

**EXHIBIT A**

**DRAFT CONDITIONS OF APPROVAL**

**P24-0596**

**0 Vineyard Avenue, APN: 946-461-900-1**

**March 18, 2025**

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 are 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 a Housing Site Compliance Review (P24-0596) approval to construct 27 single family homes and a 3-acre park on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site pursuant to SB 330; located on Assessor Parcel No. 946-461-900-1 at 0 Vineyard Avenue. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by SDG Architects, Inc, CBG Civil Engineers and Gates and Assoc for Trumark, dated "Received" on March 4, 2025, and kept on file in the Planning Division of the Community Development Department.
- b. Arborist Report prepared by Horticultural Associates for Trumark, dated November 23, 2024, and kept on file in the Planning Division of the Community Development Department.
- c. Traffic Impact Analysis prepared by Hexagon Transportation Consultants, Inc. for Trumark, dated November 19, 2024, and kept on file in the Planning Division of the Community Development Department.
- d. Geotechnical Engineering Report prepared by Aftershock Geotechnical for Trumark dated April 15, 2024 (Job No. 24.108.100), dated "Received" on October 2, 2024, and kept on file in the Planning Division of the Community Development Department.
- e. Phase I Environmental Assessment prepared by ENGEO Inc., for Trumark, dated June 28, 2024 (Project No. 24773.002.001), dated "Received" on October 2, 2024, 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 – DESIGN REVIEW:** This design review approval shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.
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. **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.

## **PLANNING DIVISION – 925-931-5600**

### **Site Development and Building Design**

6. **BUILDING MATERIALS AND COLORS:** The building materials and colors in the Approved Plans shall be stated on the building permit plans.
7. **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 for conformance to the Objective Design Standards.
8. **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 for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.

9. **FENCE/WALL:** All fencing and walls shall be shown on the construction plans with the building permit submittal in conformance with the Approved Plans. Any proposed modifications shall be subject to review for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.
10. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the building permit submittal in conformance with the Approved Plan. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. Any proposed modifications shall be subject to review for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.
11. **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 sites, grading, paving, drainage, and utilities.
12. **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.
13. **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 in Exhibit B or as otherwise conditioned.
14. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy.
15. **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.
16. **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 in conformance with the Approved Plan and Objective Design Standards. Screening details shall be shown on the plans submitted for building permit. All required screening shall be installed prior to final occupancy.
17. **RECYCLING AND COMPOSTING PROGRAMS:** The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs and Pleasanton Municipal Code Chapter 9.23 Organics Reduction and Recycling.

## Green Building and Sustainability Measures

18. ALL-ELECTRIC: This project is to have no new gas infrastructure installed. This shall be reflected in the plans submitted for Building Permits.

## Construction Practices and Noticing

19. 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, e.g., concrete pouring. 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.
20. 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).
21. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
22. 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.
23. 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.
24. 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.
25. 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.

26. **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.
27. **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.

#### Fees

28. **FEES:** 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. The type and amount of the fees shall be those in effect at the time the SB 330 Preliminary application was submitted, September 16, 2024.
29. **WATER FEES AND WATER METER CONNECTION FEES:** 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.
30. **SEWER FEES:** The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer connection fees prior to building permit issuance.
31. **SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION:** Applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project’s long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to offset this project’s reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. 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.

32. RECORDED DISCLOSURES: All lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:
- Additions and/or modifications to the structures and garages are prohibited.
  - Residents, tenants, guests, etc., are prohibited from parking on the driveway apron.
  - Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on-site.
  - Garages shall not be modified or used for storage in a manner that would interfere with the ability to park cars within the garages of the units and each resident shall utilize the garages for parking of vehicles only.
33. CONDITIONS OF APPROVAL: The applicant shall provide all initial buyers with copies of the final project conditions of approval.

#### Environmental

34. Project must comply with the Mitigation Monitoring and Reporting Program including the following mitigations:
- 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 or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines, and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time, 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. 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 within 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:
- 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);
  - 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;

- 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 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 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;
- E. install indoor air quality monitoring in buildings; and
- F. 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 applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a grading permit, or issuance of a building permit, whichever is sooner. The HRA shall be submitted to the Community Development Department for review and approval. For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as Conditions of Approval prior to issuance of grading or building permit, whichever is sooner.

**Outdoor Air Quality**—Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

- **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 to determine whether they are significant and significant 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 where the collection shall be properly curated and made available for future research (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences).

