

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**Tract 8352
1500 Lund Ranch Road
October 26, 2016**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. Prior to recordation of the final map, the applicant shall provide for Planning Division review and approval the design details of the bio-retention area on Parcel C.
2. Prior to submitting for recordation of the final map, the applicant shall submit a written request for new street names depicted on a site plan to the Planning Division. Street names shall be approved by the Planning Commission prior to recordation of the final map.
3. Prior to issuance of a building permit, the applicant shall submit a comprehensive fencing plan with the fence designs and their locations for review and approval by the Director of Community Development.
4. Prior to issuance of a grading permit, the applicant shall submit a mitigation plan that will address the suppression of airborne dust and vermin abatement during grading and site improvements for review and approval by the Director of Community Development.
5. Prior to issuance of a grading permit, the applicant shall:
 - a. In accordance with Climate Action Plan (CAP) Measure LU3-2, the project shall provide building, landscape, and streetscape development features that encourage bicycle and pedestrian access, to the satisfaction of the Director of Community Development.
 - b. In accordance with CAP Measure LU3- 5, all streets within the project site shall be designed to Complete Streets standards except for the connection to Sunset Creek Lane.
 - c. In accordance with CAP Measure NM1- 13, the applicant shall install the trail system within the project site that is identified in the Pedestrian and Bicycle Master Plan.
 - d. In accordance with CAP Measure EC1- 3, light-colored paving materials shall be used on all streets within the project site.
6. The recorded deed of sale for all lots covered by the final map shall include separately recorded disclosure statements or restrictive covenants indicating the following:
 - a. During periods of high fire danger or during red flag conditions, operation of equipment with small motors for vegetation/landscape maintenance shall be prohibited. All mechanical equipment shall have approved spark arrestors and comply with California Public Resources Code (PRC) Sections 4431, 4435, 4442, and 4437 to limit potential for ignition of incidental fires.

Engineering Department

7. Prior to the first plan check, the applicant's engineer/surveyor shall submit a preliminary copy of the final map along with the Preliminary Title Report (prepared within 6 months prior to submittal) and a copy of the adjoining deeds and/or recorded maps to the City. The City will forward these documents to its consultant who will estimate the cost for examining the map and certifying that the map is technically correct and in accordance with Section 66442 of the California Subdivision Map Act. After the consultant has provided a cost estimate, the applicant's engineer/surveyor may submit the first plan check along with a deposit for these costs along with all other standard plan check fees. Any unused portion of the estimate will be returned to the applicant after the map is recorded. Similarly, if the applicant withdraws their application in writing prior to the consultant having performed the work, any unused portion of the deposit will be returned to the applicant. Conversely, should consultant's estimate be insufficient to cover all of the consultant's time, the applicant will be required to pay the City the difference between the estimate and the actual cost prior to submittal of the map for the City Engineer's approval.
8. The applicant shall enter into a subdivision agreement with the City agreeing to construct and complete all improvements necessary to serve the subdivision. The agreement shall be executed and submitted to the City prior to City Council approval of the final map.
9. At the time applicant submits the fee for the consultant map review, the applicant shall also submit the following documents to the City Engineer for review and approval:
 - a. Four bond copies of the final map.
 - b. One copy of the Preliminary Title Report prepared within the last 6 months.
 - c. One copy of the computer closures.
 - d. One legible copy of the latest recorded deed for the property being subdivided.
 - e. One legible copy of the recorded deeds for each of the adjacent properties unless those properties are part of a recorded map which has been recorded within the last seven years; and
 - f. One legible copy of the recorded final map(s), parcel map(s), or record(s) of survey used to prepare the final map.
 - g. A "Conditions of Approval" checklist indicating that all conditions have been satisfied.
10. The applicant shall show the approved street names on the final map prior to City Council approval of the final map.
11. The applicant shall remove all deed restrictions, if any, on the subject property prior to City Council approval of the final map.

