



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1723

AN ORDINANCE APPROVING THE APPLICATION OF TRUMARK HOMES AND PINE STREET PROPERTIES FOR REZONING AND DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASE PUD-97-08

WHEREAS, Trumark Homes and Pine Street Properties have applied for planned unit development rezoning to Planned Unit Development--Commercial-Service/Office/High Density Residential (PUD--C-S/O/HDR) and for development plan approval to construct an approximately 6,100 sq. ft. office building with semi-subterranean parking and thirty (30) small-lot, single-family detached homes on an approximately 3.2 acre site located at 63, 65, and 73 Ray Street; and

WHEREAS, zoning for the property is Planned Unit Development--Central Commercial (PUD--C-C) and Planned Unit Development--Commercial-Service/Office (PUD--C-S/Office) and Core Area Overlay District; and

WHEREAS, based on an Initial Environmental Study, a negative declaration was adopted by Council on September 16, 1997; and

WHEREAS, Council received the Planning Commission's recommendations for approval of the rezoning and development plan; and

WHEREAS, a duly noticed public hearing was held on September 16, 1997; and

WHEREAS, the City Council finds that the development and rezoning are consistent with the General Plan policies of the City of Pleasanton.

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Approves the rezoning of this approximately 3.2 acre site located at 63, 65, and 73 Ray Street from Planned Unit Development--Central Commercial (PUD--C-C) and Planned Unit Development--Commercial-Service/Office (PUD--C-S/Office) to the Planned Unit Development--Commercial-Service/Office/High Density Residential (PUD--C-S/O/HDR) District per the uses indicated in the PUD plan Exhibit "A" and as delineated in Exhibit "B", attached hereto and incorporated herein by reference.

- Section 2:** The Zoning Map of the City of Pleasanton dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts is hereby amended by Zoning Unit Map #434, dated September 16, 1977, and attached hereto as Exhibit "D" and incorporated herein by this reference.
- Section 3:** Approves the development plan for the construction of an approximately 6,100 square foot office building with semi-subterranean parking and thirty (30) single-family detached homes on an approximately 3.2 acre site, subject to the conditions shown on "Exhibit B" attached hereto and incorporated herein by this reference.
- Section 4:** The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.
- Section 5:** A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Tri-Valley Herald," 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 6:** This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on September 16, 1997.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on October 7, 1997 by the following vote:

AYES: Councilmembers - Ayala, Dennis, Pico, and Mayor Tarver
NOES: None
ABSENT: Councilmember Michelotti
ABSTAIN: None


BEN C. TARVER, MAYOR

ATTEST:


Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

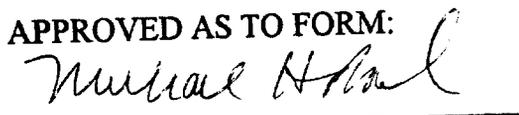

Michael H. Roush, City Attorney

EXHIBIT B
CONDITIONS OF APPROVAL
PUD-97-08 -- RAY STREET VILLAGE

1. Development shall be substantially as shown on the development plans, Exhibit "A", dated "Received May 7, 1997") on file with the Planning Department, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Planning Director if found to be in substantial conformance to the approved exhibits.
2. These parcels are hereby rezoned to the PUD--C-S/O/HDR (Planned Unit Development -- Commercial Service/Office/High Density Residential Development) district.
3. The residential portion of the development plan shall be of no further validity and the applicant shall be required to submit the same or new development plan for City approval prior to development of the site in the event that any of the following occur:
 - a. The applicant fails to receive growth management approval within 2 years of PUD approval; or
 - b. Subsequent to such approval, the applicant allows the growth management approval to lapse; or
 - c. If exempt from growth management, the applicant fails to record a final map within two years of PUD approval.
4. The uses allowed in the office building under the new PUD -- C-S/O/HDR zoning shall be all permitted uses listed in Municipal Code Section 18.040 except for medical, dental and related health services offices, churches and other religious institutions, private clubs, mortuaries, and nursing homes.
5. All permitted and conditionally permitted uses listed or referenced by Case PUD-91-04 (Ordinance .1518) shall remain in full force and effect until such time as a building permit is issued for the office building, at which time this development plan shall be considered to be implemented. At that time, the developer/property-owner shall initiate a PUD minor modification to remove these uses from the PUD and rezone the site to PUD--O/HDR.
6. Residential uses allowed by the PUD -- C-S/O/HDR zoning shall be limited to those expressly indicated by the development plan (single-family detached homes), and as allowed by Municipal Code Section 18.104 (Home Occupations).

