

ORDINANCE NO. 2284

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING A PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN TO CONSTRUCT A 111-LOT RESIDENTIAL SUBDIVISION, INCLUDING AN AGE-QUALIFIED COMMUNITY WITH 92 SINGLE-FAMILY DETACHED HOMES, 18 AFFORDABLE SENIOR COURT-YARD DETACHED AND DUET HOMES, ONE EXISTING SINGLE-FAMILY RESIDENCE, AND RELATED ON-AND OFF-SITE IMPROVEMENTS, SUBJECT TO THE CONDITIONS OF APPROVAL, FOR THE APPLICATION SUBMITTED BY FOOTHILL BOULEVARD HOLDING COMPANY, LLC, FILED UNDER CASE NO. PUD-147

WHEREAS, on December 27, 2022, Foothill Boulevard Holding Company, LLC, applied for: (1) a determination that the Project is exempt pursuant to CEQA Guidelines Section 15183 and requesting that the Project be evaluated in a Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FEIR); and (2) the following entitlements: (a) Annexation (P22-1089), (b) a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes, one existing single-family residence, and related on-and off-site improvements, (c) a Vesting Tentative Map (Tract 8522), and (d) a Pre-Annexation and Development Agreement (P24-0378); and (3) an Affordable Housing Agreement (hereinafter collectively the "Project") for property located at 4131 Foothill Road (APN 941-0950-003-03), 4141 Foothill Road (APN 941-0950-003-01), APN 941-0950-003-11, and APN 941- 0950-003-12 (hereinafter "the Property"); and

WHEREAS, the Property is designated Low Density Residential (LDR) and Housing Element Sites Overlay (HESO) in the City's General Plan; and

WHEREAS, the Property is Pre-zoned PUD-LDR (Planned Unit Development – Low Density Residential) and HOZ (Housing Opportunity Zone) on the City's zoning map; and

WHEREAS, the City of Pleasanton is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval of the Project; and

WHEREAS, at its duly noticed public meeting of June 26, 2024, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations, and then recommended approval of the Project to the City Council; and

WHEREAS, at its duly noticed public meeting of July 16, 2024, the City Council considered the written agenda report, all public testimony, relevant exhibits, and staff/Planning Commission recommendations; and

WHEREAS, the City Council finds that the Project is consistent with the General Plan and the purposes of the PUD ordinance based on the considerations set forth in this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. At its meeting on July 16, 2024, the City Council determined the Project is exempt pursuant to CEQA Guideline Section 15183 as documented in a Section 15183 Checklist for the Project.

SECTION 2. Prior to taking action on the Project, and at a properly noticed public meeting, the City Council reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The City Council's determination is based on the Record Evidence, which is incorporated into this Ordinance by reference.

SECTION 3. Findings for approval of PUD Development Plan (PUD-147)
With respect to Case No. PUD-147, the City Council makes the following findings and determinations with respect to each of the considerations for a PUD Development Plan as required by Section 18.68.110 of the PMC:

1. Whether the plan is in the best interests of the public health, safety, and general welfare:

The Project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The Project would include the installation of all required on-site utilities with connections to municipal systems to serve the new development. With the recommended traffic improvements/mitigations, the Project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. Adequate access would be provided to the structures for police, fire, and other emergency response vehicles. Stormwater run-off from the site will be treated before leaving the site. Construction hour limits and dust suppression requirements would minimize construction impacts on the surrounding residents and tenants. The Project is compatible with the adjacent uses and would be consistent with the existing scale and character of the area. Therefore, it is recommended the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and this finding can be made.

2. Whether the plan is consistent with the City's General Plan and any applicable specific plan:

The Property's Land Use Designation of Low Density Residential (LDR) and Housing Element Sites Overlay (HESO) permits residential uses; thus, the Project would be consistent with the General Plan Land Use Designation. The proposed density of two dwelling units per approximate acre, plus 20 percent density bonus as allowed under State Density Bonus Law, is consistent with the General Plan. The Project would further several General Plan Programs and Policies including: encouraging the reuse of vacant and underutilized parcels by development on an underutilized former orchard within the existing urban area; encourage the use of density bonuses in residential projects that include housing units affordable to extremely low-, very low-, low-, and moderate-income households and support development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community. The project would also be in conformance with the Inclusionary Zoning Ordinance, which requires each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate- income households. City policies strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to lower- and moderate-income households, which would be accomplished

by this project through the construction of on-site, deed-restricted senior housing units. The Project environmental review determined that the Project will present no new or more severe significant impacts, and no unstudied impacts that are peculiar to the parcel. Therefore, the City Council finds the proposed development plan is consistent with the City's General Plan, and this finding can be made.

3. Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:

The Project site is surrounded primarily by residential development. The proposed residential use would be compatible with these surrounding uses. The units' heights would be compatible with the surrounding and existing single-family residences to the north and south. The residences have been attractively designed and would be compatible with the design of the surrounding residential uses. New and dense landscaping would be installed along the Project perimeters and within the interior of the Project to soften the Project from off-site views and provide buffers between sidewalks and roadways, and the Project. Additionally, the Project preserves several existing mature trees including two large Heritage-sized trees located generally in the middle of the proposed project site. The proposed project site drops in elevation to the east from Foothill Road, with the elevation from the Foothill Road frontage to the entry gate falling by approximately 60 feet. In response, the grading plan has been designed to be sympathetic to the natural terrain and includes stepping the building pads down the hill to minimize the use of large retaining walls and reduce the overall need for terracing slopes on the project site. Therefore, the City Council makes this finding.

4. Whether grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.

As described above, the proposed project site drops in elevation towards the east from Foothill Road, with the elevation from the Foothill Road frontage to the entry gate falling by approximately 60 feet. Grading is proposed throughout the proposed project areas to create the predominantly flat pad lots, bio-retention areas, and streets. Due to some abrupt grade changes in the central portions of the proposed project site, approximately 12,400 cubic yards of earth is estimated for off-haul or export. Erosion control and dust suppression measures would be documented in the building and improvement plans and will be administered by the City's Building and Engineering Divisions. City building code requirements would ensure that building foundations, on-site driveways, and parking areas are constructed on properly prepared surfaces. The proposed development would provide adequate drainage to prevent flooding. Parking lot and roof drainage would drain into landscaped bioretention areas that would filter contaminants before entering the arroyos and, ultimately, the bay. The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate the Property is not located in a flood hazard zone. Therefore, the City Council makes this finding.

5. Whether streets and buildings have been designed and located to complement the natural terrain and landscape:

The Property is in a developed area of the City and would not involve the extension of any new public streets (all streets are private). The majority of the new development would be located on the more level areas of the proposed project site, and as described in Finding 3, the grading has been designed to integrate the necessary streets and building pads into the terrain and landscape of the site to the extent feasible. The proposed residences would be

compatible in size and scale with surrounding structures and would include a variety of roof heights and varied massing to blend with the surroundings. New landscaping including large box-sized trees would be installed to mitigate the loss of the existing landscaping and trees. Therefore, the City Council makes this finding.

6. Whether adequate public safety measures have been incorporated into the design of the plan:

The public improvements associated with the Project would be consistent with City design standards. The existing driveway entrance is located and configured to provide adequate line-of-sight viewing distance for vehicles and to facilitate efficient ingress/egress to and from the proposed project site. All internal streets and motor-courts would meet City standards for emergency vehicle access and turn-around. Adequate access would be provided to all structures for police, fire, and other emergency vehicles. The residences and clubhouse would be required to meet the requirements of the Uniform Building Code, Fire Code, other applicable City codes, and State of California energy and accessibility requirements. The residences and clubhouse would be equipped with automatic fire suppression systems (sprinklers). Therefore, the City Council makes this finding.

7. Whether the plan conforms to the purposes of the PUD District:

The proposed PUD development plan conforms to the purposes of the PUD district, and the City's Housing Element. One of the purposes of the PUD district is to ensure the desires of the Applicant and the community are understood and approved prior to commencement of construction. The proposed project implements the purposes of the PUD Ordinance in this case by providing a residential project that is well-designed and well-integrated with the existing development in the vicinity, that fulfills the desires of the applicant, and that meets the City's General Plan and Housing Element goals and policies. By taking advantage of the flexibility of the PUD district while complementing the minimum development standards of the surrounding residential neighborhoods, the applicant and staff have been able to work together to design the Project in a manner most appropriate for this use. Through the PUD process the Project has provided the Applicant and the City with a development plan that optimizes the use of this infill site in a sensitive manner. Therefore, the City Council makes this finding.