- **MM NOI-1:** Prior to issuance for building permits for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project-level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, as defined in Section 9.04.020 of the Municipal Code as “a vertical plane including the property line which determines the property boundaries in space”. If the analysis identifies that proposed mechanical system operations could result in an exceedance of this noise performance standard, then specific measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City’s Building & Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:
  - The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City’s operational noise standards.
  - The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.
  - The project application shall relocate the proposed mechanical system further from property line to reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.
  
- **MM NOI-2: Construction Vibration Reduction Plan**

For any future development projects that would use pile-driving within 200 feet of an off-site structure, prior to the issuance of grading permits for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City’s Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of heavy construction equipment (i.e., construction equipment with a PPV at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11,



Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City's Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

35. Prior to the issuance of a grading or building permit, the project applicant shall submit an air quality construction plan that includes BAAQMD basic Best Management Practices.
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
  - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
  - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
  - All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
  - Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
  - Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

#### **HOUSING DIVISION – 925-931-5007**

36. **AFFORDABLE HOUSING AGREEMENT:** The applicant shall execute an approved Affordable Housing Agreement which sets forth the methodology for the applicant's compliance with Pleasanton Municipal Code Chapter 17.44 requirements. Staff will draft the Agreement and forward to applicant for review.

#### **BUILDING AND SAFETY DIVISION – 925-931-5300**

37. **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.

38. 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.
39. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, 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 one 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 projects, 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.
40. UNIVERSAL DESIGN – 15 OR MORE UNITS: Unless otherwise approved by the Director of Community Development, all units, including those otherwise required to be adaptable, shall provide the following features:
- a. Pre-wire for both audible and visual capability of doorbell within unit.
  - b. Balcony/patio floor level not more than one-half inch lower than floor level within the unit at doorway.
  - c. Windows considered suitable for viewing shall have an approximately 36-inch maximum sill height above finish floor.
  - d. Approximately 44-inch minimum hallway width and approximately 32-inch minimum clear door opening width for all doorways within units (baseboard may encroach into the minimum hallway width).
  - e. Lever-type handles on all doors.
  - f. An approximately 18-inch minimum clear floor space beside door on pull side at the latch jamb.
  - g. All receptacle or other wall outlets, approximately 18-inch minimum height to bottom of outlet box above finish floor.
  - h. Rocker type light switches installed approximately 44 to 48 inches to top of outlet box above finish floor, and thermostats approximately 48-inch maximum height to all operating buttons or features.
  - i. Variable height (approximately 28 to 42 inches above finish floor) work surfaces such as cutting boards, countertops, sinks, and/or cooktops in kitchens. A minimum of two approximately 15-inch wide cutting boards at variable heights may satisfy this requirement.
  - j. Loop handle pulls on drawers and cabinet doors or touch hardware instead of knobs.
  - k. Full-extension pull-out drawers, shelves, and racks in base cabinets.
  - l. Full height pantry storage, with easy access pull-out and/or adjustable height shelves.
  - m. Front-mounted controls on all appliances where practical and whenever requested by residents.
  - n. Adjustable height closet rods and shelves, or the installation of backing to provide for future adjustable height rods and shelves as needed by residents.
  - o. Single-lever water controls at all plumbing fixtures and faucets.
  - p. Hand-held shower head, or combination shower head with hand-held capability.

- q. Blocking in walls around toilet, tub, and shower for future installation and/or relocation of grab bars.
41. UNIVERSAL DESIGN – 15 OR MORE UNITS – ADDITIONAL CRITERIA: Unless otherwise approved by the Director of Community Development, a minimum of one unit for each bedroom type offered (one-bedroom, two-bedroom, etc.) and a minimum of five percent of all units required to be adaptable shall provide the following features:
- a. A roll-in shower.
  - b. Variable height (28 to 42 inches above finish floor) permanently fixed work surfaces such as countertops, sinks, and/or cooktops in kitchens with a minimum of one 30-inch wide countertop. Pull-out countertops or cutting boards will not satisfy this requirement.

### **TRAFFIC DIVISION**

42. 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.
43. 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.
44. 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.
45. 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.
46. TRAFFIC IMPACT FEES: 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.

### **LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672**

#### **Landscaping**

47. 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.

