

DRAFT ZA ORDER NO. 12-22

**OFFICE OF THE ZONING ADMINISTRATOR,
CITY OF SAN RAMON APPROVING
DEVELOPMENT PLAN AMENDMENT 2022-0017; AND
ARCHITECTURAL REVIEW 2022-0038**

**Applicant: COAR Design Group (Mr. Jeff Katz)
Property Owner: San Ramon Valley Fire Protection District
Project Name: Revised Fire District Training Facility**

WHEREAS, on September 14, 2022, the Applicant submitted a Development Plan Amendment (DPA 2022-0017) and an Architectural Review (AR 2022-0038) applications to revise a previously approved Fire District Training Facility project with minor architectural and site plan changes located at 1500 Bollinger Canyon Rd. (APN: 209-240-011); and

WHEREAS, on February 4, 2020, the Planning Commission adopted Planning Commission Resolution No. 01-20 approving a Development Plan Amendment (DPA 19-310-007) and Architectural Review (AR 19-200-086) applications, subject to conditions of approval, for the Fire District Training Facility project located at 1500 Bollinger Canyon Road (APN: 209-240-011); and

WHEREAS, on February 13, 2020, the Thomas Ranch Owners Association filed a valid Appeal of the Planning Commission decision asserting that the Planning Commission failed to make one of the required findings for the Development Plan Amendment application, the proposed training facility will violate City noise standards, the proposed project lacks a comprehensive training plan, and the design of the project and supporting studies are incomplete; and

WHEREAS, on March 10, 2020, the City Council held a duly noticed “de novo” public hearing on the Appeal filed, and after receiving the Staff Report, testimony from the Appellant, Applicant and the public, the Council closed the public hearing, deliberated, adopted Resolution No. 2020-019 approving the Development Plan Amendment (DPA 19-310-007) and Architectural Review (AR 19-200-086) applications, subject to the conditions of approval, and denied the Appeal filed by the Thomas Ranch Owners Association, for the Fire District Training Facility project located at 1500 Bollinger Canyon Rd. (APN: 209-240-011); and

WHEREAS, the proposed Revised Fire District Training Facility Project (DPA 2022-0017 and AR 2022-0038) revises the previously approved Fire District Training Facility project (DPA 19-310-007 and AR 19-200-086) with minor architectural and site plan changes and the prior record of decision for the original project remains part of the record of decision, as referenced, for the proposed Revised Fire District Training Facility Project; and

WHEREAS, on October 13, 2022, the subject applications were deemed complete by the Planning Services Division; and

WHEREAS, the subject property is designated in the Public and Semipublic (PS) Zoning District in the City of San Ramon; and

WHEREAS, the proposed revised Fire District Training Facility project includes the existing Fire Station and a related proposed Fire District training facility, which is classified as a Public Safety Facility land use by the Zoning Ordinance; and

WHEREAS, Zoning Ordinance Table 2-12 establishes the proposed Public Safety Facility land use is permitted “by-right” in the PS Zoning District; and

WHEREAS, the City of San Ramon has determined the Project is categorically exempt from the California Environmental Quality Act Guidelines (CEQA) of 1970, as amended, pursuant to Section 15332 (In-fill Development Projects) because the Project site is an urbanized area of less than 5 acres, to which all required utilities and public services are available. The Project site does not present unusual circumstances for a small urban site, and would not cause significant environmental impacts due to any unusual circumstance. Additionally, the Project site has no habitat value for endangered, rare or threatened species. Further, the proposed Project for the Revised Fire District Training Facility remains consistent with applicable General Plan and zoning regulations, and remains consistent with technical studies provided determining the Project will not result in significant effects to traffic, noise, air quality, or water quality based on the technical studies provided; and

WHEREAS, pursuant to Sections D6-23 and D7-24 of the Municipal Code of the City of San Ramon, a Public Notice was duly noticed on December 2, 2022 for a noticing period through December 12, 2022; and

WHEREAS, during the public notice period, no written requests for a public hearing were received by the Planning Services Division; and

WHEREAS, the proposed Development Plan Amendment application is consistent with the requirements of Section D6-23 (Development Plans) of the Municipal Code of the City of San Ramon; and