SECTION 4. Findings Pursuant to Government Code Section 65863 (No Net Loss)

The proposed project would include 93 above-moderate income residential units and 18 moderate-income residential units; in comparison, the inventory of sites included in the 6th Cycle Housing Element projected this Property (listed as Area 22 in Table B-14) would provide up to 93 above-moderate income residential units. The Project would provide 18 moderate-income residential units, which is 18 more moderate-income units than projected in the inventory. There would be no net loss of units resulting from approval of this project.

SECTION 5. The City Council has considered the findings made in Planning Commission Resolution No. PC-2024-14, incorporated herein by reference, and hereby adopts the same findings by this reference, and based upon the City Council's own independent review and considerations, the City Council hereby approves Planned Unit Development Plan (PUD-147), as reflected in the plans dated, "Received June 15, 2024," for the Foothill Boulevard Holding Company, LLC, subject to the Conditions of Approval in Exhibit A, attached hereto and incorporated into this ordinance by reference.

SECTION 6. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 7. This ordinance shall be effective thirty (30) days after its passage and adoption.

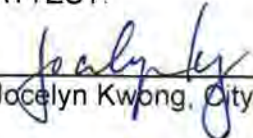
The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on July 16, 2024, and adopted on August 20, 2024, by the following vote:

Ayes:	Councilmembers Arkin, Balch, Testa, Mayor Brown
Noes:	None
Absent:	Councilmember Nibert
Abstain:	None




Karla Brown, Mayor

ATTEST:



Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:



Daniel G. Sodergren, City Attorney

EXHIBIT A

CONDITIONS OF APPROVAL

**P22-1089, PUD-147, Tract 8522, and P24-0378
4131 Foothill Road (APN 941-0950-003-03), 4141 Foothill Road (APN 941-0950-003-01),
APN 941-0950-003-11, and APN 941- 0950-003-12
July 16, 2024**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for: (1) adoption of a CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FSEIR); (2) the following entitlements: (a) Annexation (P22-1089), (b) a Planned Unit Development (PUD) development plan (PUD-147) to construct a 111-lot residential subdivision, including an age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes, one existing single-family residence, and related on-and off-site improvements, (c) a Vesting Tentative Map (Tract 8522), and (d) a Pre-Annexation and Development Agreement (P24-0378); and (3) an Affordable Housing Agreement for the proposed project located 4131 Foothill Road (APN 941-0950-003-03), 4141 Foothill Road (APN 941-0950-003-01), APN 941-0950-003-11, and APN 941- 0950-003-12. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Vesting Tentative Map, Visual Simulations, Color and Material Board, etc., Exhibit B, prepared by Dahlin Group, RJA, KTG, and RW Stover and Associates for Foothill Boulevard Holding Company, LLC, dated "Received" on June 15, 2024, and kept on file in the Planning Division of the Community Development Department.
- b. Design Guidelines and Development Standards prepared by Foothill Boulevard Holding Company, dated "Received" on August 3, 2023, and kept on file in the Planning Division of the Community Development Department.
- c. Arborist Report prepared by HortScience for DeSilva Group, dated "Received" in April 2023, and kept on file in the Planning Division of the Community Development Department.
- d. Archeological Cultural Resources Assessment prepared by Basin Research Associates for DeSilva Group, dated "Received" on January 27, 1997, and October 23, 2023, and kept on file in the Planning Division of the Community Development Department.
- e. Historic Structure Assessment prepared by Design Story Spaces, for Foothill Boulevard Holding Company, dated "Received" on October 23, 2023, and kept on file in the Planning Division of the Community Development Department.

- f. Phase 1 Cultural Resources Assessment prepared by First Carbon Solutions, dated February 1, 2024, and included as Appendix D of the CEQA Section 15183 Consistency Checklist (Appendix D contains sensitive information pertaining to cultural resources and has been withheld from public distribution pursuant to Public Resources Code, Sections 5097.9 and 5097.993.).
- g. Biological Resources Assessment prepared by Olberding Environmental, Inc., for Foothill Boulevard Holding Company, dated "Received" on December 27, 2022, and kept on file in the Planning Division of the Community Development Department. Updated Report Dated November 2023
- h. Geotechnical Report prepared by Berlogar Stevens and Associates, for Foothill Boulevard Holding Company, dated "Received" on December 27, 2022, and kept on file in the Planning Division of the Community Development Department.
- i. Noise and Vibration Assessment prepared by Bollard Acoustical Consultants, Inc., for Foothill Boulevard Holding Company, dated "Received" on December 27, 2022, and kept on file in the Planning Division of the Community Development Department.
- j. Air Quality Assessment prepared by Ramboll., dated May 2023 for Foothill Boulevard Holding Company, dated "Received" on December 27, 2022, and kept on file in the Planning Division of the Community Development Department.
- k. Hydraulic Report prepared by RJA, for Foothill Boulevard Holding Company, dated "Received" on December 15, 2023, and kept on file in the Planning Division of the Community Development Department.
- l. CAP 2.0 Checklist prepared by Foothill Boulevard Holding Company, dated "Received" on August 3, 2023, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans".

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. APPROVAL AND REVISIONS: The proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
2. EXPIRATION – RESIDENTIAL PUD: The PUD development plan shall lapse upon the later of: (a) termination or expiration of the project Development Agreement or (b) expiration of the project Vesting Tentative Map; provided, however, if a final map is recorded before the Vesting Tentative Map expires, then the PUD development approval shall not lapse. **Project Specific Condition**

3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. **APPEAL PERIOD:** The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
5. **PUD PERIOD:** The building permit submittal will only be accepted after the ordinance approving the Planned Unit Development (PUD) development plan becomes effective, unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the ordinance is overturned. In no case will a building permit be issued prior to the PUD ordinance being in effect.
6. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
7. **DEVELOPMENT AGREEMENT:** Prior to issuance of a Building Permit, the applicant shall execute the City Council-approved Development Agreement. ***Project Specific Condition***

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

8. **DEVELOPMENT STANDARDS:** The project site shall be developed in accordance with the approved PUD Development Plan as shown on the Approved Plans referenced herein. Any subsequent development beyond that shown on the Approved Plans shall be subject to the development standards shown on the Approved Plans and/or, as applicable, the Design Guidelines and Development Standards prepared by Foothill Boulevard Holding Company, dated "Received" on August 3, 2023, and kept on file in the Planning Division of the Community Development Department, also referenced herein. ***Project Specific Condition***
9. **BUILDING MATERIALS AND COLORS:** The building materials and colors in the Approved Plans shall be stated on the building permit plans.

10. **PAVING MATERIALS:** The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.
11. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.
12. **SIGN PROGRAM:** Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.
13. **FENCE/WALL:** All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.
14. **OUTDOOR STORAGE:** Outdoor storage shall be prohibited within front yards and portions of lots visible from the street.
15. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.
16. **BUILDING SURVEY:** The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
17. **PAD AND SETBACK CERTIFICATION:** The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.
18. **BUILDING HEIGHT CERTIFICATION:** The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.
19. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy.

20. **TRANSFORMERS:** New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.
21. **MECHANICAL EQUIPMENT – SCREENING:** The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.
22. **TRASH ENCLOSURE:** All trash, refuse, and recycling shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
23. **RECYCLING AND COMPOSTING PROGRAMS:** The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

24. **Climate Action Plan 2.0 Compliance:** Prior to building permit issuance, a GHG Emission Compliance Checklist shall be provided, to the Planning Division for review and approval by the Director of Community Development. The measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.
25. **ALL-ELECTRIC:** This project is to have no new gas infrastructure installed. This shall be noted on the plans submitted for Building Permits.

Construction Practices and Noticing

26. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

27. CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).
28. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
29. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:
 - a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
 - b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
 - c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.
30. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.
31. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.
32. NOTICE OF CONSTRUCTION: Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.
33. DISTURBANCE COORDINATOR: The applicant shall designate a "disturbance coordinator" who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.

