	Prior to Issuance of Building Permits	Community Development Department	
60.	<u>MODIFICATION OF APPROVED PLANS</u> – Failure to obtain prior approval to modify the approved plans may result in a fine equal to double the original	Ongoing	Community Development	



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	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.		Department	
61.	<u>VIOLATION/PENALTY</u> – Any person, firm or corporation, whether as principal, agent employee or otherwise, violating any of the provisions in Title 17 of the Municipal Code or any condition of an approval, permit or license granted pursuant to the provisions of this same title shall be deemed guilty of an infraction, punishable on the first offense by a fine not exceeding one hundred dollars, and on the second offense by a fine not exceeding two hundred dollars and on the third offense and subsequent violation by a fine not exceeding five hundred dollars and shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this title is committed, continued or permitted by such person, firm or corporation.	Ongoing	Community Development Department	
62.	<u>STREET ADDRESS ASSIGNMENT</u> – An Address Assignment Plan for the project shall be submitted for review and approval and shall be reflected in the submitted building plans.	Prior to issuance of Building Permit	Community Development Department	
63.	<u>SITE MAINTENANCE</u> – The construction site shall be cleaned of garbage and debris on a daily basis and maintained in an orderly fashion. All construction equipment shall be secured at the end of each day of construction.	Ongoing through end of construction	Community Development Department	



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<i>Building Conditions</i>				
64.	<u>BUILDING CODES</u> – At time of issuance of building permits, the building shall comply with Chapter 15 of the Municipal Code and State Title 24 and the U.S. Americans with Disabilities Act.	Prior to issuance of Building Permit	Building Division	
65.	<u>INSPECTIONS</u> – The applicant shall arrange all inspections with the Building Division, Fire Department, and Public Works Department. All Building Division inspection requests shall be made at least 24 hours in advance.	Prior to issuance of Occupancy Permits	Building Division	
66.	<u>GEOTECHNICAL/SOILS REPORT</u> - A geotechnical/soils report containing all design recommendations of footings, retaining walls and any other information pertinent to the soil condition shall be required and submitted with the permit application. The soils report shall be prepared by a licensed soils engineer or geologist.	Prior to issuance of Permits	Community Development Department / Public Works Department	
67.	<u>DESIGN-LEVEL GEOTECHNICAL INVESTIGATION</u> – The applicant shall submit a design-level geotechnical exploration, which includes performance of a soil boring or other exploration in the southeast corner of the property in order to confirm continuous soil stratigraphy and a lack of evidence indicative of nearby faulting.	Prior to issuance of Permits	Community Development Department / Public Works Department	

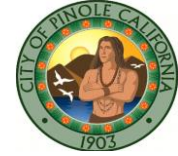


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68.	<u>PLAN CHECK FEES</u> – A plan check fee shall be paid to the Building Division at time of submission of plans pursuant to PMC §15.02.060	Prior to issuance of Building Permit	Building Division	
69.	<u>CONTRACTORS</u> – Contractors must identify 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 pursuant to PMC §5.04.020.	Prior to issuance of Building Permit	Building Division	
70.	<u>SMOKE DETECTORS</u> – Smoke detectors are required in all residential units pursuant to PMC §12.10(a) and applicable Building Code.	Prior to issuance of Occupancy Permits	Building Division	
71.	<u>ADDRESSING</u> – Prior to issuance of a “Certificate of Occupancy” or final building inspection approved numbers and addresses shall be installed on all buildings in compliance with Section 15.02.050 of the Municipal Code: <ul style="list-style-type: none"> a. Specific mounting location shall be determined at the time of plan review. b. Address shall be internally or externally lighted during the hours of darkness. c. Each building within a multiple family, commercial and industrial 	Prior to issuance of Certificate of Occupancy	Building Division	



