EXHIBIT D

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE APPLICATION OF PLEASANTON GATEWAY, L.L.C., FOR PLANNED UNIT DEVELOPMENT (PUD) PLAN APPROVAL, AS FILED UNDER CASE PUD-96

WHEREAS, Pleasanton Gateway, L.L.C., has applied for Planned Unit Development Plan approval to construct 210 apartment units, 97 single-family detached units, and related on- and off-site improvements on an approximately 26.72-acre site located at 1600 Valley Avenue (the "Project" or "PUD-96"); and

WHEREAS, zoning for the property is Planned Unit Development – High Density Residential (PUD-HDR) and Planned Unit Development – Medium Density Residential (PUD-MDR); and

WHEREAS, the Planning Commission adopted Resolution 2013-__, determining that the proposed development plan is appropriate for the site, making findings, and recommending to the Pleasanton City Council that PUD-96 be approved; and

WHEREAS, on September 3, 2013, the Pleasanton City Council held a duly noticed public hearing on this application and considered all public testimony, agenda reports, and related materials, and the recommendations of City staff and the Planning Commission; and

WHEREAS, the City Council finds that the exceptions to the Housing Site Development Standards and Design Guidelines as stated on page 13 of the August 14, 2013, Planning Commission staff report are appropriate; and

WHEREAS, the City Council determined that the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 have not occurred and found that the previously prepared Supplemental Environmental Impact Report (SEIR), including the adopted CEQA Findings and Statement of Overriding Considerations in City Council Resolution 12-492, and the Addendum to the SEIR for the Project are adequate to serve as the environmental documentation for the Project and satisfy all the requirements of CEQA; and

WHEREAS, the Pleasanton City Council finds that the proposed PUD development plan is consistent with the City's General Plan and purposes of the PUD ordinance, and by this reference adopts and reaffirms all of the considerations and findings set forth in Planning Commission Resolution 2013-__.

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

Section 1. Finds that based on substantial evidence the conditions described in California Environmental Quality Act (CEQA) Guidelines §15162 have not occurred and finds that the previously prepared Supplemental Environmental Impact Report (SEIR) for the City of Pleasanton Housing Element and Climate Action Plan (to supplement the City of Pleasanton's 2005-2025 General Plan EIR certified in 2009), including the adopted Findings and Statement of Overriding Considerations in City Council Resolution 12-492, and the Addendum for this Project prepared by FirstCarbon Solutions, are adequate to serve as the environmental documentation for this Project and satisfy all the requirements of CEQA.

Section 2. Approves Case PUD-96, the application of Pleasanton Gateway, L.L.C., for Planned Unit Development Plan to construct 210 apartment units, 97 single-family detached units, and related on- and off-site improvements on an approximately 26.72-acre site located at 1600 Valley Avenue, subject to the conditions as shown in Exhibit A, attached hereto and made part of this ordinance by this reference.

Section 3. 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 4. 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 September 3, 2013, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 17, 2013, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Jerry Thorne, Mayor

ATTEST:

_____
Karen Diaz, City Clerk

APPROVED AS TO FORM:

_____

Jonathan P. Lowell, City Attorney

PUD-96
Exhibit A, Conditions of Approval

Commons at Pleasanton Gateway
1600 Valley Avenue (south side of the Pleasanton Gateway Shopping Center)
September 3, 2013

STANDARD CONDITIONS OF APPROVAL
Planning

1. The proposed development shall be in substantial conformance to Exhibit C, dated "Received, July 26, 2013," including building floor plans and elevations for three housing types, civil drawings, conceptual yard plans, landscape plans and plant palettes, perspectives from the I-680 freeway, project narrative and project data, recreation center and leasing building, site sections, site plans, and street scenes, single- and multi-family GreenPoint Checklists, and related materials such as the noise analysis and traffic report, on file with the Planning Division, except as modified by the following conditions.

2. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and 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.

3. All conditions of approval shall be attached to all building permit plan check sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet. These conditions of approval shall be attached at all times to any grading and construction plans kept on the project site. It is the responsibility of the project applicant/developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the project applicant/developer to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans, and all conditions of approval.

SPECIAL CONDITIONS OF APPROVAL
Planning

4. The expiration date of this entitlement including the PUD development plan and its conditions shall coincide with the expiration date of the Commons at Gateway Development Agreement, dated August 14, 2013.

5. Prior approval from the Planning Division is required before any changes are made in site design, building design, landscape design, grading, etc. In lieu of a PUD Development Plan modification, the Director of Community Development may authorize the design review process for minor changes to building materials or colors, site and landscape plan modifications, and/or grading/engineering modifications, and for project sign program or modification to the approved sign program.

6. The on-site permit and/or building permit plan check package will be accepted for submittal only after the PUD Development Plan and Development Agreement become effective, generally measured 30 days from the date of the City Council's adoption, unless the project applicant/developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will an on-site and/or building permit be issued prior to the recordation of the Vesting Final Subdivision Map for this development.

7. For the purpose of the following conditions of approval, the term "apartments" shall specifically refer to the 210 multi-family units described under Sheets A1-0 through A1-12, and the term "single-family" units shall refer to the 62, three-story row houses described under Sheets A2-0 through A2-6.1, and to the 35, two story units described under Sheets A-3-0 through A3-5 of Exhibit B. All other conditions shall refer to the overall 307 dwelling unit PUD Development Plan, Exhibit B, dated "Received July 26, 2013."

8. The project applicant/developer shall pay school fees in accordance with the written agreement as required pursuant to the Commons at Gateway Development Agreement.

9. The project shall comply with the current City of Pleasanton Garbage Service recycling and composting programs.

10. The project applicant/developer shall comply with all requirements of the City's Growth Management Ordinance, as described in the Growth Management Agreement for this development.

11. This approval does not guarantee the availability of sufficient water capacity to serve the project beyond the supply of water guaranteed by the credits for 103.5, 5/8-inch meters. Prior to the recordation of a Final Map, issuance of a grading permit, issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant/developer shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the project applicant/ developer may need to offset the project's water demand.

12. No additions or expansions are permitted to any house or garage in this development.

13. The project applicant/developer shall obtain a Building Permit from the Building and Safety Division any other applicable City permits for the project prior to the commencement of any construction.

14. The project applicant/developer shall provide all initial home buyers with copies of the project conditions of approval and the site development standards for accessory structures.

15. Before each house final, all private yard landscaping and irrigation shall be installed, reviewed, and approved by the Planning Division.

16. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed inside or outside of the structures covered by this approval.

17. Before a building final and/or a project final, all landscaping shall be installed and reviewed and approved by the Planning Division.

18. The project applicant/developer and/or the development's homeowners association are encouraged to use best management practices for the use of pesticides and herbicides.

19. The project applicant/developer shall submit an updated noise analysis with the first on-site/building permit application demonstrating that the project is in compliance with the noise measures identified in the Addendum to the SEIR for the subject project to the satisfaction of the Director of Community Development.

20. Prior to the issuance of a grading/onsite permit, whichever is sooner, the project applicant/developer shall submit verification to the satisfaction of the City Engineer or Chief Building and Safety Official, of compliance with the Federal Aviation Administration (FAA) Part 77 (Form 7460 review) for construction on the project site.