34. **CULTURAL RESOURCES/HUMAN REMAINS:** If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event that human remains are discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

To provide archaeological and tribal cultural resources training for those participating in construction, an Archaeologist who meets the Secretary of the Interior's qualification standards for archaeology shall attend the pre-construction meeting with the contractors to provide Worker Environmental Awareness Program (WEAP) training for all construction personnel who will be engaging in ground disturbing activities. The training shall include a brief review of the cultural sensitivity of the proposed project and the surrounding area; what resources could potentially be identified during earthmoving activities, along with visual aids/appropriate examples of those resources; applicable federal, State, and local statutes governing the protection of archaeological resources; and the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly assessed. A sign-in sheet shall be circulated and returned to the lead agency as confirmation the training has taken place.

In addition, a qualified Archaeologist shall be present to monitor during the clearing and grubbing phases of ground disturbance to check for inadvertent exposure of cultural materials. In the event exposed soils indicate that cultural materials may be present, this may be followed by regular or periodic archaeological monitoring as determined by the Archaeologist. ***Project Specific Condition***

35. **FEES:** As detailed in the project Development Agreement, the applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. ***Project Specific Condition***
36. **WATER FEES AND WATER METER CONNECTION FEES:** Unless otherwise specified by the Development Agreement, the applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
37. **SEWER FEES:** Unless otherwise specified by the Development Agreement, the applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.

38. **SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION:** Applicant shall pay school impact fees in accordance with the fee schedule established by Pleasanton Unified School District. Written proof of compliance with this condition shall be provided by applicant to the City, on a form generated by the PUSD, prior to building permit issuance.
39. **RECORDED DISCLOSURES:** All lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:
- a. Unless otherwise specified in the Design Guidelines and Development Standards for the project, additions and/or modifications to the structures and garages are prohibited.
 - b. Driveway parking shall be prohibited for any home where the driveway lengths is less than 23 feet. In no circumstance shall parked vehicles be permitted to overhang or obstruct sidewalks, paths, trails, driveways, or other required access. Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on-site, unless effectively screened from view from the street.
 - c. Garages shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garages of the units.
Project Specific Condition
 - d. Wording for these disclosures and covenants shall be written in simple/plain language, shall be submitted to the City Attorney for review and approval prior to recordation of the final map, and shall be recorded over the project site by separate instrument.
40. **CONDITIONS OF APPROVAL:** The applicant shall provide all initial buyers with copies of the final project conditions of approval.

Environmental

41. **MITIGATION MEASURES/IMPLEMENTATION MEASURES:** As indicated in the project's Section 15183 Checklist, several mitigation measures identified in the Housing Element Update FEIR are applicable to the proposed project:
- MM AIR-1a
 - MM AIR-1b
 - MM BIO-1
 - MM GEO-6
 - MM HAZ-2
 - MM NOI-1
 - MM TRANS 2

The following measures from the Housing Element Update FEIR shall be implemented:

- **MM AIR-1a:** Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development. Air quality construction measures shall include Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, and, where construction-related emissions would exceed the applicable thresholds, Additional Construction

Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.

- **MM AIR-1b.** The following measures pertain to project sites where residences would be located within distances where the Bay Area Air Quality Management District (BAAQMD) or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to toxic air contaminants (TACs). For example, the current 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Indoor Air Quality: In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:
 - (a) Locate sensitive receptors as far as possible within each project site from any freeways, major roadways or other non-permitted TAC sources (e.g., loading docks, parking lots). [*The project Vesting Tentative Map and project PUD comply with and implement this requirement.*]
 - (b) Incorporate tiered plantings of trees (such as redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors. [*The project Landscaping Plans in the PUD Development Plan comply with and implement this requirement.*]
 - (c) Install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of Minimum Efficiency Reporting Values (MERV) 13, including the following features: installation of high-efficiency filter and/or carbon filter to filter particulates and other chemical matter from the building (either high-efficiency particulate air [HEPA] filters or ASHRAE 85 percent supply filters).
 - (d) Retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate air ventilation and the HVAC system intakes based on exposure modeling from pollutant sources; install indoor air quality monitoring in buildings.
 - (e) Applicants shall ensure that HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis. If the project includes for-sale units, then the applicant shall prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual shall be written for homeowners' with operating instructions and maintenance and replacement schedule for the HVAC system and filters, and that manual shall be distributed to owners.
Project Specific Condition.

- **MM GEO-6:** A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning

If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources and, if deemed significant, such resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences) where the collection shall be properly curated and made available for future research.

In addition, in accordance with the FEIR Mitigation Measures, additional site-specific technical studies were completed, the results of which are documented in the Section 15183 Checklist. The project shall implement the following project-specific requirements, pursuant to the respective FEIR Mitigation Measures listed, and in accordance with the technical studies. For the remaining Mitigation Measures listed above, the technical studies and Section 15183 Checklist conclude that no further study or project-specific implementation is needed:

A. Project-Specific Implementation Measures for Compliance with MM Bio-1:

- General Avoidance and Minimization Measures Included in the East Alameda County Conservation Strategy (EACCS) – The EACCS contains the following general avoidance and minimization measures to reduce the effects on focal species. These measures are taken from Table 3-2: of the EACCS (ICF 2010).
 - Employees and contractors performing construction activities will receive environmental sensitivity training. Training will include review of environmental laws and Avoidance and Minimization Measures (AMMs) that must be followed by all personnel to reduce or avoid effects on covered species during construction activities.
 - Environmental tailboard trainings will take place on an as-needed basis in the field. The environmental tailboard trainings will include a brief review of the biology of the covered species and guidelines that must be followed by all personnel to reduce or avoid negative effects to these species during construction activities. Directors, Managers, Superintendents, and the crew foremen and forewomen will be responsible for ensuring that crewmembers comply with the guidelines.
 - Contracts with contractors, construction management firms, and subcontractors will obligate all contractors to comply with these requirements, and AMMs.
 - The following will not be allowed at or near work sites for covered activities: trash dumping, firearms, open fires (such as barbecues) not required by the

- activity, hunting, and pets (except for safety in remote locations).
 - Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas to the extent practicable.
 - Off-road vehicle travel will be minimized.
 - Vehicles will not exceed a speed limit of 15 mph on unpaved roads within natural land-cover types, or during off-road travel.
 - Vehicles or equipment will not be refueled within 100 feet of a wetland, stream, or other waterway unless a bermed and lined refueling area is constructed.
 - Vehicles shall be washed only at approved areas. No washing of vehicles shall occur at job sites.
 - To discourage the introduction and establishment of invasive plant species, seed mixtures/straw used within natural vegetation will be either rice straw or weed-free straw.
 - Pipes, culverts and similar materials greater than four inches in diameter, will be stored so as to prevent covered wildlife species from using these as temporary refuges, and these materials will be inspected each morning for the presence of animals prior to being moved.
 - Erosion control measures will be implemented to reduce sedimentation in wetland habitat occupied by covered animal and plant species when activities are the source of potential erosion problems. Plastic mono-filament netting (erosion control matting) or similar material containing netting shall not be used at the project. Acceptable substitutes include coconut coir matting or tackified hydroseeding compounds.
 - Stockpiling of material will occur such that direct effects to covered species are avoided. Stockpiling of material in riparian areas will occur outside of the top of bank, and preferably outside of the outer riparian dripline and will not exceed 30 days.
 - Grading will be restricted to the minimum area necessary.
 - Prior to ground disturbing activities in sensitive habitats, project construction boundaries and access areas will be flagged and temporarily fenced during construction to reduce the potential for vehicles and equipment to stray into adjacent habitats.
 - Significant earth moving-activities will not be conducted in riparian areas within 24 hours of predicted storms or after major storms (defined as 1-inch of rain or more).
 - Trenches will be backfilled as soon as possible. Open trenches will be searched each day prior to construction to ensure no covered species are trapped. Earthen escape ramps will be installed at intervals prescribed by a qualified biologist.
- Species Specific Avoidance and Minimization Measures – The EACCS also includes species-specific AMMs. The species-specific AMMs for burrowing owls are described below. These measures are taken from Table 3-3 of the EACCS (ICF 2010).
 - BIRD-2: Burrowing Owl
 - If an active nest is identified near a proposed work area work will be conducted outside of the nesting season (March 15 to September 1).
 - If an active nest is identified near a proposed work area and work cannot be conducted outside of the nesting season, a no-activity zone will be established by a qualified biologist. The no-activity zone will be large enough to avoid nest abandonment and will at a minimum be 250-foot radius from the nest. This buffer is based on the recommended guidelines described in the "Staff Report

