

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PLEASANTON APPROVING THE APPLICATION OF THE CITY OF PLEASANTON FOR PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASE PUD-80

WHEREAS, the City of Pleasanton has applied for Planned Unit Development (PUD) development plan approval to establish allowed uses and the construction of neighborhood park-related improvements, including a storm water detention basin, on an approximately five acres located southwest of the intersection of I-580 and El Charro Road (Staples Ranch); and

WHEREAS, an Environmental Impact Report (EIR) for the Staples Ranch Project (of which this development plan is part) has been certified by the City Council on February 24, 2009, an Environmental Impact Report Supplement (SEIR) for the Staples Ranch Project has been certified by the Pleasanton City Council on August 24, 2010, and the potential environmental impacts of this proposed development plan have been addressed in the EIR and SEIR, and no further environmental review is necessary; and

WHEREAS, the Planning Commission adopted Resolution No. 2009-42 determining that the proposed development plan is appropriate for the site, making findings and recommending to the Pleasanton City Council that PUD 80 be approved; and

WHEREAS, on _____, 2010, the Pleasanton City Council held a duly noticed public hearing on this application and considered all public testimony, agenda reports and related materials, and the recommendations of City staff and the Planning Commission; and

WHEREAS, the Pleasanton City Council finds that the proposed development plan is consistent with the City's General Plan, the Stoneridge Drive Specific Plan Amendment/Staples Ranch, and the purposes of the PUD District Ordinance as set forth in Exhibit C attached hereto and made part of this ordinance by this reference.

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

Section 1. Approves Case PUD-80, the application of the City of Pleasanton for Planned Unit Development (PUD) development plan approval to establish allowed uses and the construction of neighborhood park-related improvements, including a storm water detention basin, on an approximately five acres located southwest of the intersection of I-580 and El Charro Road (Staples Ranch), subject to the conditions as shown in Exhibit A, attached hereto and made part of this ordinance by this reference.

Section 2. A summary of this ordinance shall be published once within 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 15 days in the City Clerk's Office within 15 days after its adoption.

Section 3. This ordinance shall be effective 30 days after its passage and adoption.

The foregoing Ordinance was introduced at a _____ meeting of the City Council of the City of Pleasanton on _____ and adopted at a regular meeting of the City Council of the City of Pleasanton on _____, 2010 by the following vote.

Ayes:
Noes:
Absent:
Abstain:

Jennifer Hosterman, Mayor

ATTEST:

Karen Diaz, City Clerk

APPROVED AS TO FORM:

Jonathan P. Lowell, City Attorney

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
PUD-80, CITY OF PLEASANTON
STAPLES RANCH – NEIGHBORHOOD PARK
_____, 2010

I. DEFINITIONS

1. ACSPA: “ACSPA” shall mean the Alameda County Surplus Property Authority.
2. CEQA: “CEQA” shall mean the California Environmental Quality Act.
3. City: Unless otherwise specified, “City” shall mean the City of Pleasanton.
4. Cost-Sharing Agreement: “Cost-Sharing Agreement” shall mean the agreement entered into between the Surplus Property Authority of Alameda County, City of Livermore, and City of Pleasanton, dated September 4, 2007.
5. Development Agreement: “Development Agreement” shall mean the agreement entered into between the City of Pleasanton and the Surplus Property Authority of Alameda County for the Staples Ranch project, pursuant to California Government Code §65864 and §65865.
6. EIR: “EIR” shall mean the Stoneridge Drive Specific Plan Amendment/Staples Ranch project Environmental Impact Report, certified on February 24, 2009, and the Final Environmental Impact Report Supplement (SEIR) certified on August 24, 2010.
7. Neighborhood Park: “Neighborhood Park” shall mean the neighborhood park planned for the Staples Ranch Site.
8. Neighborhood Park/Detention Basin Funding and Improvement Agreement: “Neighborhood Park/Detention Basin Funding and Improvement Agreement” shall mean the agreement between the City of Pleasanton and the Surplus Property Authority of Alameda County and/or the developers of the Staples Ranch Site regarding the design, construction, and funding of the Staples Ranch Neighborhood Park and/or the stormwater detention basin in the Staples Ranch Neighborhood Park.
9. Pre-Development and Cooperation Agreement: “Pre-Development and Cooperation Agreement” shall mean the agreement entered into between the City of Livermore, County of Alameda, Surplus Property Authority of the County of Alameda, City of Pleasanton, and CalMat Co., dba Vulcan Materials Company, Western Division, dated September 18, 2007.

10. PSE: "PSE" shall mean public service easement.
11. PUD: "PUD" shall mean planned unit development.
12. Staples Ranch Site: "Staples Ranch Site" shall mean the approximately 124-acre project area where the Staples Ranch planned unit developments are proposed.

II. GENERAL CONDITIONS

1. **Specific Plan Amendment, Environmental Impact Report (EIR) Mitigation Measures, Code Measures, Regional Permits, and Agreements.** The project will be developed in accordance with the Stoneridge Drive Specific Plan Amendment/Staples Ranch project.
 - a. All mitigation measures of the Stoneridge Drive Specific Plan Amendment/Staples Ranch EIR are hereby incorporated by reference and will be implemented as required by the EIR and the Mitigation Monitoring and Reporting Plan. If any of the conditions of approval conflict with any applicable EIR mitigation measures, the requirements of EIR mitigation measures apply.
 - b. The proposed development will be in substantial conformance to the Development Plans, Project Narrative, Bay-Friendly Scorecard, LEED Project Checklist, Preliminary Hydrology Information, Restroom Plan and Elevations, and Tennis Court Lighting Specifications Dated "Received October 6, 2009", 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 the approved exhibits, Exhibits A and B, inclusive.
2. **General Requirements and Conditions.**
 - a. The approved building colors and materials will be indicated on the final building permit plans. Substitutions may be allowed, if approved by the Director of Community Development.
 - b. All excess soil from the site will be off-hauled from the site and disposed of in a lawful manner. No stockpiling of dirt on this site will occur without specific review and approval by the Planning Division.
 - c. The plans submitted for the issuance of a building permit will show all existing and planned streets adjacent to the site.
 - d. Construction plans (wet stamped and signed), Title 24 calculations, a site specific soils report, and any other plans and documentation required by the Building and Safety Division will be submitted for plan check. The number of plans and documents required will be determined by the Building and Safety Division.
 - e. All conditions of approval for this case will be reprinted and included as one of the first two plan sheet(s) of the building permit plan check sets submitted for review and approval. These conditions of approval will be on, at all times, all grading and construction plans kept on the project site. The project contractor will be aware of, and abide by, all conditions of approval.