Building Design

21. Prior to receiving a foundation inspection for each apartment building and single-family building, the project applicant/developer shall submit a building pad elevation and foundation setback certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and the Director of Community Development, certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structures.

22. The height of the structures covered by this approval shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned. Said verification is the project applicant's or developer's responsibility, shall be performed by a licensed land surveyor or civil engineer, and shall be completed and provided to the Planning Division before the first framing or structural inspection by the Building and Safety Division.

23. Rain gutters from the buildings shall discharge into landscaping planter areas to pretreat the storm water unless the buildings are connected to an on-site filtration system, such as vegetative swales, to pretreat storm water before discharge to the storage ponds on the adjoining City property. These details shall be shown on the plans submitted to the Building and Safety Division for plan check and are subject to the review and approval of the Director of Community Development prior to building permit issuance.

24. The project applicant/developer shall incorporate solar tubes, skylights, and/or other daylighting systems, subject to the satisfaction of the Director of Community Development, within the designs of the recreation building. The method used and plan details shall be incorporated into the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

25. The project applicant/developer shall install Energy Star appliances, such as HVAC equipment, food preparation equipment, and water heaters in each apartment unit and single-family unit. The appliances and how they adhere to the Energy Star standards shall be stated on the building plans submitted for the issuance of a building permit to the satisfaction of the Director of Community Development.

26. The State of California's Green Building Standards Code, "CALGreen," shall apply, if applicable.

27. The single-family units shall provide an area within the garage for a trash container, except when the container is placed by the private court or street for pick-up by the Pleasanton Garbage Service. The designated area shall be shown on the building permit plans to the satisfaction of the Director of Community Development. If storing the trash container in the garage is not feasible, as determined by the Director of Community Development, the project applicant/developer shall designate an area in the side yard where the trash container shall be placed. This restriction shall be stated clearly in development's CC&R's.

28. The project applicant/developer shall effectively screen from view all ducts, meters, air conditioning equipment, fire sprinkler risers, 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 issuance of building permits, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be provided prior to occupancy.

29. All mechanical equipment shall be constructed and maintained in such a manner that noise emanating from it will not be perceptible beyond the property plane of the subject property in a normal environment for that zoning district.

30. The apartment buildings with flat roofs shall have white cool roofs which are designed to reflect the heat of the sun away from the building, thus reducing its cooling load.

31. All HVAC equipment, antennas, satellite receiving stations, etc., located within the roof-equipment wells of the apartment buildings shall project no higher than a horizontal plane defined by the top-edge of the parapet walls. Final determination shall be made with review of the building plans to the satisfaction of the Director of Community Development.

32. All HVAC condensing units shall be shown on the building permit plans and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

33. The dwelling units covered by this approval shall be constructed to encourage telecommuting by providing telecommunications infrastructure such as cabling for DSL service, wiring for total room access, etc. The project applicant/developer shall show the infrastructure on the building permit plan set prior to issuance of a building permit.

34. The project applicant/developer shall provide automatic opening sectional roll-up garage doors on the garages of the apartment units and the single family units covered by this approval. Unless otherwise approved by the Director of Community Development, the door design and material shall conform to the PUD development plan.

35. The approved building colors and materials shall be indicated on the final building permit plans. Any proposed revisions to these approved colors or materials must be submitted for review and approval by the Director of Community Development prior to the issuance of a building permit and/or prior to start of painting and/or installation.

36. The project applicant/developer shall install Medium Efficiency Reporting Value (MERV)-13 filters on the intake and return filters of the HVAC systems for all apartment and single-family units covered by this approval. The details shall be shown on the building permit plans to the satisfaction of the Director of Community Development.

Construction Phasing

37. Construction of the overall development may be phased. The project applicant/ developer shall submit with the first grading or building permit a construction phasing plan for the entire development showing each construction phase and the order of construction. Parking, driveways, public/private street accesses, and other infrastructure requirements shall be provided that match the buildings' intensity for each phase. The phasing plan shall be subject to review and approval of the Director of Community Development prior to the issuance of the grading permit or building permit. The phasing plan may be amended. Each phase shall verify that adequate parking will be provided and maintained so that site parking does not spill over into the surrounding commercial or residential area.

38. Prior to the first occupancy for each phase, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.

Construction Management

39. The project applicant/developer shall prepare a Construction Best Management Plan for each construction phase for review and approval by the Planning Division. The Construction Best Management Plan shall be approved by the Director of Community Development before the issuance of the first building permit for each project phase and shall include, but is not limited to, the following:

a) All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall occur between the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Community Development Director may allow earlier construction "start times" for specific construction activities (e.g., concrete foundation/slab pours) if it can be demonstrated to the satisfaction of the Community Development Director that the construction and construction traffic noise will not affect nearby residents.

b) A construction staging plan shall be designated for all materials, equipment, and vehicles including parking for construction works and personnel. All stationary construction equipment shall be located as far from an adjacent occupied building as possible.

c) The construction traffic route, truck route, and materials haul route for this project shall be Sunol Boulevard to Valley Avenue to the Valley Avenue traffic circle opposite Oak Vista Way. From the traffic circle, the project traffic shall cross the vacant City property to access the south side of the project site. No construction traffic may use Bernal Avenue, the section of Valley Avenue from Bernal Avenue to the traffic circle opposite Oak Vista Way, or any street of the Walnut Hills development. The construction traffic route shall be posted in the construction

trailer during construction and a printed copy shall be provided to all contractors, sub-contractors, and their employees before work begins. An encroachment permit is required from the City of Pleasanton to cross the City property.

d) All construction traffic shall avoid noise-sensitive areas, including residences and outdoor recreation areas, as much as possible. Major truck trips and deliveries shall be scheduled during off peak travel times, to avoid peak travel congestion. All street surfaces on the construction routes shall be monitored by the City Engineer and the City Traffic Engineer so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant/developer.

e) Prior to construction, the construction traffic route, construction hours, and contact names and telephone numbers shall be posted on the driveway entrances, throughout the construction site, and in any construction trailer(s).

f) Comprehensive traffic control measures shall be implemented, including scheduling of major truck trips and deliveries, to avoid peak travel hours. If necessary, as determined by the City Traffic Engineer, proper lane closure procedures such as flagger stations, signage, cones, and other warning devices shall be implemented during construction.

g) Portable toilets used during construction shall be kept as far as possible from the existing and/or the new residences as they are occupied and shall be emptied on a regular basis as necessary to prevent odor.

h) Dust control best management practices, as approved by the City Engineer, shall be followed at all times during grading and construction operations. Such measures may include watering of exposed surfaces twice a day, and more frequent watering when wind speeds exceed 15 mph; covering of stockpiled earth; covering of trucks hauling dirt if windy conditions prevail. Failure to keep dust under control may result in the stoppage of all work until a modified plan acceptable to the City Engineer is approved and implemented.

i) Construction trailers shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. Shipping containers may also be placed on the construction site to store materials and equipment.

j) Except for security trailers staffed by licensed security personnel, at no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday.

k) Emergency vehicle access route(s), water supply, and fire hydrant installations shall be provided and continuously made available as part of each phase to the satisfaction of the Fire Marshall, Livermore-Pleasanton Fire Department. Construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).

l) All Urban Storm Water Construction Requirements listed further in these conditions of approval shall be implemented.

40. The project applicant/developer shall designate a noise disturbance coordinator who will be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the Building, Engineering, and Planning Divisions of the City of Pleasanton. Copies of the construction schedule shall also be posted at nearby noise sensitive areas.

41. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division. All dirt stockpile(s) shall be shown on the Construction Management Plan.

42. Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant/developer 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 (BAAQMD, May 2011) and, where construction-related emissions would exceed the applicable thresholds, additional Construction Mitigation Measures (BAAQMD, May 2011) shall be instituted. The air quality construction plan shall be included in the Construction Best Management Plan and on all grading, utility, building, landscaping, and improvement plans during all phases of construction, access roads, parking areas, and staging areas at construction sites.

43. At least one week prior to the start of construction, the project applicant/developer shall distribute to adjoining residential owners and apartment tenants, as determined by the Planning Division, an informational hand-out containing the work schedule, contact persons with their telephone numbers for the project applicant/developer and contractor(s), and the City Building, Planning, and Engineering personnel overseeing the construction activity. The hand-out shall be updated as needed to notify the owners and tenants regarding major deliveries and any City street lane closures and/or detours. This informational hand-out shall also be distributed to the apartment tenants and homeowners that occupy a previous phase of this development.

Cultural Resources

44. A qualified archaeologist and designated Native American representative shall be present during all grading and site preparation activities. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. The archaeologist and designated Native American representative 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 Appendix K of the State CEQA Guidelines.

45. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area

reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans including grading and utility plans.

46. The protection of the cultural resources and/or human remains, if discovered, shall be accomplished by preparing and implementing a Resources Recovery Plan meeting appropriate professional, State of California, and City of Pleasanton standards prior to further disturbing the site. Except for sub-surface surveys, no land disturbing activities shall be permitted until the Resource Recovery Plan is prepared and accepted by the City of Pleasanton.

Development Standards

47. The project applicant/developer shall prepare site development and architectural design standards for accessory structures for the side yards of the single-family units. Permanent or portable swimming pools and spas may not be installed in the side yards. The accessory structures shall only be allowed in the side yards. No accessory structure of any type may be installed in the private yards facing Valley Avenue.

Disclosures

48. The leases for the apartment units shall include a disclosure of the noise sources in the project vicinity including, but not limited to, I-680, Valley Avenue, the Pleasanton Gateway shopping center, and the Bernal Community Park. The disclosure shall be submitted to the City Attorney for review and approval before leasing the first apartment unit.

49. The recorded deed of sale for the single-family units covered by this PUD Development Plan shall include separately recorded disclosure statements or restrictive covenants indicating the following:

    a) That the single-family units are subject to the noise, activity, and traffic impacts associated with I-680, Valley Avenue, the nearby Pleasanton Gateway shopping center, the community building/ recreation area, and the Bernal Property.

    b) That an addition to any single-family unit is prohibited.

    c) That the residents, tenants, guests, etc., are prohibited from parking on the private courts or on the short driveways of Lots 19 through 30 and Lots 51 through 90. (This condition does not prohibit parking in the perpendicular parking spaces on Court I and Court L or on the full-length driveways of Lots 1 through 18 and Lots 34 through 50.)

    d) That the storage of materials in an uncovered parking space is prohibited.

    e) That the parking/storing of boats, campers, recreational vehicles, and/or trailers on any portion of the development or in any parking space, i.e., garage or uncovered space is prohibited.

f) That the garages of the single-family units shall not be modified or used for storage in a manner that would interfere with the ability to park cars within the garage.

g) That the trash container for the single-family units shall be stored within the designated area of the garage, except when the container is placed by the private court or street for pick-up by the Pleasanton Garbage Service.

h) That the common areas of this development shall use reclaimed water for landscape irrigation when available.

Wording for these disclosures and covenants shall be written in simple/plain language, shall be submitted to the City Attorney for review and approval before City Council approval of the first final subdivision map for this development, and shall be recorded over the project site by separate instrument. The disclosures and covenants shall be incorporated in the CC&R's for this development.

Fees

50. Prior to issuance of a building permit, the project applicant/developer shall pay the applicable Zone 7 and City of Pleasanton connection fees and water meter cost for any water meters, including irrigation meters, applicable to the portion or phase of the project covered by the permit, minus the previous credits for 103.5, 5/8-inch meters. Additionally, the developer shall pay any applicable Dublin-San Ramon Services District (DSRSD) sewer permit fee.

51. The project applicant/developer shall pay such fees as the Tri-Valley regional traffic impact fee, in-lieu park dedication fees, etc., as to the amount and timing of payment described in the Commons at Gateway Development Agreement, dated August 14, 2013.

52. The project applicant/developer shall pay any and all other applicable fees to which the property may be subject prior to issuance of permits unless payment of the fee is deferred to the occupancy permit by the Commons at Gateway Development Agreement. The type and amount of the fees shall be those in effect on the effective date of the Commons at Gateway Development Agreement, dated August 14, 2013.

Fence Design and Location

53. The project applicant/developer shall submit to the Planning Division a fence/wall plan with the locations and design detail of the private and common area fences and walls for review and approval by the Director of Community Development with the first final subdivision map. The location and design of the fences and walls shall conform to the PUD Development Plan. All fences and walls and their locations on the development shall conform to the approved fence/wall plan.

Green Building Measures

54. Prior to the first building permit submittal for the apartments and the single family units, the project applicant/developer shall provide a list of the green building measures used in the design of the units covered by this approval for review and approval by the Director of Community Development.

The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

A special inspection by the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the project applicant/developer shall provide written verification by the project engineer, architect, landscape architect, or designer.

55. The project applicant/developer shall install photovoltaic panels on the roof areas of the recreation building (Exhibit B, Sheets A4-1 through A4-4). Patio covers, if provided with the recreation building, shall also include photovoltaic panels. The details for the photovoltaic panels and installation shall be incorporated into the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

56. The apartment buildings and the single family units shall be constructed to allow for the future installation of a photovoltaic- and solar-water-heating system. The project applicant/developer shall comply with the following requirements for making the buildings or units photovoltaic- and solar water-heating ready:

    a) Electrical conduit and cable pull strings shall be installed from the roof/attic area to the buildings' main electrical panels;

    b) An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;

    c) The roof trusses shall be engineered to handle the additional load of a typical photovoltaic/solar water heating system;

    d) Plumbing shall be installed for solar-water heating; and,

    e) Space shall be provided for a solar-water-heating tank.

    These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

57. The project applicant/developer shall provide the future homeowners of the single-family units the necessary information delineating the means by which photovoltaic panels can be applied to the roofs of the structures covered by this approval. This information shall be submitted to the Director of Community Development for review and approval prior to the occupancy of the first unit.

58. The project applicant/developer shall provide two electric vehicle charging stations by the recreation building on the side of A, C, and E Streets (Exhibit B, Sheet L-10, The Commons Plan) by the recreation building. The charging stations shall be shown on the

plans submitted to the City Engineer and the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to the approval of the improvement plans for the development, and shall be operational before the first final inspection of the recreation building by the Building Division. The project applicant/developer shall install signs for these parking spaces stating, "Parking for Electrical Vehicles Only, Contact Community Manager for More Information."

