EXHIBIT E

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1877

AN ORDINANCE APPROVING THE APPLICATION OF MARK AROLA AND JON MCCURDY FOR A MAJOR MODIFICATION TO AN APPROVED PLANNED UNIT DEVELOPMENT, AS FILED UNDER CASE PUD-01-1M

WHEREAS, Mark Arola and Jon McCurdy have applied for a major modification to an approved Planned Unit Development (PUD-01) to modify the lotting pattern and to create design guidelines in place of building designs for six lots on a 4.2-acre site located at 2503 Vineyard Avenue; and

WHEREAS, the property is zoned PUD (Planned Unit Development) - LDR (Low Density Residential) District; and

WHEREAS, a Negative Declaration was prepared and adopted for PUD-01; and

WHEREAS, there are not substantial changes to the project or to the circumstances under which the project is undertaken that involve new significant environmental effects or substantially increase the severity of previously identified effects, and there is no new information of substantial importance not known at the time the Negative Declaration was adopted regarding the project or its effects, mitigation measures, or alternatives; therefore, no additional environmental documentation was prepared for this application; and

WHEREAS, Council received the Planning Commission's recommendations for approval of the major modification; and

WHEREAS, a duly noticed public hearing was held on March 4, 2003; and

WHEREAS, the City Council finds that the proposed major modification is compatible with and sensitive to the restrictions posed by the site and by surrounding properties and in keeping with the themes and policies of the Vineyard Avenue Corridor Specific Plan, and generally consistent with PUD-01.

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

Section 1: Approves Case PUD-01-1M, the application of Mark Arola and Jon McCurdy for a major modification to an approved Planned Unit Development (PUD-01) to modify the lotting pattern and to create design guidelines in place of building designs for six lots on a 4.2-acre site located at 2503 Vineyard Avenue, subject to the conditions shown in "Exhibit B," attached hereto and made part of this case by reference.

Section 2: 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 3: 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 March 4, 2003.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on March 18, 2003 by the following vote:

AYES: Councilmembers - Ayala, Brozosky, Campbell, Hosterman, and Mayor Pico
NOES: None
ABSENT: None
ABSTAIN: None

Tom Pico
TOM PICO, MAYOR

ATTEST:

Peggy L. Ezidro
Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

Michael H. Roush
Michael H. Roush, City Attorney

Exhibit "B"
Final Conditions of Approval for PUD-01-1M (Corrected)

per City Council
March 4, 2003

General Conditions:

1. The development covered by this approval shall be constructed substantially as shown on the development plans, Exhibit "A", dated "Received February 4, 2003" 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. This project may be constructed by a subdivider followed by individual lot development/house construction, entirely by a single project developer, or any combination thereof. Reference in these conditions to "project developer" shall mean either the subdivision developer or the individual lot/house builder as is relevant to the work and responsibilities undertaken by each.

2. All conditions and requirements of the Vineyard Avenue Corridor Specific Plan as related to this property and the adopted mitigation measures of the Final Environmental Impact Report shall be applicable to this PUD development plan.

3. Any change proposed to the development plan covered by this approval including, but not limited to, changes to the overall design guidelines, overall project grading, conditions of approval, etc., shall require a major modification of the PUD development plan. Changes to a constructed dwelling/landscape design that conforms to the approved design guidelines shall not require a development plan modification.

4. The lots covered by this development plan approval shall be subject to the following uses and site development standards:

   a. Permitted Uses:

      - Single-family detached housing;
      - Household pets;
      - Accessory structures and uses including but not limited to a private garage, living area without a kitchen, enclosed storage, and recreation room;
      - Small family day care home, defined as eight or fewer children not including children of the day-care owner/operator.

b. Conditional Uses:

- Nursing home for not more than six patients;
- Home occupation conducted in accordance with Chapter 18.104, Home Occupations, of the Pleasanton Municipal Code;
- Large family day care home defined as greater than eight children not including children of the day care owner/operator; and,
- Second unit.

c. Development Standards for Primary Structures and Additions to Primary Structures:

- Front Yard Building Setback – 25-feet;
- Side Yard Building Setback – 10-feet;
- Rear Yard Building Setback – 20-feet; and,
- Maximum Building Height – One-story or 23-feet. (Note: The homes covered by this approval may be configured as two story buildings provided that the second floor is designed and built into the building's sloped attic area and, for Lots 1 through 5 adjoining the Shadow Cliffs facility, that the second floor windows are designed as dormers located only on the structure's south facing side. On Lot 6, said dormers may be located on any side of the structure.)

d. Development Standards for Accessory Structures:

- Rear Yard Setback – 20-feet;
- Interior Side Yard – 10-feet;
- Street Side Yard for Corner Lots – 20-feet; and,
- Maximum height – One-Story and 15-feet.

e. For all primary and accessory structures, the building height shall be measured vertically from the lowest ground elevation adjacent to the building to the highest elevation of the building, excluding chimneys.

f. The maximum floor area ratio (FAR) for Lots 1 through 6 including primary and accessory structures shall be 40-percent or 4,200 square feet, whichever is less. The floor area ratio shall not include swimming pools/spas and a cumulative garage floor area less than 600 square feet. Garage floor area over 600 square feet shall be counted in the lots' floor area ratios. (Note: This is cumulative garage floor area, e.g., the combined floor area for detached and attached garages on these lots.)

g. For Lot 6, the primary structure shall maintain a minimum 25-foot building setback from the inside face of the sound wall adjoining Vineyard Avenue and from the property line or the toe of the slope bank, whichever is greater from the old Vineyard Avenue right-of-way. Accessory structures, excluding a swimming pool/spa shall maintain a minimum 15-foot building setback. All other setback requirements specified in Conditions 4.c. through 4.f. shall still apply to Lot 6.

h. Covered front porches attached to the main structure may come to a point no closer than 12-feet from the front property line, provided that the covered front porch is designed to be an integral part of the home, is open on three sides, has a minimum depth of eight-feet, maintains the required 10-foot side yard, and has a minimum width of 10-feet or covers 50-percent of the width of the wall that it is located along, whichever is greater. The porch eaves shall project no more than an additional 24-inches into the required front yard setback area.

5. The project subdivider shall pay any and all fees to which the project is subject to at the time of any final map, said fees being those in effect at the time the map is filed for approval. These fees shall include the Vineyard Avenue Corridor Specific Plan fees in accordance with the provisions of the Vineyard Avenue Corridor Specific Plan Financing program, except that should a final map be submitted which only creates Lot 6 as a buildable lot, the Specific Plan fees collected with such a final map shall be for one lot only. The remaining fees shall be collected at the time of the first final map creating any of Lots 1-5. Individual lot/home builders shall pay any and all fees collected at the time a building permit is issued at the rates in effect at the time of issuance of the building permit.