- f. Building and situs plans are to be submitted to the Building and Safety Division on a computer disk in a format approved by the Chief Building Official. Digitized information will be submitted before requesting a final inspection and should reflect as built situs and architectural information as approved by the Chief Building Official.
 - g. Prior to receiving a foundation inspection, a pad elevation certification prepared by a licensed land surveyor or registered civil engineer will be submitted to the Chief Building Official, certifying that the pad elevations and building location (setbacks) are pursuant to the approved plans.
 - h. A final utility plan showing the proposed sewer system, water supply, storm drainage, electric power distribution, gas distribution, communication service, cable television, and any required alarm system for the site will be submitted. Said plan will be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
3. **Geotechnical Report.** Detailed geotechnical engineering studies specific to the Neighborhood Park will be submitted to the City Engineer for review and approval prior to the issuance of a building permit. A corrosion specialist will be hired to conduct further tests of the soils and provide site development recommendations. The studies will also address: 1) the minimum required slope needed for the curb and gutter to maintain drainage flow; 2) recommendations for saturated soils adjacent to the roadway and curb sections; and 3) and whether or not rebar should be placed in concrete curbs, sidewalks, etc.
4. **Mechanical Equipment and Transformers.**
- a. The location of any pad mounted transformers will be subject to approval of the Director of Parks and Community Services and the Engineering Division, prior to issuance of permits by the Building and Safety Division. Such transformers will be screened by landscaping. All transformers will be shown on the plans submitted for issuance of building permits. Transformers will be located at the rear of the site if feasible. Pad mounted transformers will not be installed in a PSE.
 - b. All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters will be located and screened so as to minimize visual impacts. The location of all backflow prevention devices, above ground irrigation controls, and above ground irrigation meters and the quantity and type of proposed landscape screening will be subject to the review and approval of the Director of Parks and Community Services and City Engineer prior to the issuance of a building permit.
5. **Water and Sewer Utilities.**
- a. The public water line main will be a minimum of 12 inches in diameter unless otherwise approved by the City Engineer.

- b. The public sanitary line main will be a minimum of 8 inches in diameter unless otherwise approved by the City Engineer.
- c. All water and sewer lines will be separated by a minimum of 10 feet unless otherwise approved by the City Engineer.
- d. There will be an attempt to achieve a public sanitary sewer pipe slope of 0.005 (0.5%) with a velocity of 2.0% per second. A slope of 0.003 (0.3%) is acceptable, if necessary, to meet site conditions.
- e. There will be an attempt to achieve a gutter slope of 0.75%.
- f. Utilities to be owned and maintained by the City will be located in a public right of way or PSE with sufficient access for maintenance. The location and width of a PSE will be subject to the review and approval of the City Engineer prior to the recordation of a Final Map for the PUD project site or issuance of a building permit, whichever occurs first.
- g. A sanitary sewer sampling manhole will be provided on any new sanitary sewer lateral from a building with a commercial use, unless otherwise determined by the City Engineer unless otherwise approved by the City Engineer.
- h. Prior to the issuance of a building permit, a typical street section will be shown on the plans for each street showing how the utilities (public water, public sewer, storm drain, private water and sanitary sewer, fire mains, irrigation mains and joint trench [PG&E, AT&T, & Comcast]) will be placed under the street with the required clearance between the pipes. The plans will be subject to the review and approval of the City Engineer.
- i. Prior to the issuance of a building permit, a joint trench plan (PG&E, AT&T, & Comcast) including splice box, switch box and transformer locations will be prepared and included in the plan set. All utility boxes and utilities for PG&E, AT&T, Comcast and similar utility companies will be installed underground.
- j. Stormwater treatment will be required for all roof drainage.

6. **Urban Stormwater Runoff Requirements.**

- a. All on site stormwater will be treated on site before entering the stormwater flow control basin in the Neighborhood Park.
- b. A storm drain sampling manhole will be provided, unless otherwise determined by the City Engineer unless otherwise approved by the City Engineer.

- c. The storm drainage system will be reviewed by the City Engineer and Zone 7, as applicable. The system will be designed to be adequate, connect to an approved point of discharge, meet any applicable requirements of the Alameda County Flood Control District - Zone 7, meet any applicable requirements of the Federal Emergency Management Flood Hazard Program, and the California Department of Fish and Game.

7. **Emergency Services.** The following items will be provided prior to any construction above the foundation or slab.
 - a. Where on site fire hydrant(s) are required, they will be installed, flushed and all valves open prior to any construction above the foundation or slab.

 - b. All fire hydrants will be acceptance inspected and tested to applicable City Public Works Standards.

 - c. Where on site grading/utility plans are submitted for review and approval prior to building construction drawings, emergency vehicle access routes, fire hydrant locations, material staging areas, etc. will be provided.

8. **Construction Requirements.**
 - a. Sonic vermin control will occur immediately prior to and during grading and construction. The details of the sonic rodent control measures, including the location of the sonic devices will be submitted to and be subject to the review and approval of the Director of Community Development prior to the issuance of a grading permit or building permit, whichever is sooner. The approved measures will be included in the plan sets submitted for the issuance of a grading permit and the plans submitted for the issuance of a building permit.

 - b. Dust and mud will be contained within the boundaries of the property during times of construction. A written dust control plan or procedure will be included in the building permit plans.

 - c. Portable toilets used during construction will be emptied on a regular basis as necessary to prevent odor.

 - d. Construction trailers will be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time will campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles will be removed from the site at the end of each workday.

 - e. Any damage to existing street or sidewalk improvements during construction on the subject property will be repaired to the satisfaction of the City Engineer.