- on Burrowing Owl Mitigation” by the CDFW (2012).
- If burrowing owls are present at the site during the non-breeding period, a qualified biologist will establish a no-activity zone of at least 150 feet.
 - If an effective no-activity zone cannot be established in either case, an experienced burrowing owl biologist will develop a site-specific plan (i.e., a plan that considers the type and extent of the proposed activity, the duration and timing of the activity, the sensitivity and habituation of the owls, and the dissimilarity of the proposed activity with background activities) to minimize the potential to affect the reproductive success of the owls.
- U.S. Army Corps of Engineers Authorization – If any impacts are to occur to Corps jurisdictional wetlands or waters, then a Section 404 Nationwide or Individual permit will be required.
 - State Authorization – If any impacts are to occur to wetlands or waters subject to CDFW or RWQCB jurisdiction (Waters of the State), then a Section 401 permit will be required, and a Streambed Alteration Agreement may be required.
 - On-Site Wetland/Waters Mitigation – If work proposed on the Property includes impacts to Corps or State jurisdictional features, then on-site mitigation will be implemented. The proposed Project currently includes the design of on-site mitigation to be provided at a 2:1 ratio. The mitigation features will be constructed in portions of the Property currently identified as upland areas. This on-site mitigation would reduce project impacts to jurisdictional features to “less than significant”.
 - Rare Plant Survey – While special-status plants are not likely to occur on the Property, a rare plant survey of the Property in accordance with CDFW and CNPS guidelines should be within one year of the start of construction to ensure that impacts to special-status plants are less than significant. The survey should be scheduled to coincide with the identified blooming or identification periods for those species having potential to occur (April through June). Any rare, threatened, or endangered plant species that are observed should be identified and mapped. If any of these species are found, consultation with the USFWS and/or CDFW may be required regarding appropriate mitigation. Mitigation will likely include avoidance of the population or collection and redistribution of seeds.
 - Pre-Construction Avian Survey – If Project construction-related activities take place during the nesting season (February through August), preconstruction surveys for all nesting birds (including waterfowl, passerines, raptors, and other birds) within and adjacent to (within 1,000 feet) the Property should be conducted by a competent biologist 14 days prior to the commencement of the tree removal or site grading activities. Surveys should focus on areas where birds are likely to nest, including trees, shrubs, grasslands, rock faces, stream banks, or under eaves of structures. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for small passerine birds, and a minimum of 250 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically

to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s). Active nests, including those in the process of being constructed shall not be disturbed. Surveys shall be repeated in areas where Project activities lapse for a period of 7 days or more.

- Burrowing Owl Surveys – A burrowing owl pre-construction survey should take place before any construction activities commence. Occupancy of burrowing owl habitat is confirmed at a site when at least one burrowing owl or its sign at or near a burrow entrance is observed within the last three years. If a burrowing owl or sign is present on the Property three additional protocol level surveys will be initiated. Once these surveys have been completed to identify the owl's location, disturbance buffers should be placed around each active burrow. No disturbance should occur within 250 feet of occupied burrows during the breeding season (February 1 through August 31) and/or within 160 feet of occupied burrows during non-breeding season (September 1 through January 31). Pre-construction surveys shall be completed 14 days prior to initiating activities.
- Special-status Bats Surveys – For all Project activities planned in or adjacent to potential bat roosting habitat, such as structures and/or involving woody vegetation modification or removal of any and all trees, a qualified biologist shall conduct daytime and evening acoustic surveys in addition to extensive visual surveys of potential habitat for special-status bats at least 7 days prior to initiation of Project activities. If bats are found on-site, a qualified biologist shall identify the species, estimated quantity present, roost type, and roost status, but shall avoid disturbing bats during surveys. A qualified biologist shall also create a Bat Mitigation and Monitoring Plan if special-status bat species are detected prior to the start of Project activities. The Bat Mitigation and Monitoring Plan shall include: (1) an assessment of all Project impacts to special-status bats, including noise disturbance during construction; (2) effective avoidance and minimization measures to protect special-status bats; (3) and compensatory mitigation for permanent impacts to special-status bats or their nesting/roosting habitat. If structures, trees, or other refugia equivalents are slated for limbing, removal, or modification, the Bat Mitigation and Monitoring Plan shall include the following measures:
 - To ensure that special-status bats have left potential roosting refugia, work shall occur over the course of two days. On the first day, smaller limbs or items from the identified trees or structures shall be brushed back or modified in the late afternoon. This disturbance should cause any potential roosting bats to seek other roosts during their nighttime foraging. The remainder of the refugia item can then be further limbed or removed as needed on the second day as late in the afternoon as feasible. If bats are found injured, or if bat mortality occurs during the course of tree work, a qualified biologist shall record the species impacted, and the number of individuals documented.
 - Tree limbing, modification, removal, or work on structural refugia shall not be performed under any of the following conditions: during any precipitation events, when ambient temperatures are below 4.5 degrees Celsius, when windspeeds exceed 11 miles per hour, and/or any other condition which may lead to bats seeking refuge.

- If special-status bats are found utilizing a tree, structure, or equivalent for roosting, the Bat Mitigation and Monitoring Plan shall include permanent artificial roosting habitat installations that shall be adjacent to, and sufficient for, the species observed and associated ecology thereof. Effective buffer zones for the installation and monitoring of the artificial roosts shall be determined and established by a qualified biologist.
- Erosion Control – Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the Property could adversely affect aquatic life within the adjacent water features. Surface water runoff could remove particles of fill or excavated soil from the site, or could erode soil down-gradient, if the flow were not controlled. Deposition of eroded material in adjacent water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat. Implementation of appropriate mitigation measures would ensure that impacts to aquatic organisms would be avoided or minimized. Mitigation measures may include best management practices (BMP's) such as hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction as identified in the Storm Water Pollution Prevention Plan (SWPPP).

B. Project-Specific Implementation Measures for Compliance with MM NOI-1:

- To the maximum extent practical, the following measures should be incorporated into the project construction operations:
 - Noise-generating construction activities shall not occur within the hours identified in Noise Ordinance Section 9.04.100.
 - Locate stationary construction equipment as far from adjacent occupied buildings as possible.
 - All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
 - All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
 - All construction equipment must meet California Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.
 - Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
 - Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
 - Select routes for movement of construction-related vehicles and equipment so that noise-sensitive areas, including residences, and outdoor recreation areas, are avoided as much as possible
 - Project area and site access road speed limits shall be established and enforced during the construction period.
 - Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.
 - Designate a noise disturbance coordinator who will be responsible for responding to complaints about construction noise. The telephone number of the noise during disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City of Pleasanton. Copies of the

construction schedule

- The following measures should be incorporated into the building facade construction:
 - For the seven (7) lots located nearest to Interstate 680, the north-, east-, and south-facing upper-floor building facades should maintain minimum window assembly STC ratings of 32. Figure 2 [in the Noise and Vibration Assessment prepared by Bollard Acoustical Consultants, Inc., dated "Received" on December 27, 2022], illustrates the facades requiring improved STC rated windows.
 - Standard residential construction practices (wood or stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) would be adequate for the remainder of the development.
 - Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.
- Project Specific Condition***

HOUSING DIVISION – 925-931-5007

42. AFFORDABLE HOUSING AGREEMENT: Prior to issuance of a Building Permit, the applicant shall execute the City Council-approved Affordable Housing Agreement.
Project Specific Condition
43. NEW HOME AGE RESTRICTIONS: The age restrictions for the new homes, but not the existing residence to remain, shall be recorded as part of the project CC&Rs. ***Project Specific Condition***

BUILDING AND SAFETY DIVISION – 925-931-5300

44. BUILDING AND FIRE CLEARANCE: Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.
45. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.
46. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than 1 month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased project, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the "Digital Plan Submittal Requirements" for necessary data and file formatting requirements.

47. UNIVERSAL DESIGN – In addition to meeting the minimum requirements of the California Residential Code for each home at the time of Building Permit submittal, with respect to Aging in Place Design and Fall Protection (Section R327), unless otherwise approved by the Community Development Director, each unit shall include, on the ground floor only, an internal accessible route of travel with a minimum clearance of 42" at the hallways. One (1) bedroom and one (1) bathroom on this route will have a 32" minimum clear door opening. This bathroom shall also meet the clearances in compliance with Chapter 11A of the CBC at the time of Project approval and will have blocking in walls for future installation of grab bars.