6. The homebuilders shall show evidence of payment of the then-exiting Pleasanton Unified School District school impact fee prior to issuance of a building permit.

7. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project developer shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee.

8. This development plan shall be of no further validity and the project developer shall be required to submit the same or new development plan for City approval prior to development of the site in the event that the project developer fails to record a final map within two years of this PUD Development Plan approval. Portions of the development plan not covered by a final map within two years will have the development plan lapse as to that portion of the project.

9. The project 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 project developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.

10. 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 project developer is participating in the program. Notwithstanding the project 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.

Planning Requirements:

11. The project developer or individual lot developers shall utilize "Green Building" practices in constructing the new homes on this site. The project developer shall use their best efforts to implement the measures identified in the Alameda County Waste Management Authority's *New Home Construction Green Building Guidelines* in the design, construction, and operation of the proposed homes. Before issuance of building permits, the project/lot developer shall submit to City staff the green building provisions that would be incorporated into the proposed project's construction. The project/lot developer shall then meet with City staff to review these provisions. If, following this review, it appears that there are other feasible and mutually agreeable green building measures that can be incorporated into the project, the project/lot developer shall modify the project accordingly. Before issuance of a building permit, the green building measures shall be explicitly called out on a separate sheet of the building permit plan set and shall be subject to review and approval by the Planning Director.

12. The project developer shall submit a waste management plan to the Building and Safety Division prior to issuance of building or demolition permits. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 50-perecnt of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building 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.

13. Prior to the demolition of any existing structure located on the subject property, the project developer shall have the structures examined for the presence of lead, lead-based paint, and/or asbestos by a qualified environmental professional. If lead and/or asbestos are found to be present, demolition of these structures shall be conducted in accordance with the applicable requirements of the California Department of Industrial Relations (Cal-OSHA) for lead, and Cal OSHA and the Bay Area Air Quality Management Board

(BAAQMD for asbestos. The project developer shall provide to the Planning Director a follow-up report within 30-days after demolition of the structures is completed, if needed.

14. Prior to the demolition of any existing structure(s) located on the subject property, the project developer shall have the structure(s) examined for the presence of bats.

15. The project developer shall provide a bond to the City guaranteeing the installation of all common open space, street trees, and all common infrastructure improvements shown on the approved development plan or otherwise required as part of this development. The project 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 (which shall not be unreasonably withheld). The bond shall be returned to the project developer upon acceptance of said improvements by the Planning Director.

16. The height of the primary structure(s) covered by this PUD Development Plan approval shall be surveyed and verified as being in conformance to the approved building height as conditioned. Said verification is the project developer's responsibility, shall be performed by a licensed land surveyor or civil engineer, and shall be completed and provided to the Planning Department before the first framing or structural inspection by the Building Department.

17. All windows facing the RMC/Lonestar plant shall be triple paned. This detail shall be shown on the building permit plan set submitted to the Planning Director for review and approval before issuance of a building permit. The structures to be constructed on Lots 1 through 5 shall be sited so that a useable yard area is provided on the westerly sides of the structures and that the structures themselves would function to shield the yards from the noise of the RMC/Lonestar processing plant.

18. The preliminary design plans for the planned old Vineyard Avenue public trail shall be approved by the City Council before issuance of the first building permit for this project.

19. A statement disclosing the RMC/Lonestar facility has a noise source shall be prominently displayed in the tract sales office for this development, if a sales office is used in this project.

20. The project 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.

21. Lot 6 shall be accessed from Vineyard Avenue over the shared access driveway and public streets shown on the Hahner portion of Tract 7240. No building permit shall be issued for the building on this lot until evidence is provided to the satisfaction of the Planning Director and the City Engineer that said access is available. This restriction

shall not apply to the construction of the subdivision improvements, e.g., retaining walls, sound walls, right-of-way landscaping, etc., required between Lot 6 and the old and new alignments of Vineyard Avenue.

22. Construction of the proposed project could result in the disturbance of active raptor nests, which are protected under California State Fish and Game (CSFG) Code Section Code Section 3503.5. If grading is to begin during the raptor-nesting season (February 1 to August 31), a focused survey for raptor nests shall be conducted by a qualified biologist during the nesting season. The survey shall be conducted no less than 14-days, and no more than 30-days, prior to the beginning of grading and/or tree removal. If nesting raptors are found during the focused survey, no grading or tree removal shall occur within 500-feet of an active nest until the young have fledged – as determined by a qualified biologist – or until the project developer receives written from CSFG personnel to proceed. The written findings of the biologist shall be provided to the Planning Director within 30-days of the start of grading.

Final Subdivision Map Requirements:

23. The home builders for Lots 1 through 6, respectively, shall submit an overall landscape plan for the interface area between the old Vineyard Avenue right-of-way and their lots. The landscape plan shall include planting of a quantity and type of species that would screen the yards for the lots from view of trail uses. The landscape plan shall be subject to the review and approval of the Planning Director and the City's Landscape Architect with the final subdivision map.

24. With the final subdivision map creating Lot 6, the project developer shall set forth the common open space/maintenance area of Lot 6 and maintenance responsibilities in conjunction with Tract 7240.

25. The project developer shall record at the time of recordation of the final map reciprocal access, utility, and drainage easements with maintenance and repair responsibilities clearly defined between Lots 1 through 5 and between Lot 6 and Lots 29 through 30 of Tract 7240 unless otherwise approved by the Planning Director.

26. The recorded deed of sale for all lots covered by this approval shall include the following:

    a. A clause which states that the property is in an area subject to noise, dust, and vibration levels from gravel harvesting and processing and that the City of Pleasanton is not liable for possible damages due to such impacts.

    b. The recorded deed of sale shall include a noise/dust/vibration easement.

c. A disclosure statement shall be provided to prospective purchasers and tenants by lot owners, developers, and future successors in interest providing full disclosure of the potential future mining operations within the Specific Plan Area.

d. The recorded deed of sale for all lots shall include a disclosure statement indicating the close proximity of the Vineyard Avenue Corridor Specific Plan area to the Livermore Municipal Airport and of possible impacts to homes due to aircraft over flights.

e. A disclosure statement describing the planned use and construction of the old Vineyard Road right-of-way for public trail uses.

f. A disclosure stating that the East bay Regional Park District operates Shadow Cliffs Regional Recreation Area, a regional recreation facility, and that the buyer recognizes that the activities that take place in the "Regional Recreation Area" may result in noise, odors, dust, traffic or other conditions that may affect the lots covered by this PUD Development Plan.

g. A disclosure on all lots regarding the underground, 230-kilovolt electrical transmission line in the right-of-way of new Vineyard Avenue.

h. Maintenance responsibilities for the concrete "V-ditch" storm drain system located along the rear property lines of Lots 1 through 5 and the urban stormwater runoff measures for these lots.

i. A disclosure of the nearby sanitary sewer pump station with standby diesel generation on new Vineyard Avenue.

j. A disclosure of the future staging area and parking area to be owned and operated by the East Bay Regional Park on a portion of Old Vineyard Avenue right-of-way, and the proposed City Park to be located on the old landfill site on the south side of Vineyard Avenue.

k. A disclosure of the locations of the sub drains on the lots, any further excavation causing the sub-drain to be relocated would be at the owner's expense.

l. A disclosure of the noise and odor associated with the operation of the asphalt batch plant on the RMC/Lonestar property easterly of the lots covered by this development plan.

m. A disclosure of the traffic signal to be installed at the intersection of new Vineyard Avenue and the cul-de-sac/hammerhead street covered by this approval.