This will include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

III. DESIGN, USE AND CONSTRUCTION CONDITIONS

1. **Permitted and Conditional Uses.** The permitted and conditionally permitted uses will be as follows:

Permitted Uses

- a. Parks, playgrounds, open space, and related uses.
- b. Stormwater detention basin and related uses.
- c. All permitted uses of the Public and Institutional district of the Pleasanton Municipal Code.
- d. Dry land hay farming until commencement of grading for the stormwater detention basin.

Temporary Events and Uses

- a. Temporary events, and temporary sales events related to an on-site permitted use may be allowed, subject to the review and approval of the Director of Parks and Community Services. The event or sale may be for more than three days, subject to the review and approval of the Director of Parks and Community Services.

2. **Site Development Standards.**

- a. All future additions, site design changes, and new structures not shown in Exhibit B will be reviewed on a case-by-case basis in accordance with the purposes and requirements of Chapter 18.68 of the Pleasanton Municipal Code. All future site design changes, landscaping changes, building additions, and new buildings not conceptually shown on Exhibit B shall be subject to a PUD Modification process, except as otherwise conditioned.

The final landscaping design and design, location, and colors of all structures shown on Exhibit B shall be subject to the review and approval of the Director of Parks and Community Services. The conceptual designs, locations, and colors are shown on the PUD plans.

- b. The restroom doors may face east, as shown on sheet L-1 of Exhibit B.
- c. The women's restroom and the men's restroom will have two stalls each, unless otherwise determined by the Director of Parks and Community Services.
- d. The stormwater detention basin will have a 3:1 slope, unless otherwise determined by the City Engineer.

- e. The pedestrian trail north and east of the stormwater detention basin will be 8 feet in width.
 - f. One more stretch of waterway (running north) will be added in the stormwater detention basin (on the eastern side) to create more visual interest when viewed from the west. The waterway will be landscaped in a manner similar to the other waterway areas. The location and length of the waterway will be subject to the review and approval of the Director of Parks and Community Services, prior to the issuance of a building permit.
 - g. Large boulders will be located in the basin and by the tennis court area to provide visual interest. The quantity, size, and location of the boulders will be subject to the review and approval of the Director of Parks and Community Services prior to the issuance of a building permit.
 - h. The weir's surface will be rip rap. The color and stone type will be subject to the review and approval of the City Engineer prior to the issuance of a building permit.
 - i. The size of the weir will be reduced to the extent feasible as determined by the City Engineer.
 - j. All parking spaces will be striped and will be 23 feet in length, unless otherwise determined by the City Traffic Engineer.
 - k. The City of Pleasanton may consider installing a stop sign at the terminus of parking drive aisle.
 - l. The picnic table(s) under the shade structure will be from Outdoor Creations, Model 100SSK, or equivalent, unless otherwise determined by the Director of Parks and Community Services. If a picnic table is installed elsewhere on the site, the design of the picnic table will match the existing picnic table design at Val Vista Park and will include a hole for an umbrella.
3. **Transit System Management (TSM) Plan.** A bicycle rack and bicycle and pedestrian connections will be installed on the site.
4. **Plan to Reduce Air Pollution from Stationary Sources.** Heating and air conditioning systems will not be installed on the site. This will reduce potential air pollution which could have been created on the site.
5. **Signage.**
- a. A standard City of Pleasanton park sign may be installed at the Neighborhood Park. The sign will be located so as not to create a line of sight obstruction for vehicles and will not be located in a PSE. The location and design of the

sign will be subject to the review and approval of the Director of Parks and Community Services.

- b. An informational sign will be provided which educates the public about healthy arroyos and other water quality and conservation issues. The sign will be installed by the City or as a community service project. The sign may be installed after the park is operational. The location and design of the sign will be subject to the review and approval of the Director of Parks and Community Services.

6. Landscaping.

- a. A final landscape plan and irrigation plan will be approved by Director of Parks and Community Services as part of the building permit plan set prior to issuance of a building permit. Said landscape plan will be detailed in terms of species, location, size, quantities, and spacing.
- b. Root control barriers and four inch perforated pipes will be provided for trees in planting areas less than ten feet in width.
- c. All trees used in landscaping will be a minimum of 15 gallons in size and all shrubs a minimum of five gallons with the following exceptions:
 - (i) All street trees will be a minimum of 24-inch box in size.
 - (ii) Larger minimum sizes may be required in these conditions of approval or proposed in Exhibit B.
 - (iii) Smaller shrub sizes may be approved by the Director of Parks and Community Services prior to the issuance of a building permit if larger-sized shrubs are not reasonably available.
- d. Six inch (6") vertical concrete curbs will be installed between the parking spaces and the landscaped areas and between all drive aisles and landscaped areas. Breaks may be required in the curbs to allow stormwater to enter the landscaping areas.
- e. An automatic low flow irrigation system will be installed for all project landscaping, including the street landscaping adjacent to the site which is installed in the City right of way. The low flow irrigation system will be designed to maximize water conservation throughout the development.
- f. Prior to the issuance of a building permit, if the City Manager determines that the use of recycled water has been adequately studied as required per CEQA, then in all City rights of way all irrigation systems including pipes, valves, heads, boxes, etc. will be designed for the use of recycled water, unless waived by the City Engineer and Director of Operation Services.
- g. All landscaping will be installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and

overall design, as determined by the Director of Parks and Community Services.

- h. Prior to the issuance of a building permit, the plans will be revised to show a variety of ground cover and shrub clusters on both sides of the sidewalk along Stoneridge Drive. Groundcover will be kept to a minimum, as groundcover typically requires more water than shrubs. Turf will not be used. The shrubs and groundcover will include some or all of the following species:

Shrubs

- Acacia redolens (plant tolerates some aridity)
- Ceanothus “Yankee Point” (plant tolerates some aridity)
- Shrub blocks of crape myrtle (plant tolerates some aridity)

Ground Cover

- Hemerocallis “Stella d’oro”—Dwarf yellow Daylily (plant tolerates some aridity; requires regular water during blooming season)
- Erigeron karvinskianus—Santa Barbara Daisy (plant tolerates some aridity)
- Cottoneaster “Lowfast” (plant tolerates some aridity)
- Rosmarinus officinalis (plant tolerates some aridity)

A few additional decorative species may be used, if the species are known to tolerate some aridity.