PUBLIC WORKS DEPARTMENT – ENGINEERING/LAND DEVELOPMENT – 925-931-5650

48. STREET A: If Street A will be dedicated to the City as a public road, then it must be constructed according to Pleasanton standards to accommodate public traffic and minimize the City's future maintenance burden. The City cannot maintain the "Decorative Stamped Colored Asphalt Paving" shown on Sheets L2 and L3. The acceptable material for public roadway surfacing is conventional hot mix asphalt. If the applicant elects to install non-conventional paving materials, this pavement shall be privately maintained according to an agreement/perpetual encroachment permit between the City and the owner's association. The landscaping and related features within the cul-de-sac island, as shown on Sheet L3, shall be privately maintained according to an agreement/perpetual encroachment permit between the City and the owner's association. (Address this condition prior to approval of the final map) ***Project Specific Condition***
49. ANNEXATION AND RIGHT-OF-WAY DEDICATION ON FOOTHILL ROAD: Sufficient right-of-way shall be irrevocably offered for dedication to the City pursuant to California Government Code §7050 to accommodate the needed road widening contemplated in the Fehr & Peers transportation assessment. Annexation of the property into the City of Pleasanton shall also include the segment of Foothill Road at at 3984 Foothill Road (APN 941-2100-2-7) (also described as County Road 1933) that is currently within Alameda County abutting the property, comprising approximately 275 linear feet of roadway extending between the current northern and southern City limit line.. (Address this condition prior to approval of the final map) ***Project Specific Condition***
50. DEMOLITION OF EXISTING HOME AT 4131 FOOTHILL ROAD: The proposed demolition of the home at 4131 Foothill Road will necessitate termination of the existing water service. The applicant shall contact the City's Utilities Division for termination of Account 6399-12000-01 together with removal of the 1" meter #55786233. Fee credit for this water service can be applied to one of the proposed homes within the subdivision. (Address this condition prior to issuance of a demolition permit) ***Project Specific Condition***
51. CORROSIVE SOIL: Section 7.13 of the Design Level Geotechnical Investigation by Berlogar Stevens Associates indicates that soil samples were found to be "moderately corrosive". The report includes the following recommendation which shall be implemented during development of the property: "All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated steel or iron should be properly protected against corrosion depending upon the critical nature of the structure. All buried metallic pressure piping such as ductile iron firewater pipelines should be protected against corrosion." (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***

52. **FOOTHILL ROAD STORM PIPES:** The storm drain network relies on connections to or extensions of existing storm drain pipes, one at the west end of Lot 89 where an existing 24" CMP passes beneath Foothill Road, and one at the south end of Parcel F where connection to an existing 36" pipe is proposed. The condition of these existing pipes shall be verified by the applicant through video inspection. If either pipe is deteriorated beyond its service life, then the replacement of the pipe, or rehabilitation in a manner acceptable to the City Engineer, shall be included with the project. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***
53. **DETENTION BASIN:** Because the depth of water within the Parcel F detention basin will rise above 18", it is considered a drowning risk for children. The California Building Code requires said basins to be enclosed with a fence that includes self-closing, self-latching gates with hardware elevated at least 54 inches from the ground to discourage easy access by children. The fence must be at least 60"-high and have a maximum vertical clearance of 2" from the ground to the bottom of the fence. There must be no gaps, voids or other features that may allow a child under 5 years old to climb over. If a chain-link fence is proposed, it must be non-climbable. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***
54. **EMERGENCY OVERLAND FLOW:** If the proposed network of ditches and pipes become plugged or overwhelmed by a greater than 15-year storm event, the site must accommodate emergency overland flows without inundating any of the residential structures. The greatest flooding threat will come from flows that originate west of Foothill Road and then drain across the subdivision. The proposed development must be designed to accommodate emergency flows (assumed to be the 50-year storm according to the City's design standards). (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***
55. **FEMA FLOOD ZONE:** According to Sheet C-2, Lot 27 will include a new home within the boundary of FEMA Flood Zone AH, although the pad will be filled to lift the home out of the flood plain. The applicant is required to file a LOMR-F (letter of map revision based on fill) with FEMA. Permits for this home cannot be issued until the LOMR-F has been approved by FEMA, with a copy of said approval provided to the City. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***
56. **SANITARY SEWER NETWORK MODELING:** A site-specific analysis of the proposed sanitary sewer network was commissioned with the City's consultant, Woodard & Curran. Woodard & Curran's analysis offered the following recommendation: A manhole at the Lemonwood Way intersection is suspected of splitting flows. Some of the flows continue north on Muirwood while some are directed east on Lemonwood and then south into the 8" pipe that extends across the east end of the Merritt property. Woodard & Curran recommends the split at Lemonwood Way be plugged such that all Muirwood flows continue north. (Address this condition prior to approval of the subdivision improvement plans) ***Project Specific Condition***
57. **WATER NETWORK MODELING:** A site-specific analysis of the proposed water network was commissioned with the City's consultant, Akel Engineering Group. Akel's analysis offered the following recommendations: Pressures below 25 psi are expected at Lots 1, 2, and 3 on the west side of the project and it is recommended a parallel main be constructed to connect to the 510 Pressure Zone pipeline in Foothill Road. This will increase pressure to approximately 34 psi during peak hours. Pressures at lots 1, 2, 3, 11, and 12 will be below the criteria of 40 psi during peak hour demands. The low pressures range from 34

- psi (Lots 1, 2, and 3) to 39 psi (Lots 11 and 12). Individual booster pumps would be required for these lots. In addition, those lots served by individual booster pumps shall enter into a *Maintenance Covenant, Assumption of Risk, Release of Claims, and Covenant Not to Sue* in a form acceptable to the City Attorney's Office in conformance with Pleasanton Municipal Code §14.04.050(E). **Project Specific Condition**
58. EXISTING SEPTIC SYSTEMS: Any existing septic tanks within the property shall be identified on the plans. Said systems must be properly abandoned in accordance with Alameda County Code of Ordinances §15.18.070C. (Address this condition prior to approval of the subdivision improvement plans) **Project Specific Condition**
59. GROUNDWATER WELLS: Any existing groundwater wells that will no longer be needed for water supply to the existing home or irrigation shall be properly demolished according to permit(s) issued by Zone 7 Water Agency in accordance with Alameda County General Ordinance 0-2015-20. (Address this condition prior to approval of the subdivision improvement plans) **Project Specific Condition**
60. CONDITIONS OF APPROVAL: These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Address this condition prior to subdivision improvement plan approval)
61. ENGINEERING DIVISION FEES FOR SERVICE: The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to subdivision improvement plan approval)
62. CITY ENGINEER SIGNATURE BLOCK: The following signature block shall be depicted on the first sheet of the plans submitted for construction: "Approval of these plans is for work within the street right-of-way and public utility systems within Public Services Easements unless otherwise noted. Approval of these plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction of the improvements public interest requires a modification or a departure from the specification and details of the City of Pleasanton or these plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which same is to be made. Approved as to design only based upon information submitted hereon this [DAY] of [MONTH], [YEAR]. [NAME PROVIDED BY CITY], P.E., City Engineer, [DATE] (Address this condition prior to subdivision improvement plan approval)
63. DESIGN PER CITY STANDARDS: All public improvements shall be designed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at:
<http://www.cityofpleasantonca.gov/gov/depts/engineering/standard.asp> (Address this condition prior to subdivision improvement plan approval)
64. ROADWAY DESIGN STANDARDS: All roads constructed or improved by the applicant shall conform to the design standards contained in Pleasanton Municipal Code Chapter 19.36. For standards not explicitly described in the Code, the following State of

California Department of Transportation (Caltrans) standards shall be followed: Highway Design Manual, and the California Manual on Uniform Traffic Control Devices (CA MUTCD), latest editions. The City also references design standards from "A Policy on Geometric Design of Highways and Streets" (latest edition) as published by the American Association of State Highway and Transportation Officials (AASHTO). Any deviations from standards must be approved by the City Engineer. (Address this condition prior to subdivision improvement plan approval)