12. For residential subdivisions or properties in residential zones, any existing assessment to which the property may be subject shall be cleared prior to the City Council approval of the final map.
13. The applicant shall vacate all private easements on the subject property that are no longer needed with the proposed development prior to City Council approval of the final map.
14. The applicant shall comply with all applicable conditions of outside agencies having jurisdiction prior to City Council approval of the final map.
15. If the project is to be phased, the applicant shall submit a phasing plan subject to the review and approval of the City Engineer and/or Director of Community Development and prior to City Council approval of the final map. The phasing plan shall identify the building(s) contained within each phase and the site improvements that will be constructed within each phase (e.g., roadways, sound walls, off-street parking, and landscaping) as well as the timing of the installation of the related improvements. The phasing plan shall also include plotting of all units, specifying unit type, or model for each lot, building envelopes, or setbacks, and shall be consistent with the City-approved plans.
16. Any dedications, open offers of dedication, or grants of easements to the City of Pleasanton shall be dedicated on the face of the map. Agreement(s) or other items required by the City of Pleasanton shall be recorded as separate documents concurrently with the recordation of the parcel map.
17. The applicant's title company shall record the final map, CC&Rs, any grant deeds or easements, and any other documents as required by the City concurrently with the Alameda County Recorder's Office.
18. The applicant shall provide the City with a legible copy of the recorded final map in AutoCAD 2015 and PDF within a reasonable amount of time following recordation as determined by the City Engineer.
19. The applicant shall construct the Sunset Creek Lane connection, which may include modifications to the existing hammerhead, concurrently with the subdivision improvements to the satisfaction of the City Engineer.
20. Prior to recordation of the final map, all property lines shall be located a minimum of one-foot from the uphill side of the top of slope to the satisfaction of the City Engineer.

Traffic Engineering Division

21. The pedestrian connection from the extension of Sunset Creek Lane (Street B) shall meet, at a minimum, the guidelines set forth in the Pleasanton Pedestrian & Bicycle Master Plan which requires a shared use path that is a minimum of 10 feet wide (of asphalt concrete (AC) or decomposed granite (DG) with adhesive) with a minimum of 2 feet of DG on each side.

Fire Department

22. Prior to issuance of a grading permit, the details of a suitable physical barrier to include bollards at the Street A and Court D Emergency Vehicle Access (EVA) shall be submitted for the Director of Community Development and LPFD review and approval.

STANDARD CONDITIONS

Planning Division

23. Vesting Tentative Map 8352 shall be in substantial conformance to Exhibit B, dated "Received September 30, 2016," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.
24. The expiration date for Vesting Tentative Map 8352 shall coincide with the expiration date of the development agreement, approved by the City Council on January 5, 2016.
25. Planning Division approval is required before any changes are implemented in the design, grading, drainage, etc. of the subdivision map.
26. The Final Subdivision Map plan check package will be accepted for submittal only after completion of the 15-day appeal period from the date of the resolution unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal.
27. To the extent permitted by law, the project developer shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City, its City Council, its officers, boards, commissions, employees, and agents from and against any claim (including claims for attorney fees), action, or proceeding brought by a third party against the indemnified parties and the project developer to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney 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.