Wording for these clauses and/or disclosures 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.

27. Lot 6 shall be required to be part of the property owners association created for the lots and parcels on the Hahner portion of Tract 7240. Pertaining to Lot 6, the property owners association shall be responsible for the following:

    a. Maintenance of all private utilities, shared access driveways, and other common areas and facilities on the site, including all landscaping and soundwalls extending to the face of curb.

    b. Maintenance of any 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.

    c. Maintenance of the screen planting located between the property line of Lot 6 and the trail to be located on the old Vineyard Avenue right-of-way.

28. The existing roadway easement line for old Vineyard Avenue, defined as a line located 25-feet from the centerline of old Vineyard Avenue, shall separate Lot 6 from the public trail/land area. With recordation of the final subdivision map, the project developer shall dedicate to the City of Pleasanton the old Vineyard Avenue right-of-way.

Building and Site Design Requirements:

29. The building and landscape designs for Lots 1 through 6 shall be subject to Exhibit "C", Building and Landscape Design Guidelines, dated January 8, 2003, and shall be subject to design review approval by the Planning Commission following the procedures delineated in the Pleasanton Municipal Code.

30. 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.

31. The project developer shall provide automatic opening sectional roll-up garage doors throughout the project, as approved by the Director of Building Inspection and Planning Director.

32. Private yard lighting shall be designed, installed, and controlled so as not to be pointed directly towards the existing and future "uphill" properties located along the south side of Old Vineyard Road.

33. Approved building materials and colors shall be stated on the plans submitted for issuance of building permits.

34. The homes covered by this approval shall be constructed to encourage telecommuting by providing as an option telecommunications infrastructure consistent with state-of-the-art methods, e.g., cabling for DSL service, wiring for total room access, etc. The project developer shall submit with the first building permit application those measures included in the home construction for review and approval by the Planning Director before issuance of the first building permit.

Photovoltaic Systems:

35. If the lots covered by this approval are to be mass developed as a single development, the project developer shall provide to the homebuyers, photovoltaic systems as an option. With the building permit plan set, the project developer shall show the installations for each of the buildings covered by this approval to the satisfaction of the Planning Developer before issuance of a building permit.

36. The project developer, if developing the houses as one project, shall implement the following measures with the construction of the structures covered by this approval so that the owners can install roof-mounted photo-voltaic systems in the future:

    a. Electrical conduit with pull-strings shall be installed between the roofs and the main electrical panel.

    b. Roof trusses shall be engineered to handle an additional load of five-pounds per square foot.

    c. The location of roof vents, pipes, etc., shall be centralized, e.g., on north facing roof areas, to maximize the unobstructed roof area for photovoltaic panels. Minimal roof penetrations would be allowed on southeast to southwest facing roofs.

    d. The homes on these lots be sited and designed so that there are broad sloped roof areas facing southeast to southwest in order to maximize solar exposure for the panels.

    e. An area shall be provided near the main panel for the "inverter" required to convert the direct current output from the photovoltaic panels to alternating current.

    f. Bi-directional meters shall be installed which would deduct the amount of power flowing from the panels to the power "grid".

    g. A solar panel arbor/porch cover up to a 15-foot height is a specifically permitted use without requiring the administrative design review process.

These measures shall be shown on the building permit plan set submitted to the Planning Director for review and approval before issuance of the first building permit. The project developer shall provide to the future homebuyers 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 Planning for review and approval prior to occupancy of the first unit.

37. The project developer shall work with the Planning staff and with representatives of the Sacramento Municipal Utility District to develop a program for the bulk purchase of photovoltaic panels/equipment for this project. This information shall be brought back to the Planning Commission for its review with the tentative subdivision map.

Existing Trees:

38. The project developer shall submit an updated tree report for the existing trees located on this property including an inventory of the trees that were located in the Vineyard Avenue right-of-way with the final subdivision map for review and approval by the Planning Director. The report shall inventory each tree as to location, species, size, health, value, and disposition. No trees shall be removed other than those specifically permitted for removal. The project 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.

39. The removal of a heritage tree shall be mitigated in conformance to the standards of the Vineyard Avenue Corridor Specific Plan and Final EIR. For the orchard trees and non-heritage/non-orchard trees to be removed from the subject property in conjunction with this development, the project developer shall replace these trees on a replacement ratio of one, 24-inch box-size tree for each tree being removed. These replacement trees shall be shown on the improvement plans for this development before issuance of a grading/on-site permit.

40. The project developer shall submit the improvement plans, tract grading plans, and building permit construction plans to HortScience for review in order to determine that site-specific measures required to preserve the existing trees designated for preservation during construction are being implemented with the plans. The consultant's comments shall be submitted to the Planning Director and to the City's Landscape Architect and shall be incorporated onto the final site plans, grading plans, improvement plans, etc., prior to issuance of a grading, on-site, and/or building permits. If the lots are to be developed individually, this requirement shall be implemented by the individual lot developer.

41. No tree trimming and/or pruning would occur unless supervised by a horticultural consultant. The project developer would arrange for the consultant to conduct a field inspection of the construction site(s) prior to issuance of grading permits to ensure that all recommendations have been properly implemented. The consultant would then certify in writing to the Planning Director that the recommendations have been followed.

42. For the existing trees that would be located on private lots, the project developer shall record a disclosure/deed restriction on the lot stating that the existing trees on these lots are to be preserved and maintained by the homeowner. The disclosure/deed restriction shall state the measures to be employed by the homeowner to preserve these trees, e.g., not planting turf beneath the drip line/canopy of an existing oak tree. The disclosures/deed restriction shall also describe the permit procedures for removing any existing tree. The disclosures/deed restrictions shall be submitted to the City Attorney and to the Planning Director for review and approval before recordation.

43. At the final map stage, the value of the heritage trees to be removed, not including orchard trees, shall be appraised to the satisfaction of the Planning Director and the City's Landscape Architect and shall be paid to the City's Urban Forestry Fund at the time of recordation of the final subdivision map.