- i. The landscape buffer area north and east of the stormwater detention basin will be a minimum of 8 feet in width subject to final design of the storm water detention basis as approved by the City Engineer.
- j. The tree species north and east of stormwater detention basin will be evergreen trees or evergreen fruit trees with large canopies. The trees may be fruitless. The trees will be a minimum of 24 inch box in size and will be spaced such that there are no visible gaps between the tree canopies and the canopies on PUD-57 (Hendrick Automotive Group) once the trees are mature as verified by a licensed landscape architect. In regard to the Neighborhood Park, the applicant for PUD-57 will fund the installation of 50% of the trees to be installed in the Neighborhood Park as part of this buffer.
- k. The 7’ tall stucco wall north and east of the stormwater detention basin (as shown in PUD-57) will be completely screened with landscaping to deter graffiti tagging.
- l. In addition to the plantings shown on Exhibit B, a portion of the basin will be hydroseeded with wildflowers. The location of the hydroseeding and the hydroseeding mix will be subject to the review and approval of the Director of Parks and Community Services.

- m. The site will be designed to adhere to the Bay Friendly Landscape Guidelines by Alameda County Waste Management Authority. Compliance with the guidelines will be determined by the Director of Parks and Community Services.
 - n. Prior to the issuance of a building permit, the plans will be revised to show an offset double row of triangularly spaced London Plane street trees spaced 50 feet on center (32 feet triangular spacing) along Stoneridge Drive.
 - o. Prior to the issuance of a building permit, the plans will be revised such that the wildlife shelter and food plant species listed in the Forage and Shelter Plant list in, Exhibit B of Case PUD-70 (Community Park) are incorporated into the landscaping plans. The final plant list will be subject to the review and approval of the Director of Parks and Community Services prior to the issuance of a building permit.
 - p. On page L-1 of Exhibit B, the first tree located closest to the southernmost blue car will be relocated east, such that it does not create a line of sight obstruction, as determined by the City Traffic Engineer.
7. **Lighting.** Prior to the issuance of a building permit, the plans will be revised and the amount of lighting proposed by the tennis courts will be reduced such that the foot candle level is approximately 40 as determined by the Director of Parks and Community Services.
8. **Noise.** There will be no truck deliveries, parking lot sweeping, or leaf blowing between the hours of 8:00 p.m. and 8:00 a.m.
9. **Green Building.** The green building project checklist will be reprinted as one of the first two plan sheet(s) of the building permit plan check sets submitted for review and approval. For each green building measure proposed, the checklist will include information noting the page number in the plan set where the green building measure is addressed.
- a. The final green building project checklist will be on, at all times, all grading, landscaping, and construction plans kept on the project site.
 - b. The total number of green building points to be achieved will exceed the minimum number of points required on the checklist, as determined by the Director of Parks and Community Services.
 - c. The restroom will be designed and constructed to accommodate future roof mounted photovoltaic panels. Specifically, the roofs will be engineered to accommodate the additional load of photovoltaic panels, electrical conduit(s) will be installed from the roof/attic areas to each building's main electrical panel, and a space will be provided for the electrical inverter.

- d. Photovoltaic panels may be installed on the roof of the restroom without additional Planning Division review if the panels are flat mounted on the roof and are black, blue, or an equivalent color.
10. **Greenhouse Gas Emissions.**
- a. The restroom and any pathway lighting shall adhere to Energy Star standards.
 - b. An estimate of the energy savings from the installation of solar roofs or other alternative energy measures will be prepared, with a goal of a 12.5% minimum reduction of annual energy use. The calculation(s) will be submitted with the building permit plan set.
 - c. The project will include a light sand colored decomposed granite trail, instead of an asphalt trail, to help reduce the sun's heating of the site.
 - d. Low flow toilets and automatic shut off valves on the restroom faucets will be installed as part of the project.
11. **Del Valle Dam Evacuation System.** Prior to construction, the Fire Marshal, or his or her designee, will meet with the park construction manager(s) and a manager in the Parks and Community Services Department about the Del Valle Dam evacuation system, in the event of flooding.
12. **Bus Shelter.** The applicant for PUD-57 (Hendrick Automotive Group) will be responsible for the construction of a bus shelter adjacent to the Neighborhood Park. The pad for the bus shelter will be 20 feet in length and 6 feet in depth. The pad will be located behind the sidewalk. The bus shelter will be designed to allow for visibility of oncoming buses, to offer safety and protection from the elements, to accommodate a wheelchair, to have adequate lighting and seating, and to allow for the display of maps and transit information. The location, installation timing, and design of the bus shelter will be determined by the City Engineer. If the shelter is to be installed after occupancy of the auto mall site, prior to occupancy the property owner of the auto mall site is required to bond for the construction of the shelter in an amount and manner determined by the City Engineer as described in PUD-57.

IV. SUMMARY OF ENVIRONMENTAL AND EIR MITIGATION MEASURES

1. **Construction Noise—Best Management Practices.** Construction best management practices, including the following, will be implemented to reduce construction noise:
 - a. Locate stationary construction equipment as far from adjacent occupied buildings as possible.
 - b. Select routes for movement of construction related vehicles and equipment so that noise sensitive areas, including residences, and outdoor recreation areas, are avoided as much as possible. Include these routes in materials submitted prior to the issuance of building permits.
 - c. All site improvements and construction activities will be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. In addition, no construction will be allowed on State and federal holidays. If complaints are received regarding the Saturday construction hours, the Director of Community Development may modify or revoke the Saturday construction hours. The Director of Community Development may allow earlier “start times” for specific construction activities (e.g., concrete foundation/floor pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction and construction traffic noise will not affect nearby residents.
 - d. All construction equipment will meet Department of Motor Vehicle (DMV) noise standards and will be equipped with muffling devices.
 - e. Prior to construction, the allowable hours of construction activity will be posted on site.
 - f. A noise disturbance coordinator will be designated and will be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator will be conspicuously posted at the construction site and will be provided to the Director of Community Development.
 - g. Additional best management practices may be required by the Building and Safety Division and/or City Engineer. All additional best management practices will be reviewed and approved by the Building and Safety Division and/or City Engineer, prior to implementation.
2. **Construction Access Plan.** Prior to the issuance of final improvement plans or grading permits, there will be a construction access plan which will be subject to the review and approval of the City Engineer. This plan will include, at a

minimum, the following construction traffic management strategies for each phase of development:

- a. Using El Charro Road for construction related access for all phases of development, to the maximum extent feasible, rather than Stoneridge Drive.
 - b. A set of comprehensive traffic control measures, including the scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs and flag persons if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. In addition, the information will include a construction staging plan for any public right of way used of each phase of the proposed project.
 - c. Provisions of parking management and spaces for all construction workers for each phase of construction.
 - d. Notification procedures for adjacent property owners regarding when major deliveries, detours, and lane closures will occur.
 - e. The location of construction staging areas for materials, equipment and vehicles.
 - f. The identification of haul routes for the movement of construction vehicles that would minimize impacts on vehicular traffic, circulation, and safety; and a provision for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul tracks can be identified and corrected.
 - g. A process for responding to, and tracking complaints pertaining to construction activity, including identification of an on-site complaint manager.
3. **Construction Dust.** The following measures will be implemented during all construction phases to reduce impacts associated with construction dust to the extent feasible, as determined by the City Engineer. These measures will be incorporated into the construction documents describing procedures and specifications for contractors to follow:
- Water all active construction areas at least twice daily.
 - Cover all trucks hauling soil, sand, and other loose materials to or from the Project Area or require all trucks to maintain at least two feet of freeboard.
 - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
 - Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
 - Limit traffic speeds on unpaved roads to 15 mph.
 - Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - Replant vegetation in disturbed areas as quickly as possible.
 - Suspend excavation and grading activities to the extent feasible when instantaneous wind gusts exceed 25 mph.
 - Limit, to the extent feasible, the number of areas adjacent to residences subject to excavation, grading and other construction activity at any one time.
4. **Underground Service Alert.** Prior to initiation of any on-site construction activities, Underground Service Alert (USA) will be contacted whose purpose is to receive planned excavation reports from public and private excavators and to transmit those planned excavation reports to all participating members of USA who may have underground facilities at the location of excavation. The USA will contact local utilities and inform them that construction is about to begin in their service area. This notice allows local utilities to mark the areas where their underground facilities are located near the construction site so that they may be avoided during project construction.
 5. **Emergency Response Plan.** An emergency response plan will be prepared prior to construction that will include response measures in the event that there is disturbance of any underground utilities. The plan will be subject to review and approval by the Building and Safety Division and/or City Engineer.
 6. **Emergency Access.** The project site will include a minimum of two points of emergency vehicle access consistent with the City of Pleasanton's Circulation Element.
 7. **Interior Lighting.** In all buildings without residents, all interior lighting will be turned off during non-operational evening hours, with the exception of lighting needed for security reasons.
 8. **Exterior Lighting.**
 - a. An exterior lighting plan for the building and site, including drawings and/or manufacturer's specification sheets showing the size and type of light fixtures proposed will be provided. All exterior lighting will be directed downward and designed or shielded so as to not shine on neighboring properties. The lighting plan will be subject to the review and approval by the Planning Division and Director of Parks and Community Services prior to issuance of building permits for the project.

- b. Energy efficient lamp technologies will be incorporated wherever possible. Mercury vapor will be avoided. Incandescent lights will be avoided unless they are integrated with a control mechanism that limits their operation time. The use of such lighting will help minimize impacts on reduced visibility of the night sky.
 - c. All outdoor lighting will be equipped with devices that will direct lighting away from the Arroyo Mocho and outdoor lighting within 200 feet of the centerline of the arroyo will be of the minimum wattage required for the particular use and will be shielded and directed away from the corridor to the specific location intended for illumination (e.g., roads, walkways, or recreation fields) to prevent stray light spillover onto sensitive habitat.
9. **Irrigation.** The irrigation plans for the project will incorporate low flow irrigation head and/or drip irrigation with electric controllers set to water after 7:00 p.m. and before 10:00 a.m., and proper soil preparation for landscaped areas that includes a minimum of two inches of mulch and two inches of organic soil amendment, as recommended by a qualified landscape architect.
10. **Pest Management Plan.** An Integrated Pest Management Plan will be prepared for the site and implemented to minimize the risk of pollutants associated with landscape establishment and maintenance practices in surface water runoff and infiltration to groundwater. All Integrated Pest Management Plan guidelines will comply with California Department of Pesticide Regulation and Alameda County Agricultural Commissioner rules and regulations in regards to pesticide storage, use, transportation, reporting, and safety. The plan will encourage minimization and efficiency of chemical and fertilizer use. Because the receiving water has been listed as impaired by diazinon, diazinon use will be prohibited.

The plan must be approved by the City Engineer prior to the beginning of occupancy.

11. **Nesting Bird Survey.** Prior to the beginning of tree removal or mass grading, between February 15 and August 15, including grading for major infrastructure improvements, an avian nesting survey will be conducted of all habitat within 350 feet of any grading or earthmoving activity. The survey will be conducted by a qualified biologist, as determined by the City, and occur no more than 21 days prior to disturbance. If no active nests are found, no further action is required.

If active nests for special status avian species or raptor nests are found within the construction footprint, construction activities will be delayed within a minimum 500 foot buffer zone surrounding active raptor nests and a minimum 250 foot buffer zone surrounding nests of other special status avian species until the young have fledged. This buffer zone will not extend beyond the Staples Ranch site. The appropriate buffer can be modified by the City in consultation with qualified biologists and the California Department of Fish and Game (CDFG). No

action other than avoidance will be taken without CDFG consultation. Completion of the nesting cycle will be determined by a qualified ornithologist or biologist, as determined by the City.

The buffer zone will be delineated by highly visible temporary construction fencing, and no intensive disturbance (e.g., heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities) or other project related activities that could cause nest abandonment or forced fledging, will be initiated within the established buffer zone of an active nest.

If the project is built in phases, this condition of approval will be implemented for each phase of development.