65. HOT-MIX ASPHALT PAVEMENT DESIGN STANDARDS: Public roadways and parking lots shall be surfaced with hot-mix asphalt (HMA) as designed according to Chapter 630 "Flexible Pavement" of the Caltrans Highway Design Manual, unless otherwise approved by the City Engineer. The following minimum standards shall apply to the design:
- a. Minimum design life = 20-years
 - b. R-value of the underlying soil shall be R = 5 minimum. A higher R-value will be allowed only through analytic testing by a licensed geotechnical engineer or engineering geologist.
 - c. Asphalt Binder classification shall be PG 64-10.
 - d. Minimum Traffic Index (TI) shall be as follows. A lower TI will be considered only when justified by analytic calculations performed by a licensed civil or traffic engineer according to the Caltrans Highway Design Manual Chapter 613.
 - i. Public parking lot: $TI_{min} = 4.5$
 - ii. Local Street: $TI_{min} = 5.0$
 - iii. Residential collector street: $TI_{min} = 6.0$
 - iv. Collector street: $TI_{min} = 7.0$
 - v. Arterial street: $TI_{min} = 9.0$
 - e. Minimum thickness of HMA layer = 3 inches
 - f. Minimum thickness of total structural section = 8 inches (regardless of R-value)
- (Address this condition prior to subdivision improvement plan approval)

66. STREETLIGHTS: Streetlights to be owned and maintained by the City shall include a light-emitting diode (LED) lamp and driver compliant with UL 1598. The luminaire must be dark-sky compliant with correlated color temperature (CCT) not greater than 4,000K.

For safety lighting at signalized intersections, electricity for the lights shall come from a dedicated circuit fed from the traffic signal's electrical panel. The circuit shall be controlled by a photocell that energizes the light only during nighttime hours.

For free-standing streetlights on dedicated poles, the electricity shall be fed from an unmetered secondary electrical circuit provided by PG&E. A photocell on each fixture shall control operation of the lamp. Free-standing fixtures are subject to PG&E's LS2A "Customer-owned Street and Highway Lighting" rate schedule. The applicant shall provide verification of total energy consumption of luminaire to PG&E prior to connection. Billing for LS2A electricity consumption must be transferred to the City upon acceptance of the streetlight installation.

Streetlights must have an electronic type photo control meeting ANSI standard C136.10 with a turn on value of 1.0 foot-candles and a turn off value of 1.5 foot-candles. Electro-mechanical or thermal type photo controls and not allowed.

Streetlights must have badge numbers on each pole. Badge numbers must be affixed to the pole 9 feet from ground level facing the street-side and be legible from the ground.

A streetlight wattage sticker needs to identify the actual total wattage consumed, be visible from the ground, be of a size and type acceptable to PG&E showing total fixture energy use in watts and must be installed on each fixture.

Streetlights connected to existing joint utility poles are generally not allowed unless authorized by the City Engineer.

(Address this condition prior to subdivision improvement plan approval)

67. **CLEAN WATER PROGRAM (HYDROMODIFICATION PROJECTS):** Because the project creates and/or replaces more than 43,560 square feet (1.00 acre) of impervious surface, increases impervious surface over pre-project conditions, and is located in a susceptible area, it is considered a Hydromodification (HM) Project according to Provision C.3.g of the Municipal Regional Stormwater NPDES Permit. Said permit regulates stormwater runoff in Pleasanton. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:

<https://www.cleanwaterprogram.org/businesses/development.html>

HM projects must include stormwater treatment measures in the site design to cause no increase in the erosion potential of the receiving stream over the pre-project (existing) condition. To demonstrate compliance, the City encourages use of the Bay Area Hydraulic Model (BAHM). The model software can be downloaded at no cost from Clear Creek Solutions. In addition, HM projects must be subject to a Stormwater Treatment Measure Maintenance Agreement between the City and property owner to assure long-term maintenance of the installed measures. The City will provide a template agreement. Once executed, the agreement must be recorded against the property. (Address this condition prior to subdivision improvement plan approval)

68. **GEOTECHNICAL RECOMMENDATIONS:** Recommendations from the project's geotechnical investigation, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist, shall be incorporated into the design of the improvements and/or explicitly noted on the plans. The author(s) of the geotechnical investigation shall certify on the plans that the design complies with their recommendations. During construction, the applicant must follow all recommendations. (Address this condition prior to subdivision improvement plan approval)
69. **ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT:** According to California Public Resources Code Section 2621 et seq. this application is subject to the Alquist-Priolo Earthquake Fault Zoning Act. The California Code of Regulations (14 CCR §3603) requires recommendations from a licensed Geotechnical Engineer or Geologist to be followed for any development within a delineated earthquake fault zone. Said fault zone shall be shown and labeled on the applicant's development plans. The Geotechnical Engineer or Geologist shall certify on the plans that all recommendations have been addressed in the design. (Address this condition prior to subdivision improvement plan approval)
70. **SUBDIVISION MAPS:** The subdivision of land is governed by Pleasanton Municipal Code Title 19, as well as the California Government Code §§66410-66499.85 (Subdivision Map Act). All maps are subject to review and approval by the City Engineer. Recordation of the subdivision map or maps shall be coordinated by the applicant's title company, with one full-sized mylar copy of the recorded map returned to the City.

The following statement shall be included on the cover sheet of the map: "I, Adam Nelkie, P.E., City Engineer of the City of Pleasanton, County of Alameda, State of California, do hereby state that I have examined the herein embodied map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the [PARCEL OR TRACT] map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet."

For parcel maps, add the following: "The dedications and/or easements shown as [LIST] upon said map thereon offered for dedication are hereby accepted for the purpose for which offered."

Adam Nelkie, P.E., Registration No. 78830, City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]"
(Address this condition prior to final map approval)

71. CITY CLERK'S STATEMENT: For final maps, the following statement shall be included on the cover sheet of the map: "I, Jocelyn Kwong, City Clerk and Clerk of the Council of the City of Pleasanton, County of Alameda, State of California, do hereby state that this final map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet [NUMBER] thereof, was presented to said Council of the City of Pleasanton, as provided by law at a regular meeting held on the [DAY] day of [MONTH], [YEAR] and that said Council of the City of Pleasanton did thereupon by motion duly passed and adopted at said meeting, approved said map and accepted on behalf of the public all parcels of land and easements as offered for dedication to the City of Pleasanton for public use in conformity with the terms of the offer of dedication. The names of the subdividers are as shown on the Owner's Statement upon Sheet 1. In witness whereof, I have hereunto set my hand this [DAY] day of [MONTH], [YEAR].
Jocelyn Kwong, City Clerk, City of Pleasanton, Alameda County, State of California [SIGNATURE LINE]". (Address this condition prior to final map approval)
72. SUBDIVISION IMPROVEMENT AGREEMENT: Public improvements required as part of the subdivision must be either completed to the satisfaction of the City Engineer prior to map approval, or guaranteed by a Subdivision Agreement. The agreement requires the applicant to post financial security in the form of either a cash deposit, letter of credit, or surety bonds in amounts equivalent to the value of the public improvements. If surety bonds are utilized, the form of the bond language shall be consistent with California Government Code §66499.1 for faithful performance and §66499.2 for labor and materials. The amounts of the bonds shall be 100% of the total estimated value of the public improvements consistent with §66499.3. In addition, the City requires a warranty bond (often referred to as a maintenance bond) for 10% of the estimated value. The warranty bond shall be active for one-year following formal acceptance of the improvements. All submitted securities are subject to review and approval by the City Attorney. In addition, final maps and the associated Subdivision Agreement are subject to approval by the City Council. (Address this condition prior to final map approval)

73. CITY SURVEYOR: The City utilizes the services of an outside consultant to certify the technical accuracy of subdivision maps as City Land Surveyor pursuant to California Government Code §66451.1. In order to provide this service, the consultant will submit a proposal to the City for the estimated cost of the work. The estimate will be presented to the applicant together with the City's administrative markup according to the City's adopted Master Fee Schedule. Review of the subdivision map cannot commence until the applicant has submitted payment to the City for these costs. If the ultimate fee at the conclusion of the work is less than this payment, the applicant will be refunded the difference. If the ultimate fee is more than this payment, then the applicant shall submit payment for the difference before the consultant certifies the map.

The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County, California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Address this condition prior to final map approval)

74. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument:

For final maps, right-of-way dedications for roadways or similar access shall be offered irrevocably to the City as an easement for public purposes pursuant to California Government Code Sections 7050 and 66439(d)(3) including the right to install and operate public utilities. Right-of-way is defined in Pleasanton Municipal Code §13.04.010.