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	<p>complex shall have an address on it. If there is more than one building per address, each building shall have an address that is unique from the other buildings.</p> <p>d. Each multiple family unit shall have an address attached to the door or near the door that clearly identifies it.</p> <p>e. Addressing plans for multiple family, commercial and industrial complexes shall be submitted for review.</p>			
72.	DEBRIS BOX – 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.”	Prior to Construction	Building Division	
73.	CONSTRUCTION NUISANCE PREVENTION – The following provisions shall be followed during all construction activities for the project	Ongoing	Building Division	
	<p>a. Prior to any earth hauling operations, the applicant shall submit a Hauling Plan for review and approval by the City Engineer.</p> <p>b. When Pinole Middle and/or West County Mandarin School (1575 Mann Drive) is in session, all construction related traffic on Appian Way shall</p>			

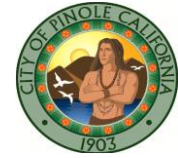


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	<p>be prohibited during designated pick-up and drop off hours.</p> <p>c. All construction vehicles shall be properly maintained and equipped with exhaust and mufflers that meet state and federal standards.</p> <p>d. Newly disturbed soil surfaces shall be watered down regularly by a water truck maintained on-site during all daylight hours discontinue when winds speed reach 15mph</p>			
<i>Police Department Conditions</i>				
74.	<u>CROSSWALK</u> – The crosswalk between the apartment building and the new office building should be raised or delineated with some sort of rumble strip/botts dots to draw attention to it and slow vehicles down, as feasible.	Prior to Certificate of Occupancy	Police Department	
75.	<u>LANDSCAPING</u> <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. Bushes/dense vegetation trimmed to 2’ or less</p> <p>c. Trim tree canopies to 6’ or higher</p> <p>d. All trees shall be planted a sufficient distance from the buildings so that upon reaching maturity they will not provide roof access.</p>	Prior to Certificate of Occupancy	Police Department	



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76.	<u>PUBLIC AREA LIGHTING</u> <ul style="list-style-type: none">a. 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.b. 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.c. Except as otherwise noted, all security light fixtures shall be mounted a minimum of 10 feet above ground.d. All required lighting shall be equipped with a photoelectric cell or equivalent technology to turn it on at sunset and off at daybreak.e. All areas where video camera surveillance is required shall meet the standards for the camera selected and approved by the Police Department.f. 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 for the overall project site.g. Lighting shall be on a timer for evening hours.h. The front parking lot is dark. The recommendation is to update lighting to LEDs and following the current foot candle requirement as part of	Prior to Certificate of Occupancy	Police Department	



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	the overall project.			
77.	<u>VIDEO SURVEILLANCE</u> – External video surveillance for the common areas shall be included. Management and employees should know how to operate the system and we recommend playback of files be compatible with Windows Media Player.	Prior to Certificate of Occupancy	Police Department	
78.	<u>RADIO RECEPTION</u> - Prior to occupancy, the owner shall contact the Police Department to provide Police with the opportunity to test radio reception in the buildings to identify any reception issue.	Prior to Certificate of Occupancy	Police Department	
79.	<u>TENANT COLLABORATION WITH POLICE</u> – The owner shall direct future lower level tenants of the office building addition (designed as a possible bank) to work with the Police Department to include: a. Obtaining emergency contact information b. A recommended security plan to include an alarm system and video surveillance system	Prior to Tenant Occupancy	Police Department	
80.	<u>ARCHITECTURAL COMMENTS</u> a. Automated parking lifts in the apartment garage-safety features shall be designed and maintained to reduce injury. b. Rooftop: The project shall include general safety features associated with people congregating on the roof tops and the play structure on the apartment roof shall have adequate perimeter height to promote safety.	Prior to Certificate of Occupancy	Police Department	



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81.	<u>VIDEO SURVEILLANCE</u> – Video surveillance cameras may be required for multi-family and commercial complexes Placement of the video surveillance cameras will be established by the Police Department after review of the plans and intended use of the project. These cameras shall be capable of being monitored from the Police Department upon completion of project.	Prior to Certificate of Occupancy	Police Department	
<i>Fire Department Conditions of Approval</i>				
82.	<u>FIRE CODE CONFORMANCE</u> – Compliance with the 2019 CFC (California Fire Code), 2019 CBC, (California Building Code) the 20149 NFPA 13 Standards, the NFPA 72 standards, and all local ordinances as they apply to the occupancy and use of the proposed structure and shall be enforced for the scope of work and occupancies of the project redevelopment plan. Compliance with all other NFPA standards is required where applicable and to the satisfaction of the Fire Marshall and/or Fire Chief.	Prior to issuance of Building Permit	Fire Department	
83.	<u>HIGH-RISE BUILDING GUIDELINES</u> – The project shall comply with the applicable standards of the Pinole Fire Department High-Rise Building Guidelines H-01.	Prior to issuance of Building Permit	Fire Department	