WHEREAS, the proposed Architectural Review application is consistent with the requirements of Section D6-22 (Architectural Review) of the Municipal Code of the City of San Ramon; and

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator does hereby make the following findings based on the all the evidence in the record (including but not limited to all application materials, the written and oral staff reports, oral and written comments received by the City, and the prior record of decision for the original Fire District Training Facility Project):

1. Regarding the Development Plan Amendment:

- a. The recitals above are true and correct and are incorporated herein by reference; and
- b. The proposed Revised Fire District Training Facility Project, with minor architectural and site plan changes to the previously approved Fire District Training Facility project, will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed development, because the subject property is zoned PS and the proposed training facility is allowed by-right; is an in-fill project which replaces an

existing administrative building; the revised design minimizes the building and “prop” floor area increases while reducing the overall impervious surface areas, increases the landscape area, and maintains the same maximum heights (classroom and tower buildings) to be compatible with the existing developments and anticipated developments in the project vicinity; remains consistent with the required development standards of the Zoning Ordinance, includes the previously approved Project recommendations by Architectural Review Board and previously approved Project Conditions of Approval from the Planning Commission and City Council, and the Project remains consistent with the technical studies provided determining the Project will not result in significant effects to traffic and noise; and

- c. The proposed Revised Fire District Training Facility Project, with minor architectural and site plan changes to the previously approved Fire District Training Facility project, will not be injurious or detrimental to property or improvements in the neighborhood, because the revised design continues to redevelop the existing improved site while maintaining the existing driveways and minimizes the building and “prop” floor area increases while reducing the overall impervious surface areas, maintains the same maximum heights (classroom and tower buildings), and increases the landscape area, thereby further enhancing the existing perimeter landscape design so as not to substantially alter the appearance of the Project site from the surrounding area and includes the previously approved Project recommendations by Architectural Review Board and previously approved Project Conditions of Approval from the Planning Commission and City Council intended to minimized noise and aesthetic impacts to surrounding properties; and
- d. The proposed Revised Fire District Training Facility Project will not be injurious or detrimental to the general welfare of the City, because the revised design continues to redevelop the existing improved site and continues to minimize the potential visual impacts to the nearby residences though site design and, when compared to the previously approved Fire District Training Facility project, reduces the overall impervious surface areas and increases the landscape area, and the revised Project continues to incorporate a proposed operational program, addressed through the prior record of decision and the Conditions of Approval; and
- e. The proposed Revised Fire District Training Facility Project is consistent with the policies and goals of the General Plan, because the revised design continues to redevelop an existing fire safety facility with a new fire safety training facility (Public Safety Facility land use) that is permitted “by-right” in the PS Zoning District, which is consistent with the Public and Semipublic land use designation of the General Plan; and
- f. The proposed Revised Fire District Training Facility Project is architecturally compatible with other developments in the vicinity, both inside and outside of the subject zone, because the proposed revised design continues to meet the required development standards for the PS zone, the proposed revised design continues to include buildings which complement the existing site development (Fire Station No. 38), reduce the overall impervious surface areas, maintain the same maximum heights (classroom and tower buildings), and increase the landscape area, thereby responding to existing development in the project vicinity through an enhanced site plan and landscape design, as recommended and modified by the Architectural

Review Board, Planning Commission, and City Council, and as documented by the prior Architectural Review record of decision and findings; and

