

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P16-0863
1101 Sleepy Head Lane, Swain Residence
May 25, 2016**

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The proposed development, including final color, roofing and material samples, shall be in substantial conformance to Exhibit B, dated "May 12, 2016," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to approved exhibits.
2. No building permit shall be issued prior to recordation of Parcel Map 10390.
3. Prior to issuance of a building permit, the applicant shall submit a growth management application for Zoning Administrator review and action. The growth management approval shall be granted prior to issuance of a building permit.
4. The residence shall be constructed to allow for the future installation of a photovoltaic system and a solar-water-heating system. The applicant or building developer shall comply with the following requirements to make the residence photovoltaic- and solar-water-heating-ready:
 - a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
 - b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;
 - c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a photovoltaic and solar water heating system beyond that anticipated for roofing;
 - d. Plumbing shall be installed for solar-water heating; and
 - e. Space shall be provided for a solar-heating tank.

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

5. The applicant/building developer shall provide a fencing plan with design details with the building permit submittal. The fence type and height shall conform to the PUD guidelines.
6. The dwelling unit covered by this approval shall be constructed to encourage telecommuting by providing telecommunications infrastructure such as cabling for DSL service, wiring for total room access, etc. The applicant/building developer shall show the infrastructure on the building permit plan set prior to issuance of a building permit.
7. The applicant/building developer shall submit a building pad elevation certification and foundation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the pad elevations and building locations (setbacks) conform to the approved plans, prior to receiving a foundation inspection for the structure.
8. Only recycled water shall be used on the site during the grading and construction periods, and this specification shall be included on all grading plans and other construction documents.
9. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan, and include drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.

Landscape

10. Plans submitted for plan check shall replace the majority of the redwood trees with native, drought-tolerant trees. Plans shall also include an additional ten native trees throughout the property. Final tree species and location shall be submitted for review and approval of the City Landscape Architect prior to issuance of building permits and a minimum of 30% of the trees shall be a minimum 24-inch box size.
11. The project applicant shall submit a final landscape and irrigation plan for the entire site with the building permit plan set to the Planning Division for review and approval before installation. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of drought tolerant nature with an irrigation system that maximizes water conservation (e.g. drip system).
12. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:

- a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); Water Efficient Landscape Worksheet; Soil Management Report; Landscape Design Plan; Irrigation Design Plan [if permanent irrigation is proposed]; Grading Design Plan; and applicant signature/date with the statement that “I agree to comply with the requirements of the Water Efficient Landscape Ordinance.”
- b. Certificate of Completion prior to occupancy of the home.

STANDARD CONDITIONS

Planning Division

13. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney’s fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
14. The design review approval shall lapse one year from the effective date of this approval unless a building permit is obtained and construction diligently pursued, or the City has approved a time extension.
15. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project’s long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project’s reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by Applicant to the City, on a form generated by the PUSD, prior to building permit issuance.
16. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays, Saturdays, or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

17. All Heating, Ventilation, and Air Conditioning (HVAC) condensing units shall be located on the plans.
18. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
19. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping within the front yard has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept. Within nine months of occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping within the side and rear yards has been installed in accordance with the approved landscape and irrigation plans.
20. Planning Division approval is required before any changes are implemented in site design, grading, house design, house colors or materials, green building measures, landscape material, etc.
21. The developer and future homeowners are encouraged to use best management practices for the use of pesticides and herbicides.
22. The project developer must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.
23. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
24. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.
25. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
26. 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.
27. The applicant and future homeowner are encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.

28. All fireplaces shall be a gas fireplace, pellet fueled wood heater, or EPA certified wood-burning appliance. The fireplace type shall be indicated on the floor plan and/or specification sheet(s) submitted for issuance of building permits.

Engineering Department

29. The project applicant shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.
30. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of a permit.
31. 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.
32. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
33. The project developer and/or the project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
34. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
35. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and 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 prior to the issuance of a grading permit.

Building Division

36. Prior to issuance of building or demolition permits, the applicant/building shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and indicate how the project

developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the applicant/ building 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.