Engineering Department

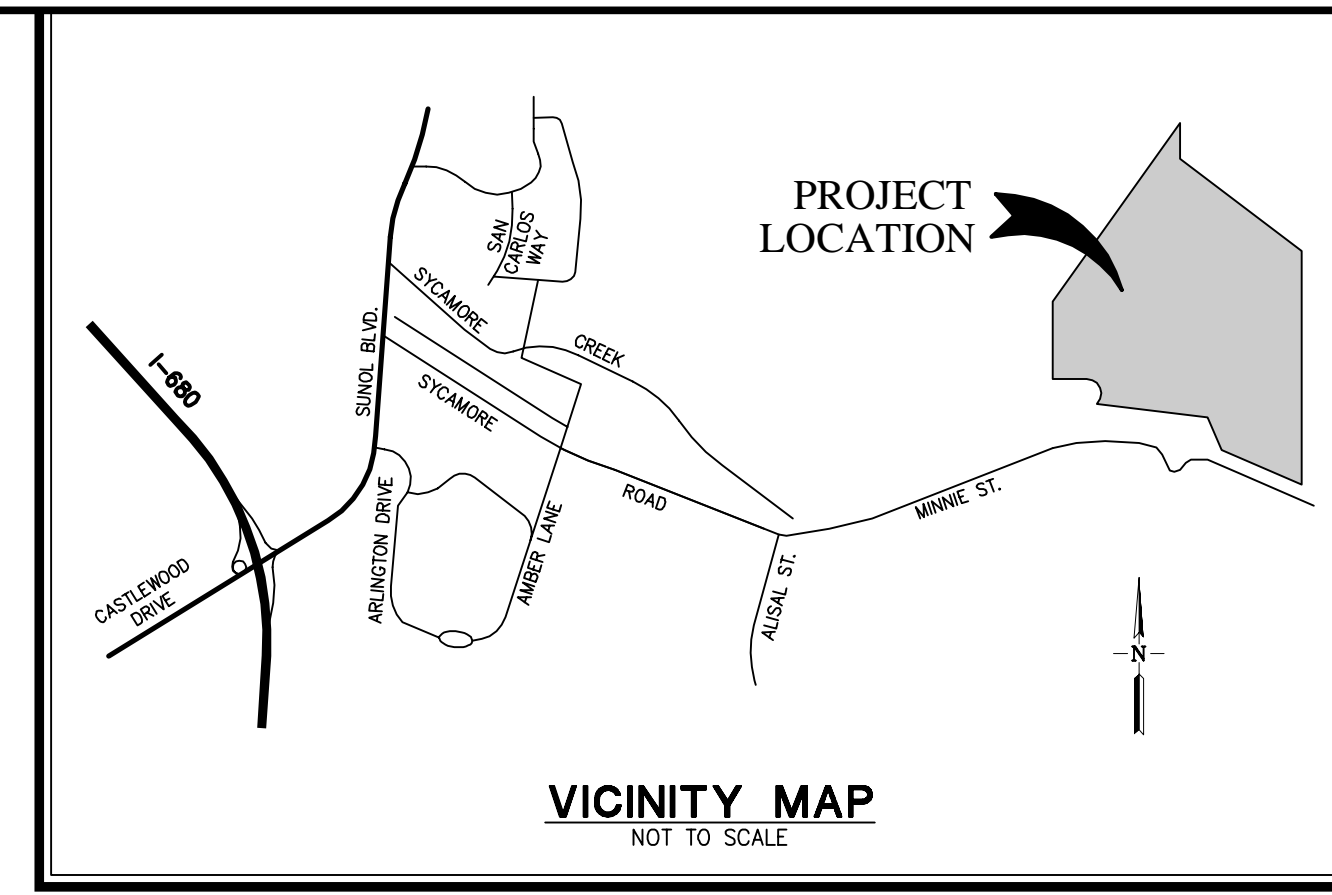
28. The property owner shall enter into a deferred street improvement agreement prior to approval of the final map with the City agreeing to construct or finance the construction of street improvements adjacent to the site to the extent required by the Subdivision Ordinance at such time in the future, as this is deemed necessary by the City Engineer. This agreement shall be recorded with the County Recorder's Office. Said public improvements may include, but are not necessarily limited to grading, curb and gutter, sidewalk, paving, street lighting, street trees, fire hydrants, street monuments, underground utilities, storm drain facilities, sanitary sewer facilities, tree removal, traffic control devices, landscaping and automatic irrigation systems. This agreement shall be executed and approved by the City Council prior to the approval of a final map. The

property owner/project developer shall deposit a bond with the City to ensure future completion of the 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 require a cash payment in-lieu of bonding where circumstances warrant.

29. 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.
30. 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.
31. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.

{END}

VESTING TENTATIVE MAP LUND RANCH II TRACT 8352 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA PUD-25, ORDINANCE 2133



PROPOSED	DESCRIPTION	EXISTING
---	PHASE LINE	---
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	LIMIT OF 25% SLOPE	---
---	100' RIDGE SETBACK	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX. 12"SD
---	SANITARY SEWER	EX. 8"SS
---	WATER	EX. 8"W
---	RECYCLED WATER	EX. 8"(R)
---	CURB & GUTTER	EX. FC
---	SIDEWALK	---
---	OVERHEAD UTILITIES	OH
---	JOINT POLE	+
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	STORM WATER INLET	□
---	FIELD INLET	□
---	AREA DRAIN	△
---	DIRECTION OF FLOW	---
---	MANHOLE	○
---	FIRE HYDRANT	○
---	BLOW OFF	○
---	SANITARY SEWER CLEAN OUT	○
---	WATER VALVE	○
---	STREET LIGHT	○
---	MONUMENT	○
---	TRAFFIC SIGN	+
---	STREET NAME SIGN	+
---	FENCE	---
---	BARRICADE	---
---	SLOPE	---
---	HANDICAP RAMP	---
---	SAVE TREE	1947
---	REMOVE TREE	1945
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	+525.2
---	ASPHALT PAVEMENT	---
---	BIORETENTION AREA	---
---	LIFT STATION	---
---	DIRECTION OF FUTURE FLOW	---
---	GRAVEL MAINTENANCE ROAD	---
---	LIGHT CLASS RIP RAP	---