2. Regarding the Architectural Review:

- a. The recitals above are true and correct and are incorporated herein by reference; and
- b. The proposed Revised Fire District Training Facility Project design remains consistent with the goals and objectives of the General Plan, because the Architectural Review Board reviewed the previously approved Fire District Training Facility project and determined that the proposed training facility buildings will be compatible and complementary to the existing building of Fire Station No. 38; the proposed revised design continues to minimize the building and “prop” floor area increases while reducing the overall impervious surface areas, maintains the same maximum heights (classroom and tower buildings), and increases the landscape area, thereby further enhancing the existing perimeter landscape design and continues to be harmonious with the existing environment, which has been addressed through the prior record of decision and Conditions of Approval; and
- c. The proposed Revised Fire District Training Facility Project design is consistent with the purpose of the Zoning Ordinance, because the subject property is zoned PS and the proposed training facility is allowed by-right, the revised design continues to comply with the applicable development standards (e.g. building height, setbacks, and development intensity), and the revised design continues to meet the needs of the Fire District while balancing the concern raised by the public which have been addressed through the prior record of decision and Conditions of Approval; and
- d. The proposed Revised Fire District Training Facility Project design, as reviewed and recommended for approval by the ARB, is in compliance with Subparagraph D6-22-G2 of the Zoning Ordinance, because:
 - i. Area, bulk, and height for the revised design with the new buildings continue to be designed to match the design of the existing Fire Station No.38 building, which is compatible with the nearby office developments; and
 - ii. Colors and structure for the revised design continue to remain harmonious with the existing office developments in the vicinity since; and
 - iii. The architectural and physical relationship with existing and proposed structures in the area and to the site’s location within the City are further enhanced through the incorporation in the revised design of a reduced overall impervious surface areas, maintain the same maximum heights (classroom and tower buildings), and increase the landscape area, thereby further enhancing the existing perimeter landscape design; and
 - iv. Location, orientation, and site layout of the structures, and their relationship with open space areas, topography, and solar/energy efficiency have been considered and found to be appropriate given that the proposed revised Project is an infill project; and

- v. Colors, height, materials, and variations in boundary fences, walls, or screen plantings have been considered and found to be appropriate with the proposed revised project design, provided the adjacent properties and the landscaping; and
 - vi. Location and type of landscaping, including setback areas, have been considered and found to be appropriate with the proposed revised project design, provided the adjacent properties and street landscape palette; and
- e. The proposed Revised Fire District Training Facility Project design is in the best interest of the public health, safety and general welfare of the community, because the proposed revised design continues to be consistent with the previously approved Fire District Training Facility project the ARB reviewed and determined was consistent with the applicable development standards in the Zoning Ordinance, which is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses in the City; and
- f. General site considerations, including site layout, orientation and location of structures, circulation and parking, height, public safety, setbacks, vehicular access, and similar elements have been designed to provide a desirable environment for the subject development, because the Revised Fire District Training Facility Project design continues to be responsive to the site conditions (maintains existing driveways, minimizes building and “prop” floor area increases while reducing the overall impervious surface areas, maintains the same maximum heights (classroom and tower buildings), and increases the landscape area, thereby further enhancing the existing perimeter landscape design), and the revised project design continues to comply with the development standards for the subject property and includes Conditions of Approval intended to minimize potential impacts on surrounding properties; and
- g. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other structures, building materials, colors, exterior lighting and signs, screening of exterior appurtenances, and similar elements continue to be incorporated into the revised project design, additionally, the Conditions of Approval ensure the compatibility of the development with its design concept and the character of adjacent structures and the other developments in the vicinity; and
- h. General landscape considerations, including the location, color, coverage, size, texture, and type of plant materials, provisions for irrigation, maintenance, and protection of landscaped areas and similar elements continue to be considered and incorporated in the revised project design to ensure visual relief, to complement structures, and to provide an attractive environment for the enjoyment of the public, through an increase in landscape area, thereby further enhancing the existing perimeter landscape design, and as recommended by the Architectural Review Board, Planning Commission, and approved on appeal by the City Council; and

3. Regarding Growth Management Plan-Measure “J” Compliance:

In accordance with the City’s General Plan Growth Management Program, the Zoning Administrator has reviewed the Project design and finds that the Project can meet each of the identified performance standards listed below for full urban services as outlined in the General Plan Growth Management Element based on certain Conditions of Approval and CEQA Findings, which are incorporated herein by reference, and consistent with the prior record of decision as approved by the Planning Commission and the City Council:

a. Community Centers

Performance Standard: At General Plan buildout, provide a minimum ratio of 1.2 square feet of community center space per 1,000 residents.

Project Compliance: The proposed Revised Fire District Training Facility Project is a new safety training facility and does not increase the number of San Ramon residents. As such, the proposed Project does not result in increased need for Community Centers.

b. Fire

Performance Standard: Prior to Project approval, require written verification from the San Ramon Valley Fire Protection District that a 5-minute response time (travel time) can be maintained for 90 percent of emergency calls in urban and suburban areas and/or that there will be a fire station within 1.5 miles of all development.