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

Landscaping

38. The applicant/building developer shall provide root control barriers and four inch perforated pipes for trees near driveways and street, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.
39. The current \$25,000 tree bond submitted to the City for tree preservation as part of improvements associated with Parcel Map 10390, shall be retained by the City for one year following acceptance of public improvements or completion of construction associated with Parcel Map 10390 or this applications (P16-0863), whichever is completed later, and shall be forfeited if the trees are destroyed or substantially damaged.
40. For purposes of erosion control, the applicant/building developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the applicant/developer until the site areas are landscaped.
41. Prior to issuance of a grading or building permit, the project developer shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a “stop work order.”
42. The following statements shall be printed on to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
 - a. No existing tree may be trimmed or pruned without prior approval by the Community Development Director.
 - b. No equipment may be stored within or beneath the driplines of the existing trees.

- c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
- d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.

Fire Department

- 43. All construction shall conform to the requirements of the 2013 California Fire Code; City of Pleasanton Ordinance No. 2083. All required permits shall be obtained prior to work commencement.
- 44. Automatic fire sprinklers shall be installed in all new buildings in accordance with the 2013 California Building, Fire and Residential Codes; and City of Pleasanton Ordinance No. 2083. Installations shall conform to NFPA Pamphlet 13D with local amendments.
- 45. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:
 - a. Installation of the required building sprinklers in accordance with NFPA 13D.
 - b. Specific installation drawings submitted by the licensed fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
- 46. The following items will be provided prior to any construction above the foundation or slab:
 - a. Emergency vehicle access shall be maintained to the site or tract, including the area where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.
 - b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - c. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.
- 47. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be minimum 4" high. by 1/2" stroke. If building is setback from primary access 50 feet or greater, address size shall be increased for visibility and in accordance with Livermore-Pleasanton Standard Operating Procedures – Premises Identification Standards. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4" high by 1/2" " stroke. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

Community Development Department

48. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.
49. The project developer shall submit a written dust control plan or procedure as part of the improvement plans.
50. The project developer shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
51. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.

CODE REQUIREMENTS

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

Fire Department

52. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
53. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.

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

Building Division

55. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
56. 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.
57. The building covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
58. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.

Urban Stormwater

60. The project shall comply with the "Alameda Countywide NPDES Permit #CAS612008 dated November 19, 2015 and amendments to this permit" issued by the California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program, at the State Water Board, and the following websites:

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

and

http://www.swrcb.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/R2-2015-0049.pdf

A. Design Requirements

1. The Permit design requirements include, but are not limited to, the following:
 - a. Source control, site design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalk.
 - b. The Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
2. The following requirements shall be incorporated into the project:
 - a. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
 - b. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 - Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guidelines of the Alameda County Clean Water Program.)
 - Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.

- c. Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to a landscaped area or to an unpaved area wherever practicable.

B. Construction Requirements

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

- a. The project developer shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.
- b. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of the City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
- c. Gather all sorted construction debris on a regular basis and place it in the appropriate container for recycling to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
- d. 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.
- e. 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 into the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

- f. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- g. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

C. Operation Requirements

The following requirements shall be incorporated into the project:

- a. The applicant, present homeowner, and future homeowners of the home covered by this approval are encouraged to use best management practices for the use of pesticides and herbicides.
- b. Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.

< End >



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, ALAMEDA

ORDINANCE NO. 1899

AN ORDINANCE APPROVING THE APPLICATION OF CITY OF PLEASANTON FOR A PUD DEVELOPMENT PLAN APPROVAL AS FILED UNDER CASE PUD-31

- WHEREAS, the City of Pleasanton has applied for a comprehensive master Planned Unit Development (PUD) development plan to establish development standards and design guidelines for all lots less than six (6) acres in size that are located in the PUD – Semi-Rural Density Residential (SRDR)-Zoned Subarea of the Happy Valley Specific Plan; and
- WHEREAS, the properties are either zoned or prezoned PUD (Planned Unit Development) – SRDR (Semi-Rural Density Residential) District; 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 no new information of substantial importance became available after the EIR was certified; therefore, no additional environmental documentation was prepared for this application; and
- WHEREAS, Council received the Planning Commissioner’s recommendations for the project; and
- WHEREAS, a duly noticed public hearing was held on October 7, 2003; and
- WHEREAS, the City Council finds that the proposed master PUD development plan is consistent with the General Plan and Happy Valley Specific Plan.