Public Service Easements (PSE) shall be granted to the City in accordance with Pleasanton Municipal Code §19.24.190 and 19.36.110. PSEs shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and below the ground surface including poles, wires, conduits, vaults, cabinets, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for public purposes..."

Dedications in fee title shall only be granted upon approval by the City Engineer. Consistent with California Government Code Section 66439(d)(2), the offer shall include the statement, "The real property described below is dedicated in fee for public purposes..." (Address this condition prior to recordation of map or separate instrument title documents granting rights to the City)

75. DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans. (Address this condition prior to subdivision improvement plan approval)

76. SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code §19.24.220. Setting of monuments shall be in accordance with California Government Code §66495-66498. The surveyor shall give notice to the City Engineer when final monuments have been set, and when payment for said work has been received from the subdivider. (Address this condition prior to acceptance of improvements)
77. STORMWATER HYDRAULICS: The City's storm drainage network has been designed in accordance with the Alameda County Hydrology and Hydraulics Manual published by the Alameda County Flood Control & Water Conservation District. Said manual is available for download at:

<https://acfloodcontrol.org/the-work-we-do/the-work-we-do-hydrology-manual/>

The City is located in Zone 7, and its storm drain pipe network is considered a secondary facility. Any connections to, additions, or upgrades to the City's pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented in a format consistent with the "Calculation Form – District Rational Method" available in the manual. The calculations shall demonstrate adequate freeboard given the design storm event assuming all bioretention areas are overflowing. Said calculations shall be prepared, stamped, and signed by a California-licensed civil engineer. (Address this condition prior to plan approval)

78. SANITARY SEWER DESIGN STANDARDS: Connections to the City's sanitary sewer network shall conform to Pleasanton Municipal Code Title 15 "Sewerage". All buildings inhabited by human beings which are not more than 250 feet from the City's sewer network shall be connected. All premises, parcels, and/or lots shall have independent connections to the City's sewer network except under the following conditions:

If a private on-site treatment system has been authorized by both the City and Alameda County Department of Environmental Health.

If multiple premises are located on a single parcel or lot which cannot be subdivided and are all under one ownership.

Public sanitary sewer system shall be designed to satisfy the following minimum standards:

- a. Minimum Manning Coefficient (n) within the pipe = 0.013
- b. Minimum flow velocity = 2 feet per second at least once per day
- c. Maximum flow velocity = 10 feet per second
- d. Maximum depth of flow to pipe diameter (d/D) = 0.75 for dry weather flow conditions
- e. Minimum pipe sizes:
 - i. Laterals = 4 inches diameter
 - ii. Main = 8 inches diameter
 - iii. Force main = 6 inches diameter
- f. Minimum slope per table:

Pipe size in diameter	Minimum slope
4 inches	0.02 (lateral)
6 inches	0.005 (lateral)
8 inches	0.003

10 inches	0.0025
12 inches	0.0020
15 inches or larger	0.0015

- g. Maximum manhole spacing = 350 feet
- h. Minimum curvature for curved sewer mains: 200 feet or not less than recommended by pipe manufacturer
- i. Minimum pipe cover = 5 feet
- j. Peaking factor shall be Peak Wet Weather Flow divided by Average Dry Weather flow (PF = PWWF/ADWF). Referring to the City's Wastewater Master Plan from August 2007, PF shall be the average of the three events shown on Table 4.5 "Inflow and Infiltration Analysis" for each subbasin. The Basin I.D. is from Figure ES-3. Minimum allowable PF = 2.0.
- k. Backflow prevention devices must be installed if the lowest plumbing fixture if the building is lower than the downstream cleanout overflow device or manhole to assure effluent discharge outside of the building in case the downstream pipe network becomes obstructed.
- l. Fats, Oils, and Grease (FOG) controls: Discharge of FOG to the City's sanitary sewer system shall conform to Pleasanton Municipal Code Chapter 15.44. In addition to other controls, a sampling manhole must be provided immediately downstream of any grease interceptor in accordance with City Standard Drawing 402.
(Address this condition prior to subdivision plan approval)

79. **POTABLE WATER SYSTEM DESIGN STANDARDS:** All permanent connections to the City's potable water network shall conform to Pleasanton Municipal Code §14.04.050. Any required water pressure and/or flow needed by the applicant beyond that available from the network at the point-of-connection must be provided by the applicant as a private improvement on the customer side of the meter or backflow prevention device. All extensions or upgrades to the potable water network shall be designed to satisfy the following minimum standards:
- a. Minimum number of valves:
 - i. 3 at cross intersections
 - ii. 2 at "T" intersections
 - iii. 500 feet maximum spacing
 - iv. 1 valve at each fire hydrant lateral
 - v. Pressure regulating valve station required between pressure zones
 - b. Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LFPD) Fire Marshal):
 - i. 1 hydrant within 250 feet of any existing or proposed structure
 - ii. 2 hydrants within 500 feet of any commercial, multi-family residential, industrial, or school building
 - c. Minimum pipe size: 8-inch diameter
 - d. Minimum depth of cover over pipe: 42 inches
 - e. Blowoff requirements:
 - i. At all dead ends whether temporary or permanent
 - ii. At all low points in the line
 - f. Maximum flow velocity: 10 feet per second (fps)
 - g. Minimum fire flows in gallons per minute (gpm):
 - i. 1,500 gpm for 2 hours (rural residential)
 - ii. 2,000 to 2,500 gpm for 2 hours (single family residential)
 - iii. 2,500 gpm for 2 hours (multi-family residential)

- iv. 2,500 gpm for 2 hours (social/recreation)
 - v. 3,500 gpm for 2 hours (schools/commercial/public/institutional)
 - vi. 4,000 gpm for 4 hours (industrial in the lower pressure zone only)
 - vii. 5,000 gpm for 4 hours (industrial in all other pressure zones)
 - h. Minimum pressures:
 - i. 40 psi (peak hour demand)
 - ii. 20 psi (maximum day demand plus fire flows)(Address this condition prior to subdivision plan approval)
80. EXISTING WATER METER REMOVALS: The removal of existing water meters that will be permanently decommissioned shall be performed by City staff. The applicant shall contact the City's Utility Billing Division at 925-931-5500 or osd@cityofpleasantonca.gov to initiate the meter removal process. Any outstanding water consumption charges must be paid in full prior to the meter removal as well as all fees associated with the disconnection. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)
81. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer. (Address this condition prior to subdivision improvement plan approval)
82. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer. (Address this condition prior to subdivision improvement plan approval)
83. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details, and shall be performed by properly-licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure, insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)
84. HAUL ROUTE: Deliveries to and from the project site shall conform to the Commercial Vehicle Regulations included in Pleasanton Municipal Code Chapter 11.48. Vehicles with gross weights exceeding 3 tons but less than 8 tons are prohibited on any City roadway other than those designated a Commercial Vehicle Route unless a Transportation Permit has first been obtained. Said Commercial Vehicle Routes include First Street, Stanley Boulevard, and Sunol Boulevard. In addition to weight restrictions,

vehicles that exceed 96 inches in width and/or 60 feet in length are also required to obtain a Transportation Permit. For information about Transportation Permits call 925-931-5677. (Address this condition prior to permit issuance)

85. **CONSTRUCTION GENERAL PERMIT:** This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The applicant will be required to register the project with the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans. (Address this condition prior to permit issuance)
86. **TEMPORARY TRAFFIC CONTROL:** Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control".
- If Flaggers will be utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand to see evidence of said training before allowing said personnel into the right-of-way.
- Prior to work within a traffic signal-controlled intersection, the applicant shall request the City place the signal on all-directions flashing red. Temporary STOP (R1-1) signs shall be placed at each approach leg.
- Any alterations to pedestrian paths of travel must conform to current standards for the disabled. Any walking member of the public with a visual impairment (cane or guide dog) must be escorted through the construction zone. (Address this condition during construction)
87. **HIGH VISIBILITY SAFETY APPAREL:** All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. (Address this condition during construction)
88. **EXCAVATION SAFETY:** All excavations must be performed in conformance with California Government Code Section 4216 et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes

will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA). (Address this condition during construction)