Landscaping and Irrigation System Design and Operation:

44. 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.

45. 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 10-feet in width, as determined necessary by the Planning Director at the time of review of the final landscape plans.

46. The project developer shall submit detailed landscape and irrigation plans, subject to the review and approval of the Planning Director and City Landscape Architect, as part of the improvement plans. These plans shall include a street tree-planting plan and landscape plans for all street rights-of-way, landscape trails and berm areas, open space areas, and landscape screening. The irrigation plan shall provide for automatic controls. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing.

47. Restrictions minimizing the use of herbicides for the future landscaping in the proposed development shall be submitted for the review and approval of the City Landscape

Architect prior to the approval of the final improvement plans. These restrictions shall be listed in the project CC&Rs.

48. Stone-faced entry monuments/ walls and accent landscaping may be constructed at the project entrance from Vineyard Avenue and at the junction of new Vineyard Avenue with the entry to the trail located on the old Vineyard Avenue right-of-way. The final design and location of these monuments/walls and landscaping shall be submitted for review and approval by the Planning Director prior to their construction.

49. A final fencing plan shall be submitted for review and approval with the subdivision improvement plans. This plan shall be consistent with the Vineyard Avenue Corridor Specific Plan and Vineyard Village Landscape Design Guidelines.

50. In the southernmost area of Lot 5, adjoining the north side of new Vineyard Avenue, a landscaped berm shall be installed to function as a noise/visual barrier. The berm shall have an effective minimum height of five-feet measured from the pavement grade of new Vineyard Avenue. Landscaping on this berm shall include a combination of 15-gallon and 24-inch box size, evergreen trees and shrubs. Landscaping irrigation shall be automatically controlled. These changes shall be shown on the improvement plans to the satisfaction of the City Engineer and Planning Director before City Council approval of the first final subdivision map. If the subdivision improvements precede development of individual houses, this landscaping shall be bonded for and then installed prior to occupancy of the first house.

51. The berm and landscape area shall be maintained and irrigated by the property owners of Lots 1 through 5 via a shared maintenance agreement or other instrument. The wording for the agreement shall be prepared by the project developer for review and approval by the City Attorney before recordation of the final subdivision map.

Building Permit Review:

52. All dwelling units in the development shall be constructed to meet Title 24 state energy requirements.

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

54. 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 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.

55. 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.

56. The project 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, maximum height of the highest structure, and the front, rear, and side yards 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 project developer shall submit two copies of the site soils report to the Director of Building and Safety 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.

58. The project developer shall submit record tract grading plans showing:

    a. the elevation of all four corners of the lot as well as the center of the lot;

    b. all top and toe of slope elevations, and

    c. the top and toe of all retaining wall elevations.

59. The record-grading plan is to be submitted to the Director of Building Inspection before the first house final.

60. 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.

Construction Requirements:

61. All initial site improvements and house construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.

62. Final inspection by the Planning Department is required prior to occupancy.

63. 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.

64. 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 (CEQA). A similar note shall appear on the improvement plans.

65. 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.

Police Department Requirements:

66. The area of the development shall be tested for strength and clarity of signal to and from the area for City emergency services communications including, but not limited to, City 800-megahertz trunked radio, Livermore-Pleasanton Fire Services radio, Alameda County 800-megahertz trunked radio, CLEMAR/ Police Dispatch, and the current police mobile data system, unless waived by the Police Department, City of Pleasanton. Expert opinions may be required in anticipation of communications difficulties inside or around large structures. Mitigation plans of less than acceptable communications shall be submitted to the satisfaction of the Police Department prior to approval and shall be financed by the project developer immediately upon approval.

Fire Department Requirements:

67. The project developer shall meet all requirements of the Pleasanton Fire Code (Pleasanton Municipal Code, Chapter 20.24).

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

69. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to surface roads, fire hydrants, and a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire. When alternate methods of fire protection are approved by the Fire Chief, this requirement may be waived or modified. Proposed alternative methods of fire protection shall be submitted in writing to the Fire Chief prior to any framing construction. Work on the alternative fire protection methods shall not begin until approved by the Fire Chief.

70. The Fire Chief and the City Engineer shall approve the number, type, and location of all public fire hydrants.

71. All curbs located with 7-foot, 6-inch radius of a public fire hydrant shall be painted red, unless, modified by the Fire Chief. Blue street "hydrant markers" shall be installed for all fire hydrants per City of Pleasanton Standard Specifications.

Engineering Requirements:

72. The grading for Lots 1 through 5 shall be designed so that these lots shall be designed to drain front-to-back. A concrete "V-ditch" shall be constructed along the rear property lines of these lots, and shall drain to a future catch basin to be located at the westernmost end of Lot 1. The "V-ditch" shall be located so as to avoid the canopy drip-line area of any existing oak-tree groupings. This detail shall be shown on the improvement plans to the satisfaction of the City Engineer and Planning Director before City Council approval of the final subdivision map.

73. The typical street sections shall include an eight-foot wide Public Service Easement (PSE) behind the street right-of-way. Where the sidewalk is monolithic to the back of curb, the Public Service Easements (PSE) shall be located eight-feet behind the sidewalk to allow the installation of public utilities behind the sidewalk. In areas where there is no sidewalk, the eight-foot easement shall be measured from the back of curb. Unless otherwise approved by the City Engineer the first five-feet of the easement shall be graded at a two-percent grade towards the street. This section shall be shown on the final subdivision map to the satisfaction of the Planning Director and the City Engineer before approval of the final subdivision map.

74. The width of the court serving Lots 1 through 5 shall be 28-feet measured from face-of-curb to face-of-curb. The northwest side of the street shall have on street parking and a five-foot wide monolithic sidewalk. The other side of the street shall be posted for no parking. The hammerhead turn-around shown with Exhibit "D" may be used in place of the cul-de-sac. The project developer shall install an overland release, concrete "V-ditch" from the turn-around crossing between Lots 4 and 5 to the Arroyo del Valle. There shall be a concrete lined "V-ditch" located along the rear property line of Lots 1 through 5. The "V-ditch" shall have an individual catch basin for each of these lots. The "V-ditch" shall be connected to an underground storm drain system connected to the existing outfall at the westerly end of Lot 1. The "V-ditches", including the overland release and storm drain system, shall be private and maintained by a shared maintenance agreement among the individual property owners of Lots 1 through 5.

75. Prior to approval of the final subdivision map, the project developer shall post with the City an additional performance bond for all private subdivision improvements not subject to acceptance by the City of Pleasanton.

