

ORDINANCE NO. 2057

AN ORDINANCE APPROVING THE APPLICATION OF SHERMAN AND CHERYL BALCH FOR PUD DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASE PUD-88

WHEREAS, Mr. and Mrs. Balch, the applicants, have applied for a Planned Unit Development (PUD-88) and a development plan to subdivide one existing approximately 10.14 acre lot located at 6010 Alisal Road into two parcels of 6.49 acres and 3.65 acres respectively; to retain the existing single-family residence of approximately 4,000 square feet and existing 1,190 square-foot garage/barn structure; and to construct three new structures: a new 4,000 square-foot, single-story single-family residence with an 864 square-foot, attached garage; a new detached 1,195 square-foot second unit with a detached 480 square-foot garage; and a second detached garage of 960 square feet for storage of agricultural equipment; and

WHEREAS, an Environmental Impact Report was prepared and certified for the Happy Valley Specific Plan on June 16, 1998; the subject property was studied as part of that EIR and that there are no new or changed circumstances or information which require additional CEQA review of the project; and

WHEREAS, at its duly noticed public hearing of January 15, 2013, the City Council received a report from the Director of Community Development, including the Planning Commission's positive recommendations for approval of the PUD and development plan; and

WHEREAS, after review of the materials presented, the City Council determines that the PUD and development plan are consistent with the General Plan, the purposes of the PUD ordinance and the Happy Valley Specific Plan based on the findings set forth in the report and attachments presented to the City Council on January 15, 2013, and the information presented at the public hearing.

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

SECTION 1. The City Council finds that the PUD and development plan are consistent with the Pleasanton General Plan, the Happy Valley Specific Plan and the PUD District Ordinance of the City of Pleasanton.

SECTION 2. The City Council approves Case PUD-88, the application of Sherman and Cheryl Balch for the Planned Unit Development (PUD) and development plan to subdivide an approximately ten-acre site located at 6010 Alisal Road into two single-family residential lots, subject to the conditions shown on Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 3. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in the "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 4. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on January 15, 2013, by the following vote:

Ayes: Councilmembers Brown, Cook-Kallio, Pentin, Mayor Thorne
Noes: None
Absent: One Vacancy
Abstain: None

Jerry Thorne, Mayor

ATTEST:

Karen Diaz, City Clerk

APPROVED AS TO FORM:

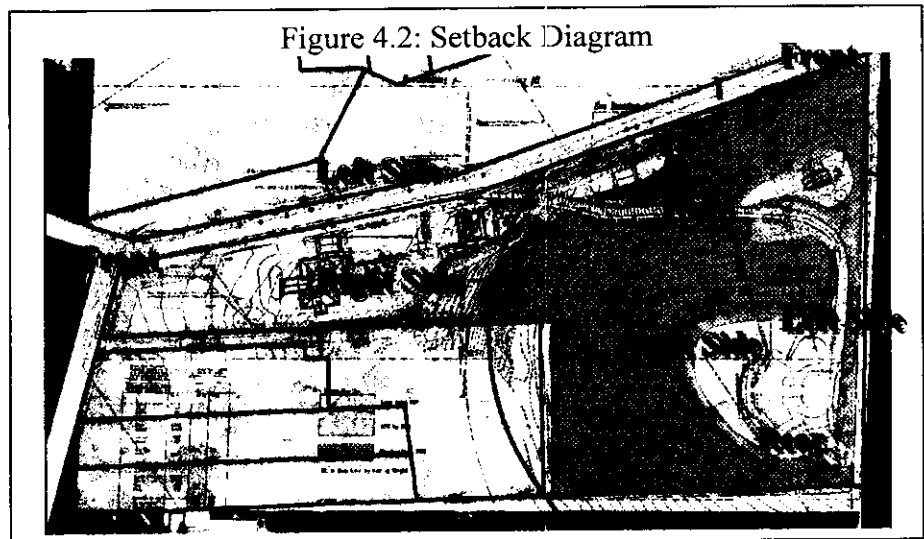
Jonathan P. Lowell, City Attorney

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
PUD-88 / 6010 Alisal Road
Sherman and Cheryl Balch
January 15, 2013