89. **POLLUTANT REDUCTION IN STORMWATER:** At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe networks or open stormwater channels in violation of Pleasanton Municipal Code §9.14.080 et seq. The applicant shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction)
90. **SWPPP REPORTING:** Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed including Rain Event Action Plans (REAP), a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction)
91. **DUST CONTROL:** Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Applicant shall cooperate with adjacent neighbors to minimize and mitigate the impacts of dust on their properties, and shall undertake any cleaning or repair necessitated by dust, at applicant's expense, if so directed by the City. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

92. **PROPERTY NUISANCE:** At no time during construction of the project shall the condition of the property become a nuisance as defined in Pleasanton Municipal Code §9.28.020. The City shall have the right to inspect the property for conditions that violate the code standard. If a nuisance is found, the applicant shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable water systems, groundwater wells, or storm drainage networks. If the applicant fails to address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)
93. **NOISE:** Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)
94. **GEOTECHNICAL FINAL REPORT:** At the conclusion of construction, the applicant shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations had been strictly followed. The applicant shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)
95. **GEOGRAPHIC INFORMATION SYSTEMS:** The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information to be submitted by the applicant in a format that integrates with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink:

<https://www.cityofpleasantonca.gov/gov/depts/gis.asp>

(Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

96. **DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS:** The applicant shall repair damage to existing public or private improvements on and near the project site and along the haul route at the applicant's expense if caused by construction activities. (Address this condition prior to acceptance of improvements or issuance of an Occupancy Permit)

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to public water mains.

97. **FUEL MANAGEMENT:** Provide a fuel Management Plan.
98. **WILDLAND URBAN INTERFACE:** Residential Construction located in the Very High wildland Urban Interface zone shall be constructed in accordance with Pleasanton Building Code chapter 7A.
99. **FIRE HAZARDS:** The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
100. **FIRE CODE:** All construction shall conform to the requirements of the 2021 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
101. **SITE SAFETY:** Site safety during construction shall be in accordance with Fire Code chapter 33.
102. **FIRE SPRINKLERS:** Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2021 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.
103. **FIRE PROTECTION FACILITIES:** Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
104. **HAZARDOUS MATERIALS:** Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.
105. **FIRE HYDRANTS:** Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.
106. **FIRE LANE MARKING:** On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read "No Parking – Fire Lane" and must be shown on the plans. The red curb

striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

- a. The following schedule for NO PARKING signs shall apply:

<i>Width</i>	<i>Requirements</i>
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

- 107. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.
- 108. FIRE VEHICLE TURNAROUNDS: Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.
- 109. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.
- 110. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.
 - a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.
 - b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.
- 111. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

112. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.
113. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:
 - a. Project Information;
 - b. Water Efficient Landscape Worksheet;
 - c. Soil management report;
 - d. Landscape design plan;
 - e. Irrigation design plan; and
 - f. Grading design plan.
114. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:
 - a. Project information sheet;
 - b. Certificate of installation according to the landscape documentation package;
 - c. Irrigation scheduling;
 - d. Schedule of irrigation, landscape and irrigation maintenance;
 - e. Landscape irrigation audit report; and
 - f. Soil management report (if not previously submitted).
115. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.
116. PARKWAY STRIP LANDSCAPE AREAS: All parkways strip landscape areas (the planting area between the sidewalk and the curb) are to be a minimum of four feet wide from back of curb to face of sidewalk. **Project Specific Condition**
117. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.

118. **PATHWAY CONNECTION:** Court G shall have a pathway connection to Street E. ***Project Specific Condition***
119. **TRAIL EXTENSION:** As detailed in the project Development Agreement, the applicant shall be responsible for the design and completion of a Class 1, 10-foot-wide trail extension from the Project's southeastern trail connection to the existing trail at Foothill Knolls Park to the Project's northern trail connection at Eastwood Way. The applicant shall be solely responsible for all design, installation and ongoing maintenance costs of the trail extension, and the City shall indemnify the applicant and its successors for claims associated with the public's use of the trail extension as a public trail, except to the extent that any such claims are the result of the sole negligence or willful misconduct of the applicant or its successors. Maintenance of the off-site trail improvements at the city park shall be the responsibility of the City. ***Project Specific Condition***
120. **EROSION CONTROL:** For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.
121. **BACKFLOW AND IRRIGATION METER SCREENING:** All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. ***Project Specific Condition***
122. **MAINTENANCE:** The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.
123. **SITE LIGHTING:** All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-1 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. ***Project Specific Condition***

Trees

124. **TREE REPORT:** The applicant shall comply with the recommendations in the tree report prepared by James Clark at HortScience Bartlett Consulting dated April 2023. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to

building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed.

125. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. The credits available for replanting trees shall be at the rates in place at the time of issuance of any demolition or grading permit for the project. Notwithstanding this provision, the credits shall be no less than the following:

- a. \$250 credit for a 15-gallon size replacement tree;
- b. \$500 credit for a 24-inch box size replacement tree; and
- c. \$1,000 credit for a 36-inch box size replacement tree.

Project Specific Condition

126. TREE DISPOSITION PLAN: The applicant shall provide a tree disposition plan that shows the trees to be removed and the trees to be retained with the tree protection recommendations of the arborist report printed on the plans. The trees shall be numbered per the report and there shall be a list of the trees to be removed, including the tree number, species, and value of each tree and the total value of all trees to be removed, and a list of trees to be retained, including the tree number, species, and value of each tree and a total value of all trees to be retained. ***Project Specific Condition***

127. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of \$100,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.

128. STREET TREES: Each lot shall have a minimum of one street tree with corner lots required to have three street trees. The final tree selection shall be subject to the review and approval of the City Landscape Architect. ***Project Specific Condition***

129. ROOT CUTTING: The applicant shall comply with the following tree root cutting requirements:
- a. Roots 1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
 - b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
 - c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.

- d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.
130. **ROOT CONTROL BARRIER:** The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.
131. **TREE PRUNING:** Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.
132. **TREE PROTECTION FENCING:** Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot-tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a "stop work order."

**OPERATIONS SERVICES DEPARTMENT – ENVIRONMENTAL SERVICES/UTILITIES
DIVISION – 925-931-5500**

133. **BACKFLOW PREVENTION ASSEMBLIES:** Backflow preventer assemblies shall be designed and installed in accordance with current City Standards 704, 705, 706; State Health and Safety Code; Title 17; and as required by the Director of Operations and Water Utilities. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City's contractor, Aqua Backflow. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site it shall be tested and certified by an approved tester with the certification submitted to the City's contractor, Aqua Backflow, before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4 inch and smaller.
134. **FOG PROGRAM:** All new food service establishments (FSEs) and all existing food service establishments with a building permit valuation of \$50,000 or more shall obtain a wastewater discharge permit from the Director of Operations and Water Utilities and comply with the grease interceptor requirements as set forth in PMC Section 15.44. All other FSEs shall at a minimum comply with the grease trap and wastewater discharge permit requirements as set forth in PMC Section 15.44. *(Note: this condition shall only apply in the event that the project includes restaurant or food service uses)*

TRAFFIC ENGINEERING DIVISION – 925-931-5677

135. **TRAFFIC CONTROL PLAN (TCP):** A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall

have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.

136. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.
137. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.
138. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.
139. TRAFFIC IMPACT FEES: As detailed in the project Development Agreement, the applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance or in accordance with the timeframes set forth in the Development Agreement. **Project Specific Condition**
140. Parcel D shall include an ADA compliant surface to access the pedestrian gate that is proposed at the project's connection to Prairie Drive. The improvement shall be included in the building permit plans for review and approval by the City Traffic Engineer prior to building permit issuance. **Project Specific Condition**
141. The applicant shall be required to install radar speed signs on Foothill Road in both the northbound and southbound directions, to increase driver speed awareness and slow traffic and increase the gap between vehicles. Upon completion of project construction (i.e. issuance of certificates of occupancy for all units within the project), City staff will re-evaluate the sight distance and delay for motorists in the AM and PM peak hours. If the average left turn delay from the project entry on to Foothill Boulevard is found to be greater than 4 minutes per vehicle, the Traffic Engineer will elevate the priority of the Muirwood Drive South signal on the signal priority list for determination of projects to be funded by Traffic Impact Fees. The left turn exit volume will be added to the Muirwood Drive South volume and engineering judgement will be used to provide additional points in the signal priority matrix. A signal at Muirwood Drive South will provide an alternate method for project residents to gain access to southbound Foothill Road. **Project Specific Condition**

END