76. For the future landscaping to be installed between the private lots covered by this subdivision and the planned public trail located in the old Vineyard Avenue right-of-way, the shrubs to be planted shall be of a species that will achieve a minimum height of 10-

feet, seven years after installation. The shrubs shall be installed in groupings that achieve a 25-percent overlap of the individual shrub plantings after seven years. These changes shall be shown on the landscape plans for Lots 1 through 6, respectively, to the satisfaction of the Planning Director prior to issuance of a building permit for the respective lots.

77. All dry utilities – electric power distribution, gas distribution, communication service, Cable television, and any required alarm systems – shall be installed underground in a joint utility trench. All dry utilities shall be installed in conduit.

78. The project developer shall submit detailed landscape and irrigation plans as part of the improvement plans. These plans should include a street tree-planting plan and landscape plans for medians, buffer strips, and any right-of-way landscape areas. The irrigation plan shall provide for automatic controls.

79. The storm drainage from each lot shall be directed to an approved storm drain system in accordance with Sections 1806.55 and 3315.4 of the 1997 Uniform Building Code unless otherwise approved by the Planning Director and then by the Director of Building Safety or the City Engineer.

80. All utility boxes and transformers for this project shall be installed underground. All capacitor banks or switches for the project may be installed above ground if properly screened to the satisfaction of the Planning Director. The locations for boxes, transformers, switches, capacitor banks, etc., shall be shown on the final improvement plans submitted for review and approval by the City Engineer and by the Planning Director.

81. The curb and gutter of all streets within this development shall have sub drains installed at either the back of 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. This detail shall be shown on the final improvement plans submitted for review and approval by the City Engineer before recordation of the final subdivision map.

82. The water and gravity sanitary sewer mains shall be public and maintained by the City. There shall be a two-way cleanout on the sanitary sewer lateral located at the back of the Public Service Easement. This detail shall be shown on the improvement plans submitted for review and approval by the City Engineer and by the Planning Director before recordation of the final subdivision map.

83. Roof leaders for the homes located on Lots 1 through 5 may be connected to the street gutter or to the storm drain system with approval of the City Engineer. For Lot 6, there shall be no direct roof leaders connected to the street gutter or storm drain system. This

requirement shall be verified by the City Engineer prior to issuance of a building permit for these lots.

84. If any work is to be done on an adjoining property not covered by this development plan, the project developer shall acquire written permission from the property owner(s) for the work to be done. Proof of such permission shall be provided to the City Engineer prior to the issuance of a grading permit.

85. Any retaining walls along a public street shall be placed behind the Public Service Easement, except as otherwise required by the City Engineer.

86. The project developer shall provide a 12-foot wide paved access to any maintenance holes and/or storm drain inlet/outlet located outside of the public street right-of-way that is intended to be publicly maintained. This change shall be shown on the final subdivision map to the satisfaction of the Planning Director and the City Engineer.

87. The existing septic tank and leach field shall be abandoned by the party who demolishes the existing house per Alameda County Health Department regulations. Evidence of the abandonment shall be provided to the Planning Director and to the City Engineer before the commencement of construction including grading.

88. All subdrains shall have clean out installed at the beginning of the pipe. The bottom of the pipe shall terminate in a storm drain or other storm drain outfall, subject the approval of the City Engineer. The project developer's engineer shall submit an as-built subdrain location map to the City Engineer prior to the City's acceptance of the Public Improvements. It shall be the responsibility of the homeowner to relocate the subdrains if, during the excavation of a pool or other subsurface structure, the subdrains are encountered. All lots covered by this PUD Development Plan shall have disclosures identifying the locations of the subdrains to the future homeowners. The disclosure shall be recorded over the lots by separate instrument with recordation of the final subdivision maps. The disclosure shall be reviewed by the City Attorney before recordation.

89. The perimeter of all building foundations shall be designed with subdrains. Said drains shall be connected to the street gutter or other means determined to be acceptable to the City Engineer.

90. Unless otherwise approved by the City Engineer, all fill and cut slopes shall be 3:1 horizontal to vertical. This change shall be shown on the tentative subdivision map submitted for review and approval by the Planning Commission.

91. With recordation of the final subdivision map, the project developer shall abandon all access rights to old and new Vineyard Avenue.

92. The project developer shall comply with the recommendations of the geotechnical reports titled: "Geotechnical Investigation on Proposed 9-Lot Development, 2503 Vineyard Avenue, Pleasanton, California, for Dan Costas (Project No. 7413), prepared by Terrasearch, Inc. dated September 23, 1996. 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 development. The consultant shall certify by writing on the plans or as otherwise acceptable to the Director of Building Inspection that the final development plan is in conformance with the geotechnical report approved with the project.

93. The project 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. If, after construction of the subdivision improvements, the lots covered by this approval are developed individually by the property owners, this requirement shall be implemented by the individual owners to the satisfaction of the Director of Building Safety. 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.

94. When there is a grade difference between adjoining lots, the upper pad grade shall extend two-feet into the lower lot before the top-of-bank of the slope into the lower lot.

95. The project developer shall install street frontage improvements per Chapter 19.40.010 of the Pleasanton Municipal Code and to the satisfaction of the City Engineer. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, water facilities, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.

96. The project developer shall dedicate to the City for street right-of-way purposes those parcels of land intended to be public streets on the final subdivision map.

97. The project 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.

98. The project 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.

99. All existing wells on the site, not used for landscape irrigation which remain 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.

100. 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.

101. The project 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.

102. 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.

103. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be renegotiated 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 Building Department. Such measures shall be maintained until such time as permanent landscaping is in place.

104. The project developer shall submit a dust control plan or procedure as part of the improvement plans.

105. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.

106. Approval of the storm drainage system shall be subject to the review and approval of the City Engineer and Zone 7, as applicable, to determine 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, and meets the immediate and long-range requirements of this development.

107. The project 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 poles designed in conformance to the design standards specified in the "Vineyard Village Landscape Design Guidelines" dated July 19, 2000. The light pole design shall be submitted with the final subdivision map application for review and

approval by the Planning Director before approval of the final subdivision map. Approval for the number, and location of poles shall be subject to the review and approval of the City Engineer.

108. 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.

109. The project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.

110. The project developer shall obtain all necessary State and Federal agency environmental permits before approval of the final subdivision map or, at the discretion of the City Engineer and Planning Director, the issuance of a grading permit.

Urban Stormwater Runoff Requirements:

111. The project developer shall install a structural control(s), such as oil/water separator(s), sand filter(s), or approved equal(s) as determined by the City Engineer and the Regional Water Quality Control Board on 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 Safety for review and approval prior to approval of the final subdivision map. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January. The owners of Lots 1 through 5 shall maintain the oil/water separator. The wording for the maintenance agreement shall be submitted to the City Attorney for review and approval before recordation of the final subdivision map and shall run with the land.