7. Approval of this development plan and rezoning do not constitute approval, implied or otherwise, of the proposed tentative subdivision map included in the PUD application package.
8. No building permits shall be issued for the residential units until such time as the developer has applied for and received a building permit for the office building and the Building Official has determined that substantial work towards construction of the building has occurred.
9. The developer shall install the paved trail, trail landscaping, and irrigation prior to or concurrently with issuance of the first residential building permit. Installation of the trail, landscaping and irrigation, and fencing at either end of the trail shall be completed prior to occupancy of the first residential unit, to the best of the developer's ability barring any delays occasioned by the County of Alameda or the East Bay Regional Park District.
10. Prior to issuance of the first residential building permit, the developer and staff shall determine the most appropriate fence material and locations to prevent unauthorized use of the trail and the ACTC until such time as the trail is extended to the north and south or otherwise opened to public use as determined by the City and the EBRPD.
11. The developer shall fund school facilities necessary to off-set this project's reasonably related impacts on the long-term needs for expanded school facilities to serve new development in Pleasanton. Determination of the method and manner of the provision of the funds and/or facilities shall be made by the Pleasanton Unified School District and the City, and it may be in addition to the school impact fees required by State law and local ordinance. The present program is described in documents entitled "Cooperation Agreement" and "Flat Fee Agreement." The developer shall be required to participate in the above-referenced program, as it may be amended, or in any successor program, prior to issuance of any building permit for the project.
12. The developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.
13. This approval does not guarantee the availability of sufficient water to serve the project. The City shall withhold building permits for the project if at the time building permits are applied for, mandatory water rationing is in effect, unless the City has adopted a water offset program and unless the developer is participating in the program. Notwithstanding the developer's participation in such a program, the City may withhold building permits if the City determines that sufficient water is not available at the time of application of building permits.

14. One of the 1,270 square foot units (Plan 2) its location determined by the applicant, shall be offered for sale to a qualified moderate income household at a price affordable to a four-person household earning 100% of the median income in the City's PMSA. The unit shall be the equal to other units within the project in terms of its construction and finishes. The applicant shall work with the City's Affordable Housing Commission to establish the sale program for this unit, said program to be comparable to previous City moderate-income for-sale programs in terms of its establishment of the ultimate sale price, its long-term affordability, first-time home-buyer and City resident preferences, and City participation in marketing and financing.
15. The applicant shall work with the City to sell one additional unit (Plan 2, 1,270 square feet), its location determined by the applicant, to a qualified moderate-income household at the same sales price as the affordable unit described in Condition 14. The City shall utilize its Lower Income Housing Fund to subsidize the additional unit to achieve the targeted affordable sales price. The City shall have 90 days from the start of construction on the first unit in the project to exercise this option. The terms and conditions of the purchase agreement including determination of the fair market price, shall be developed by the applicant working with the City's Affordable Housing Commission. This agreement shall be completed prior to the start of construction of the project; however, the City shall not unreasonably withhold permits to begin construction if the applicant has worked diligently to complete the agreement. This unit, if the City exercises its option, shall be constructed and owned in a manner similar to the affordable unit required to be included in the project in Condition 14, above.