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84.	CONSTRUCTION PLANS FOR FIRE PREVENTION – Prior to issuance of a building permit, building construction plans and plans for fire extinguishing system shall be submitted for Fire Code plan check.	Prior to issuance of Building Permit	Fire Department	
85.	TURNING RADIUS – Fire apparatus turning radius shall be in compliance with the Contra Costa County Standard to accommodate the largest fire truck apparatus.	Prior to issuance of Building Permit	Fire Department	
86.	FIRE ACCESS – Fire Department access shall include however not be limited to painting of red fire lanes and posting of No Parking Fire Lane signage (TBD with the final site plan review).	Prior to issuance of Building Permit	Fire Department	
87.	ADDRESS – Addresses shall be a minimum of 6” on a contrasting background visible from the street pre/post construction. Exterior elevated corners of structures shall have 12” numbers.	Prior to Building Permit Final	Fire Department	
88.	KNOX BOX – A Knox Box shall be required to be located at the main front entrance door. A Knox Switch shall be required for all electronic gates. Knox Padlocks shall be allowed for any auxiliary purposes. Additional Knox Boxes/Other may be required depending on the project.	Prior to Building Permit Final	Fire Department	



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89.	<u>WATER SUPPLY SYSTEM</u> – Prior to issuance of a building permit 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 Marshall. Water supply system for staged construction shall provide required fire flows.	Prior to issuance of Building Permit	Fire Department	
90.	<u>FIRE PREVENTION FEES AND INSPECTION</u> – Prior to issuance of a Certificate of Occupancy or final building inspection, the applicant shall pay all applicable fees in accordance with the City’s Master Fee Schedule and obtain an inspection from the Fire Department. All meetings and inspections shall require a 48-hour advanced notice.	Prior to issuance of Building Permit	Fire Department	
<i>Environmental Conditions</i>				
91.	<u>EVN-AES-1:</u> The applicant shall ensure, and the City shall verify that the final lighting plan incorporates applicable requirements set forth in Chapter 17.46 of the Pinole Municipal Code, including that all outdoor lighting fixtures be designed, shielded, aimed, located, and maintained to shield adjacent properties and to not provide glare onto adjacent properties or roadways.	Prior to issuance of Building Permit	Community Development Department	
92.	<u>EVN-AQ-1:</u> During all construction activities including demolition and ground disturbance activities, on and offsite, the contractor shall implement the latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust as follows:	Prior to issuance of Building Permit	Community Development Department	



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	<ul style="list-style-type: none">a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.b. All haul trucks transporting soil, sand, or other loose material shall be covered.c. All visible mud and dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.d. All vehicle speeds on unpaved roads shall be limited to 15 mph.e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper			



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	<p>working condition prior to operation.</p> <p>h. A publicly-visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted on the project site prior to the initiation of construction activities. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p>			
93.	<p>EVN-BIO-1: To avoid and minimize potential impacts to nesting birds including passerines and raptors, the following measures shall be implemented:</p> <ol style="list-style-type: none"> 1. Grading or removal of potentially occupied habitat should be conducted outside the nesting season, which occurs between approximately February 1 and August 31. 2. If grading between August 31 and February 1 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird survey (migratory species, passerines, and raptors) of the potentially occupied habitat (trees, shrubs, grassland) shall be performed by a qualified biologist within 7 days of groundbreaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to 	Prior to issuance of Building Permit	Community Development Department	