112. The project developer 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.

113. Prior to the commencement of any clearing, grading, or excavation, the project developer shall submit a copy of the State Water Resources Control Board Notice of Intent (NOI) for coverage under the State Construction Storm Water General Permit.

114. All cut and fill slopes shall be revegetated and stabilized after completion of grading before October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses 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 the City Engineer/Director of Building Safety. Such measures shall be maintained until such time as permanent landscaping is place.

115. The project developer 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.

116. The project developer 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. Bulk construction materials stored outdoors that may contribute to the pollution of storm water runoff shall be covered as required by the City Engineer and/or the Director of Building Inspection.

Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

< End >

Exhibit "C"
Final Design Guidelines for PUD-01-1M (Corrected)

per City Council
March 4, 2003

Architectural Design Guidelines

Introduction

The subject property is located within the area of east Pleasanton covered by the Vineyard Avenue Corridor Specific Plan including adopted architectural and landscape design guidelines designed to give character and distinction to the residential districts located within the Specific Plan area, with the uniqueness of these individual developments coming in part from their buildings being set in harmony with their surroundings. Although the properties covered by this application are not technically a part of the Specific Plan area, they are bordered by Specific Plan properties and would participate in the approved infrastructure financing plan for the Specific Plan area. Therefore, each aspect of the properties in this development – architecture, building siting, street landscaping, and connections to the surrounding area – should be supportive of the overall Vineyard Avenue Corridor Specific Plan area. The following guidelines are intended for the design of the homes and the landscape treatments for these homes covered by this development plan. It will be the task of the project architects and landscape architects to translate these guidelines into contemporary housing and landscape designs.

Primary Goals

The primary goals of these design guidelines are to:

- Create a unique and special neighborhood using the surrounding Specific Plan area and the Arroyo del Valle as the focus for the neighborhood character.

- Incorporate quality building materials and construction methodologies to provide a sense of permanency and "rootedness" to the structures.

Overall Residential Design Guidelines

The visual strength of the overall development will be derived partially from the consolidation of buildings into compact areas so that relative large areas of contiguous land between buildings on adjacent lots can be maximized. The visual experience within this development would provide an equal emphasis on buildings, landscape, and connections – views or openings – to the surrounding area including the Arroyo with minor emphasis on driveways and the individualism of single homes.

1. Outdoor Spaces: The individual buildings on the individual sites within this development should be sited so as to shape outdoor spaces and to frame views from the street and cul-de-sac to the outlying areas including the Arroyo. The spaces between buildings should be varied in size and shape, and should be designed to consider use, circulation, and views.

2. Collections of Buildings and Garage Placement: The views of garages from the public street should be minimized.

   a. Unless otherwise required by the PUD development plan, detached accessory structures located in rear yards shall maintain a five-foot minimum rear yard and side yard setback.

   b. Detached accessory structures and/or garages shall be separated from the primary homes by at least five-feet. A low-profile – not to exceed a maximum height of 15-feet – covered breezeway of porch-type design may be constructed between the home and the detached structure/garage to provide protection from rain and to visually integrate the primary and accessory structures.

   c. Tandem parking within a garage for not more than two consecutive cars may be permitted.

3. Driveways: Driveways should be minimized in terms of appearance and sited where possible to open views between properties and looking off-site.

   a. Driveways should be constructed of materials other than asphalt. Earth-toned and textured surfaces – stone or colored concrete with simple stamped patterns – which complement the home exterior building materials and colors should be provided.

   b. Auto-courts, Hollywood drives, Hollywood drives with front yard parking parallel to the street and/or cul-de-sac, and circular drives are not permitted.

Building and Architectural Guidelines

Variety in building form is a critical element in how the overall development will appear from off-site views. The building surfaces on all sides are to be rich in texture and ornamentation.

1. Model Types: Variety in model types and model variations is crucial for visual interest.

2. Development Standards for Lots 1 through 5: The development standards for the primary structures and additions to primary structures shall be:

   - Front Yard Building Setback – 25-feet;

- Side Yard Building Setback – 10-feet;
- Rear Yard Building Setback – 20-feet; and,
- Maximum Building Height – One-story or 23-feet. (Note: The homes covered by this approval can be configured as two story buildings provided that the second floor is designed and built into the building's sloped, attic area and, for Lots 1 through 5 adjoining the Shadow Cliffs facility, that the windows are designed as dormers located only on the structure's south facing side.)

The development standards for accessory structures on Lots 1 through 5 shall be:

- Rear Yard Setback – 20-feet;
- Interior Side Yard – 10-feet;
- Street Side Yard for Corner Lots – 20-feet; and,
- Maximum height – One-Story and 15-feet.

For Lot 6, the primary structure shall maintain a minimum 25-foot building setback from the inside face of the sound wall adjoining Vineyard Avenue and from the property line or the toe of the slope bank whichever is greater from the old Vineyard Avenue right-of-way. Accessory structures, excluding a swimming pool/spa shall maintain a minimum 15-foot building setback. All other setback requirements specified for Lots 1 through 5 shall still apply to Lot 6.

3. Front Porches: Covered front porches attached to the main structure may come to a point no closer than 12-feet from the front property line, provided that the covered front porch is designed to be an integral part of the home, is open on three sides, has a minimum depth of eight-feet, maintains the required 10-foot side yard, and has a minimum width of 10-feet or covers 50-percent of the width of the wall that it is located along, whichever is greater. The porch eaves shall project no more than an additional 24-inches into the required front yard setback area.

4. Building Height: For all primary and accessory structures, the building height shall be measured vertically from the lowest ground elevation adjacent to the building to the highest elevation of the building, excluding chimneys.

5. Floor Area Ratio: The maximum floor area ratio (FAR) for Lots 1 through 6 including primary and accessory structures shall be 40-percent or 4,200 square feet, whichever is less. The floor area ratio shall not include swimming pools/spas and a cumulative garage floor area less than 600 square feet. Garage floor area over 600 square feet shall be counted in the lots' floor area ratios. (Note: This is cumulative garage floor area, e.g., the combined floor area for detached and attached garages on these lots.)

6. Building Form: The individual homes shall be designed to achieve an eclectic mix of building forms and massing characteristic of the village form at the subdivision scale,

while incorporating individual building style and hardscape features to evoke the village character at the individual lot scale.

a. Front-yard planter areas and patio/plaza hardscape areas should be used to avoid suburban-type, all-grass front yards. Site grading to differentiate building pads from street grade can create opportunities for such landscape features and should be encouraged.

b. All buildings – including the main house and accessory structures – should be simple in overall form and configuration. The main structure should generally be rectilinear in form. Square buildings should be avoided. "L"- or "U"-shaped buildings should be used in lieu of square building forms.

d. Building siting should permit major views through to outlying areas and to create varied front-yard street views.

e. Secondary roof elements can be shed, gable, or hip, which generally do not extend into the upper quarter of the main roof.