59. The garages for the apartment units and the single family units shall be constructed to allow for the future installation of an electric vehicle charging station. Said construction shall include conduit and wires for a 110-/220-volt charging station. This measure shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

60. The project applicant/developer shall develop and implement measures that will achieve 25 percent better energy efficiency for the project over that required by Title 24 state energy requirements in effect upon the City Council's adoption of the ordinance approving PUD-96. The method used and plan details shall be incorporated into the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

61. The applicant/project developer shall develop and implement a program for reclaimed water, grey water and/or rainwater harvesting systems for the subject site or as otherwise approved by the Director of Community Development. The program shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

62. Water conservation devices shall be installed as part of the proposed project. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.

Homeowners Association

63. A Tentative Subdivision Map shall be required to subdivide the property into 97 lots for the single-family units, 1 lot for the apartment buildings, 1 lot for the community building/open space/landscape area, and 19 lots or parcels for the pedestrian trails, private courts and open parking areas, and common areas. (Note: The number and type of lots or parcels can be revised with the Vesting Tentative Subdivision Map application.)

64. With the first Final Subdivision Map, the project applicant/developer shall record Conditions, Covenants and Restrictions (CC&R's), which shall create a homeowners association (HOA) for the entire development including the apartment units and the single-family units. The HOA shall be responsible for the following:

    a) Annual inspection, maintenance, and/or repair of all common private improvements including, but not limited to, storm drainage swales, gutters, inlets, outfalls, channels, retaining walls, sound walls, fences, etc.;

    b) Annual inspection, maintenance and/or repair, and reporting of all storm water NPDES facilities in accordance with the Operation and Maintenance Agreement

executed between the City of Pleasanton and the SouthBay Development and recorded at the Alameda County Recorder's office;

c) Annual inspection, maintenance, and/or repair of all private driveways, streets and courts, and open parking spaces;

d) Annual inspection, maintenance, and/or repair of the landscaping and irrigation lines within the planter strip between the sidewalk and curb along Valley Avenue;

e) Annual inspection, maintenance, and/or repair of all common open space areas and trails, landscape and irrigation, and fencing;

f) Annual inspection, maintenance, and/or repair of the entire recreation area, building, and equipment; and,

g) Maintenance responsibilities of the shared access driveways to Bernal Avenue and Valley Avenue defined in the "Reciprocal Easement and Maintenance Agreement" recorded on December 15, 2010 (Alameda County Recorder's No. 2010376767).

The CC&R's shall be subject to the review and approval of the City Attorney prior to recordation of the first final subdivision map. The City shall be granted the rights and remedies of the association, but not the obligation, to enforce the maintenance responsibilities of the association. All proposed revisions and/or changes to the CC&R's shall be first forwarded to the City Attorney's office for review and comment prior to their approval by the Homeowner's Association.

65. The project developer and then the Homeowners Association shall provide Livermore Amador Valley Transportation Authority (LAVTA) transit passes to all residents of this development at a 50% ticket price discount for the first year of occupancy for use on the LAVTA transit system.

Landscape and Irrigation Design

66. All phases of the project covered by Exhibit B shall comply with the State of California's Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Requirements. A licensed landscape architect shall verify the project's compliance with the ordinance and checklist: 1) prior to the issuance of a building permit; and 2) prior to final inspection. The verification shall be provided to the Planning Division.

67. A final landscape and irrigation plan shall be submitted to and approved by Director of Community Development as part of the improvement plans and as part of the building permit plans prior to issuance of a building permit. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible.

68. All irrigation systems shall meet all requirements for compatibility with future recycled water supply per City of Pleasanton Recycled Water Standards.

69. The homeowners association managing the common areas of this development shall use reclaimed water for landscape irrigation when available. Details and/or plans shall be provided for review and approval by the Director of Community Development before the use of the reclaimed water.

70. All trees used in landscaping be a minimum of 15-gallons in size and all shrubs a minimum of five-gallons, unless otherwise shown on the approved landscape plan.

Noise Mitigation Measures

71. The project applicant or developer shall comply with the recommendations of the noise analysis entitled "Environmental Noise Assessment Study, Commons at Gateway, Pleasanton, California" by Charles M. Salter Associates, Inc., dated June 11, 2013. Prior to issuance of a building permit for each building of this development, the noise consultant shall specify the minimum STC rating required for each window and exterior door of each building. Window and door assemblies and their STC rating shall be stated in the window and door schedules for the building permit plans to the satisfaction of the Director of Community Development.

    Details of the noise mitigation measures for the apartments and single-family homes and outdoor areas shall be submitted in conjunction with the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project. The applicant's noise consultant shall review the applicable noise mitigations shown on the building permit plans to ensure that the recommendations have been properly incorporated into the design. The consultant shall certify in writing that such recommendations have been followed.

72. The applicant or developer shall implement the following measures to address construction noise from all phases of this development:

    a) Construction activities conducted on the subject property shall not exceed 86 dBA at any point outside of the property line planes of the subject property (Pleasanton Municipal Code Section 9.04.100.B.).

    b) All internal combustion engines on the grading and/or construction equipment used on this development must meet Department of Motor Vehicle and City of Pleasanton noise standards and shall be equipped with muffling devices equal to or better than that supplied by the vehicle manufacturer. All equipment shall be maintained in good mechanical condition so as to minimize noise and air pollution from faulty engine, drive train, and other components. No muffler or exhaust system shall be equipped with cutout, bypass, or similar device intended to thwart quieting.

    The construction noise mitigation measures shall be incorporated in the Construction Best Management Plan to the satisfaction of the Director of Community Development.

73. Prior to issuance of a building or grading permit, the applicant/developer shall provide a vibration study prepared by a qualified vibration consultant acceptable to the Director of Community Development which estimates vibration levels at neighboring sensitive uses. If the applicable vibration level limits established in Table 4.J-4 of the Supplemental

Environmental Impact Report for the "City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings" are exceeded, mitigation shall be required to reduce vibration levels so they do not exceed the applicable limits, subject the satisfaction of the Director of Community Development.

74. Prior to issuance of a building permit, the project applicant's or developer's noise consultant shall certify in writing to the Director of Community Development that the construction drawings comply with the applicable City of Pleasanton and State of California interior noise standards.

75. The manager of the apartment units and the manager of the homeowners association for the single-family units shall be responsible for responding to the residents noise complaints.

Permitted Uses and Development Standards

76. The permitted uses for the PUD-HDR (Planned Unit Development – High Density Residential) zoned portion of Exhibit B shall include the three-story apartment buildings, the manager's rental office for the apartments, no more than two weaned household pets, excepting fish and birds but excluding chickens, small family daycare, cottage food operations conducted in compliance with Chapter 18.105 of the Pleasanton Municipal Code, and exempt home occupations conducted in compliance with Section 18.104.030 of the Pleasanton Municipal Code. Unless permitted, all other uses are deemed to be prohibited.

77. The permitted uses for the PUD-MDR (Planned Unit Development – Medium Density Residential) zoned portion of Exhibit B shall include the two- and three-story tall single-family homes, home occupations conducted in compliance with Chapter 18.104 of the Pleasanton Municipal Code, household pets excluding chickens, small family daycare, cottage food operations conducted in compliance with Chapter 18.105 of the Pleasanton Municipal Code, temporary subdivision sales offices conducted in compliance with a temporary use permit, and the common recreation building/recreation area for use by the residents of the entire development and their guests. Unless permitted, all other uses are deemed to be prohibited.