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACFC & WCD	ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
AD	AREA DRAIN
AE	ACCESS EASEMENT (PUBLIC)
BC	BEGINNING OF CURVE
BFE	BASE FLOOD ELEVATION (FEMA)
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BW	BOTTOM OF WALL
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT POLE
LE	LANDSCAPE EASEMENT
LP	LOW POINT
ME	MAINTENANCE EASEMENT (PRIVATE)
MH	MANHOLE
OH	OVERHEAD UTILITIES
PAE	PRIVATE ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SDE	PUBLIC STORM DRAIN EASEMENT
SNS	STREET NAME SIGN
SO	SIDE OPENING INVERT
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
STA	STATION
STW	STORM WATER INLET
SWK	SIDEWALK
SWTP	STORM WATER TREATMENT PLAN
TC	TOP OF CURB
TW	TOP OF WALL
WLE	WATER LINE EASEMENT
WM	WATER METER
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE



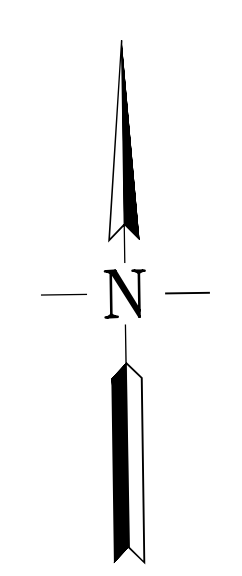
LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- OWNER:** GHC LUND RANCH LLC
1500 LUND RANCH ROAD
PLEASANTON, CA 94566
CONTACT: MIKE MEYER
- DEVELOPER:** GREENBRIAR HOMES COMMUNITIES
43160 OSGOOD ROAD
FREMONT, CA 94539
TEL (510) 497-8200
CONTACT: MIKE MEYER
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: MARK FALGOUT
- GEOTECHNICAL ENGINEER:** ENGEQ, INC
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
TEL (925) 966-9000
CONTACT: DONALD E. BRUGGERS
- ARCHITECT:** WILLIAM HEZMALHALCH ARCHITECTS, INC.
6111 BOLLINGER CANYON ROAD, SUITE 495
SAN RAMON, CA 94588
TEL (925) 627-1162
CONTACT: WARREN FUJIMURA
- LANDSCAPE ARCHITECT:** GUZZARDO PARTNERSHIP, INC.
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
TEL (415) 433-4672
CONTACT: PAUL LETTIERI
- PROPERTY DESCRIPTION:** ASSESSOR'S PARCEL NUMBER 948-0015-001-04
PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
- ASSESSOR'S PARCEL NUMBER:** 948-0015-001-04
- CURRENT USE:** UNDEVELOPED LAND AND EXISTING STRUCTURES
- PROPOSED USE:** SINGLE-FAMILY DETACHED
- EXISTING ZONING:** PUD - MDR
- PROPOSED ZONING:** PUD - MDR
- GROSS SITE AREA:** 194.8± ACRES
- SMALLEST LOT AREA:** 10,043 SQUARE FEET
- TOTAL NUMBER OF PROPOSED LOTS:** 43
PARCEL A - CITY OF PLEASANTON OWNED 172.4± ACRES
PARCEL B - CITY OF PLEASANTON OWNED (ME) 0.5± ACRES
PARCEL C - CITY OF PLEASANTON OWNED 1.9± ACRES
- UTILITIES:**
a. WATER: CITY OF PLEASANTON
b. SANITARY SEWER: CITY OF PLEASANTON
c. STORM DRAIN: CITY OF PLEASANTON
d. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
f. TELEPHONE: AT&T
g. CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN JULY, 1997.**
- THIS PROPERTY LIES WITHIN ZONE X, OTHER AREAS (AREAS DEEMED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD PLAIN), & ZONE AE (AREAS OF 1% ANNUAL CHANCE FLOOD WITH KNOWN BASE FLOOD ELEVATION) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06001003170, DATED AUGUST 3, 2008.**
- ALL STREETS ARE PUBLIC.**