CC&Rs

16. The applicant shall record CC&R's at the time of recordation of the final map which shall create a property owners association for the entire development. The CC&R's shall be subject to the review and approval of the City Attorney prior to recordation of the final map. The property owners association shall be responsible for the maintenance of all private streets, private utilities, gates, tot lot, and other common areas and facilities on the site, including all landscaping and property-line fencing extending to the face of curb. The CC&Rs shall indicate that the property owners association shall maintain the trail landscaping and fencing for a period not to exceed two years from the date of City acceptance of the trail landscaping as adequate and complete. After this maintenance period, the trail area shall be maintained by the City or by whatever maintenance organization has been established by the EBRPD to maintain the regional trail. The City shall be granted the rights and remedies of the association, but not the obligation, to enforce the maintenance responsibilities of the property owners association.
17. The developer shall prepare development standards for inclusion within the CC&R's for decks, patio covers, spas, sheds, and other accessory structures for review and approval by the Planning Director prior to approval of a final map. Said standards shall limit such structures in such a way as to ensure privacy to neighboring properties and adequate open

space in rear/side yards while allowing reasonable use of accessory structures.

18. The CC&R's for the project shall prohibit the parking of boats, campers, and trailers on site, shall prohibit parking on driveway aprons (all lots except Lots 1, 2, 29, and 30), shall maintain all parallel parking spaces along the private street as guest parking spaces, shall prohibit additions to the main structure, and require garages to be made available continuously for the parking of vehicles and not be made unable for vehicle parking through conversions to rooms or the storage of household goods or other items.

Final Map Requirements

19. The developer shall record at the time of recordation of the final map reciprocal access, parking, and utility easements with maintenance and repair responsibilities clearly defined among all future parcels unless otherwise approved by the Planning Director.

Landscaping and Tree Preservation

20. A final landscape plan and irrigation plan shall be submitted to and approved by Planning Director as part of the final map and improvements plans and prior to issuance of any on-site permit. Said landscape plan shall be consistent with the approved landscape plan plus any conditions of approval, and shall be detailed in terms of species, location, size, quantities, and spacing.
21. Prior to Council approval of a final map, the developer shall include on the final landscape and site plans fencing details for all aspects of the project subject to the review and approval of the Planning Director and including, but not limited to, the following:
 - a. A specific design and color for the precast concrete wall to be installed on the western property line. The wall shall not be less than six feet in height and shall be of a color and design complementary the office building architecture. The developer also shall work with the neighbors in the adjacent townhome project to ascertain whether they have particular preferences for the wall color or design on their side of the wall.
 - b. A specific design for the tubular metal fencing along the Arroyo and the metal gates leading to the trail access. This fencing and the gates shall be subject to the approval of Zone 7 and the Livermore-Pleasanton Fire Authority Fire Marshall.
 - c. Details for all wood , good neighbor fencing to be placed along the site's property lines. The developer shall work with individual property-owners along Walnut Drive to determine which neighbors desire new fencing. No property line fencing shall exceed six feet in height unless otherwise approved by the zoning Administrator.
 - d. Details for all fencing to be installed between the new lots. Said fencing shall be designed with five feet of solid board fence and one foot of lattice to a height not to

exceed six feet, unless otherwise approved by the Zoning Administrator.

- e. Design of fencing to be placed across the trail in the ACTC. The developers shall work with staff, the EBRPD, and the County to determine the most appropriate type of fencing to preclude trespassing. Fencing shall be placed at least 100 feet from Ray Street and that this fence should be of a metal picket style, similar to the Arroyo fencing. Fencing across the trail near the Arroyo may be of a chain link style. No fencing shall exceed 6 feet in height unless otherwise approved by the Zoning Administrator. Fencing shall include gate access for the Fire Authority to access the trail and the second emergency access into the project and shall be subject to the review and approval of the Fire Marshall.
22. Prior to Council approval of the final map, the developer shall submit at least three typical rear yard treatment plans for review and approval of the Planning Director as part of the final landscape plan. These rear yard treatments shall provide a list of plant materials suitable for installation in the yard areas of the units and shall indicate possible locations for the installation of trellises, patio covers, decks, spaces and other permitted accessory structures as permitted by the project development standards. These typical rear yard treatments shall be made available in the sales office for the units and shall be included with every homebuyer's package.
23. All trees used in landscaping be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons, unless otherwise shown on the approved landscape plan.
24. Six inch vertical concrete curbs shall be installed between all paved and landscaped areas.
25. The 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 Planning Director at the time of review of the final landscape plans.
26. The developer of the office building 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.
27. The developer shall provide a bond to the City guaranteeing the installation of all common open space and recreational improvements, private streets, street trees, and all common infrastructure improvements shown on the approved development plan or otherwise required as part of this development. The developer shall provide an itemized cost estimate of said improvements, to be submitted with the bond, for the review and approval the Planning Director prior to issuance of building permits. The bond shall be returned to