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

- Section 1:** Approves Case PUD-31, the application of City of Pleasanton for a comprehensive master Planned Unit Development (PUD) development plan to establish development standards and design guidelines as shown in “Exhibit A,” attached hereto and made part of this case by reference, for all lots less than six (6) acres in size that are located in the PUD – Semi-Rural Density Residential (SRDR)-Zoned Subarea of the Happy Valley Specific Plan.
- 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 City of Pleasanton on October 7, 2003.

ADOPTED at a regular meeting of the City Council of City of Pleasanton on October 21, 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:

Dawn G. Abrahamson
Dawn G. Abrahamson, City Clerk

APPROVED AS TO FORM:

Michael H. Roush
Michael H. Roush, City Attorney

Exhibit A

Master PUD Development Plan for 1157 and 1340 Happy Valley Road

Revised October 7, 2003

I. PURPOSE

The purpose of the PUD-SRDR District is to guide future development in such a way as to maintain the semi-rural character of the Greater Happy Valley. The ranchette lotting pattern, ranch style architecture, informal landscaping, varieties of open fencing, and the keeping of farm animals are all components of the character which the Happy Valley Specific Plan and PUD-SRDR District seek to perpetuate.

II. LAND USE STANDARDS

A. **Permitted Uses:** The following uses shall be permitted in the PUD-SRDR District:

- (1) Single-family detached dwellings;
- (2) Second units meeting the requirements of Chapter 18.106;
- (3) Household pets;
- (4) Accessory structures and uses, including but not limited to a barn, stable, coop, tank house, private garage, living area without a kitchen, enclosed storage, and recreation room;
- (5) Common recreation area and buildings for private use by residents of individual projects;
- (6) Small family daycare home;
- (7) The keeping of the following farm animals on a lot of at least 40,000 square feet in area:
 - a) Fifty mature fowl (chickens, ducks, geese, turkeys) or rabbits or Guinea pigs or other similar small animals or any combination thereof, for each 20,000 square feet of lot area; or
 - b) Two mature sheep, or goats, or llamas, or other similar domestic animals; or one mature cow, or horse, or other similar domestic animal, or any combination thereof, for each 20,000 square feet of lot area;
- (8) Greenhouse;
- (9) Field crops and horticultural specialties;
- (10) Orchard and vineyard;
- (11) Public water and/or sewer pump station;
- (12) Exempt home occupations; and
- (13) Public trails.

B. **Conditional Uses:** The following uses shall be permitted in the PUD-SRDR District upon the granting of a use permit in accordance with the provisions of the Pleasanton Municipal Code:

- (1) Nursing home for not more than six patients;

- (2) Non-exempt home occupations and temporary home boutiques;
- (3) Large family daycare home;
- (4) Religious institution;
- (5) Boarding or private stable, including horse barn(s), storage structure(s), and riding areas;
- (6) Temporary subdivision sales office; and
- (7) Public park.

C. ~~Non-Conforming Uses~~: The following non-conforming use standards shall be applied in the PUD-SRDR District:

- (1) Existing businesses and home occupations: Legal non-conforming businesses and home occupations existing at the time of property annexation to the City (which are not listed under Subsections II.A and II.B) may remain in operation.
- (2) Existing multiple dwellings: Second and third dwelling units existing on a single parcel of land at the time of property annexation to the City are permitted to remain as legal non-conforming uses subject to the provisions of Chapter 18.120 of the Pleasanton Municipal Code.
- (3) Existing agricultural uses: Agricultural uses (Which are not listed under Subsections II.A and II.B) existing at the time of property annexation to the City are permitted to remain as legal non-conforming uses subject to the provisions of Chapter 18.120 of the Municipal Code.
- (4) Accessory Buildings and Pens: Accessory buildings and pens existing at the time of property annexation to the City that do not pose a safety hazard as determined by the Chief Building Official are permitted to remain, regardless of minimum yard setbacks and maximum building height. However, such buildings and pens may not be expanded in such a way as to increase these non-conformities.

III. SITE DEVELOPMENT STANDARDS

- A. ~~Maximum density~~: One home per two (2.0) acres.
- B. ~~Minimum parcel size~~: One acre (with one unit per two acres overall PUD-SRDR area maximum density for the property).
- C. ~~Minimum parcel dimensions~~: Width - 175 feet; Depth - 175 feet.
- D. ~~Minimum principal dwelling setbacks~~: Front yard - 35 feet; side yard - 25 feet; rear yard - 35 feet.
- E. ~~Maximum principal dwelling height~~: 30 feet, as measured from the highest to the lowest elevations of the building.
- F. ~~Minimum parking~~: Two garage-parking spaces with four total on-site spaces.
- G. ~~Accessory structures~~: Maximum building height - 25 feet; minimum front yard setback - 35 feet; minimum side and rear yard setbacks for accessory structures of 100 square feet or less in area and 15 feet or less in height -

10 feet; and minimum side and rear yard setbacks of accessory structures greater than 15 feet in height and/or 100 square feet in area - 20 feet.