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	<p>prevent “take” of individual birds that could begin nesting after the survey.</p> <p>3. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the occupied habitat until the young have fledged, as determined by a qualified biologist.</p> <p>4. The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-500 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.</p> <p>5. To delineate the buffer zone around the occupied habitat, construction fencing shall be placed at the specified radius from the nest within which no machinery or workers shall intrude.</p> <p>6. Biological monitoring of active nests shall be conducted by a qualified biologist to ensure that nests are not disturbed and that buffers are appropriate adjusted by a qualified biologist as needed to avoid disturbance.</p> <p>7. No construction or earth-moving activity shall occur within any established nest protection buffer prior to September 1 unless it is</p>			



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	determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed.			
94.	EVN-BIO-2: Prior to any tree removal or alteration, the applicant shall obtain approval from the City of Pinole to implement a plan for tree preservation and replacement in accordance with the City's Tree Removal Permit. Replacement of protected trees onsite shall be replaced by either planting trees onsite as part of the development over and above the landscaping that would otherwise be required at a value equal to the value of the protected trees that will be removed, or through the payment of an in-lieu fee to the City in an amount equal to the value of the protected trees that will be removed.	Prior to issuance of Building Permit.	Community Development Department	
95.	EVN-CUL-1: To ensure the Project does not result in impacts to buried archaeological resources onsite, if present, the following shall be implemented: a. Training. Prior to commencement of ground-disturbing activities, a Secretary of the Interior-qualified archaeologist shall conduct a preconstruction training for construction personnel. The training shall familiarize individuals with the potential to encounter prehistoric artifacts or historic-era archaeological deposits, the types of	Prior to issuance of Grading Permit	Public Works Department	



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	<p>archaeological material that could be encountered within the Project Area, and the requirement for a monitor to be present during initial ground-disturbing activities.</p> <p>b. Monitoring. During initial ground disturbing activities on native soils, a Secretary of the Interior-qualified archeologist shall conduct mechanical presence/absence exploration in the portions of the Project Area that will be subject to ground disturbing activities to verify the presence/absence of prehistoric archaeological resources associated with CA-CCO-421 (P-07-000453). The presence/absence exploration shall access the stratigraphy extending to the depth of the proposed excavation in the respective area. The Archaeologist shall also monitor subsequent initial ground disturbing activities in native soil. The monitor shall have the authority to temporarily halt work to inspect areas as needed for potential cultural materials or deposits. Daily monitoring logs shall be completed by the monitor.</p> <p>c. Post-review Discoveries. In the event that cultural resources are exposed during construction, all earth work occurring within 100 feet of the find shall be immediately stopped until a Secretary of Interior-qualified Archaeologist inspects the material(s), assess historical significance, consults with Tribes and other stakeholders as needed, and</p>			



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	<p>provides recommendations for the treatment of the discovery.</p> <p>d. Archaeological Monitoring Report: Within 60 days following completion of construction work, an archeological monitoring report shall be submitted to the City. The report shall include the results of the monitoring program (even if negative), a summary of any findings or evaluation/data recovery efforts, and supporting documentation (e.g., daily monitoring logs).</p>			
96.	<p>EVN-CUL-2: In the event that human remains are encountered within the Project Area during Project-related, ground-disturbing activities, all work must stop, and the County Coroner immediately notified of the discovery. If the County coroner determined that remains are, or are believed to be Native American, then the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” (MLD) can be designated to provide further recommendations regarding treatment of the remains. A Secretary of Interior-qualified Archaeologist should also evaluate the historical significance of the discovery, the potential for additional human remains to be present, and to provide further recommendations for treatment of the resource in accordance with the MLD recommendations. Federal regulations require that Native American human remains, funerary objects, and object of cultural patrimony are handed consistent with the requirement of the Native</p>	During Construction	Community Development Department	



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	American Graves Protection and Repatriation Act.			
97.	<p>EVN-GEO-1: The applicant shall incorporate the recommendations of the Project Geotechnical Report prepared by Miller Pacific Engineering Group (November 1, 2021) into construction drawings. As determined by the City Engineer and/or Chief Building Official, all applicable recommendations set forth in the in Geotechnical Report prepared for the subject property, including, but not limited to grading, excavation, foundations systems, and compaction specifications shall be incorporated. Final grading plan, construction plans, and building plans shall demonstrate that recommendations set forth in the geotechnical reports and/or to the satisfaction of the City Engineer/Chief Building Official have been incorporated into the design of the project.</p> <p>Nothing in this mitigation measure shall preclude the City Engineer and/or Chief Building Official from requiring additional information to determine compliance with applicable standards. The geotechnical engineer shall inspect the construction work and shall certify to the City, prior to issuance of a certificate of occupancy that the improvements have been constructed in accordance with the geotechnical specifications.</p>	Prior to issuance of Grading Permit	Public Works Department	