48. **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.
49. **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).
50. **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.
51. **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 Public Works and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.
52. **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.
53. **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

54. 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.
55. 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

### Trees

56. TREE REPORT: The applicant shall comply with the recommendations of the tree report prepared by John C. Meserve with Horticultural Associates, dated September 13, 2024, and including the addendum dated November 23, 2024. 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.
57. 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. A credit for replanting trees shall be as follows:
  - 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.
58. TREE DISPOSITION PLAN: Provide a tree disposition plan that shows trees to remain, trees to be removed, the value of each tree, the total value of the trees to remain and be protected, and the total value of trees to be removed. The plan shall also include the tree protection recommendations from the arborist report. Project Specific
59. 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 Public Works, 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 \$200,000, 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.

60. **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.
61. **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.
62. **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.
63. **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."

**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 the public water mains.

64. **FIRE HAZARDS:** The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

- 65. FIRE CODE: All construction shall conform to the requirements of the 2022 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
- 66. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.
- 67. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2022 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.
- 68. 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.
- 69. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
- 70. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
- 71. 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.
- 72. FIRE LANE MARKING: On-site access ways, turnarounds, 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

- 73. 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.

74. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. The 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.
75. 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.
76. 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.

#### **PUBLIC WORKS -ENGINEERING DIVISION**

77. 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 plan approval)
78. 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 plan approval)
79. 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 from 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 specifications 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]. Adam Nelkie, P.E., City Engineer, [DATE] (Address this condition prior to plan approval)



80. AGRICULTURE MITIGATION FEE: The subject property is identified as Lot 19a in the Vineyard Avenue Corridor Specific Plan adopted on 6-01-1999 (City Council Resolution 99-074). This is one of several lots within the Plan area that is subject to an Agriculture Mitigation Fee. The fee amount is available in the City's adopted Master Fee Schedule and is payable prior to subdivision map approval. (Address this condition prior to subdivision map approval)
81. All streets, utilities, and facilities within the development including A Street and B Court shall be designated as private and maintained by the HOA. (Address this condition prior to subdivision map approval)

### Design

82. ADHERENCE TO CITY STANDARDS: All public improvements shall be designed and constructed 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: <https://www.cityofpleasantonca.gov/our-government/public-works/engineering/> (Address this condition during all aspects of design and construction)
83. 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 the 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.

All streetlights that serve private roads shall be privately owned and maintained by the HOA with connection to a PG&E electric meter.

Streetlights on Thiessen Street shall follow City Standard Drawing 507 for post-top acorn-style decorative lights, while those located on Manoir Lane shall follow city Standard drawing 508 for lantern-style decorative lights. (Address this condition prior to plan approval)

84. PEDESTRIAN CONNECTIVITY. Parcel D of Tract 8112 (APN 946-4619-28) is a triangular (teardrop) parcel located at the western corner of the Manoir Lane at Vineyard Avenue intersection abutting the applicant's property. According to the final map, Parcel D was reserved by the subdivider (Toll CA GP Corp) "...for the purposes of public open space, trails, vineyards, or agriculture". At present, the parcel contains a masonry wall, landscaping, and a monument sign that reads, "The Reserve". Maintenance of this area is presumably performed by the homeowner's association for Tract 8112.

For pedestrian connectivity, a walkway connection between the west side of Manoir Lane and the walkway network within the planned park is recommended across Parcel D. This walkway connection relies on property rights being granted by the Parcel D owner. The subdivider shall use reasonable and diligent good faith efforts to acquire needed property rights from the owner of Parcel D for said walkway connection. If the subdivider is unable to acquire property rights after good faith effort, documentation of this effort shall be provided to the City. The City will consider waiving this condition based on the documentation provided. (Address this condition prior to subdivision map approval)

#### Clean Water Program

85. OPERATION AND MAINTENANCE AGREEMENT: Regulated projects are 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 project acceptance)

#### Geotechnical

86. 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 plan approval)

#### Mapping/Surveying

87. 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 shall be coordinated by the applicant's title company, with one full-sized mylar copy of the recorded map returned to the City.

88. 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."