IV. Design Guidelines.

Happy Valley architectural design is generally informal in character and reflects the agricultural heritage of the neighborhood. The Valley contains a rich diversity of lot patterns, building siting, landscape design, and open space elements which the PUD-SRDR District strives to preserve. The design objectives of the PUD District are to: maintain the area's existing semi-rural character; maintain the open-space feeling between adjacent homes and other structures; minimize the visual prominence of homes; and encourage diversity in landscape design. The following guidelines should be followed to the greatest extent practical. Minor variations may be permitted during the development application

review process provided that any variation substantially meets or exceeds the objectives contained herein.

- A. Site Planning: Placement of new structures and additions should be sensitive to conditions on nearby properties and should not adversely impact open space views and the semi-rural character of the area if other reasonable site layout and design options are available.
- (1) New principal structures (homes) and other structures should be sited to minimize impacts on neighboring properties.
 - (2) House entries and porches should be oriented to adjacent roadways.
 - (3) Accessory structures detached from the main house are encouraged.
 - (4) The width of principal structures (homes) should be limited to not more than 50 percent of the lot width. Development on narrow, deep lots should emphasize structures with narrow width dimensions along the parcel frontages.
 - (5) Grading for development of hilly areas in the vicinity of Happy Valley Road should respect the natural land forms.
 - (a) Grading should be limited as much as feasible. Pads for structures and yard areas should be stepped with the hillside slope rather than creating large flat areas to accommodate structures on the same level.
 - (b) Grading which modifies the tops of hills and/or interrupts natural hill forms should be avoided whenever other reasonable alternatives are available.
 - (c) Where cuts and fills are necessary, contour grading shall be used which blends new grades with existing ones. Straight and geometric lines on graded slopes should be avoided.
 - (6) Home sites should be clustered where appropriate to preserve open

space and view corridors.

B. Architecture:

- (1) A diversity of architectural styles suitable to Happy Valley's semi-rural character is encouraged. The generally informal character of the neighborhood's structures should be reinforced. Informal architectural styles reflective of California's heritage such as ranch-style homes are strongly encouraged while more formal styles reflecting Neo-Colonial, European Estate, or similar architecture should not be permitted.
- (2) Front porches and other elements which facilitate neighborhood interaction and add visual interest to homes are strongly encouraged.
- (3) Building heights and forms should be similar to those currently existing in Happy Valley.
 - (a) One-story structures are strongly encouraged.
 - (b) One- and two-story combination structures are acceptable. One-story elements are especially suitable at entries and in situations where new structures are close to property lines.
 - (c) Two-story structures are generally discouraged, but can be acceptable if building masses are broken up with attached one-story elements such as porches or entry roofs.
 - (d) Pitched gable and hip-roof forms, rather than flat roofs, are strongly encouraged.
 - (e) The visual prominence of garage doors should be minimized. New construction should seek to limit the amount of garage fronts visible from adjacent roads. The following techniques should be used:
 - (1) Place garage doors so that not more than two doors face the fronting road.
 - (2) Arrange landscaping to block views of garages wherever possible.
 - (3) Use multiple garage doors rather than single larger doors.
 - (4) Garage doors should be set back from the front of the home and when multiple garage doors are used should be staggered.
 - (f) House entries should be proportionate in size to the structure. New homes should have inviting entries facing adjacent roads. One-story entries are strongly encouraged while formal entries exceeding a story and a half should be prohibited for being out of keeping with the informal, semi-rural character of the area.
- (4) Design review of structures shall follow the process of the R-1 zoning designation, except that new homes shall be subject to Planning Commission review and approval. Public noticing for new homes shall include all properties within 1,000 feet of the new home site, and public

noticing for additions exceeding 500 square feet in area shall be 300 feet.