the developer upon acceptance of said improvements by the Planning Director.

28. The applicant shall comply with the recommendations of the tree report prepared by HortScience dated April 1997 and August 7, 1997. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of grading permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed. Should the horticultural consultant recommend additional measures not outlined in the above reports which will preserve the health of the remaining trees, the applicant shall comply with those measures.
29. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report. The developer shall post cash, letter of credit, or other security satisfactory to the Planning Director 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.

Project Specific Conditions

30. Prior to the issuance of building permits, the colors of the residential units and the office building shall be modified subject to the review and approval of the Planning Director.

The base colors of "Panama Ivory" and "Dolce" proposed for Unit 1 shall be revised to less bright colors and to avoid the yellow and peach hues. The trim color for Unit 2A shall be modified to a color darker than the base color. The trim color of the office building also shall be modified to a color darker than the base color to a color similar to the trim color used on Unit 3A ("Silhouette") or on Unit 3B ("Outdoors").

General Planning Conditions

31. Prior to the issuance of any building permit, the developer shall indicate on the site plan the locations of any trash enclosures. Trash enclosures shall be designed in a manner similar to the office building or residential units which it will serve and shall be subject to the review and approval of the Planning Director.
32. The developer shall provide all buyers with copies of the project conditions of approval.
33. The developer shall provide automatic opening sectional roll-up garage doors throughout the project, as approved by the Director of Building Inspection and Planning Director.
34. Any proposed phasing of this development shall be depicted on the tentative tract map and shall include narrative explaining any proposed phasing. Unless a phasing plan for improvements is approved by the Planning Director, the developer shall complete all of the

on-site improvements at one time (including all improvements around future building pads). All remaining pad areas shall be seeded and kept in a neat and weed-free manner at all times.

35. If archeological materials are uncovered during grading, trenching, or other on-site excavation, all work on site shall be stopped and the City immediately notified. The county coroner and the Native American Heritage Commission shall also be notified and procedures followed as required in Appendix K of the California Environmental Quality Act. A similar note shall appear on the improvement plans.
36. The developer shall submit a final lighting plan for the building and the site for the review and approval of the Planning Director prior to the issuance of building permits. Lighting shall be directed away from adjacent residences.
37. The developer shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the main structure. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Planning Director. All required screening shall be provided prior to occupancy.
38. All mechanical equipment shall be constructed 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.
39. The location of any pad mounted transformers shall be subject to approval by the Planning Director prior to the issuance of permits by the Building Department. Such transformers shall be screened by landscaping or contained within an enclosure matching the building and with corrugated metal gates. All transformers shall be shown on the plans submitted for issuance of building permits. The developer shall attempt to locate transformers at the rear of the site.
40. All backflow prevention devices installed with the development shall be painted forest green (Pantone Color System Number 357) and shall be screened from view from public/private streets. 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 Director 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. All backflow prevention devices shall be shown on the plans submitted for issuance of building permits together with screening mechanism and/ or weather protection devices. Proposed screening and weather protection devices shall be

reviewed for conformity to these requirements and approved by the Planning Director.

