

RESOLUTION NO. PC-2020-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE APPLICATION FOR DESIGN REVIEW TO CONSTRUCT AN APPROXIMATELY 5,006-SQUARE-FOOT, TWO-STORY RESIDENCE WITH ATTACHED APPROXIMATELY 1,262-SQUARE-FOOT GARAGE ON A VACANT LOT LOCATED AT 4 WINDING OAKS DRIVE, AS FILED UNDER CASE NO. P19-0390

WHEREAS, on November 4, 2019, Terry Townsend (“Applicant”) applied for a Design Review approval under Case No. P19-0390 for an approximately 5,006-square-foot, two-story residence with attached approximately 1,262-square-foot garage on a vacant lot (“Project”) located at 4 Winding Oaks Drive (“Property”); and

WHEREAS, the Property is designated Low Density Residential and Open Space-Public Health and Safety in the General Plan; and

WHEREAS, the Property is located in the Vineyard Avenue Corridor Specific Plan and was approved as part of PUD-54 with a zoning designation of Planned Unit Development – Hillside Residential/Open Space (PUD-HR/OS) District; and

WHEREAS, on December 13, 2019, the Applicant resubmitted plans including modifications to the building design; and

WHEREAS, on December 13, 2019, the application was deemed complete; and

WHEREAS, on January 15, 2020, the Planning Commission held a duly-noticed public hearing and considered the written agenda report, relevant exhibits, recommendations of City staff concerning this application, and received testimony from interested parties; and

WHEREAS, the City Council reviewed this project programmatically as part of the Vineyard Avenue Corridor Specific Plan Environmental Impact Report (EIR), which was certified on June 1, 1999. Pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, no additional environmental review is required for residential projects that are proposed in accordance with a Specific Plan for which CEQA documentation was certified after January 1, 1980.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Findings for Design Review Approval

The Planning Commission finds that the project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which include the following:

1. Preservation of the natural beauty of the City and the project site's relationship to it because the development is contained entirely within the designated development area identified in the Vineyard Avenue Corridor Specific Plan and because the landscape and other improvements will appropriately knit into the natural surrounding on and off of the property;
2. Appropriate relationship of the proposed building to its site, including transition with the streetscape, public view of the buildings, and scale of the buildings within its site and adjoining buildings because Lot 4 is set well back from nearby public roads and the home is designed to be two stories with steep pitched roofs and will be appropriately landscaped consistent with the Vineyard Avenue Corridor Specific Plan and the Estates on Winding Oaks Architectural Design Guidelines;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character because the proposed structures and other improvements will be constructed in a manner consistent with the Vineyard Avenue Corridor Specific Plan and the Estates on Winding Oaks Architectural Design Guidelines, which, among other aspects carefully consider the relationship between structures and properties;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community because the proposed structure will be two stories and additional landscape will be added as part of the project;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape because the project has been proposed with enhancements required in the Vineyard Avenue Specific Plan and included in the Estates on Winding Oaks Architectural Design Guidelines and was also reviewed and evaluated by the City's Landscape Architect;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape because the exterior lighting proposed and conditioned with the project direct light down and have been appropriately placed and sized to provide adequate on-site lighting and minimize up-lighting and light spilling off-site;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings because the French Country style is a permitted style in the Estates on Winding Oaks Architectural Design Guidelines and the proposed architectural details have been vetted by the City's Planning Division staff;

8. Integration of signs as part of the architectural concept because no signs are included as part of the subject application; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape because the proposed French Country architectural style of the home and the landscape is compatible with the surrounding area and properties.

The project includes the construction of one new single-family residence on an approximately 3.96-acre vacant lot. With the exception of the building pad, which is fairly flat, the site is steeply sloped with the terrain sloping downward from the northern, eastern and western sides of the building pad, but is not visible from Vineyard Avenue. Most of the existing vegetation on the lot is dispersed generally along all but the eastern side of the DDA. All existing vegetation is completely outside of the approved building envelope. In addition, 47 oak trees were planted on this lot, generally within the northern portion of the subject lot, along the northern and eastern sides of the DDA. The proposed residence is wholly within the approved building envelope on the lot, avoids the steep slopes on the lot, and does not conflict with any existing trees or vegetation. Additionally, a landscape plan is proposed which includes planting 24 trees on-site as well as other smaller plants and shrubs. The Planning Commission finds the proposed development on the site is sensitive to the site's natural features, vegetation and topography. The Planning Commission finds that the proposed development considers preservation of the natural beauty on the site and maintains an appropriate relationship to the landscape.