Project Compliance: On January 9, 2020, the San Ramon Valley Fire Protection District confirmed that the previously approved Fire District Training Facility project meets the above standard. The nearest station to the proposed Project site is Station 38 located at 1600 Bollinger Canyon Road and within the Project site. The proposed Revised Fire District Training Facility Project is consistent with the previously approved Fire District Training Facility project in terms of scale, scope, operation, and design, therefore the proposed Project complies with the Fire performance standard.

c. Flood Control

Performance Standard: Prior to Project approval, Applicants shall obtain written verification from the San Ramon Engineering Services Department stating that the new development will provide adequate storm drain facilities. Runoff from the development shall not increase the 100-year peak flow in the City’s flood control channels and shall be typically equal to pre-development conditions.

Project Compliance: On January 16, 2020, the San Ramon Engineering Services Department confirmed that the above performance standard would be met through the development review process. The proposed Revised Fire District Training Facility Project is consistent with the previously approved Fire District Training Facility project in terms of scale, scope, operation, and design, therefore the proposed Project complies with the Flood Control performance standard.

d. Parks

Performance Standard: At General Plan buildout, provide a ratio of 6.5 acres of public parks per 1,000 residents, with goal to have park and recreation facilities within one-half mile of all residences.

Project Compliance: The proposed Revised Fire District Training Facility Project is a new safety training facility and does not increase the number of San Ramon residents. As such, the proposed Project does not result in increased need for parks.

e. Police

Performance Standard: Prior to Project approval, require written verification from the San Ramon Police Department that a 3-5-minute response time (travel time) for emergency calls and a 20-minute response for all other calls can be maintained 95 percent of the time.

Project Compliance: The proposed Revised Fire District Training Facility Project is a project within the developed area of the City of San Ramon and the Police Department is located at 2401 Crow Canyon Road, which is approximately 0.1 mile from the Project site, and on January 9, 2020, the Police Department confirmed that the Project is in compliance with the above performance standard. The proposed Revised Fire District Training Facility Project is consistent with the previously approved Fire District Training Facility project in terms of scale, scope, operation, and design, therefore the proposed Project complies with the Police performance standard.

f. Sanitation Facilities

Performance Standard: Prior to Project approval, require written verification from the approved service provider that adequate sanitation facilities and services will be available to serve the Project

Project Compliance: The proposed commercial development is within the existing Central Contra Costa Sanitary District (CCCSD) boundary, and on January 13, 2020, the CCCSD confirmed that there is sufficient sanitary sewer capacity to accommodate the proposed development. The proposed Revised Fire District Training Facility Project is consistent with the previously approved Fire District Training Facility project in terms of scale, scope, operation, and design, therefore the proposed Project complies with the Sanitation Facility performance standard.

g. Schools

Performance Standard: Require new development to provide necessary land, funding, and/or capital facilities for the school system, as determined by the San Ramon Valley Unified School District and applicable State law.

Project Compliance: The San Ramon Valley Unified School District has indicated that the Project for the San Ramon Valley Fire Protection District is exempt from the school impact fees. The proposed Revised Fire District Training Facility Project is consistent with the previously approved Fire District Training Facility project in terms of scale, scope,

operation, and design, therefore the proposed Project complies with the School performance standard.

h. Water

Performance Standard: Prior to Project approval, require written verification from the approved service provider that adequate water quality, quantity, and distribution will be available to serve the Project.

Project Compliance: East Bay Municipal Utility District reviewed the previously approved Fire District Training Facility project and on January 16, 2020, confirmed that the previously approved project will be served from the existing main line and that the Project is in compliance with the above performance standard. The proposed Revised Fire District Training Facility Project is consistent with the previously approved Fire District Training Facility project in terms of scale, scope, operation, and design, therefore the proposed Project complies with the Water performance standard.