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The PUD development plan approval is contingent on the LAFCo annexation approval and recordation.
2. All future renovations and new structures shall be designed in a similar style to and compliment the existing homes in scale, color, materials, and placement.
3. At the time that the future pool house is proposed for construction, it will be subject to the City's Administrative Design Review process for design approval with project notification sent to the property owners and tenants within a 1,000 foot radius of the site.
4. Uses allowed and conditionally allowed with this PUD shall be subject to those listed in the Happy Valley Specific Plan. The PUD-SRDR uses shall apply to the portion of the site that is designated as PUD-SRDR in the HVSP and the PUD-AG/OS uses shall be applied to the portions of the site that are designated as PUD-AG/OS per the HVSP.
5. The development standards allowed with this PUD shall be subject to those listed in the Happy Valley Specific Plan. The PUD-SRDR standards shall apply to the portion of the site that is designated as PUD-SRDR in the HVSP and the PUD-AG/OS standards shall be applied to the portions of the site that are designated as PUD-AG/OS per the HVSP. The standards shall be applied to the lots per the setback diagram provided in the Planning Commission staff report (Figure 4.2).



6. The applicant shall comply with the State of California's Model Water Efficient Landscape Ordinance and the Bay Friendly Basics landscape requirements. A licensed landscape architect shall verify the compliance with the ordinance prior to

the issuance of a building permit, and then prior to the final inspection conducted by the Planning Division. The verifications shall be provided to the Planning Division.

7. The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicant shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee prior to issuance of a building permit.
8. The applicant shall pay its pro-rata share of the water and sewer infrastructure and Specific Plan preparation fees specified in the Happy Valley Specific Plan and the City's adopted sewer/water polices for the Happy Valley area. Final resolution of this project's obligations/requirements shall be made prior to the approval of the parcel map covering these lots.
9. The second unit shall comply with all the applicable requirements of the Pleasanton Municipal Code Chapter 18.106 (Second Units). A restrictive covenant shall be recorded against the lot with the Alameda County Recorder's Office prior to the issuance of a building permit regarding the City restrictions on the second unit. The restrictive covenant shall be subject to the review and approval by the City Attorney prior to recordation.
10. Prior to issuance of a building permit, a parcel map shall be approved by the City and recorded.
11. Appliances meeting Energy Star standards shall be installed as part of the project. The proposed appliances shall be stated on the plans submitted for the issuance of a building permit.
12. The applicant shall submit a final list of green building measures used in the design of the house covered by this approval to the Planning Division for the review and approval of the Director of Community Development prior to the building permit submittal. The home shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least a minimum points in each category, using BuildtGreen's current Green Points rating system. Notwithstanding the foregoing, the State of California's Green Building Standard Code, "CALGreen", as amended, shall also apply.
13. Prior to recordation of the parcel map, access and utility easements shall be recorded on the front parcel for the benefit of the back parcel. Wording for all disclosures, deed restrictions, easements, and clauses shall be submitted to the City Attorney for review and approval before City Council approval of the subdivision map for this development and shall be concurrently recorded by separate instrument.

STANDARD CONDITIONS

Planning Division

14. The proposed development shall be in substantial conformance to Exhibit B, dated "Received, **March 27, 2012,**" 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.
15. The PUD development plan approval shall lapse two years from the effective date of this ordinance unless a tentative or parcel map, as applicable, is approved. If a tentative or parcel map is approved, the PUD development plan approval shall lapse when the tentative map or parcel map approval expires. If a final map is recorded before the tentative map or parcel map expires, then the PUD development plan approval shall not lapse.
16. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by Applicant to the City, on a form generated by the PUSD, prior to building permit issuance.
17. Prior to building permit submittal, a list of the green building measures used in the design of the units covered by this approval shall be provided to the Planning Division for the review and approval by the Director of Community Development. The homes 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 GreenPoints rating system.