78. The parking/storing of boats, campers, recreational vehicles, and/or trailers on any portion of the development or in any parking space, i.e., garage or uncovered space, shall be prohibited. The garages for the apartment units or for the single-family units shall not be modified or used for storage in a manner that would interfere with the ability to park cars within the garage. In addition, the storage of materials in the uncovered parking spaces shall be prohibited. The project applicant/developer and the homeowners association shall be responsible for enforcing these restrictions, which shall be stated clearly in the lease agreements for the apartments and in the CC&R's and purchase agreements for the single-family units.

79. The single-family units including their driveway aprons, private landscaping, and lot-specific drainage shall be the responsibility of the individual owner for the lot. This responsibility shall be stated clearly in the CC&R's for the single-family units.

Site and Building Signs

80. Prior to installation of any site and/or building project identification signs, the project applicant/developer shall submit a comprehensive sign program for review and approval by the Director of Community Development under an application for Sign Design review.

Site and Building Lighting

81. All exterior building, site, and landscaping lighting shall be designed, installed, and controlled so as not to directly shine onto the I-680 freeway right-of-way, the Valley Avenue right-of-way, or onto the City park property along the entire south side of this development. (This condition shall not apply to the units' interior lighting.) All LEDs or bulbs shall be recessed into the fixture and shall be diffused. The project applicant/developer shall submit a final lighting plan including photometrics and drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the buildings' exteriors and for the site, parking, and landscape areas. The light fixtures and their locations shall be subject to the review and approval of the Planning Division prior to the approval of the improvement plans and the issuance of building permits.

82. The project applicant/developer shall be responsible for the installation of the internal public and private street lighting system serving this development. The public and private street and court lights shall be LED units mounted on the fixtures shown on Sheet L-4, Site Amenities and Elements, of Exhibit B with poured in place bases, on the LS-1C schedule per City requirements and PG&E standard details, unless otherwise specifically approved by the Director of Community Development. The lighting system design shall conform to the Illuminating Engineering Society (IES). Approval for the number and location of public and private street and court lights shall be subject to the review and approval of the City Engineer.

Site Design

83. All perpendicular and parallel parking spaces shall be striped. Wheel stops shall be provided for the perpendicular parking spaces unless the parking spaces are fronted by concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.

84. All trash and recycling refuse for the apartments shall be contained completely within the approved trash and recycling enclosure. The materials and colors of the enclosures shall match the buildings and the gates shall be constructed of corrugated metal or solid wood. The design of the enclosure on all four sides shall be shown on the plans submitted for issuance of building permits. The design and location of the trash and recycling enclosure shall be subject to the approval of the Director of Community Development, the Chief Building and Safety Official, and the Fire Marshall. Trash and recycling containers shall be stored within the designated enclosure at all times, except when being unloaded. A recycling container(s) shall be provided within the enclosure. The recycling containers and enclosures shall be designed in a manner consistent with Pleasanton Garbage Service's recycling program in effect at the time of building permit issuance. The recycling containers shall be shown on the plans submitted for the issuance of a building permit.

85. The project applicant/developer shall not install hose bibs at the apartment buildings and the three-story single-family homes which could be used by residents to wash their vehicles.

86. The final location of pad-mounted transformers shall be subject to the approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall not be located along Valley Avenue unless placed below grade. Such transformers shall be screened by landscaping to the satisfaction of the Director of Community Development. All transformer locations shall be shown to the satisfaction of the Director of Community Development on the improvement plans and on the construction plans submitted for issuance of building permits.

87. All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters 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, clearly marked "above ground" or "below ground" on the plans, and shall be subject to the review and approval of the Planning Division 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 one year from the date of planting. Weather protection devices such as measures to protect pipes from freezing shall require approval by the Planning Division 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.

88. A total of 12 bike racks for public use shall be installed within the project, consistent with the Design Standards requirements. The public bicycle racks shall be:

    1) Be visible and accessible.
    2) Support the frame of the bicycle and not just one wheel.
    3) Allow the frame and one wheel to be locked to the rack.
    4) Allow the use of either a cable or U-shaped lock.
    5) Be securely anchored.
    6) Be usable by bikes with no kickstand.
    7) Be usable by a wide variety of sizes and types of bicycles.

    The location and the installation details for the public bike racks shall be included with the plans submitted for issuance of building permits, and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits.

89. All retaining walls shown on the building permit plans shall be faced with stone or manufactured stone, brick, or stucco or exterior plaster over blocks or concrete. Colors and materials shall match the approved materials and colors for the development. This detail shall be shown on the building permit plan set to the satisfaction of the Director of Community Development before the issuance of a building permit.

90. The project applicant/developer shall provide a paved path with a gate from the proposed trail located on Lot B to the Bernal Community Park property on the south side of the project. The gate and path shall be ADA compliant and shall be shown on the revised site

plan, landscape plan, and improvement plans to the satisfaction of the Director of Community Development before issuance of an on-site permit.

91. The project applicant/developer shall install a concrete landing and a self-closing gate on the south side of the project site opposite B Street to provide the project residents access between the project and Bernal Park. This change shall be shown on the site plan and landscape plan of the building permit plans to the satisfaction of the Director of Community Development prior to issuance of a building permit.

Traffic, Circulation, and Parking

92. Unless otherwise approved by the Director of Community Development, all new parking spaces and drive aisles shall conform to the dimensions required by the Housing Site Development Standards and Design Guidelines. Plans submitted to the Building Division for permits shall have the dimensions noted on the plans.

93. The project applicant/developer shall provide a high visibility crosswalk across A Street at the southernmost intersection of A Street with B Street to the satisfaction of the City Traffic Engineer. This change shall be shown on the improvement plans and the building permit plans to the satisfaction of the City Traffic Engineer before the issuance of the first on-site permit.

94. The project applicant/developer shall use their best effort to work with the owner of the Pleasanton Gateway shopping center to provide a high visibility (ladder) crosswalk and an all way stop controlled intersection at the intersection of B Street and the shared access driveway to Valley Avenue. If provided, this change shall be shown on the improvement plans and the building permit plans to the satisfaction of the City Traffic Engineer before the issuance of the first on-site permit.

95. The project applicant/developer shall modify the median island opposite Whispering Oaks Way to eliminate the northbound left-turn pocket, which is no longer needed to access the project site. The project applicant/developer shall install new curb, landscaping matching the existing plant materials in the Valley Avenue median islands, and irrigation as required by the Director of Community Development. This change shall be shown on the improvement plans to the satisfaction of the City Engineer and the City Traffic Engineer before issuance of the first on-site permit.

96. The following parking restrictions shall apply to all units of this development as follows:

    a) The residents, tenants, guests, etc., are prohibited from parking on the private courts or on the short driveways of Lots 19 through 33 and Lots 51 through 97. (This condition does not prohibit parking in the perpendicular parking spaces on Court I and Court L or on the full-length driveways of Lots 1 through 18 and Lots 34 through 50.)

    b) The storage of materials in an uncovered parking space is prohibited.

    The parking restrictions shall be incorporated in the lease agreements for the apartment units and the disclosures and CC&R's for the single-family units.