C. Landscaping:

- (1) Substantial planted landscaping between structures and fronting roadways is encouraged. In general, a target of 1 tree for each 1,000 sq. ft. should be provided, with 30 percent of the trees 24-inch box or larger. The use of gravel or shale for driveways leading to individual homes, rather than concrete or blacktop, is encouraged.
- (2) Informal landscape planting is encouraged to reflect the existing character of Happy Valley.
- (3) Decorative driveway entry pylons, if provided, should be constructed of wood or stone. Materials which relate in a positive way to Happy Valley's heritage are encouraged. New materials such as stucco and brick are discouraged.
- (4) Except as noted below, fencing should follow the provisions of the R-1-40,000 zoning district. Where fencing is desired, only open fencing should be permitted along roadways and between properties.
- (5) New fencing should consist of wooden posts with horizontal wood rails or wood posts with wire mesh. Chain-link fencing is inappropriate along roadways and should not be permitted in front setback areas. Its use may be considered in locations not visible from public roadways but is not encouraged.
- (6) Solid fencing is discouraged except in cases where necessary to maintain privacy around special use areas, such as swimming pools. Solid fencing should not be permitted within the front yard setback.
- (7) Paved shoulders for parking next to public roadways should not be permitted.
- (8) Outdoor lighting should be subdued in brightness and should avoid creating off-site glare. Lighting fixtures should be selected with care to accomplish the identified task (e.g., entry identification, security, etc.) without unnecessary glare or light spill. Individual light fixtures exceeding 200 watts and/or located more than eight feet above the ground surface should be shielded to direct the light down and minimize its visibility from roadways and adjacent properties.

D. Other Considerations:

- (1) Street address numbers on mailboxes, driveway entry pylons, and separate identity plaques are required to the satisfaction of the Fire Department.
- (2) Individual mailboxes are encouraged where permitted by the Post Office.
- (3) Painted mail and newspaper boxes, and specially designed receptacles

are encouraged.

- (4) The retention and preservation of old water towers, windmills, barns, and interesting agricultural structures is encouraged.
- (5) Gates on private streets and driveways which serve more than one parcel shall not be permitted.
- (6) Antennas and satellite dishes shall be installed in accordance with the R-1-40,000 zoning district.
- (7) In the event that there is a discrepancy between these regulations or a circumstance inadequately provided for, the Planning Director shall issue a written interpretation resolving said issue. A history of these interpretations shall be kept on file in the Planning Department.

E. Construction:

- (1) Construction activities are limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday.
- (2) The following dust control measures are required:
 - (a) During the construction period, all active unpaved construction areas shall be watered as needed, or treated with soil stabilizers in order to avoid dust, and exposed stockpiles of dirt or sand shall be enclosed, covered, or treated with dust-preventives.
 - (b) If soil material is carried on public or private roads, such roads shall be swept daily with water sweepers to control dust.
 - (c) In graded construction areas, replacement vegetation shall be planted as quickly as possible. Graded areas that remain inactive for ten days or more during the rainy season (i.e., October 1 to April 1) without permanent replanting should be hydroseeded or stabilized to inhibit dust.
 - (d) Excavation and grading shall be suspended when winds (instantaneous gusts) exceed 25 miles per hour.