The neighborhood includes a mixture of larger rural-residential lots, some of which remain vacant and others that have been developed with single-family residences typically sited with large setbacks and generous landscaping. The Commission finds that the proposed residence with generous setbacks is compatible with the land use pattern in the neighborhood and previously developed properties in the vicinity.

The proposed residence will be sited on the flattest portion of the lot to minimize grading. The proposed residence will not be visible from Vineyard Avenue. Additionally, once the proposed landscaping matures, the residence will be further screened and will have limited visibility from Winding Oaks Drive and the surrounding areas. The Planning Commission finds the landscaping is designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape.

The proposed residence has a well-articulated building design with varied depths. The proposed building forms will help reduce the perceived mass and scale of the residence when viewed off-site. As such, the Planning Commission finds the proposed residence has an appropriate scale when viewed on and off the site and will maintain the preservation of views enjoyed by the community.

The Planning Commission further finds the architectural style and detailing of the proposed residence is compatible with the existing residences and neighborhood and conforms to the PUD-54 regulations and design guidelines. The design of the residence exhibits articulated wall lines that break the massing of the home and promote visual

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interest. The roof lines are varied to reduce the perceived massing of the residence and the entire residence incorporates smooth stucco and stacked stone accents consistent with the intended architectural style. The front entry and garage doors are well-detailed and are compatible with the design of the proposed residence. The body color of the structure is a light tan consistent with the recommended earthtone color range for the subdivision and the architectural design guidelines.

The Planning Commission concludes that all the required Design Criteria can be made to approve the subject application.

Section 2: The Planning Commission hereby approves the application for Design Review, P19-0390 as reflected in the plans dated "Received December 13, 2019," to construct a new approximately 5,006-square-foot, two-story residence with an attached approximately 1,262-square-foot garage on a vacant lot located at 4 Winding Oaks Drive, subject to the Conditions of Approval in Attachment 1, attached hereto and incorporated into this resolution by reference.

Section 3: This resolution shall become effective 15 days after its passage and adoption unless: 1) appealed prior to that time by any member of the public, or 2) if a City Councilmember wishes to review the item, pursuant to Pleasanton Municipal Code section 18.144.010, he or she must indicate their desire to review within 15 days following the date of approval, or at the next regular meeting of the City Council, whichever is later. If the majority of the City Council agrees to review the item, a further hearing shall be set pursuant to Pleasanton Municipal Code section 18.12.040 and the Council shall consider the item at that time.


PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on January 15, 2020, by the following vote:

Ayes: Commissioners Allen, Balch, Brown, O'Connor, Ritter
Noes: None
Absent: None
Abstain: None

ATTEST:



Melinda Denis
Secretary, Planning Commission

DocuSigned by:


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Herb Ritter
Chair

APPROVED AS TO FORM:



Larissa Seto
Assistant City Attorney

**EXHIBIT A, ATTACHMENT 1
CONDITIONS OF APPROVAL**

**P19-0390
4 Winding Oaks Drive
January 15, 2020**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted to construct an approximately 5,006-square-foot, two-story residence with attached approximately 1,262-square-foot garage on a vacant lot located on Assessor Parcel No. 946-4611-005-00 at 4 Winding Oaks Drive. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by Terry J. Townsend, Architect; Alexander & Associates, Inc.; and Helping Hand Landscape Design, Inc., dated "Received on December 13, 2019," and kept on file in the Planning Division of the Community Development Department.
- b. Color and materials board prepared by Terry J. Townsend, Architect, dated "Received on December 13, 2019," and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed development shall be in substantial conformance with the "Approved Plans," except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION – DESIGN REVIEW:** This design review approval shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.
3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be attached to all building permit and engineering permit submittals for review by the City prior to issuance of permits.

4. GROWTH MANAGEMENT PROGRAM: The project shall meet all requirements of the City's Growth Management Program, as determined by the Director of Community Development; or Growth Management Agreement, if applicable.
5. APPEAL PERIOD: The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
6. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

7. BUILDING MATERIALS AND COLORS: The building materials and colors shall be stated on the building permit plans.
8. GARAGE DOORS: The building permit submittal shall include all design and manufacturer specifications for the roll-up garage doors. The roll-up garage doors shall be architecturally compatible with the proposed residence and shall be subject to review and approval by the Planning Division prior to issuance of building permits. **(Project Specific Condition)**
9. WINDOWS: All windows shall be divided light design. If simulated muntins are used, they shall be located on both sides of the glass. All windows shall be recessed from the exterior building wall. Manufacturer type, design, material, window recess and installation details for all windows within the project shall be specified in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits. **(Project Specific Condition)**
10. FENCE/WALL: All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all requirements.
11. LIGHTING PLAN: The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. No landscaping up-lighting shall be permitted. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance. **(Project Specific Condition)**
12. MECHANICAL EQUIPMENT: All HVAC condensing units shall be shown on the plans. **(Project Specific Condition)**