12. **Archaeological Resources.** Prior to the issuance of a grading permit or building permit for the project, the services of a qualified archaeological consultant having expertise in California prehistoric archaeology will be retained. The archaeological consultant will determine if planned development could potentially impact important archaeological resources and will then design an appropriate archaeological monitoring program. Upon completing the archaeological monitoring program, the archaeological consultant will submit a written report of findings first and directly to the Director of Community Development. At a minimum, the archaeological monitoring program will include the following:
- a. An archaeological monitor will be on site during native soils disturbing activities.
 - b. The archaeological consultant will advise all project contractors to be on the alert for evidence of expected resources, of how to identify the evidence of the expected resources, and of the appropriate protocol in the event of discovering an archaeological resource.
 - c. The archaeological monitor will be present on the Staples Ranch site until the Director of Community Development, in consultation with the archaeological consultant, determines that project construction activities could have no effects on significant archaeological resources.
 - d. The archaeological monitor will record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis.
 - e. If an intact archaeological deposit were to be encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The City will empower the archaeological monitor to temporarily redirect demolition/excavation/construction crews and heavy equipment until the resource is evaluated. The archaeological consultant will immediately notify the Director of Community Development of the encountered resources.

- f. Should archaeological resources be encountered during construction, consultation with the tribal representatives will occur to determine the appropriate disposition of findings. Mitigation measures will include one of the three alternatives mentioned in the EIR Mitigation Monitoring and Reporting Program.

If the City requires data recovery, the archaeological consultant will first prepare an Archaeological Data Recovery Plan that s/he will submit to the Director of Community Development for review and approval.

If human remains are discovered, the County Coroner will be contacted immediately. If the coroner determines that the human remains are Native American remains, the California State Native American Heritage Commission will be notified.

The archaeological consultant will prepare a Final Archaeological Resources Report, meeting City and state standards, evaluating the historical importance of the archaeological resource and describing the archaeological and historical research methods employed in the testing, monitoring, and data recovery programs. The Director of Community Development will review and approve this document. The report will be filed with appropriate state offices.

13. **Geotechnical Report.** Prior to tentative map approval for the Staples Ranch Site, a master geotechnical report for the entire Staples Ranch site will be subject to the review and approval of the City Engineer. The content of the report will be subject to the review and approval of the City Engineer and will address general items for the site such as removing expansive soil, general secondary earthquake impacts, stockpiling native soils as fill.
14. **Stormwater Treatment.** In accordance with the applicable provisions of the Municipal Regional Permit (MRP)-NPDES Permit, implementation of and compliance with the stormwater quality BMPs are required. However, to ensure that implemented BMPs are effective for reducing potential pollutant loads to a sufficient level of protection, each project developer shall prepare and implement a site-specific Water Quality Management Plan (WQMP) with BMPs targeted to reduce post-construction pollutants listed in Table 3.5-5 of the EIR.

This WQMP shall identify specific stormwater BMPs for reducing potential pollutants in stormwater runoff. BMPs shall be selected to target pollutants listed in Table 3.5-5 of the EIR; selection criteria and documentation shall be incorporated into the WQMP. A qualified engineer shall prepare and submit, concurrently with the submittal of off-site or on-site improvement plans, (whichever comes first), the WQMP for review and approval by the City Engineer. The WQMP must be approved by a qualified engineer of the City's Engineering Division prior to the beginning of construction activities.

The WQMP shall include the following BMPs along with selected BMPs to target pollutant removal:

- Waste and materials storage and management BMPs (design and construction of outdoor materials storage areas and trash and waste storage areas, if any, to reduce pollutant introduction).
- Spill prevention and control BMPs.
- Slope protection BMPs.
- Water efficient irrigation practices.
- Permanent erosion and sediment controls (e.g., hydroseeding, mulching, surface covers).

Projects within the Project Area will be required to comply with the applicable provisions C3.c of MRP, including Low Impact Development (LID) source control, site design, and stormwater treatment if applicable.

The WQMP shall not include infiltration BMPs unless they comply with design guidelines and requirements specified in TC-1: Infiltration Basins in the CASQA Stormwater Quality BMPs Handbook for New Development and Significant Redevelopment (2003) and/or are specifically approved by the City Engineer and shall meet MRP - NPDES Permit minimum requirements including adequate maintenance and that the vertical distance from the base of any infiltration device to the seasonal high groundwater mark shall be at least 10 feet.

15. **Water Supply.** Prior to tentative map approval for the Staples Ranch Site, sufficient water supply for the Staples Ranch Site will be verified by the City of Pleasanton as described in EIR mitigation measure WS-1.1. The water supply verification will include documentation of historical water deliveries for the previous 20 years, as well as a description of reasonably foreseeable impacts of the Staples Ranch Site on the availability of water resources of the region.

V. AGREEMENTS

1. **El Charro Road Improvements.** As required by and subject to the Pre-Development and Cooperation Agreement if the improvements to El Charro Road are not already completed by the City of Livermore for the El Charro Specific Plan development, the ACSPA will construct these improvements as part of any first phase of Staples Ranch development. Any such roadway and flood control improvements will be constructed so as to comply with all applicable provisions of the Cooperation Agreement, including but not limited to Section 3.2 thereof.
2. **I-580 Off Ramp Improvements.** The City of Pleasanton will make improvements to the I-580 El Charro Road eastbound off ramp as stipulated in the Cost-Sharing Agreement if these improvements have not been constructed by the City of Livermore.
3. **Development Agreement.** The project will be developed in accordance with the Development Agreement. Any phasing will be consistent with the applicable Development Agreement.
4. **Neighborhood Park/Detention Basin Funding and Improvement Agreement.** The project will be developed in accordance with the Neighborhood Park/Detention Basin Funding and Improvement Agreement.
5. **Cost-Sharing and Pre-Development and Cooperation Agreements.** The project will be developed in accordance with the Cost-Sharing and Pre-Development and Cooperation Agreements.
6. **Cooperative Agreement—Traffic Mitigation.** Prior to the recordation of a final map for the Staples Ranch Site, the City of Pleasanton will confer with the City of Livermore, the City of Dublin and Alameda County on a strategy to fund and complete mitigation measures within each other's jurisdictions.

The action described in this condition will occur as described above. This mitigation measure is described in more detail in the EIR.