The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. **Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located.** All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. 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 applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.

18. The residence shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The project applicant shall comply with the following requirements for making the dwelling 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.

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

19. All HVAC condensing units shall be located on the plans.
20. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed inside or outside of the homes and structures.
21. The electrical plan for the new home shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.
22. The garage door design and material shall be shown on the building permit plans and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
23. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
24. Planning Division approval is required before any changes are implemented in site design, grading, house design, house colors or materials, green building measures, landscape material, etc.
25. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.

26. All landscaping shall be installed by the homeowner within nine (9) 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.
27. The applicant and future homeowners are encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.
28. The applicant and future homeowners are encouraged to use best management practices for the use of pesticides and herbicides.
29. The applicant must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.
30. The applicant shall comply with the recommendations of the tree report prepared for Owner/Applicant by HortScience, dated February 21, 2012. No tree trimming or pruning other than that specified in the tree report shall occur. The project applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
31. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following acceptance of public improvements or completion of building construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
32. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
33. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays, Saturdays, or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with

muffling devices. Prior to construction, the hours of construction shall be posted on site.

34. 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.
35. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
36. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor. The portable toilets shall meet current NPDES requirements by the State Water Board and they should be maintained to prevent leaks.
37. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its 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.

Building and Safety Division

38. The applicant shall submit a waste management plan to the Building and Safety Division prior to the first building inspection. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the scheduling of a final building inspection. During demolition and construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only."

Engineering Division

39. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
40. The applicant shall comply with the recommendations of the project's geotechnical consultant. The applicant's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the City Engineer that the final development plan is in conformance with the geotechnical report approved with the project.

41. The applicant shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.
42. All existing septic tanks or holding tanks shall be properly abandoned, pursuant to the requirements of the Alameda County Department of Health Services prior to approval of the parcel map, unless specifically approved by the City Engineer.
43. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of a permit.
44. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
45. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the applicant. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
46. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
47. A parcel map shall be required to subdivide the property into 2 lots. The parcel map shall set forth the maintenance areas of the proposed development and the maintenance responsibilities. The applicant shall record a maintenance agreement between the two lots at the time of recordation of the parcel map. The maintenance agreement shall be subject to the review and approval of the City Attorney prior to recordation of the map.
48. The applicant shall create drainage easements across the project for the benefit of the individual lots, subject to the review and approval of the City Engineer.
49. The applicant shall create utility easements across the project for the benefit of the individual lots, subject to the review and approval of the City Engineer.
50. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

51. The applicant and/or the applicant's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
52. The applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
53. The applicant shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The applicant is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 and when rain is expected within 48 hours unless approved erosion control measures are in place, subject to the approval of the project Qualified Storm Water Pollution Prevention Plan Developer (QSD) and the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.
54. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.
55. The applicant shall post with the City, prior to approval of the final map, a separate performance bond for the full value of all subdivision improvements that are not to be accepted by the City of Pleasanton.
56. The applicant's engineer shall investigate the structural section of the existing driveway including, but not limited to emergency vehicle and fire truck access serving the development. If the structural section is not adequate for the anticipated traffic demand, the structural section of the roadway shall be increased, as determined by the City Engineer.
57. All existing drainage swales that are filled shall have subdrains installed unless otherwise approved by the City Engineer and the applicant's soils engineer. All subdrains shall have cleanouts with metal caps installed at the beginning of the pipe. The end of the pipe shall terminate in a storm drain or other storm drain outfall, subject to the approval of the City Engineer. The applicant's engineer shall submit a final subdrain location map to the City Engineer prior to acceptance of the public improvements. It shall be the responsibility of the homeowner to relocate a subdrain, if during the excavation of a pool or other subsurface structure, a subdrain is encountered. All owners within the subdivision shall receive notice of the presence of these subdrains. The City Attorney shall approve said notice.