As indicated above, the proposed Revised Fire District Training Facility Project can meet each of the identified performance standards for full urban services as outlined in the General Plan Growth Management Element.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that pursuant to Government Code Section 66020(d)(1), the applicant is hereby given notice that the 90-day period in which the applicant may protest any fees, dedications, reservations or other exactions imposed on the development project and stated in the Conditions of Approval attached hereto shall commence upon passage of this Resolution; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Zoning Administrator does hereby approve the Development Plan Amendment (DPA 2022-0017) and Architectural Review (AR 2022-0038) applications with Zoning Administrator Order No. 12-22 for the proposed Revised Fire District Training Facility Project located at 1500 Bollinger Canyon Rd., based on conformance with the General Plan and the required findings and evidence in the record, subject to the attached Conditions of Approval referenced as Exhibit "A".

Date Approved: December 13, 2022

Debbie Chamberlain,
Zoning Administrator

Date Effective: December 23, 2022

Attachments:

Exhibit A: Conditions of Approval

EXHIBIT A

ZA ORDER NO. 12-22 CONDITIONS OF APPROVAL

DEVELOPMENT PLAN AMENDEMENT 2022-0017; AND ARCHITECTURAL REVIEW 2022-0038

Revised Fire District Training Facility
1500 Bollinger Canyon Rd.
(APN: 209-240-011)

Special Conditions

Planning Services Division:

1. The Project authorized with this action shall be in substantial conformance with the Project Description and Project Plans, date-stamped “Received September 14, 2022”, unless required to be modified by the conditions herein. The authorized Project consists of the previously approved Fire District Training Facility project with minor architectural and site plan changes (e.g. minor floor area increases to the classroom building, training tower, pump house, and mall prop, while maintaining the approved maximum classroom/training tower heights and increasing the perimeter landscape area) on an existing 3.26-acre parcel while maintaining the existing Fire Station No. 38, located at 1500 Bollinger Canyon Rd. (APN: 209-240-011).
2. The hours of training operation shall be limited to Monday through Saturday between 8:00 a.m. and 5:00 p.m., and use of any mechanical tools, such as saws and extrication tools, is prohibited on Saturdays.
3. Night trainings shall be limited to three (3) times annually and shall not continue past 10:00 p.m. Ten (10) days prior to any night training, public notice, by methods approved by the City, shall be provided to the Thomas Ranch and Canyon Park residents.
4. The use of the training facility shall be limited to the San Ramon Fire Protection District and San Ramon Police Department. Joint training with other agencies is allowed subject to all operational limitations.
5. The training facility shall not be leased to outside agencies for training or associated activities.
6. Prior to the issuance of a building permit, the Applicant shall provide a noise analysis for potential wall treatments and implement the recommendations as effective and appropriate to lower noise impacts from training exercises. The assessment shall

consider the feasibility of sound walls for either the perimeter of the property or targeted to specific noise sources. Temporary noise barrier associated with training activities should be considered as an option.

7. The Applicant shall work with staff on the final landscape plan to incorporate ARB comments and plant material that will screen the tower elements at maturity.
8. The Applicant shall work with staff to explore opportunities for public art and edge treatments for Bollinger Canyon Rd. and Crow Canyon Rd.
9. As the condition of the City accepting any submittal pursuant to the final approval of this Project, the Applicant (including any assignee or successor-in-interest) shall enter into a written indemnification agreement with the City of San Ramon, consisting of the following:
 - a) All construction contracts shall contain provisions for the contractor to hold harmless and indemnify both The City and the Applicant. Insurance provisions shall require all insurance policies to name both the City and the applicant as additional insured. Construction contracts shall also include a warranty period of not less than one year.
 - b) The Applicant shall obtain an additional endorsement from the Municipal Pooling Authority (“MPA”) for all liability and risk related to Property, and the endorsement shall name both the City and the Applicant as Insureds. The endorsement policies shall provide the following minimum types of coverage: (i) commercial general liability insurance; (ii) property insurance; (iii) vehicle insurance; and (iv) workers’ compensation insurance as required by law.
 - i. If the MPA is unable or unwilling to provide the coverage required herein, the City and the Applicant shall confer and/or negotiate in good faith to obtain and maintain the insurance coverage required herein through another insurance provider; provided that, in all other cases, each policy required herein shall be issued by an insurer licensed to do business in the State and having an A.M. Best Company rating (“Best’s Rating”) of not less than an “A minus” and Financial Size Category of not less than “IX.”
 - ii. Within twenty (20) days of the Effective Date, if the City and the Applicant cannot jointly acquire the coverages required herein, each Party shall provide to the other copies of certificate(s) evidencing that the insurance policies required pursuant to this Section are in full force and effect (each a “Certificate of Insurance”). Each Certificate of Insurance shall include the additional-insured endorsements required pursuant to this Section. The Certificates of Insurance shall require that the insurer provide written notice to each Party not later than thirty (30) days prior to cancellation, termination, reduction in coverage or expiration without renewal of such insurance policies, except in the case of cancellation for