41. All trash and refuse shall be contained completely within enclosures architecturally compatible with the main structure. The materials and color of the enclosure walls shall match the building walls and the gates shall be corrugated metal or solid wood. The location and design of the enclosures shall be shown on the plans submitted for issuance of building permits, shall be consistent with Condition #100, and shall be subject to the approval of the Planning Director and Fire Chief. Trash containers shall be stored within the enclosure at all times, except when being unloaded.
42. All parking spaces shall be striped. Wheel stops shall be provided unless the 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.
43. If signing for the development is desired, a comprehensive signing program shall be submitted to the Planning Director for consideration under separate application. Such signage shall be consistent with the Downtown Guidelines, and no more than three tenant names may be placed on any proposed monument sign.

Geotechnical

44. The applicant shall comply with the recommendations of the soils report and geotechnical report prepared by Brown and Mills dated March 17, 1997 and any other reports as required by these conditions. The applicant's geotechnical consultant shall review and approve all foundation, retaining wall, drainage, and other geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the Director of Building Inspection and the City Engineer that the final development plan is in conformance with the geotechnical report approved with the project.
45. The applicant shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, 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 and Director of Building Inspection for review and approval prior to occupancy

Construction Activities

46. All site improvements and house construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. All construction equipment must meet

Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.

47. 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 work day.
48. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.
49. The site shall be kept free of fire hazards from the start of construction to final inspection.

BUILDING DEPARTMENT

50. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Department will issue permits.
51. Building and situs plans are to be submitted to the Building Department on computer disk in a format approved by the Director. Digitized information shall be submitted before requesting a final inspection and should reflect as-built situs and architectural information as approved by the Director.
52. All dwelling units in the development shall be constructed to meet Title 24 state energy requirements.
53. The developer shall submit a building survey and/or a 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 Director of Building Inspection 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. Specific items to be indicated on the site development plan necessary to construct the improvements are to be in accordance with the City of Pleasanton Private Development Design Guidelines adopted April 15, 1986.
54. The developer shall submit two copies of the site soils report to the Director of Building Inspection for third party peer review and shall pay for such review at the time specified by the Director, but in all cases before the issuance of a grading permit.
55. The soils engineer shall certify the pad compactions of all lots containing fill to the satisfaction of the Director of Building Inspection prior to the issuance of building permits.
56. The developer shall submit plot plans for each of the residential 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. Plans for custom 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.

57. The developer shall submit record tract grading plans showing: 1) the elevation of all four corners of the lot as well as the center of the lot, 2) all top and toe of slope elevations, and 3) the top and toe of all retaining wall elevations. The record grading plan is to be submitted to the Director of Building Inspection before the first house final.
58. 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 or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.
59. The paving sections for the on-site parking and drive areas shall be designed on the basis of an R-Value test and a traffic index to carry the anticipated traffic loads. This design shall be subject to the approval of the Director of Building Inspection. The minimum paving section shall be 2" A.C. on 6" of A.B. The minimum A.C. pavement slope shall be 1%. For pavement slopes of less than 1%, the surface runoff shall be carried in a concrete gutter to an acceptable point of discharge. The minimum slope for concrete gutter shall be 0.5%.
60. A sanitary sewer sampling manhole shall be provided on the sanitary sewer lateral from the office building, unless otherwise waived by the Director of Building Inspection.
61. Prior to issuance of a building permit, the developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the developer shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee.
62. The developer shall pay any and all fees to which the property may be subject prior to the issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.

FIRE DEPARTMENT

63. The development shall meet all requirements of the Pleasanton Fire Code (Chapter 20.24 of the Pleasanton Municipal Code).
64. The applicant shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
65. The developer shall ensure that fire protection facilities including, but not limited to, all surface roads, fire hydrants, and a water supply capable of furnishing the required fire flow is installed and serviceable prior to and during the time of construction framing.

When alternative methods of protection proposed, this requirement may be waived or modified, subject to review and approval of the Fire Chief. Proposed alternative methods of fire protection shall be submitted in writing to the Fire Chief. Installation of the alternative fire protection methods shall not start without the approval of the Fire Chief.