SPECIAL CONDITIONS OF APPROVAL
Engineering

97. The project applicant/developer shall install a minimum five-foot wide separated concrete sidewalk along the Valley Avenue frontage from the project's shared access driveway with the Pleasanton Gateway shopping center to the traffic circle below the southernmost project boundary line. The planter strip between the back of curb and face of sidewalk shall be a minimum of five feet. If the project applicant/developer installs a City standard sidewalk along the project frontage and dedicates an easement for the maintenance of the sidewalk, the City will accept the sidewalk for maintenance, however it the sidewalk is not in conformance with City standard the sidewalk shall be privately maintained by the project maintenance association. All landscaping and irrigation lines within the planter strip shall be maintained by the homeowners association.

98. The project developer shall include erosion control measures, prepared and signed by the Qualified Storm Water Pollution Prevention Plan Developer (QSD), on the final grading plan, subject to the review of the City Engineer. This erosion control measures shall be as required by the state's Construction General Permit. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be re-vegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the project QSD and the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place, site is stabilized and Notice of Completion (NOC) has been filed with the State Regional Water Board and/or accepted by City.

99. The project applicant/developer shall install trash capture devices within the project's storm drain inlets or storm drain piping to capture trash within the development. These devices shall trap particles of 5mm or greater and have treatment capacity not less than the peak storm from a "one year, one hour" event within the drainage area. The project applicant's or developer's engineer shall submit calculations and product submittals to the City Engineer for review and approval prior to the issuance of a grading or building permit, whichever is sooner.

100. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria, storm drain treatment calculations, and hydro-modification worksheets, etc., shall be submitted with the improvement plans to the satisfaction of the Coty Engineer. The calculations shall demonstrate to the satisfaction of the City Engineer that there is sufficient capacity within the existing Central Detention Pond on the Bernal Property to allow for both hydro-modification and storm water treatment for existing residential developments, both existing and future development of Bernal Parks, the Pleasanton Gateway shopping center development, and the subject residential development. Prior to the first plan check, the project applicant/developer's engineer shall submit the storm drain drawings and hydro-modification calculations to the City Engineer for review. The hydro-modification calculations shall be peer reviewed by the City's consultant, with the peer review costs paid for by the project applicant/ developer subject to the peer review procedures established by the City Engineer.

101. Based upon the storm drainage analysis required in the condition above, subject to the review and approval by the City Engineer, the project applicant/developer shall be responsible for making any modification to the existing detention pond for any additional

storage including any modifications of the existing outfall to allow sufficient capacity for storm water treatment and hydro-modification.

102. Each apartment unit shall be sub-metered for sewer and/or water billing purposes. The locations of the water meters and the water and sewer mains to these buildings shall be shown on the plans submitted to the City Engineer and the Building and Safety Division for plan check, and shall be subject to the review and approval of the Director of Community Development prior to the approval of the improvement plans and the issuance of building permits.

103. Streets A, B, C, and D, shown on the PUD Development Plan shall be public and shall be maintained by the City of Pleasanton including street lights and utilities such as water, sewer, and storm drain lines.

104. Courts A thru U shall be private and shall be maintained by the homeowners association including all underground utilities and street lights.

105. The decorative paving installed in the public rights-of-way, such as pavers or stamped pavement within the intersections and crosswalks, shall be the responsibility of the homeowner's association. This includes general maintenance or pavement replacement due normal wear or to any utility work conducted within the roadway by the City of Pleasanton.

106. The 8-inch sanitary sewer main located on Court I and Lot C shall be public and maintained by the City of Pleasanton. A drivable surface with H-20 loading shall be constructed at the end of Courts I and K for maintenance vehicles to access the sanitary sewer manholes on the 8-inch sanitary sewer main within Court I and Lot C. The design and materials shall be approved by the City Engineer before construction begins.

107. The existing 48-inch storm drain line running east to west located on the south portion of this development shall be relocated within Street A. The final location shall be approved by the City Engineer.

108. A drivable surface with H-20 loading shall be constructed from Street A westerly on Lot B to allow for maintenance vehicles to access the existing storm drain manholes on the 48-inch storm drain line. The design and materials shall be approved by the City Engineer.

109. All existing water, sewer, and storm utility lines stubbed to site along Valley Avenue, that are not used by this development shall be abandoned to the satisfaction of the City Engineer.

STANDARD CONDITIONS OF APPROVAL
Engineering

110. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

111. The project applicant/developer shall grant an easement to the City over those portions of the parcel needed for public service easements (P.S.E.) and which are approved by the City Engineer, or other easements, which may be designated by the City Engineer.

112. The project applicant/developer shall comply with the recommendations of the project's geotechnical consultant. The project developer's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the project design. The consultant shall certify by writing on the plans or as otherwise acceptable to the City Engineer that the final development plan is in conformance with the geotechnical report approved for the project.

113. The project applicant/developer shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.

114. The project applicant/developer shall submit a final grading and drainage plan prepared by a licensed civil engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow, etc., shall be submitted as part of the building permit plans. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a grading permit by Engineering Division.

115. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

116. The project applicant/developer shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.

117. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.

118. The curb and gutter along the street shall have a sub drain installed at either the back of the curb or lip of gutter at the discretion of the City Engineer. This detail shall be shown on the improvement plans. Said drains shall be connected to the storm drain system or drained by other means acceptable to the City Engineer.

119. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.

120. The project applicant/developer shall submit detailed landscape and irrigation plans as part of the building permit plans. The irrigation plan shall provide for automatic controls.

121. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.

122. The project developer/subdivider shall create drainage easements across the project for the benefit of the individual lots, subject to the review and approval of the City Engineer.

123. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench.

124. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

125. The project developer/subdivider shall create utility easements across the project for the benefit of the individual lots, subject to the review and approval of the City Engineer.

126. All retaining walls and monument signs along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.

127. A water meter shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.

128. A sanitary sewer lateral with two-way cleanout (located at the back of the sidewalk or curb, whichever is applicable) shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.

STANDARD URBAN STORMWATER CONDITIONS OF APPROVAL

129. The project shall comply with the City of Pleasanton's Stormwater National Pollutant Discharge Elimination Standards Permit #CAS612008, dated October 14, 2009 and amendments (hereafter referred to as NPDES Permit). This NPDES Permit is issued by the California Regional Water Quality Control Board, San Francisco Bay Region (hereafter referred to as Regional Water Quality Control Board). Information related to the NPDES Permit is available at the City of Pleasanton Community Development Department, Engineering Division, and on line at:

http://www.ci.pleasanton.ca.us/business/planning/StormWater.html

http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml

Design Requirements

130. NPDES Permit design requirements include, but are not limited to, the following:

a) Source control, site design, implementation, and maintenance standards when a regulated project (such as a commercial, industrial, residential subdivision, mixed use, or public project) creates and/or replaces 10,000 square feet or more of impervious surface (5,000 square feet for auto service facilities, retail gasoline outlets, restaurants, and uncovered parking lots), including roof area, street, and sidewalk.

b) Hydromodification standards when a regulated project creates and/or replaces a total impervious area of one acre or more.

c) Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.

d) Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.