13. BUILDING SURVEY: The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
14. PAD AND SETBACK CERTIFICATION: The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.
15. BUILDING HEIGHT CERTIFICATION: The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.
16. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.
17. FIREPLACES AND FIRE PITS: Fireplaces and fire pits shall be gas fireplaces, pellet fueled wood heaters, or EPA certified wood-burning appliances. The fireplace types shall be indicated on the plan and/or specification sheet(s) submitted to for issuance of building permits. (***Project Specific Condition***)

Green Building and Sustainability Measures

18. PHOTOVOLTAIC AND SOLAR WATER HEATING SYSTEMS: The residence shall be constructed to allow for future installation of a photovoltaic (PV) system and a solar water heating system. The measures shall be shown on the building permit plans for review and approval by the Director of Community Development prior to building permit issuance. The applicant shall comply with the following requirements for making the unit on the subject site photovoltaic-ready 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 prototypical photovoltaic system beyond that anticipated for roofing;
 - d. Plumbing shall be installed for solar-water heating; and
 - e. Space shall be provided for solar-heating tank.
19. GREEN BUILDING – RESIDENTIAL NEW CONSTRUCTION: Prior to building permit issuance, a list of the green building measures used in the design, covered by this approval, shall be provided to the Planning Division for review and approval by the Director of Community Development. The home covered by this approval shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current Green Points rating system. The green building measures shall be shown on the building permit plans submitted to the Building and Safety Division. Each proposed point identified shall have a notation indicating the sheet(s) the point can be found. A special inspection by the

Planning Division shall be coordinated with regards to exterior materials. Prior to building permit final, all of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicant shall provide written verification by the project engineer, architect, landscape architect, or designer. (Per PMC 17.50)

Construction Practices and Noticing

20. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through 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 shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
21. **CONSTRUCTION PARKING:** Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).
22. **CONSTRUCTION TRAILERS:** A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
23. **PORTABLE TOILETS:** Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.
24. **EXCESS SOIL AND SOIL STOCKPILING:** All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.
25. **DISTURBANCE COORDINATOR:** The applicant shall designate a "disturbance coordinator" who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.
26. **DUST CONTROL:** The applicant shall submit a written dust control plan or procedure as part of the building permit plans.
27. **EXCESS SOIL AND SOIL STOCKPILING:** All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.
28. **CULTURAL RESOURCES:** If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20-meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event 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 their authorized representative. A similar note shall appear on the building permit and/or improvement plans.

Fees

29. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.
30. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
31. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.
32. SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION: Applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

ENGINEERING DEPARTMENT – LAND DEVELOPMENT – 925-931-5650

Design

33. DESIGN PER CITY STANDARDS: All public improvements shall be designed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or subdivision permit, whichever occurs first.
34. GEOTECHNICAL CONSULTANT – DESIGN CERTIFICATION: The applicant shall comply with the recommendations of the project geotechnical report. The applicant's California licensed geotechnical engineer shall review and approve all foundation, retaining walls, drainage and geotechnical aspects of the final grading and improvement plans and shall certify on the plans or as otherwise acceptable to the Director of Engineering/City Engineer that the plans are in general compliance with the recommendations of the project geotechnical report. The applicant shall bear all costs for work related to this condition by their geotechnical engineer.
35. DUST CONTROL PLAN: The applicant shall submit a written dust control plan or procedure with the first submittal of the grading and improvement plans to the Engineering Department subject to the review and approval of the Director of Engineering/City Engineer.