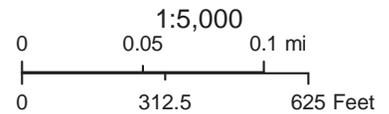
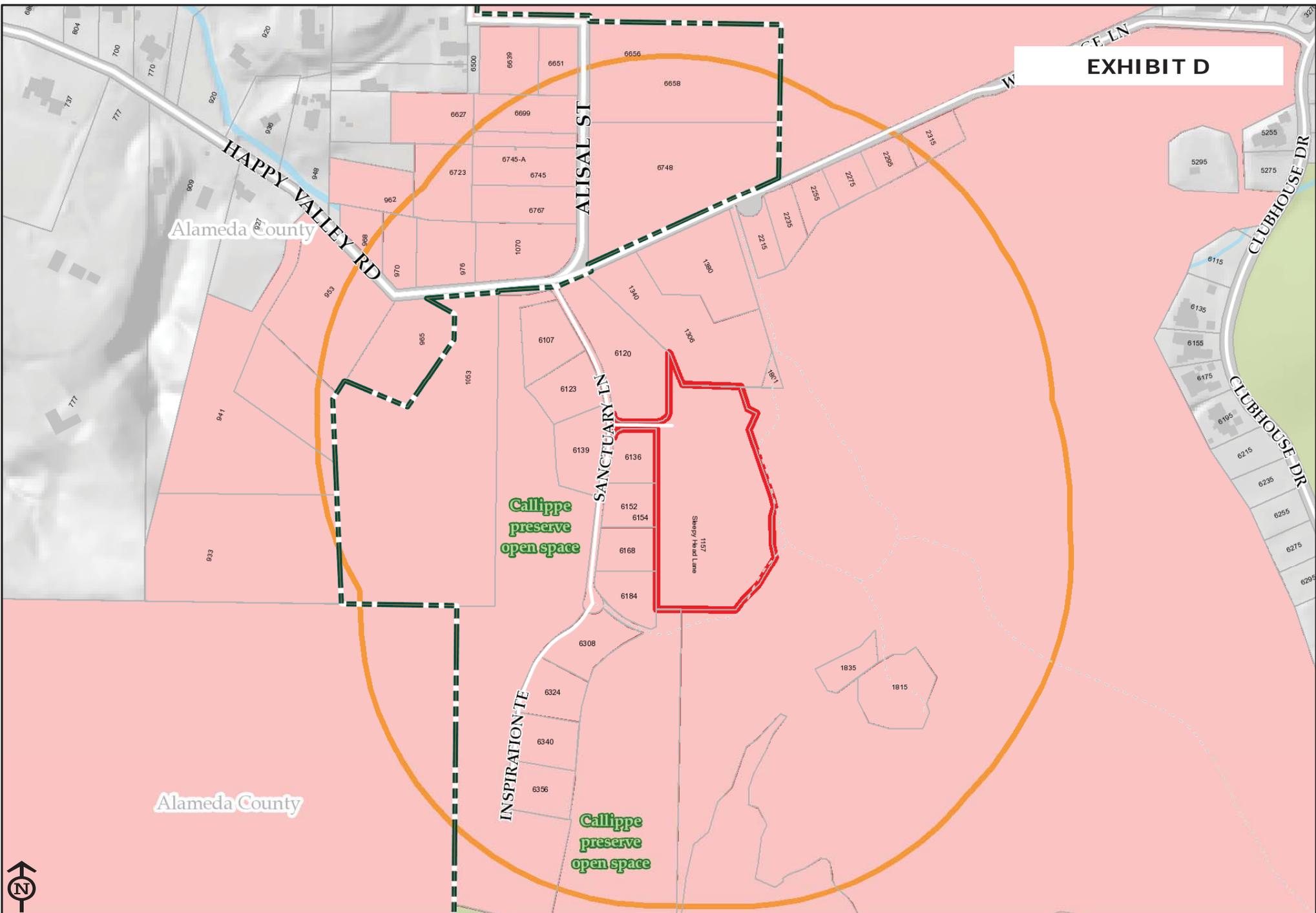
F. Access Roads: Vehicular circulation within some future subdivisions may require the use of flag lots, common drives, or other private streets, subject to approval through the minor subdivision process. In those cases where flag lots are required, deviation of the normal lot width requirements may be allowed. Road construction standards shall follow the requirements contained in the Happy Valley Specific Plan, except minor deviations may be allowed based on individual circumstances and meeting all health and safety considerations at the time of subdivision or design review approval.

G. Geotechnical Consideration: In conjunction with any development proposal, a soils/geotechnical report shall be prepared pursuant to the requirements of the Happy Valley Specific Plan as determined necessary by the Chief Building

Official.

- H. ~~Fire Safety:~~ In conjunction with any development plan proposal, adequate fire suppression measures shall be included pursuant to the requirements of the Happy Valley Specific Plan as determined necessary by the Fire Chief. Such measures may include but not limited to the use of fire sprinklers, the installation of fire hydrants, and/or the use of Class "A" fire-retardant roof material.
- I. ~~Water/Sewer Connection:~~ In conjunction with any development proposal, information describing how the development will connect to City sewer and water lines shall be included as required by the City Engineer.
- H. ~~Wetlands:~~ All development shall comply with the wetland protection measures contained within the Happy Valley Specific Plan as determined by the Planning Director.
- J. ~~Specific Plan Preparation Fee:~~ Each subdivision shall be required to pay its pro-rata share of the Happy Valley Specific Plan preparation fee as determined by the City Council.

EXHIBIT D



P16-0863, 1101 Sleepy Head Lane, Swain