VI. CODE, GENERAL PLAN, AND PERMITS

Building and Safety Division and Engineering Division

1. All construction activities will comply with any City of Pleasanton Construction and Demolition Ordinance effective at the time of building permit issuance.
2. The building(s) will meet the applicable Title 24 state energy requirements.
3. The project will be subject to the City's Green Building Ordinance, Chapter 17.50 of the Pleasanton Municipal Code.
4. The green building project checklist will be subject to the review and approval of the Green Building Compliance Official and the Building and Safety Division prior to the issuance of a building permit.
5. During construction prior approval from the Director of Parks and Community Services must be received before any changes are constituted to the green building project checklist.
6. The building and structural plans will comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.
7. All building and other applicable City permits for the project will be obtained prior to the commencement of construction.
8. 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 will be submitted. These plans will be approved by the Chief Building Official prior to the issuance of a building permit. The site development plan will include all required information to design and construct site, grading, paving, drainage, and utilities. Specific items to be indicated on the site development plan necessary to construct the improvements are to be in accordance with the City of Pleasanton Private Development Design Guidelines adopted April 15, 1986.
9. All access design issues submitted will meet the more restrictive requirements found between Americans with Disabilities Act 28 CFR Part 36 and California Title 24 Chapter 11B in addition to any requirements found elsewhere in this document.
10. Site directional signage meeting the requirements of Title 24 California Building Code Chapter 11B and the Americans with Disabilities Act 28 CFR Part 36 will be provided from the public way to the entrance of the building or facility along an accessible route of travel.

11. The site will provide an accessible path to all common areas as determined by the Building and Safety Division.
12. All existing wells on the site will be removed or sealed, filled and abandoned pursuant to Alameda County Ordinance 73-68, prior to the start of grading operations unless Zone 7 retains specific wells for observation wells, or special approval is obtained from Zone 7 and the City Engineer for use of an existing well for landscape irrigation. If an existing well is retained for this purpose:
 - a. Backflow devices to prevent the cross contamination will be provided.
 - b. A certified Backflow Inspector will inspect the well and backflow devices annually and will submit a report the City Engineer for review and acceptance.
13. Prior to the start of grading, all existing septic tanks or holding tanks will be removed or sealed, filled, and abandoned, pursuant to the requirements of the Alameda County Department of Health Services.
14. The storm drain inlets will be clearly marked and maintained with the words “No Dumping – Drains to Bay.”
15. **Stormwater Design Requirements.** The project will comply with the NPDES Permit applicable at the time of building permit issuance. The following requirements will be incorporated into the project, unless otherwise determined by the City Engineer:
 - a. A final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bioswales will be submitted. Irrigated bioswales will be designed to optimize the amount of the stormwater running off the paved surface that enters the bioswale at its most upstream end. This plan will be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
 - b. In addition to natural controls, structural control, such as an oil/water separator, sand filter, may be required to intercept and pretreat stormwater prior to reaching the storm drain.
 - c. Information related to the sizing of treatment areas and other treatment controls will be required.
 - d. Landscaping will be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 - e. Structures will be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.

- f. Where feasible, landscaping will 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 will be specified. Soil will be amended as required.
 - g. Plant materials selected will 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 will also comply with City of Pleasanton ordinances and policies regarding water conservation and with the State of California's Model Water Efficient Landscape Ordinance. A licensed landscape architect will verify the project's compliance with the State of California's Model Water Efficient Landscape Ordinance: 1) prior to the issuance of a building permit; and 2) prior to final inspection.
 - h. Trash areas, dumpsters and recycling containers will be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. These areas will not drain to the storm drain system, but to the sanitary sewer system and an area drain will be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area will drain into the trash enclosure; a berm will be installed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign will be posted prohibiting the dumping of hazardous materials into the sanitary sewer. Dublin San Ramon Services District (DSRSD) will be notified of the installation of the sanitary connection; a copy of this notification will be provided to the Engineering Division.
 - i. All paved outdoor storage areas will be designed to minimize pollutant runoff.
 - j. Prior to grading permit issuance a copy of the State Water Resources Control Board Notice of Intent (NOI) for coverage under the State Construction Stormwater General Permit for projects with clearing, grading and excavation exceeding the current standards will be submitted.
 - k. All metal roofs will be finished to inhibit rust.
 - l. Roof drains will discharge and drain away from the building foundation to an unpaved area wherever practicable.
16. **Stormwater Construction Requirements.** A Stormwater Pollution Prevention Plan (SWPPP) will be submitted for review and approval by the City Engineer prior to issuance of building or grading permits. The following construction Best Management Practices (BMPs), as well as any other applicable measure, will be included in the SWPPP and implemented.

The following measures will be implemented during all construction phases of the project:

- a. Erosion control/stormwater quality measures will be included on the final grading plan which will 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 will be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division.
- b. All cut and fill slopes will be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding will be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading will occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures will be maintained until such time as permanent landscaping is in place.
- c. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to 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 in 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 bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- 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.

Emergency Services

17. Fire hydrants will be required along the perimeter of the drive aisles and will be spaced in a manner typical for a park development. The number and location of the hydrants will be subject to the review and approval of the Fire Marshal.
18. All construction will conform to the requirements of the codes in force at the time of each building permit application, currently the 2007 California Code of Regulations, Title 24 and the City of Pleasanton Municipal Code.
19. Underground fire mains, fire hydrants and control valves will be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection", unless otherwise determined by the Fire Marshal.

{end}

**EXHIBIT C
RECOMMENDED PUD FINDINGS FOR
CASE PUD-80**

PUD CONSIDERATIONS

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development District and “considerations” the Planning Commission and City Council should consider when reviewing a PUD development plan. These considerations form the basis as to whether a PUD development plan should be approved.

1. Is the plan in the best interests of the public health, safety, and general welfare?

The project will adhere to all applicable City standards concerning public health, safety, and welfare. The subject development will include the installation of all required on site utilities with connections to municipal systems in order to serve the project. The structures will be designed to meet the requirements of the Uniform Building Code and Fire Code. As described in consideration number 3 (below), the proposed development, as conditioned, is compatible with adjacent uses.

Accordingly, the project, as conditioned, is in the best interest of the public health, safety, and general welfare.

2. Is the plan consistent with the City’s General Plan and any applicable specific plan?

The site’s General Plan Land Use designation Medium Density Residential (2 to 8 dwelling units per gross acre) and High Density Residential (greater than 8 dwelling units per gross acre); Parks and Recreation; and Retail/Highway/Service Commercial, Business and Professional Offices allows for a mix of uses on the Staples Ranch site including a Neighborhood Park.