non-payment of premium, in which case the insurer shall provide written notice not less than ten days prior to cancellation. Language to the effect that the insurer shall “endeavor” to provide such notice shall not be acceptable. Not less than thirty (30) days prior to the expiration of any insurance policy required pursuant to this Section, the Party maintaining such insurance shall provide to the other Party a copy of the Certificate of Insurance for the renewal of the policy.

- iii. Upon receipt by a Party of insurance proceeds attributable to any claim or liability arising from use of the Public Safety Complex or Property by a using Party, the Party shall be deemed to have released the using Party from such claim or liability, but only to the extent that such claim or liability is satisfied or paid by the net amount remaining after deducting the Party’s reasonable costs of obtaining such proceeds. The provision of insurance is not intended to act as a limitation of liability of using Party.
 - c) To the furthest extent allowed under State law, the Applicant shall defend, indemnify, and hold harmless the City, its officers, directors, employees and agents from any and all liability, loss, expense (including reasonable attorneys’ fees) or claims for injury or damages arising out of the approval or construction of this project, but only in proportion to and to the extent such liability, loss, expense, attorneys’ fees, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of the Applicant. This provision shall survive the expiration of this permit.
10. The Applicant shall only use recycled or reclaimed water for construction-related activities, including but not limited to dust control, washing equipment, and street cleaning, in compliance with all applicable regulations and permits, including the City’s Storm Water Permit. The use of potable water could be allowed if the Applicant demonstrated that there would not be a feasible way to secure recycled or reclaimed water and approved by the Zoning Administrator.
11. Prior to issuance of any earth moving or site preparation work or other construction activities, the Applicant or their representative(s) shall submit a Construction Period Safety, Maintenance, and Truck Traffic Control Plan demonstrating to the satisfaction of City staff how the site, public streets, and sidewalks will be maintained in a clean and safe manner during the entire construction period; how equipment will be secured in a safe manner; and how truck traffic to and from the site will be regulated. The Plan shall be amended as needed throughout the Construction Period depending upon the type of work to be conducted. Such Plan shall include but not be limited to information regarding:
- i. The timing for the placement, type, and location of temporary fencing designed to secure the site and prevent public access to all construction and other materials and behind which all equipment and portable toilets shall be kept.

- ii. The type and frequency of all measures that shall be taken to ensure that all public streets and sidewalks affected by construction activities will be cleaned and the level of cleanliness expected.

Engineering Services Division:

12. The Applicant shall install full trash capture devices (make and model to be approved by the City Engineer) on all new storm drain inlets.
13. The Project shall incorporate Green Infrastructure (GI) facilities along the frontages of Crow Canyon Road and Bollinger Canyon Road to the maximum extent practicable. The design of the GI facilities shall be approved by the City Engineer.

General Conditions

Planning Services Division:

14. The approval(s) authorized by this action shall expire if the required building permit is not issued, and construction initiated within a one (1) year period from the effective date, unless the Project has been legally established as determined by the Planning Services Division. A time extension may be granted in accordance with Section D6-34 of the Zoning Ordinance.
15. Any changes to the approved plans, other than those required by these conditions, may require further review and approval by the appropriate body as deemed necessary by the Zoning Administrator.
16. Failure of the Applicant to implement, follow, and adhere to these conditions may result in revocation hearing proceedings before the Planning Commission and/or City Council.
17. The Applicant shall submit a set of annotated conditions elaborating on the compliance status of each condition and mitigation measure for the Project and noting how each condition has been satisfied for the following benchmarks:
 - Prior to site development permit issuance
 - Prior to building permit issuance
 - 72 hours prior to final building occupancy request

Prior to Site Development Permit Issuance

Planning Services Division:

18. The final landscape/irrigation plan shall be reviewed and approved by Planning Services Division, Public Services, and Engineering Services for consistency with the approved plans and the City standards.