131. The following requirements shall be incorporated into the project:

a) The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and onsite drainage control measures including bioretention swales. Irrigated bioretention swales shall be designed to maximize storm water entry at their most upstream point. The grading and drainage plans shall be subject to the review and approval of the City Engineer prior to the issuance of a grading or building permit, whichever is sooner.

b) In addition to natural controls, the project developer may be required to install a structural control(s), such as an oil/water separator(s), sand filter(s), or approved equal(s) in the parking areas and/or on the site to intercept and pre-treat storm water prior to reaching the storm drain. The design, location(s), and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building and Safety Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. The structural control shall be cleaned at least twice a year (once immediately prior to October 15 and once in January).

c) The project developer shall submit to the City Engineer the sizing design criteria and calculations for a hydromodification facility, if required, and for the treatment of storm water runoff. The design criteria and calculations shall be subject to the review and approval of the City Engineer and shall be submitted prior to the issuance of a grading or building permit, whichever is sooner.

d) Buildings/Structures shall be designed to minimize the occurrence and entry of pests into buildings, thus minimizing the need for pesticides, as determined by the Chief Building Official prior to the issuance of a building permit.

e) The project's landscape and irrigation plans shall be designed to: 1) minimize the use of fertilizers and pesticides that can contribute to storm water pollution; and, 2) promote surface infiltration. Prior to the installation of project landscaping and irrigation, the project landscape architect shall submit a landscaping and irrigation plan to the City Engineer for review and approval and submit written verification stating the project incorporates the following:

i. Plants tolerant of saturated soil conditions and prolonged exposure to water in areas that provide detention of water.

ii. Plants and soil amendments appropriate to site specific characteristics such as topography and climate.

iii. Landscaping and irrigation consistent with State Water-Efficient Landscape Ordinance Bay-Friendly Basics Landscaping Requirements.

iv. Water conservation techniques to promote surface infiltration.

f) Trash dumpsters and recycling containers shall be in an enclosed and roofed area to minimize water flowing in and from the area and to contain litter and trash to minimize disbursement by the wind or runoff. These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area with a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project applicant/developer shall notify the Dublin San Ramon Services District of the sanitary sewer connection and provide written verification of such notification to the City Engineer/Chief Building Official prior to the installation of the connection.

g) All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of storm water runoff must be covered as deemed appropriate by the City Engineer/Chief Building.

h) All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.

i) All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for the use and maintenance:

   i. During installation, copper material shall be pre-patinated at the factory, if available. If patination is done on-site, collect the rinse water in a tank and haul off-site for disposal. With prior authorization from Dublin San Ramon Services District (DSRSD), the rinse water may be collected in a tank and discharged to the sanitary sewer. Consider coating the copper materials with a clear coating that prevents further corrosion and storm water pollution. The clear coating, if utilized, shall be reapplied (as recommended by the coating manufacturer) to maintain its efficacy.

   ii. During maintenance (e.g., washing or re-patination), the following applies:

      - Minimize washing of architectural copper as it damages the patina and any protective coating.
      - Block storm drain inlets as needed to prevent runoff from entering storm drains.
      - Collect the wash or rinse water in a tank and dispose off-site or (with prior authorization from DSRSD), discharge the wash or rinse water to the sanitary sewer.

j) Roof drains shall drain away from the building foundation. Ten percent of the storm water flow shall drain to a landscaped area or to an unpaved area wherever practicable as determined by the City Engineer/Chief Building Official.

Construction Requirements

The project shall comply with the "Construction General Permit" requirements of the NPDES Permit for construction activities (including other land disturbing activities) that

disturb one acre or more (including smaller sites that are part of a larger common plan of development). Information related to the Construction General Permit is on line at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstpermit.pdf

132. The Construction General Permit's requirements include, but are not limited to, the following:

a) The project applicant/developer shall obtain a construction general permit (NOI) from the Regional Water Quality Control Board to discharge storm water, and to develop and implement storm water pollution prevention plans.

b) The project applicant/developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the project site for City, review until all engineering and building work is complete and City permits have been finaled. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.

c) The project applicant/developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by the City.

i. The project applicant/developer shall include erosion control/storm water quality measures on the project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for a building permit, and shall be subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.

ii. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the vegetated areas are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/storm water quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such

measures shall be maintained until such time as permanent landscaping is place.

iii. Gather all sorted construction debris on a regular basis and place them in the appropriate container for recycling to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water runoff pollution.

iv. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked on mud and dirt from these areas before sweeping.

v. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

vi. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system by being windblown or in the event of a material spill.

vii. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.

viii. Equipment fueling area: use a designated area away from the storm drainage facility; use secondary containment and spill rags when fueling; discourage "topping off" of fuel tanks; place a stockpile of absorbent material where it will be readily accessible; check vehicles and equipment regularly for leaking oils and fuels; and, dispose rags and absorbent materials promptly and properly. Use of an off-site fueling station is strongly encouraged.

ix. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain.

x. Concrete wash area: 1) locate wash out area away from storm drains and open ditches; 2) construct a temporary pit large enough to store the liquid and solid waste; 3) clean the pit by allowing concrete to set; 4) break up the concrete; and then, 5) recycle or dispose of properly.

xi. Equipment and vehicle maintenance area: use a designated area away from the storm drainage facility; always use secondary containment and keep stockpile of cleanup materials nearby; regularly inspect vehicles and equipment for leaks and repair quickly or remove from them project site; and train employees on spill cleanup procedures. Use of an off-site repair shop is strongly encouraged.

133. Within 30 days of the installation and testing of the storm water treatment and hydromodification facilities, the designer of the site shall submit a letter to the City Project Inspector/Construction Services Manager certifying the devices have been constructed in accordance with the approved plans for storm water and C3 design for the project. The letter shall request an inspection by City staff.

Operation and Maintenance Requirements

The project shall comply with the operation and maintenance requirements of the NPDES Permit. All regulated projects (such as commercial, industrial, residential subdivision, mixed use, or public projects) that create and/or replace 10,000 square feet or more of impervious areas (5,000 square feet for auto service facilities, retail gasoline outlets, restaurants, and uncovered parking lots) shall enter into a recorded Stormwater Operation and Maintenance (O&M) Agreement for treating storm water runoff from the site in perpetuity. The agreement is required to be recorded at the Alameda County Recorder's Office in a format approved by City.

134. The Operation and Maintenance Agreement shall clarify that the property owner(s) of the site shall be responsible for the following in perpetuity:

a. Maintaining all private storm water treatment measures on the project site.

b. Annually submitting a maintenance report to the City Operations Services Department, Utilities Division, addressing the implementation of the Operation and Maintenance Agreement requirements.

The final Operation and Maintenance Agreement shall be submitted to the Engineering Division prior to the issuing grading or building permit, whichever comes first. The Agreement is subject to review and approval of the City Engineer/City Attorney, prior to recordation.

135. The Operation and Maintenance Agreement responsibilities shall include, but not be limited to the following:

a. Repainting text near the drain inlets to state "No Dumping – Drains to Bay."

b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.

c. Ensuring wastewater from industrial, commercial, and covered vehicle wash areas and equipment washing operations is not discharged to the storm drain system.

d. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.

e. Cleaning all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.

f. Sweeping regularly but not less than once a month, driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater

containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.

g. Mowing and removing clippings from vegetated swales with grasses on a regular basis.

SPECIAL CONDITIONS OF APPROVAL
Fire

136. Access for this project is acceptable by the Fire Marshal as currently shown on the PUD development plan. Unless otherwise approved by the Fire Marshal, the project applicant/developer shall not modify the site access that deviates from the following requirements: Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

    The fire apparatus access roads shall have a minimum unobstructed width of 20 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Where fire access through or around the site involves changes in direction or curves, the minimum-turning radius shall be as follows: an 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.