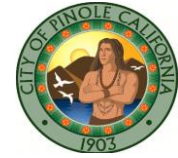


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98.	EVN-GEO-2: Prior to issuance of a grading permit, an erosion control plan along with grading and drainage plans shall be submitted to the City Engineer for review. The project shall comply with stormwater management requirements and guidelines established by Contra Costa County under the Contra Costa Clean Water Program Stormwater C.3 Guidebook and incorporate Contra Costa County best management practices for erosion and sediment control for construction. All earthwork, grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City's Erosion Control requirements, Chapter 15.36.190 of the Municipal Code. Plans shall detail erosion control measures such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during all construction activity..	Prior to issuance of Grading Permit	Public Works Department	
99.	EVN-GEO-3: Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be suspended within 50 feet of the discovery and the City of Pinole Planning Division of the Community Development Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources. The City and the project applicant shall consider the mitigation recommendations of the qualified paleontologist for any	During Construction	Community Development Department	



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	unanticipated discoveries. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.			
100	<p>EVN-HAZ-1: Prior to issuance of any demolition, grading, or building permit, the project applicant shall prepare an Operations and Maintenance (O&M) Safety Plan and receive approval of the O&M Plan by the City of Pinole Fire Department. The purpose of the O&M Plan is to establish protocol for the removal and disposal of asbestos containing materials (ACM) and lead-based paint (LBP) and shall also address the potential for accidental discovery of hazards and hazardous materials during construction activities including groundwater contamination. Said plans shall be implemented during demolition and construction activities including the following:</p> <ul style="list-style-type: none"> a) Conduct construction work in accordance with CCR Title 8 Section 1532.1, Lead in Construction. b) Use appropriate site control measures such as wet methods to minimize airborne dust generation. 	Prior to issuance of Demolition, Grading, and Building Permits	Community Development Department/ Public Works Department	

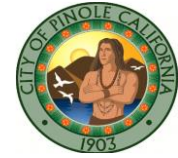


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	c) Identify construction worker protection plan for handling ACM and LBP. d) Characterize material export and proper disposal requirements. e) Notification requirements to the Bay Area Air Quality Management District in accordance with the Asbestos Demolition and Renovation Program requirements.			
101	EVN-HYD-1: Prior to issuance of a building permit, the applicant shall prepare a design-level Stormwater Management Plan that incorporates stormwater management requirements and best management practices, per Pinole Municipal Code Chapter 8.20 and Contra Costa County Clean Water Program requirements, including the Contra Costa Clean Water Program Stormwater C.3 Guidebook and demonstrates that the storm drain system has adequate capacity to serve the project. The Stormwater Management Plan shall be reviewed and accepted by the City Engineer.	Prior to issuance of Building Permit	Public Works Department	
102	EVN-HYD-2: Prior to issuance of a grading permit, the applicant shall file a Notice of Intent with the RWQCB and demonstrate compliance with the Statewide General Permit for Construction Activities. In accordance with the National Pollution Discharge Elimination System	Prior to issuance of Grading Permit	Public Works Department	