66. The Fire Chief and City Engineer shall approve the number, type, and location of all public fire hydrants. The Fire Chief and the Chief Building Inspector shall approve the number, type, and location of private fire hydrants, which shall not be located so as to damage existing trees. Locations of the private fire hydrants are to be approved by an arborist.
67. All curbs within a 7.5 foot radius of a public hydrant shall be painted red, unless modified by the Pleasanton Municipal Code or Fire Chief. Blue street "hydrant markers" shall be installed for all fire hydrants per City of Pleasanton Standard Specifications.
68. All public and private streets, driveways, aisles, and alleys designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code which includes tow of vehicles illegally parked on the fire lanes. All roads on the site shall be accessible at all times from the start of construction until the project is completed. Fire lane curbs shall be painted red with "No Parking Fire Lane" or posted with "No Parking Fire Lane" signs installed as required by the vehicle code.
69. The Fire Chief shall issue a permit prior to any installation of a fire detection, alarm, and occupant notification system. All sprinkler system water flow and control valves, if any, shall be complete and serviceable prior to final inspection. Prior to occupancy of a building equipped with fire alarm systems, the Fire Department shall test and witness the fire alarm systems.
70. All portions of a building shall have installed within a 75 foot radius a fire extinguisher with a minimum rating of 2-A:10-B:C.
71. Each commercial or industrial building entry point shall have a Knox Box as approved by the Fire Chief. Each Knox Box shall have the entry types and number of keys located in the Box.
72. Curbs must be painted red or "No Parking" signs provided as required by the vehicle code.
73. The developer shall post address numerals on the buildings so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours. Tenant spaces shall be identified as determined by the City.
74. Trash enclosures which are sized to contain dumpsters with an individual capacity of 1.5 cubic yards located within five feet of combustible walls, openings, or combustible roof eaves shall be provided with an automatic fire sprinkler system.

POLICE DEPARTMENT

75. If required by the Police Department, the office building shall be equipped with an alarm system, the type to be approved by the Police Department and that this system shall be installed prior to occupancy of the building.
76. All access restricting gates installed for this development shall be equipped with a remote control mechanism to permit emergency activation from the communications console at the Police Department. This shall consist of direct connection hardware, radio control, or other mechanism approved by the Police Department. All access gates shall be identified on the plans submitted for issuance of building permits and the type of remote control mechanism shall be identified.

ENGINEERING DEPARTMENT

Streets

77. The developer shall grant an easement to the City over those parcels 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. Street section A-A shall indicate a PSE which extends 6 feet behind the face of curb. Street section B-B shall indicate a PSE which extends 5 feet behind the face of curb.
78. The design for the line, grade, and structural sections for the streets serving this development shall be subject to final review and approval by the City Engineer.
79. The design for the line, grade, and structural sections for the streets serving this development shall be subject to final review and approval by the City Engineer.
80. The 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.

Grading and Drainage

81. The 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, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer and/or the Director of Building Inspection prior to the issuance of any building permits.
82. Prior to approval of a final map, the final grading and drainage plans shall show drainage releases in the motor courts to provide positive overland release as required by the City Engineer.

83. Prior to approval of a final map the developer shall submit to the City Engineer and Chief Building Official for review and approval a typical lot drainage plan for the individual lots.
84. The developer shall submit an erosion and sedimentation control plan or procedure as part of the final grading and/or improvement plans. The applicant is responsible for ensuring that the contractor is aware of and implements such measures. 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 the City Engineer/ Director of Building Inspection. Such measures shall be maintained until such time as permanent landscaping is in place. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, but in no case later than October 15th. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15.
85. The developer shall submit a refundable cash bond for hazard and erosion control prior to issuance of an Engineering or Building Department permit. The amount of this bond will be determined by the City Engineer.
86. The developer shall submit a dust control plan or procedure as part of the improvement plans.
87. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.
88. Approval of the storm drainage system shall be subject to the review and approval of the City Engineer and Zone 7, as applicable, that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda County Flood Control District - Zone 7, meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, the California Department of Fish and Game, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this development.