137. Fire flow and duration shall be provided in accordance with 2010 CFC Appendix B.

138. Installation drawings can be a deferred submittal for these plans. The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Building Department, to be reviewed by the Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to the approval of the installation plans.

139. All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.

140. The conceptual hydrant layout has been reviewed and accepted with the exception of adding two hydrants on Court L to provide the 400 foot spacing between fire hydrants required by the California Fire Code for multi-family residential developments.

141. Parking restrictions shall apply to ensure a 20-foot clear width for fire access.

142. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be minimum 4 inches high by a ½-inch stroke.

143. The private courts shall be designated as fire lanes and identified as such by red curb striping and posted with signs on both sides of the street at locations approved by the Fire Department. Signs shall be according to State of California standards and shall read, "No

Parking - Fire Lane." The signs and curbs shall be shown on the improvement plans to the satisfaction of the City Engineer and the Director of Community Development.

144. The buildings covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted for review and approval by the Livermore-Pleasanton Fire Department prior to installation. The fire alarm system, including water flow and valve tamper, shall have shop drawings submitted for review and approval by the Livermore-Pleasanton Fire Department prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

145. Valve tamper and water flow shall be monitored by an approved supervising station in accordance with NFPA 72 and the California Fire Code.

STANDARD CONDITIONS OF APPROVAL
Fire

146. The apartments shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company UL certificate.

147. The project applicant/developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

148. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

149. 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.

150. Prior to any construction framing, the project applicant/developer 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.

151. 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.

152. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:

- 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.

- Backflow prevention or connections to the public water mains.

153. 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.

154. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.

a) Emergency vehicle access will be required to be provided to the site (tract), including the area where construction is occurring.

b) Multi-family residential developments: Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

c) Emergency vehicle access shall be a minimum of 20 feet in clear width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) is required. This clearance shall be a minimum of 13 feet, 6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.

d) The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.

e) Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab.

f) On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.

SPECIAL CONDITIONS OF APPROVAL
Building

155. All ground-floor apartment units and all apartment units served by an elevator shall meet the minimum accessibility requirements of Chapter 11A of the California Building Code for multi-story apartments in buildings with an elevator.

156. The principles of Universal Design shall be incorporated into the apartment units and the single-family units wherever possible. Unless otherwise determined by the Chief Building Official, the project applicant/developer shall provide the following features for all adaptable dwelling units:

a) An audible and visual doorbell within the unit.

b) A balcony and/or patio constructed at same floor level as units' living area(s).

c) View windows having a maximum 36-inch sill height.

d) A minimum hallway width of 44 inches and a minimum clear door opening width of 32 inches for all doorways within the unit.

e) Lever type handles on all doors.

f) A minimum 18-inch clear floor space beside the door on the pull side at latch jamb.

g) All receptacle or other outlets at a minimum height of 18 inches above the finished floor.

h) Rocker type light switches at a maximum height varying from 40 inches to 48 inches above the finished floor, and thermostats at a maximum height of 48 inches above the finished floor.

i) Variable height work surfaces, such as cutting boards, countertops, sinks, and/or cook tops at a height varying from 28 inches to 42 inches above the finished floor.

j) Loop handle pulls on drawers and cabinet doors or touch hardware with no 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.

n) Adjustable height closet rods and shelves.

o) Single-lever water controls at all plumbing fixtures and faucets.

p) Hand- held adjustable shower head.

q) Blocking in walls around toilet, tub, and shower for future placement and relocation of grab bars.

157. The project applicant/developer shall submit plot plans for each of the single-family home lots showing building setbacks and a topographic plan showing grading and drainage. Pad elevations, finish floor elevations, retaining walls, easements, and maximum height of the highest structure are to be indicated on the plan. The plans for the lots are to be signed by a registered civil engineer. All residential plot plans shall show compliance with 2907(d) and 70012(d) of the Uniform Building Code.

STANDARD CONDITIONS OF APPROVAL
Building

158. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.

159. At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent storm water runoff onto adjoining properties.

160. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building and Safety Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

SPECIAL LANDSCAPING CONDITIONS OF APPROVAL

161. Except for the trees to be removed with the construction of B Street, the project applicant/developer shall preserve the existing trees planted along the south side of the shared access driveway with the Pleasanton Gateway shopping center. Prior to issuance of a grading or building permit, the project applicant/developer shall install a temporary six-foot tall chain-link fence or other fence type acceptable to the Planning Division along the existing tree drip lines. The fencing shall remain in place until final landscape inspection by the Planning Division; removal of such fencing prior to that time shall result in a "stop work" order. No construction workers or equipment shall be allowed into the fenced areas for these trees unless prior written approval is issued by the City's Landscape Architect. Failure to comply with this requirement shall also result in a "stop work" order.

162. The project applicant/developer shall preserve the existing trees planted in the Valley Avenue median island between Whispering Oaks Way and Oak Vista Way during the reconstruction of the median island required by these conditions of approval. Prior to issuance of an on-site permit, the project applicant/developer shall install a temporary six-foot tall chain-link fence or other fence type acceptable to the Planning Division along the existing tree drip lines of these trees. The fencing shall remain in place until final landscape inspection by the Planning Division; removal of such fencing prior to that time shall result in a "stop work" order. No construction workers or equipment shall be allowed into the fenced areas for these trees unless prior written approval is issued by the City's Landscape Architect. Failure to comply with this requirement shall also result in a "stop work" order.

163. The project applicant/developer shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of $5,000 for each tree required to be preserved, up to a maximum of $25,000. This cash bond or security shall be retained for one 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. No trees shall be removed other than those specifically designated for removal on the approved plans.

164. Excluding the designated play areas and recreation areas, the project applicant/ developer shall minimize the amount of lawn area for this development. This change shall be shown on the building permit plans to the satisfaction of the Director of Community Development.

STANDARD LANDSCAPING CONDITIONS OF APPROVAL

165. The project developer shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping and open space areas included in this project will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.

166. Six-inch vertical concrete curbs shall be installed between all paved and landscaped areas.

167. The project developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.

168. For purposes of erosion control, the applicant or developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the applicant/developer for (specify timing and/or performance standard).

STANDARD CONDITIONS OF APPROVAL
Community Development Department

169. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.

170. All existing wells on the site shall be removed or sealed, filled and abandoned pursuant to Alameda County Ordinance 73-68, prior to the start of grading operations. Wells shall be destroyed in accordance with the procedures outlined on the permit obtained from Zone 7. Zone 7 may request that the project developer/subdivider retain specific wells for ground water monitoring. The project developer/subdivider shall notify the City of Zone 7's desire to retain any well(s) and make provisions to save the well. Additionally, the project developer/ subdivider may request special approval for temporary use of an existing well for construction water or a more permanent use such as non potable outdoor landscaping. The project developer/subdivider shall make such request in writing to the City Engineer.

CODE REQUIREMENTS
Fire

(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

171. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA 13R for multifamily residential occupancies.

172. Fire alarm systems shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.

173. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection".

- The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.
- All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.
- All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.

174. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. Plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

175. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances* shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.

*Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants and/or standpipes.

176. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame- producing devices, asphalt/tar kettles, etc.

CODE REQUIREMENTS
Building

(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of

this list. The following items are provided for the purpose of highlighting key requirements.)

177. The project developer 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 Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

178. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.

179. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.

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