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	(NPDES) regulations, the applicant shall prepare and implement a project-specific Stormwater Pollution Prevention Plan, including an erosion control plan, for grading and construction activities. The SWPPP shall address erosion and sediment control during all phases of construction, storage and use of fuels, and use and clean-up of fuels and hazardous materials. The SWPPP shall designate locations where fueling, cleaning and maintenance of equipment can occur and shall ensure that protections are in place to preclude materials from entering into storm drains. The contractor shall maintain materials onsite during construction for containments and clean-up of any spills. The applicant shall provide approval documentation from the RWQCB to the City verifying compliance with NPDES.			
103	<p>EVN-NOI-1: Construction activities including delivery and hauling shall comply with construction hours as provided under Pinole Municipal Code Section 15.02.070 and in accordance with construction best management practices for minimizing noise including:</p> <ol style="list-style-type: none"> 1. Limit construction hours to between 7:00 a.m. and 5:00 p.m., Monday through Friday. Construction activities shall be prohibited on Saturday, Sundays, and State, Federal and Local Holidays, unless an exception is granted in accordance with the Municipal Code. 2. Delivery of materials and equipment to the site and truck traffic coming 	During Construction	Community Development Department	



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	<p>to and from the site is restricted to the same construction hours specified above.</p> <ol style="list-style-type: none">3. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.4. Unnecessary idling of internal combustion engines shall be strictly prohibited.5. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.6. Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.7. Utilize "quiet" air compressors and other stationary noise sources where technology exists.8. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise			



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	<p>sources and noise-sensitive receptors nearest the project site during all project construction activities.</p> <p>9. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from existing residences.</p> <p>10. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.</p> <p>11. The contractor shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.</p> <p>Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule</p>			



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104	EVN-TRAN-1: Prior to the issuance of a building permit, the applicant shall submit for review and approval by the Community Development Department a final TDM plan for the project. The plan shall include action items such as provision of transit passes, shared ride vehicles or shuttles and car sharing to encourage alternative transportation modes.	Prior to issuance of Building Permit	Community Development Department	
105	EVN-TRAN-2: To maintain adequate sight lines at the project driveways, pursuant to Pinole Municipal Code Section 17.98.020, signage, trees and other landscaping features within the clear vision triangle at driveway and street intersections shall be maintained such that visibility is maintained between thirty (30) inches and seven (7) feet. The applicant shall be responsible for maintaining adequate sight lines from the project driveways.	Ongoing	Community Development Department	
106	ENV-TCUL-1: To protect buried Tribal Cultural Resources that may be encountered during construction activities, the Project shall implement environmental COA CUL-1 and COA CUL-2.	During Construction	Community Development Department	
107	ENV-UTIL-1: Pursuant to Action GM 2.2.1 Service Standards, prior to issuance of a building permit, the applicant shall secure verification from EBMUD that adequate water supplies are available to serve the project and prior to issuance of occupancy the applicant shall demonstrate that all EBMUD water efficiency requirements have been fulfilled.	Prior to issuance of building permit	Public Works Department	



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108	ENV-UTIL-2: Pursuant to MM 4.12.6.2, the project shall secure a can and will serve letter demonstrating that there is sufficient sewer/water treatment and conveyance capacity prior to issuance of Certificate of Occupancy. The proposed project shall have a unique connection to the public sewer collection system. The connection to the sewer system will require a permit from the City of Pinole, the payment of sewer user fees, and payment of a sewer connection fee prior to the issuance of building permits.	Prior to Certificate of Occupancy	Community Development Department	
109	ENV-UTIL-3: Pursuant to General Plan Action CS.8.1.3 and in accordance with current CalGreen Building Code requirements, a Construction Waste Management Plan shall be prepared and implemented during all stages of construction. The Construction Waste Management Plan shall meet the minimum requirements of the CalGreen code for residential development including but not limited to regional material sourcing (A5.405.1), Bio-based materials (A5.105.2), Reused materials (A5.405.3), and materials with a recycled content (A5.405.4).	Prior to issuance of Building Permit	Community Development Department	
110	ENV-UTIL-4: In accordance with CalGreen Section 4.410.2 onsite recycling shall be provided in readily accessible areas for the depositing, storage and collection of non-hazardous materials including at a minimum paper, cardboard, glass, plastics, organic waste, and metals.	Ongoing	Community Development Department	



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111	ENV-UTIL-5: The applicant shall coordinate with Republic Services to appropriately size trash enclosures and ensure that maximum waste stream diversion occurs by providing onsite pre-sorting for recyclables and greenwaste for compostable and organic materials as available.	Ongoing	Community Development Department	

*Note: Conditions of Approval beginning with “ENV” are based on the CEQA document for the project.