Development of the proposed project will further the implementation of the Stoneridge Drive Specific Plan Amendment. The Stoneridge Drive Specific Plan Amendment anticipates an approximately 5 acre neighborhood park with a storm water detention basin on the project site. In the Specific Plan Amendment, the overall design standard for the neighborhood park states:

- Incorporate a storm water flow control basin into the Neighborhood Park design to provide adequate storage for the entire Staples Ranch development to meet hydromodification requirements. Design the basin so that it can be used for passive, casual recreational uses during dry weather periods, to the extent feasible

- Provide other recreational facilities outside of the basin area, such as tennis courts, bocce ball, dog park facilities, or other uses as determined by the Pleasanton City Council

The project adheres to the Specific Plan Amendment. The park will provide for a storm water flow control basin which will have public access and an accessible boardwalk in dry weather periods. Tennis courts will be provided outside the basin; the site has been well designed.

Likewise, the project will adhere to the General Plan. Staples Ranch is planned to have a public park in the Specific Plan Amendment, and this is noted in the General Plan. Several conditions of approval have been added to the project to address the new greenhouse gas best management practices in the General Plan.

Accordingly, the project, as conditioned, is consistent with the City's General Plan and Stoneridge Drive Specific Plan Amendment.

3. Is the plan compatible with previously developed properties in the vicinity and the natural, topographic features of the site?

The project site and surrounding land is currently vacant. The City Council approved the Stoneridge Drive Specific Plan Amendment which allows for a senior continuing care community west of the project site, an auto mall north and east of the project site, and a community park south of the site. As conditioned, the project will be designed to minimize impacts on surrounding uses.

For example, to minimize impacts the project features, as conditioned, will include:

- a. Over 100 trees to soften the appearance of the site
- b. A weir, which is a secondary safety drain for the basin
- c. On-street parking, sufficient to accommodate the proposed uses based on staff's experience
- d. The tennis court lighting fixtures which are downward facing and shielded
- e. The tennis court lighting levels reduced to approximately 40 foot candles
- f. No truck deliveries, parking lot sweeping, or leaf blowing between the hours of 8:00 p.m. and 8:00 a.m.

The site is predominately flat and approximately 350 feet in elevation at all points. Soil removed to construct the basin will be used as fill on the Staples Ranch sites.

Accordingly, the project, as conditioned, is compatible with previously developed properties in the vicinity and adjacent proposed projects, and the natural, topographic features of the site.

4. Does grading take into account environmental characteristics and is it designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible?

The natural topography of the site is relatively flat. Minus the grading for the basin, minimal changes in grades are proposed. Relatively steep slope banks (2:1) are proposed in the basin. Additional slope stability information will be subject to the review and approval of the City Engineer prior to construction. As conditioned, the basin's slope banks will be revised to have a 3:1 slope, unless otherwise determined by the City Engineer. Based on basin modeling information provided to date, the City Engineer believes the entire basin can have a 3:1 slope, which is gentler than the 2:1 slope proposed for portions of the basin.

The site is not located within an Alquist-Priolo Earthquake Fault Zone.

The proposed project will require the construction of storm water detention facilities to contain the 100-year flood. An EIR mitigation measure for the project requires the site to be removed from the flood hazard area prior to occupancy. However, this is a City park and the Engineering Division will require this to be completed prior to the issuance of a building permit. Engineering modeling indicates that implementation of the Livermore flood protection improvements, as part of Livermore's approved El Charro Specific Plan, will provide sufficient detention to prevent inundation of the Staples Ranch site for the 100-year storm event. It is anticipated that Livermore will begin the construction of these improvements next year.

To help prevent the erosion and pollution of the Arroyo Mocho, on site storm water will be treated on site for contaminants and directed into the basin, before being released into the Arroyo Mocho.

On site erosion control and dust suppression measures will be documented in the improvement plans and inspected by the Building and Safety Division during construction.

Accordingly, the grading, as conditioned, takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.

5. Have the streets and buildings been designed and located to complement the natural terrain and landscape?

As stated above, minus grading for the basin, minimal changes to the natural grade elevations are proposed.

There are no trees on site. Over 100 new trees are proposed to be planted as part of the project. Shrubs and ground cover, including native California species, will also be planted. As conditioned, the project will adhere to Alameda County Waste Management Authority's Bay-Friendly Landscape Guidelines, and landscaping species from the proposed forage and shelter plant list (from PUD-70, Staples Ranch Community Park) will be incorporated into the final plans.

Accordingly, the project, as conditioned, has been designed and located to complement the natural terrain and landscape.

6. Have adequate public safety measures been incorporated into the design of the plan?

The project, as conditioned, will be consistent with City safety standards. The project contains a loop trail around the site which can also be used for emergency vehicle access. The project will be required to comply with all building and fire code requirements.

Accordingly, the project, as conditioned, will include adequate public safety measures.

7. Does the plan conform to the purposes of the PUD District?

Table 1 shows the purposes of the PUD District.

The primary purpose of the district is to allow flexibility in the development of projects that the City determines are in its best interest. The proposed project implements a key component of the Stoneridge Drive Specific Plan Amendment. The project is also consistent with General Plan. The PUD process has allowed for ample input from the public and for an informed decision by the City Council regarding the appropriateness of the development plan.

Accordingly, the project, as conditioned, conforms to the purposes of the PUD District.

TABLE 1
Purposes of the PUD District

- To encourage imagination and housing variety in the development of property of varying sizes and topography in order to avoid the monotony and often destructive characteristics of standard residential, commercial and industrial developments
- To provide a development procedure which will insure that the desires of the developer and the community are understood and approved prior to commencement of construction
- To insure that the goals and objectives of the city's general plan are promoted without the discouragement of innovation by application of restrictive developmental standards
- To encourage efficient usage of small, odd-sized or topographically affected parcels difficult for development by themselves
- To accommodate changing market conditions and community desires
- To provide a mechanism whereby the city can designate parcels and areas requiring special consideration regarding the manner in which development occurs
- To encourage the establishment of open areas in residential, commercial and industrial developments and provide a mechanism for insuring that said areas will be beautified and/or maintained
- To complement the objectives of the hillside planned development district (HPD) in areas not subject to the provisions of that zoning district