58. Prior to approval of the subdivision map, the applicant shall comply with all applicable conditions of outside agencies having jurisdiction.
59. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the improvement plans.
60. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than .75% unless otherwise approved by the City Engineer.
61. A water meter shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
62. A sanitary sewer lateral with two-way cleanout (located at the back of the sidewalk or curb, whichever is applicable) shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
63. The in-lieu park dedication fees shall be paid to the City prior to approval of the parcel map, at the rate then in effect, for the total number of buildable lots on the parcel map, unless this requirement has been otherwise satisfied.
64. For residential subdivisions or properties in residential zones, any existing assessment to which the property may be subject shall be cleared prior to the approval of the final map.
65. The applicant shall deposit a bond with the City to ensure completion of any required improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer. The City Engineer may waive this requirement if the required improvements have been satisfactorily installed prior to approval of the map.
66. All utility lines shall be installed in conduit. Only PG&E switch enclosures or capacity banks can be installed above ground provided the units are screened with landscaping to the satisfaction of the Director of Community Development.
67. All existing service drops (PG&E Pac Bell and Cable TV) to existing homes and new services to proposed units within this development shall be installed underground in conduit to the nearest "utility approved" riser pole.

Community Development Department

68. The project applicant shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all of the permanent landscaping is installed for the development, including individual lots, and all

disturbed areas are stabilized according to post-construction NPDES requirements, unless otherwise approved by the Director of Community Development. Any unused portion of the cash bond shall be refunded.

69. The applicant shall submit a written dust control plan or procedure as part of the improvement plans.
70. The permit plan check package will be accepted for submittal only after the ordinance approving the PUD development plan becomes effective, unless the applicant submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the ordinance is overturned or that the design is significantly changed. In no case will a permit be issued prior to the effective date of the ordinance.
71. The applicant shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
72. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of Appendix K of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.
73. The applicant shall notify the City of Zone 7's desire to retain any well and make provisions to save the well. Additionally, the applicant may request special approval for temporary use of an existing well for construction water or a more permanent use such as non potable outdoor landscaping. The applicant shall make such request in writing to the City Engineer.

Fire

74. The applicant shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

75. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:
- 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.
 - Backflow prevention or connections to the public water mains.
76. Address numbers shall be installed on the front or primary entrance for all residences and second units on the site.
77. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.
- a. Emergency vehicle access will be required to be provided to the site, including the area where construction is occurring.
 - b. Emergency vehicle access shall be a minimum of 20 feet in clear width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) is required. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.
 - c. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.

Tree Requirements

78. The following statements shall be printed on to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
- a) No existing tree may be trimmed or pruned without prior approval by the Community Development Director.
 - b) No equipment may be stored within or beneath the driplines of the existing trees.
 - c) No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed any where, except city and county approved facilities and not within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
 - d) No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.
79. Prior to issuance of a grading or building permit, the applicant shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines, as shown on the plans. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a "stop work order."

Urban Stormwater

80. The project shall comply with the "Alameda Countywide NPDES Permit #CAS612008 dated October 14, 2009 and amendments to this permit" issued the by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program and at State Water Board
81. The project shall also comply with the "Construction General Permit" by the California Regional Water Quality Control Board, San Francisco Bay Region.

A. Design Requirements

1. The Permit design requirements include, but are not limited to, the following:
 - a) Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including but not limited to roof area, streets and sidewalk.
 - b) Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
 - c) The Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
 - d) The Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.
 - e) Low Impact Development criteria are required to reduce runoff and mimic site's pre-development hydrology.
2. The following requirements shall be incorporated into the project:
 - a) The applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
 - b) In addition to natural controls the applicant may be required to install a structural control, such as an oil/water separator, sand filter, or approved equal (in the parking lot) (on the site) to intercept and pre-treat stormwater prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to issuance of building permits.

The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January.