36. **EXISTING DRAINAGE SWALES:** All existing drainage swales proposed to be filled shall have subdrains installed unless otherwise approved by the applicant's California licensed geotechnical engineer and the Director of Engineering/City Engineer. All subdrains shall have cleanouts installed at the upstream end of the pipe and shall terminate in a storm drain or other storm drain outfall, subject to the review and approval of the Director of Engineering/City Engineer and prior to City Council acceptance of the public improvements. The homeowner shall be responsible to relocate a subdrain, if the subdrain encountered during the excavation of a pool or other subsurface structure. All homeowners within the subdivision shall receive notice of the presence of these subdrains and the requirement shall be included in the CC&Rs or Maintenance Agreement, whichever applies, subject to the review and approval of the City Attorney. All subdrains shall be depicted on the as-built plans.
37. **EROSION CONTROL MEASURES FOR SUBDIVISIONS:** The applicant shall submit an erosion control plan designed by a certified Qualified SWPPP (Stormwater Pollution Prevention Plan) Practitioner (QSP) for all projects disturbing 1 acre or more or by a California licensed civil engineer or California licensed landscape architect for all projects disturbing less than 1 acre of land, subject to the review and approval of the Director of Engineering/City Engineer. All cut and fill slopes shall be hydromulched/hydroseeded and stabilized immediately after the completion of grading work and in no case later than October 1, unless otherwise approved by the Director of Engineering/City Engineer. No grading shall occur between October 1 and April 30 unless erosion control measures are in place, subject to the review and approval of the Director of Engineering/City Engineer. Such measures shall be maintained until the permanent landscaping is completed to the satisfaction of the Director of Engineering/City Engineer and the Notice of Termination for the coverage under the Construction General Permit, if applicable, is approved by the California State Water Resources Board.

Construction

38. **CONSTRUCTION PER CITY STANDARDS:** All public improvements shall be constructed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or subdivision permit, whichever occurs first.
39. **ENCROACHMENT AND HAUL ROUTE PERMITS:** The applicant's contractor shall obtain an encroachment and haul route permit from the Engineering Department prior to moving equipment to the project site or performing work in the public right of way or within public easements. The applicant's contractor shall submit a completed and signed encroachment permit application accompanied with six copies of City-approved improvement plans, proof of insurance with endorsement adding the City as an additional insured, a copy of a valid City of Pleasanton business license, applicable fees, and other requirements determined by the Director of Engineering/City Engineer.
40. **DAMAGE TO EXISTING PUBLIC AND PRIVATE IMPROVEMENTS:** The applicant shall repair damage to existing public and private improvements on and near the project site and along the haul route at their full expense caused by construction activities as determined and to the satisfaction of the Director of Engineering/City Engineer and prior to the City Council acceptance of public improvements.
41. **EROSION CONTROL AND HAZARD MITIGATION BOND:** The applicant shall submit a refundable cash deposit to the Engineering Department for erosion control and hazard mitigation in an amount determined by the Director of Engineering/City Engineer prior to issuance of a encroachment, grading or subdivision permit, whichever occurs first. The City will retain the cash deposit until all work is substantially complete, all areas are stabilized, and all hazards are mitigated to the satisfaction of the Director of Engineering/City Engineer.

Utilities

42. JOINT UTILITY TRENCH: All dry utilities (electric power distribution, gas distribution, communication service, cable television, street lights and alarm systems) required to serve an existing or new development shall be installed in underground conduit in a joint utility trench subject to the review and approval of the Director of Engineering/City Engineer and prior to City council acceptance of public improvements.

Stormwater and Provision C.3 of the National Pollutant Discharge Elimination System Permit

43. STORMWATER TREATMENT: The project creates and/or replaces 10,000 square feet or more of impervious surface (collectively over the entire project site) and shall comply with Section "C.3.b Regulated Projects" of the NPDES Permit No. CAS612008, and amendments, issued by the San Francisco Bay Regional Water Quality Control Board. The improvements plans shall include the Stormwater Management Plan prepared by a California licensed civil engineer, indicating the type and locations of stormwater treatment measures to be installed (numbered sequentially for identification purposes), and sizing calculations. The Stormwater Management Plan shall be subject to review and acceptance by the Director of Engineering/City Engineer, prior to the issuance of an engineering or building permit, whichever occurs first.
44. STORMWATER TREATMENT MEASURES INSPECTION AND MAINTENANCE AGREEMENT: The applicant shall enter into a "Stormwater Treatment Measures Inspection and Maintenance Agreement" for annual maintenance and reporting of the stormwater treatment system as depicted on the improvement plans City-approved by the Director of Engineering/City Engineer. The agreement shall be filed for record at the Alameda County Clerk-Recorder's Office at a time determined by the Director of Engineering/City Engineer.
45. STATE OF CALIFORNIA CONSTRUCTION GENERAL PERMIT: A "Notice of Intent" (NOI) and "Stormwater Pollution Prevention Plan" (SWPPP) shall be prepared for construction projects disturbing 1 acre or more of land (including smaller sites that are part of a larger common plan of development). The applicant shall include the Waste Discharger Identification Number (WDID) on the title sheet of the improvement plans and provide proof of coverage under the State of California Construction General Permit to the Engineering Department prior to the approval of the improvement plans by the Director of Engineering/City Engineer.
46. STORMWATER POLLUTION PREVENTION PLAN: The applicant shall submit one hard copy and one PDF copy of the Stormwater Pollution Prevention Plan (SWPPP) for review and acceptance by the Director of Engineering/City Engineer prior to issuance of a building or engineering permit, whichever occurs first. A hard copy of the City-accepted SWPPP shall be available at the project site until all work is complete and engineering and building permits have been finalized. A site specific SWPPP shall be combined with proper and timely installation of the Best Management Practices, thorough and frequent inspections, maintenance, and documentation. Failure to comply with the reviewed construction SWPPP may result in issuance of correction notices, citations, or a stop work order.