19. A final plan for all utility meters, transformers, irrigation control boxes, backflow devices, valves, or other utility structures shall be submitted to Planning, Engineering Services, and Public Services Divisions for review and approval. Said utilities shall be located outside the required front and corner side setbacks and placed in underground vaults or screened by landscaping, buildings, or fencing, or painted in a manner which reflects the building and landscaping design.
20. The Applicant is required to file a Tree Removal Permit application in accordance with Zoning Ordinance Section D5-8 B.

Engineering Services Division:

21. The Project shall comply with the current San Ramon Public Works Standards.
22. The Applicant shall pay all outstanding review fees associated with processing the development applications in accordance with the current Fee Resolution for City services incurred prior to project approval by the Planning Commission.
23. The Applicant shall submit a Site Development Permit application and plan check fee for on-site improvements, including grading and drainage.
24. The Applicant shall provide evidence of approvals from utility providers, including but not limited to, East Bay Municipal Utility District, Central Contra Costa Sanitary District, Dublin San Ramon Services District, AT&T, and PG&E.
25. The Applicant shall pay applicable Drainage Mitigation and Creek Study Fees as established by City Council Resolution and Ordinance.
26. The Applicant shall provide surety in the amount and form approved by the City Engineer with the surety company licensed to do business in the State of California and acceptable to the City of San Ramon.
27. The Project shall comply with the latest requirements of the Americans with Disabilities Act (ADA). In addition to on-site improvements, these standards shall be required for off-site improvements for any public facilities such as sidewalks and ramps that exist in the public right-of-way that surround the property or directly benefit the Project.
28. The Applicant shall obtain an encroachment permit for all work conducted within the City right-of-way or easement.
29. The Applicant shall furnish proof to the City Engineer of the acquisition of all necessary rights-of-entry, permits and/or easements for construction of off-site and/or temporary improvements.

30. The Applicant shall submit to the City Engineer for review and approval a final Stormwater Control Plan consistent with the requirements of the latest edition of the Contra Costa Clean Water Program Stormwater C.3 Guidebook.
31. The Applicant shall obtain a General Construction Permit from the Regional Water Quality Control Board if the Project will disturb one acre or more of land.
32. The Applicant shall install drainage markers on all on-site and off-site drainage inlets in accordance with City standards. These markers, if located on private property, shall be maintained by the Applicant or owner in a manner acceptable to the City, pursuant to City Ordinance.
33. The Applicant shall submit to the City Engineer for review and approval a final hydrology study, consistent with the requirements of the current Public Works Standards.
34. The Applicant shall install drainage improvements to mitigate new development related run-off consistent with the requirements of the hydrology study. All storm water facilities shall accommodate a 25-year storm event, equal to pre-development conditions. Runoff from the development shall not increase the 100-year peak flow in the City's flood control channels.
35. The Applicant shall submit Operation and Maintenance (O&M) Plan for storm water control and water quality devices and features.
36. The Applicant shall coordinate all grading and improvements with adjacent property owners to the satisfaction of the City. Any grading, drainage, or installation of tie-backs onto adjacent properties shall require written approval of those property owners affected, with said approval provided to the City Engineer.

Prior to Building Permit Issuance

Building & Safety Services Division:

The following information is required for the permit application process for individual projects based on the current State and Local adopted California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Energy Code and other applicable State laws and related codes as referenced in the City of San Ramon's Municipal Code Building Ordinances.

37. Plans must be submitted to the special service districts list below prior to building permit issuance:
 - a) Fire District
 - b) Sanitary District

Provide written confirmation to Building & Safety Services Division that each submittal was accepted by the respective agency.