7. Roofs: The roof is the most significant element of the building and should be simply shaped and not complicated. The roof is primary in providing clarity to the overall building form. Gable roofs should generally dominate the roof form character on the cul-de-sac.

a. Roof Pitch:

- Roof pitches for the main house and any accessory structures should be a maximum of 6:12. Flatter pitches for portions of roofs, e.g., the roof over a covered front porch, are allowed when the total roof form is dominated by a 6:12 pitch.

- All roof pitches should be the same except for: (1) porches that extend from single-story building mass (here the roof pitch shall maintain an absolute 4:12 minimum); (2) reduced pitches near eave lines that do not have secondary elements from them (used only on a limited basis); and, (3) increased pitches on dormers and gable ends.

b. Roof Penetrations: Roof penetrations, excluding chimneys, should be minimized, organized, occur primarily at the rear of the house, and be painted the same color as the roof. Eave vents for plumbing are encouraged over pipe penetrations through the roof.

8. Building Materials: The collection of individual buildings on the cul-de-sac should look uniform from a distance in terms of building materials. Individual buildings should ap-

pear authentic and substantial in their construction. Materials and colors contribute significantly to these characteristics.

a. Exterior Walls: Materials, design, and detailing should be carried through to all four sides of the structure.

- Materials: All buildings on each lot should have matching exterior stucco wall materials, consisting of either plaster, stucco, stone, or manufactured stone of the highest quality and authenticity.

- Changes in Materials: Exterior walls should generally be the same from the ground to the roof except for treatments around door jambs and windows. A change in material around the base is not permitted.

- Colors: Exterior building base colors should consist of warm, medium-light to medium tones of ochre, sand, taupe, gray, beige, and tan. Colors should have a reflectivity value of no greater than 30 percent, as specified by the manufacturer. Trim colors should be compatible with base colors and provide only subtle contrast.

b. Roof Materials: All of the buildings located on this cul-de-sac including accessory structures should have similar roof materials consisting of either slate, authentic manufactured slate, or flat concrete tile. Colors should consist of solid medium-warm gray and brown tones of a flat, non-reflective nature.

c. Chimneys: Chimney articulation should be refined similar to door and window opening surrounds. Chimneys may either be constructed of stone, brick, or the same material and color as the exterior walls of the building. Chimneys are encouraged to be located at the ends of buildings, centered on the roof peak.

d. Opening Articulation:

- Where provided around openings, expressed lintels, jambs, and sills should either be set flush to the exterior building walls or may consist of embedded trim that may project up to one-half inch for lintels and jambs and one-inch for sills.

- Windows should fill the entire opening.

- Articulation around dormer faces and main building entrances can be more elaborate and project from the surface of the exterior walls.
- Preferred materials for opening articulation are pre-cast concrete, stone, authentic manufactured stone, or wood preferably heavy timber. Carved

stone or pre-cast concrete with decorative relief are encouraged at main entrances and dormer faces.

- Vine-covered exterior porches are encouraged.

- Generally, openings including windows, doors, and dormers should be set in at least six feet from the main corners of the main house.

9. Porches: Porches are highly encouraged as a way to enjoy life by providing covered places for outdoor living and views towards the cul-de-sac and neighbors.

   a. Porches should be wide enough and long enough to be conveniently usable. Porches should be a minimum of eight by eight feet to accommodate a table, four chairs, and room to circulate. Additional circulation may be less than eight feet wide.

   b. Porch roofs should not distract from the simplicity of the building mass.

   c. Porches should be integrated into the body of the building mass and contained below the main roof, where possible.

   d. Porch roofs can either extend out from the roof eave or extend as a shed roof off of the side of a building.

   e. Stone, pre-cast concrete, or heavy timber porch posts with heavy timber rafters and beams are encouraged as porch structure materials.

   f. A continuous seat wall at the base of the porch posts is encouraged as a way to define the edge of the porch and provide built-in seating. The seat wall should be of stone, authentic manufactured stone, earth-tone colored concrete, or exterior plaster to match the building.

   g. As previously stated, front porches meeting specified design criteria would be able to project into the front yard building setback area.

10. Entries: Entrances should be modest in scale.

   a. Main entry articulation should be limited to the area around the door.

   b. Exterior entry architectural features should not be taller than one story.

   c. Emphasis can be given to main entries by a terrace at the ground level.

11. Windows: Building walls and roofs should read as substantially solid with the windows appearing as secondary to the building mass.

    a. Windows should be rectangular in shape with a vertical ratio of at least three (vertical) over two (horizontal).

    b. Single- or double–casement windows are strongly encouraged.

    c. Window-glazing should be clear and non-reflective and conforming to Title 24 requirements.

    d. Functional or decorative exterior wood shutters proportionate to the window openings are strongly encouraged in the homes on the cul-de-sac.

        - Windows should be recessed into the wall surface a distance of not less than one-half of the wall thickness.

        - Vertically-proportioned windows can be ganged side-by-side to create a larger opening for an exceptional view. Trimmed separations between ganged windows shall be eight-inches minimum.

    e. Dormers in Roofs:

        - Dormers shall be placed on the roof only.

        - Dormer windows should be single, not ganged, windows.

        - Dormer roof material shall be the same as that used on the main roof.

        - Dormer sidewall materials shall match the exterior wall material.

12. Skylights: Skylights can detract from the visual dominance of the roof and, therefore, should be used sparingly.

    a. Skylights should be flat with a thin profile and follow the pitch of the roof. Domed skylights are not permitted.

    b. Skylight glazing should be non-reflective.

    c. Exposed curbs and flashing should be painted to match the color of the roof.

13. Terraces: Like porches, strategically placed terraces are highly encouraged as a way to promote outdoor living.

a. Terraces should be sized in proportion to the room that they serve.

b. Terraces should be within two feet of the surrounding grade.

c. Terrace surface materials should be stone, authentic manufactured stone, or earth-tone colored concrete.

d. Seat walls surrounding the terrace are encouraged as a way to define the edge and to provide built-in sating. The seat-wall material should match the terrace material.

14. Mechanical Equipment and Trash Storage Areas: These items should be hidden from street view.

15. Urban Stormwater Runoff Measures: The lot developer is responsible for implementing the following measures during all construction phases.

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 wind-blown 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. *Bulk construction materials stored outdoors that may contribute to the pollution of* storm water runoff shall be covered as required by the City Engineer and/or the Director of Building Inspection.

Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

16. Construction Hours: All initial lot improvements and house and accessory structure construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.