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 map approval)

89. 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 map approval)

90. SUBDIVISION IMPROVEMENT AGREEMENT: Subdivision 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 required subdivision 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 map approval)

91. 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 map approval)

92. 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:
- a. 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 Section 66439(d)(3) including the right to install and operate public utilities. Right-of-way is defined in Pleasanton Municipal Code §13.04.010.
  - b. Public Service Easements (PSE) shall be granted to the City in accordance with the 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..."
  - c. Dedications for public access over sidewalk or driveway areas shall exclude the City's obligation for maintenance pursuant to California Streets and Highways Code §5610.
  - d. A perpetual non-exclusive easement for emergency vehicle access (EVAE) for emergency service vehicles, public safety personnel, related equipment, and emergency response activities on, over and across.

Grantor shall be obligated to continuously maintain the EVAE in serviceable condition, provide clear unobstructed access for the full width and horizontal extent, as well as the vertical height and weight needed for the passage and operation of emergency vehicles and equipment as required by the Pleasanton Municipal Code, including the California fire code as adopted by reference.

(Address this condition prior to recordation of map or separate instrument title documents granting rights to the City)

93. PARK. The park shall be owned, operated, and maintained by the HOA with a Public Access Easement (“PAE”) granted to the City across the entirety of the park parcel. The PAE language shall be subject to review and approval by the City Attorney. (Address this condition prior to final map approval)
94. 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 plan approval)
95. 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).
96. THIESSEN STREET RIGHT-OF-WAY: According to the Grant Deed recorded on 4-07-2004 (Series No. 2004146924), the right-of-way line on Thiessen Street at Lot 22 and 24 widens for no current purpose. The applicant shall ask the City to vacate this widened area such that the width of Thiessen Street is consistent from end to end. The procedure prescribed by California Streets and Highways Code §8330 et seq. can be followed since the original purpose for the widened area was never utilized by the public. (Address this condition prior to approval of the subdivision map)

#### Utilities

97. 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 drainpipe 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)

98. 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.

The 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:
 

<b>Pipe size in diameter</b>	<b>Minimum slope</b>
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
- i. 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.
- j. 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.
- k. 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 plan approval)

99. SANITARY SEWER NETWORK: Fees are due to both the City of Pleasanton and DSRSD for new connections to the sewer network. Said fee amounts appear in the City's Adopted Master Fee Schedule. (Address this condition prior to plan approval)

100. 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)
- h. Minimum pressures:
  - i. 40 psi (peak hour demand)
  - ii. 20 psi (maximum day demand plus fire flows)
- i. Dwelling unit equivalent flows:
  - i. 160 gallons per day (single family residential)
  - ii. 130 gallons per day (multi-family residential)

(Address this condition prior to plan approval)

101. POTABLE WATER SERVICE: The City purchases water wholesale from Zone 7 Water Agency. Fees are due to both the City of Pleasanton and Zone 7 for new connections to the pipe network. Said fee amounts appear in the City's Adopted Master Fee Schedule. For more information about water usage in Pleasanton, refer to Pleasanton Municipal Code Title 14. (Address this condition prior to building permit issuance)

102. IRRIGATION BACKFLOW PREVENTION ASSEMBLY: Irrigation Backflow preventer assembly shall be designed and installed in accordance with current City Standard Drawings 706; State Health and Safety Code (Title 17); and as required by the Public Works Department. Backflow Preventers (BFP) shall be selected from the latest "List of Approved Backflow Prevention Assemblies" available from the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City. Testing will be performed at the time City water is turned on to the site. An all-weather cover shall be placed over all backflow prevention assemblies 4 inches and smaller. (Address this condition prior to plan approval)
103. 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 plan approval)
104. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, streetlights, 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.

#### Permits

105. 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 (typically a Class "A" General Engineering Contractor license or appropriate Class "C" Specialty Contractor license as issued by the California Contractors State License Board), insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)
106. 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)

### Construction

107. **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 Flagger are utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand evidence of said training before allowing said personnel into the right-of-way.

Prior to working 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)

108. **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)

109. **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](http://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)

110. **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)
111. **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, a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction)
112. **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 are installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the applicant. 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)
113. **PROPERTY NUISANCE:** At no time during construction of the project shall the condition of the property become a nuisance as defined in the 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)

114. 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)
115. DROUGHT RESTRICTIONS: If the City Council declares a drought during a time when this development is under construction, as described in §9.30.010 et seq. of the Pleasanton Municipal Code, the applicant shall utilize only recycled water under Stage 1 or greater restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the applicant's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The applicant is responsible for all water costs based on current billing rates. (Address this condition during construction)

#### Post Construction

116. 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 have 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)
117. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publish 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 an 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)
118. 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)

***END***

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