Utilities, Lighting, Landscaping

89. All utilities required to serve any existing or proposed development on-site shall be installed underground, unless otherwise determined by the City Engineer.
90. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.
91. Prior to approval of the final map, the developers shall pay their pro-rata share of the undergrounding costs of the overhead utility lines. This pro-rata share shall be determined

by the City Engineer and is based upon the length of the street frontage. All funds will be placed in an escrow account to be utilized by the City for its Ray Street Utility Underground project.

92. The water line in the main private street shall be public and all laterals extending from that line to individual services and meters shall be private.
93. Electric power distribution, gas distribution, communication service, Cable television, and any required alarm systems shall be installed underground in a joint utility trench unless otherwise specifically approved by the City Engineer or Director of Building Inspection for on-site.
94. The developer shall be responsible for the installation of the street lighting system serving the development. The street lights shall be 70 watt, high pressure sodium vapor units mounted on galvanized steel poles with poured in place bases, on the LS-1C schedule per City requirements and P.G. & E.. standard details, unless otherwise specifically approved. Approval for the number, location, and type of electroliers shall be subject to the review and approval of the City Engineer.

On-Site Operations

95. 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 unless Zone 7 retains specific wells for observation wells, or special approval is obtained from the City Engineer for temporary use of an existing well for construction water. Any wells designated for abandonment or any wells, encountered during construction, are to be destroyed in accordance with a permit obtained from Zone 7.
96. All existing septic tanks or holding tanks shall be removed or sealed, filled, and abandoned, pursuant to the requirements of the Alameda County Department of Health Services.
97. The developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
98. 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 developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
99. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of an encroachment permit.

100. The applicant shall submit a construction *Best Management Practices* (BMP's) program for review and approval by the Planning Director prior to issuance of building and/or grading permits. These BMP's shall be implemented by the general contractor and all subcontractors and suppliers of materials and equipment. Construction site cleanup and control of construction debris shall also be addressed. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a stop work order.
101. The applicant is responsible for implementing the following measures during all construction phases of the project:
- a. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed 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.
 - b. 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.
 - c. 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.
 - d. Create a contained and covered area on the site for the storage of bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
 - e. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
 - f. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

Urban Clean Water Run-Off

102. The applicant shall comply with the City's non-point storm water discharge ordinance.
103. The applicant shall install a structural control, such as an oil/water separators, sand filters, or approved equal in the parking garage and throughout the site to intercept and pretreat

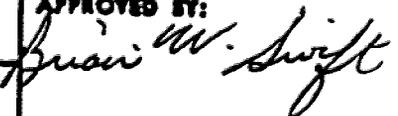
storm water prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Director of Building Inspection for review and approval prior to issuance of building permits. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January. The applicant shall enter into a maintenance agreement for the oil/water separator.

104. The trash enclosure area(s) shall be completely covered. An area drain shall be installed in the enclosure area which connects to the sanitary sewer. A structural control such as an oil/water separator or sand filter shall be provided. No other area shall drain into the trash enclosure; a berm shall be installed to prevent such drainage if found necessary by the City Engineer/Director of Building Inspection. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The applicant shall notify the Dublin-San Ramon Services District (DSRSD) upon installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.
105. The applicant shall sweep or vacuum the parking lot and sidewalks a minimum of once a month and shall prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually. If sidewalks and/or the parking lot are pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water must be collected and discharged to the sanitary sewer, subject to approval of the Dublin-San Ramon Services District (DSRSD).
106. The applicant shall label all on-site storm drain inlets with the wording, "No Dumping -- Drains to Bay" using City-approved methods and materials. On-site storm drain facilities shall be cleaned a minimum of twice a year as follows: immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by the City Engineer/Director of Building Inspection.



**CITY OF PLEASANTON
PLANNING DEPARTMENT**

ORDINANCE NO. 1723
ZONING UNIT MAP NO. 434

DRAWN BY: E. KISHI	APPROVED BY: 	DATE: 9/16/97
SCALE: 1" = 400' 	PLANNING DIRECTOR	SEC. NO.: PUD-97-8