38. The following listed information is required to begin and complete plan check submittal.
- a) Provide five (5) complete sets of plans which include civil (including plot plan), architectural, landscape, structural, electrical, mechanical and plumbing plans.
 - b) Provide two (2) complete sets of structural and energy calculations. Both sets require signatures from the preparer.
 - c) Provide two (2) copies of a geological report.
 - d) Provide two (2) copies of preliminary soils investigation report and two copies of the final soils report for the proposed Project site. The report must include the recommendations on the foundation, retaining wall design if part of the Project and ground preparations for expansive soil if any of the condition exists.

NOTE: Electronic submittal for this Project is an option, which will eliminate the need for paper submittals. See the following link for electronic plan submittal instructions and procedures.

http://www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/building_and_safety_services/electronic_commercial_plan_submittal

39. Provide information in detail format, on the plans, to verify compliance with California Building Code Accessibility requirements.
40. Separate permits are required for retaining walls, signs, low voltage wiring, site lighting (with photometric), racks, and any other accessory structures.
41. Comply with all applicable regulations of the City of San Ramon Building Security Ordinance for all newly constructed or remodeled buildings. Contact the Building & Safety Services Division for copies of Ordinance 227 “City of San Ramon Building Security Ordinance”.
42. A Certificate of Occupancy will be issued upon final inspection and approval by the following Agencies:
- a) San Ramon Valley Fire Protection District
 - b) Planning Services Division
 - c) Engineering Services Division
 - d) Contra Costa County Health Services
 - e) Building & Safety Services Division

Planning Services Division:

43. Final conditions of approval shall be printed on the cover page of the building permit plan submittal.
44. Landscaping shall meet the requirements of landscaping, irrigation, and hydro seeding of the City's Zoning Ordinance, and the State Model Water Efficient Landscape Ordinance (MWELo) as applicable.
45. The Applicant shall submit a Soil Management Report as required by the State MWELo for the Project Landscape Documentation Package.

During Site Development and/or General

Planning Services Division:

46. The Applicant shall implement the latest Bay Area Air Quality Management District recommended Best Management Practices for fugitive dust and exhaust control during all construction activities.
47. The Applicant shall be responsible to contain all trash, construction debris and materials on-site until disposal off-site can be arranged.
48. No use, process or activity shall produce objectionable odors that are perceptible without instruments by reasonable persons at the property lines of a site.
49. The use, storage, handling, and transportation of combustibles, explosives, radioactive and hazardous materials shall comply with the applicable provisions of the Fire, Building and Zoning Code; and any applicable laws.
50. Uses, activities, and processes shall not produce unreasonable, disturbing, or unnecessary emissions of heat or humidity, at the property line of the site on which they are situated, that cause discomfort or injury to general public and material distress.

Prior to Building Occupancy

Engineering Services Division:

51. The Applicant shall enter into an O&M Agreement with the City for the operation and maintenance of the private stormwater treatment facilities. The agreement shall require the Applicant to operate and maintain these facilities per the approved O&M plan, and submit an annual report to the City.

52. The Applicant shall provide a letter from the project geotechnical engineer attesting that grading and foundations were constructed in accordance with their recommendations for the Project.
53. The Applicant shall submit record as-built drawings to the City with each page stamped as such in an electronic format acceptable to City staff.
54. The Applicant shall provide a supplemental cash bond reflecting 150% of the full value of any on-site or off-site improvements not completed at issuance of the Certificate of Occupancy.

Planning Services Division:

55. All required landscaping and irrigation shall be installed in accordance with the approved plans.
56. The Applicant shall submit to the Planning Services Division three executed and notarized copies each of a Landscape Maintenance Agreement and/or Building Exteriors and Parking Lot Maintenance Agreement.
57. After written verification by a landscape architect registered in the State of California has been provided to Planning Services Division, the Applicant shall request inspection of the final Landscape and Irrigation Plan from Planning Services Division, Public Services, and Engineering Services at least 72 hours prior to building occupancy inspection.
58. Prior to final inspection of the Landscape and Irrigation Plan, the Applicant shall submit to the Planning Services Division for review a Certificate of Completion as required by the State Model Water Efficient Landscape Ordinance