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

47. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
48. FIRE CODE: All construction shall conform to the requirements of the 2016 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
49. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.
50. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2016 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.
51. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.
52. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.
 - a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.
 - b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

53. LANDSCAPING: Proposed landscaping shall be shown on the site plan and reviewed and approved by the City Landscape Architect prior to building permit issuance. Additional landscaping materials or modifications may be required by the Landscape Architecture Division at final inspection to ensure adequate planting coverage and/or screening.
54. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:
 - a. Project Information;
 - b. Water Efficient Landscape Worksheet;
 - c. Soil management report;
 - d. Landscape design plan;
 - e. Irrigation design plan; and
 - f. Grading design plan.

55. **CERTIFICATE OF COMPLETION:** Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:

- a. Project information sheet;
- b. Certificate of installation according to the landscape documentation package;
- c. Irrigation scheduling;
- d. Schedule of irrigation, landscape and irrigation maintenance;
- e. Landscape irrigation audit report; and
- f. Soil management report (if not previously submitted).

56. **LANDSCAPING INSTALLATION:** Prior to building permit final, all landscaping as shown on the approved building permit set, shall be reviewed, approved, installed, and inspected by the Landscape Architecture Division.

Landscaping installation time requirements:

1. Prior to occupancy, all front yard landscaping (i.e., those areas between the house and Winding Oaks Drive) shall be installed and inspected; and
2. The remaining landscaping not specified above but shown on the final landscape plan shall be installed by the homeowner within nine months of occupancy. The homeowner shall arrange a landscape/irrigation site inspection with the Planning Division within thirty (30) days of completion of the side and rear yard landscaping/irrigation system installation. (**Project Specific Condition**)

57. **BACKFLOW AND IRRIGATION METER SCREENING:** All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans, clearly marked "above ground" or "below ground" on the plans, and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.

58. **MAINTENANCE:** The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

Trees

59. TREE REPORT: The applicant shall comply with the recommendations of the tree report prepared by Joseph McNeil, Consulting Arborist dated May 23, 2006. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed. **(Project Specific Condition)**
60. DEVELOPER INSTALLED TREES: Prior to occupancy, the property owner shall replace with new trees any dead mitigation trees on the subject lot that were required (47 total) pursuant to the City-approved Tree Replacement Plan for PUD-54 and Tract 7815. Adequate irrigation shall also be provided for the trees. **(Project Specific Condition)**
61. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of \$100,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.
62. ROOT CUTTING: The applicant shall comply with the following tree root cutting requirements:
- a. Roots 1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
 - b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
 - c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.
 - d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.
63. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.
64. TREE PRUNING: Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.

65. **TREE PROTECTION FENCING:** Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a “stop work order.”
66. **PROJECT PLANS:** The following statements shall be printed on the demolition, grading and landscape plans where applicable to the satisfaction of the City Landscape Architect prior to issuance of building permits:
- a. No existing tree may be trimmed or pruned without prior approval by the City Landscape Architect.
 - b. Utilize best efforts to locate any new utility trenches outside of the existing canopy of the trees to be saved. If this is not feasible, the applicant shall submit a report from a certified arborist acceptable to the City indicating trenching will not be detrimental to the health of the tree.
 - c. Nothing may be stored within the dripline of the tree canopies. This includes equipment, oil, gas, chemicals, harmful materials, fill or storage.
 - d. 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.
 - e. No sign, wires, or ropes shall be attached to the trees.
 - f. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5-feet of the dripline of the existing trees.
 - g. No equipment or temporary structures shall be placed within or beneath the dripline of the existing trees.

Failure to comply with these requirements may result in a “stop work order.”

67. **SITE LIGHTING:** All site lighting shall be Dark Sky Compliant and shall be subject to review and approval by the City Landscape Architect prior to building permit issuance.

END