17. Green Building Practices: The individual lot developer shall utilize "Green Building" practices in constructing the new homes on this site. The lot developer shall use their best efforts to implement the measures identified in the Alameda County Waste Management Authority's New Home Construction Green Building Guidelines in the design, construction, and operation of the proposed homes. Before issuance of building permits, the project/lot developer shall submit to City staff the green building provisions that would be incorporated into the proposed project's construction. The lot developer shall then meet with City staff to review these provisions. If, following this review, it appears that there are other feasible and mutually agreeable green building measures that can be incorporated into the project, the lot developer shall modify the project accordingly. Before issuance of a building permit, the green building measures shall be explicitly called out on a separate sheet of the building permit plan set and shall be subject to review and approval by the Planning Director.

18. Construction/Demolition Waste: The lot developer shall submit a waste management plan to the Building and Safety Division prior to issuance of building or demolition permits. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 50-perecnt of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Director of Building Safety prior to the issuance of a final building permit. During demolition and construction, the lot developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only". The lot developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

Landscape Design Guidelines

The following landscape design guidelines are intended for use in the development of landscape improvements for individual residential lots, streetscape, and open space areas. These guidelines are to complement the Architectural Design Guidelines. Together they establish a comprehensive approach to neighborhood design and quality. They are proposed to enhance the con-

nection of the overall development located on this cul-de-sac to the other, nearby projects in the Vineyard Avenue Corridor Specific Plan area.

Primary Goals

The primary goals of the landscape design guidelines are to:

- To achieve landscape designs and treatments which complement and accentuate the architectural character of the buildings on this cul-de-sac.
- To use landscape elements to create unique neighborhood character within the cul-de-sac area.
- To establish a high level of design quality in terms of landscape materials and details of construction.

Landscape Design Guidelines

1. Residential Street Trees:

   a. Street tree planting patterns should be informal in arrangement along both sides of the public street and cul-de-sac serving this development.

   b. Tree patterns should be groupings of various tree types rather than a uniform planting of a single species.

   c. Street tree location should vary in spacing from one another and distance from the street.

   d. Breaks or discontinuities in street tree patterns are encouraged to enhance view corridors between buildings and to define outdoor space areas.

   e. Tree species to be used in street tree plantings should be include trees that flower, have seasonal interest, and/or distinctive form and foliage.

   f. Street trees should be a minimum 24-inch box size when installed.

2. Residential Lot Tree Planting (Non Street Tree)

   a. Planting within individual residential lots and yards should generally be informal rather than formal in arrangement.

   b. Residential tree plantings should reinforce and support the development of village neighborhood clustering. They should reinforce the architectural elements of the

site's structure, be used to create outdoor living space, utilized to frame desired views, to screen unwanted views, and to provide privacy.

c. Individual trees and tree clusters should be selected to mitigate local microclimate conditions, including the provision of summer shade, and seasonal wind protection.

d. Flowering and fruiting trees are encouraged, as are trees that are native to the Vineyard Avenue Specific Area and/or adapted to a Mediterranean climate. Orchard type planting patterns are encouraged in some rear and/or side yard areas.

e. Residential trees should be a minimum 15-gallon size with at least 50-percent of the trees being a minimum of 24-inch box-size.

3. Other Residential Lot Plantings

a. Plant materials should be complementary to the Vineyard Avenue Corridor Specific Plan setting. Native plants or plants adapted to Mediterranean-like climates are encouraged.

b. Plantings should be relatively simple in arrangement and character. The massing of shrub and perennial plantings is encouraged.

c. Lawn plantings should be carefully used to play a specific functional or visual role. No more than 40 percent of the entire front yard landscape area should be lawn planting.

d. Flowering or plantings in pots and/or containers are encouraged. Potted plants should be used to soften large paved areas, to create accents at building entries, and to transition between built and landscaped areas. Pots should be properly scaled, and complimentary to the style, color, and materials used in the building architecture.

4. Landscape Details and Materials:

a. Pavement

- Pavement materials should be appropriate to the intended use, selected for a durability and appearance, and be consistent with building architectural style and character.

- Recommended pavement materials for heavy outdoor use areas include simply patterned concrete with integral color, stone pavers or flatwork, and modular concrete pavers.

- Decorative pavements near building entries and in outdoor living spaces are recommended to include tile or terra cotta pavers suitable for outdoor use and exposure.

- Pool area decks should be integral color concrete or stone.

b. Walls and Fences:

- Walls and fences should complement the building architectural style and character both in materials and design. Where possible, they should appear as an extension of the building elements into the landscape.

- Wall and fencing materials should include wood, stone or manufactured stone, decorative iron, stucco, or exterior plaster over concrete masonry units. Where stone or manufactured stone is used, the stone shall turn building corners and cover wall surfaces. When stone veneer surfaces are used, the stone shall turn building corners and cover wall surfaces visible from the street.

- Area separations may also be achieved by the use of hedges or vines on a supporting structure.

- Solid fences and walls are not permitted in the front yard areas of these lots. Open wrought-iron style, picket-style, etc., fence designs up to a height of 42-inches measured from finished grade are permitted. A open fence is defined as a fence where at least 33-percent of the fence area is open to view.

- Solid fences may be used between individual rear yards on the side property line. Use of vines and/or hedges is also recommended to soften solid fences along property boundaries and to provide additional privacy.

- Wall and fence heights shall be six feet allowed by right, eight feet with approval by the Planning Director subject to an application for design review approval.

c. Outdoor Structures: Outdoor structures shall be designed and located to complement the primary buildings, define outdoor use areas, and enhance architectural massing.

- Structures may include, but not be limited to, low walls, pilasters, trellises, arbors, gazebos, utility buildings, equipment enclosures and screens, outdoor pavilions, fireplaces/barbeques, fountains, etc.

- The materials and detailing used for outdoor structures shall be complimentary to and consistent with those used in the residential building architecture.

- Blank walls of outdoor structures and enclosures shall be screened or softened by the planting of shrubs or vines.

d. Exterior Lighting: Exterior lighting should be used judiciously to complement building and landscape character, provide for night time safety and security, and enhance outdoor living opportunities. In keeping with the semi-rural character of the Specific Plan area, ambient light levels should be kept as low as possible.

- Lighting fixtures shall be integral to building and/or outdoor structure designs and complement building character and style in material and detail.

- Lighting should be subtle rather than ostentatious, and care should be exercised in the selection and aiming of fixtures to minimize glare and to prevent light over spill into neighboring residences, streets, or outdoor use areas. The development's overall lighting designs should minimize the visibility of light sources and overall light levels as seen from adjacent hillside areas.

- Front yard lighting should be limited to low level fixtures that provide for pedestrian comfort and safety. Bright decorative lighting to wash or illuminate building elements, landscape plantings, or outdoor structures should not be placed where it is visible from the public street/turn around or neighboring residential living areas.

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