- c) The applicant shall submit sizing design criteria to treat stormwater runoff, Low Impact Development and for hydromodification, if required, at the time of PUD plan submittal and an updated detailed copy of calculations with subsequent submittals.
- d) Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 - Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)
 - Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
- e) All metal roofs, if used, shall be finished with rust-inhibitive paint.
- f) Roof drains shall discharge and drain away from the building foundation. Stormwater initial flow (approximately 0.2 inches/hour) shall drain to landscaped area or to an unpaved area wherever practicable.

B. Construction Requirements

1. The Construction General Permit's construction requirements include, but are not limited to, the following:
Construction activities (including other land-disturbing activities) that disturb one acre or more (including smaller sites that are part of a larger common plan of development) are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement stormwater pollution prevention plans and to obtain a construction general permit (NOI) from the State Water Resources Control Board to discharge stormwater.

Stormwater

1. The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) prepared by project Qualified SWPPP Developer (QSD) prior to issuance of building or engineering permits. A signed copy of the SWPPP signed by the Legally

Responsible Person and QSD shall be available at the project site until engineering and building permits have been signed off by the inspection departments and all work is complete. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentation. Failure to comply with the construction SWPPP may result in the issuance of correction notices, citations or stop work orders.

2. The amendments to the SWPPP and all the inspection forms shall be completed and available at the site for inspection by the city, county or state staff.
3. The amendments to the SWPPP and all the inspection forms including but not limited to training records of training to contractors and sub-contractors, as required by Water Board, shall be completed and available at the site for inspection by the city, county or state staff.
 - a. The applicant shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The applicant is responsible for ensuring that the contractor is aware of and implements such measures.
 - b. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
 - c. Gather all sorted construction debris on a regular basis and place it in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
 - d. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.

- e. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing 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 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. Use self cleaning equipments to maximum extent possible.
- i. Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage "topping off" of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly. Inspect and repair and/or maintain, as needed, equipment fueling area on a regular basis to avoid contamination of soil with oil and / or fuel.
- j. Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly. Inspect and repair and/or maintain, as needed, concrete wash area on a regular basis to avoid contamination of soil with concrete wash.
- k. Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

C. Operation Requirements

1. The Permit's operation and maintenance requirements include but are not limited to the following: The operation and maintenance of treatment measures including but not limited to bio-swales, lawns, landscaped areas with deep-rooted plants, oil/water separator, filterra units, etc., requires completing, signing and recording an

agreement with Alameda County recorder's office in a format approved by the State and Alameda County.

2. All projects, unless otherwise determined by the City Engineer or Chief Building Official, shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, but are not limited to:
 - a. A mechanism shall be created, such as a property owners' association, to be responsible for maintaining all private streets, private utilities and other privately owned common areas and facilities on the site including stormwater treatment measures. These maintenance responsibilities shall include implementing the maintenance plan, which is attached to the Stormwater Treatment Measures Inspection and Maintenance Agreement. This document shall be reviewed by the City Attorney's Office and recorded with the final map.
 - b. On-site storm drain inlets clearly marked and maintained with the words "No Dumping – Drains to Bay."
 - c. Proper maintenance of landscaping, with minimal pesticide and fertilizer use.
 - d. Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.
 - e. Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
 - f. Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
 - g. Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
 - h. Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.

CODE REQUIREMENTS

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

Planning Division

82. The project shall meet all requirements of the City's Growth Management Plan, as determined by the Director of Community Development.
83. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The applicant shall submit a final lighting plan, and include drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.
84. The applicant shall submit a final drainage plan showing drainage on each lot. No cross-drainage between lots is allowed. The final drainage plan is subject to review and approval by the Director of Community Development.

Building and Safety Division

85. The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 20.44 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
86. Throughout the course of construction, the applicant shall post address numerals on the site so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
87. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. Plans and specifications for the automatic fire sprinkler system shall be submitted to the City of Pleasanton Permit Center for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

Fire

88. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
89. All buildings covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted to the Pleasanton Building and Safety Division for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review

and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building.

90. Automatic fire sprinklers shall be installed in all new occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA 13D for residential occupancies.

END