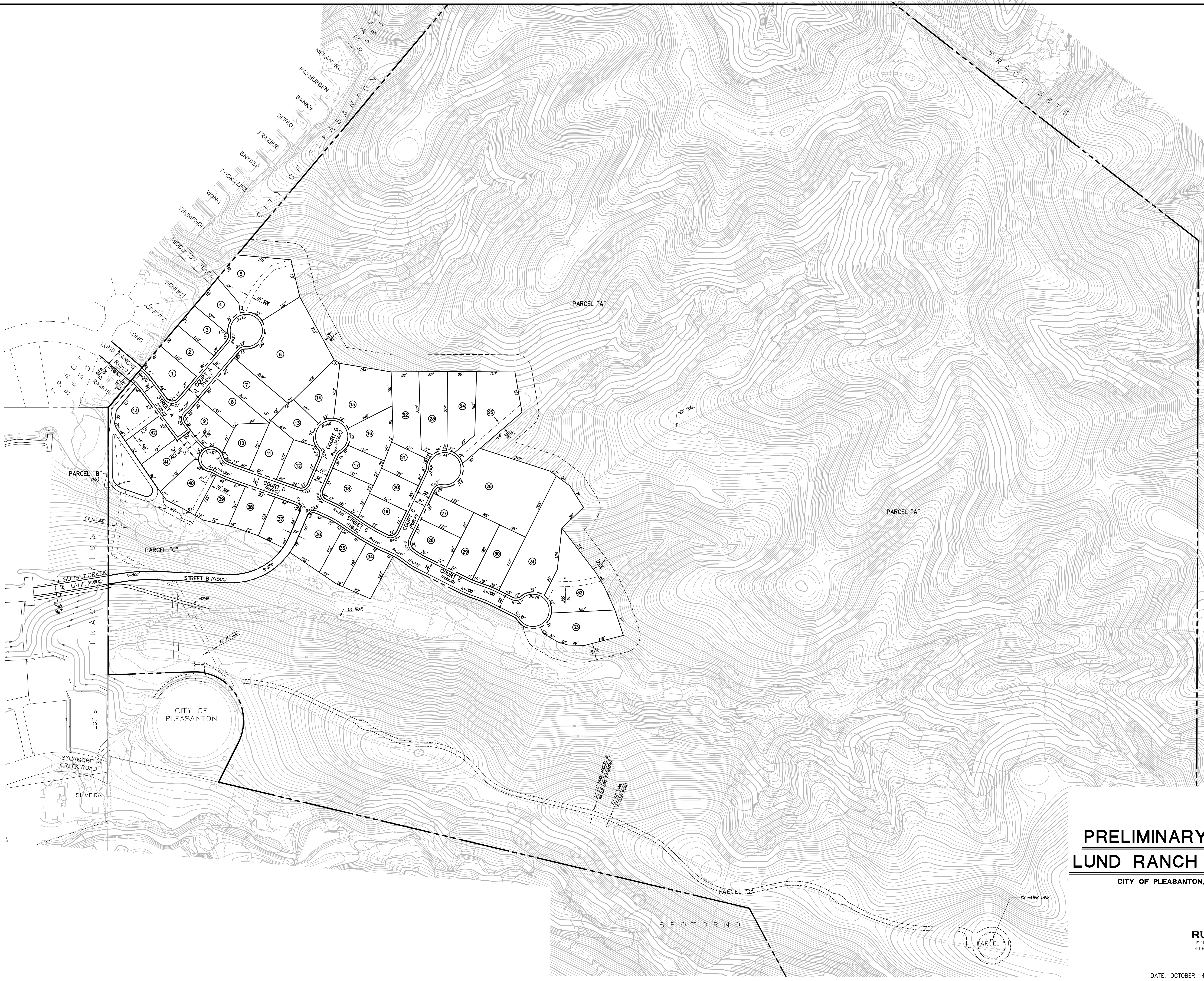
CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY LOTTING PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY GRADING PLAN
5	EXISTING CONDITIONS PLAN



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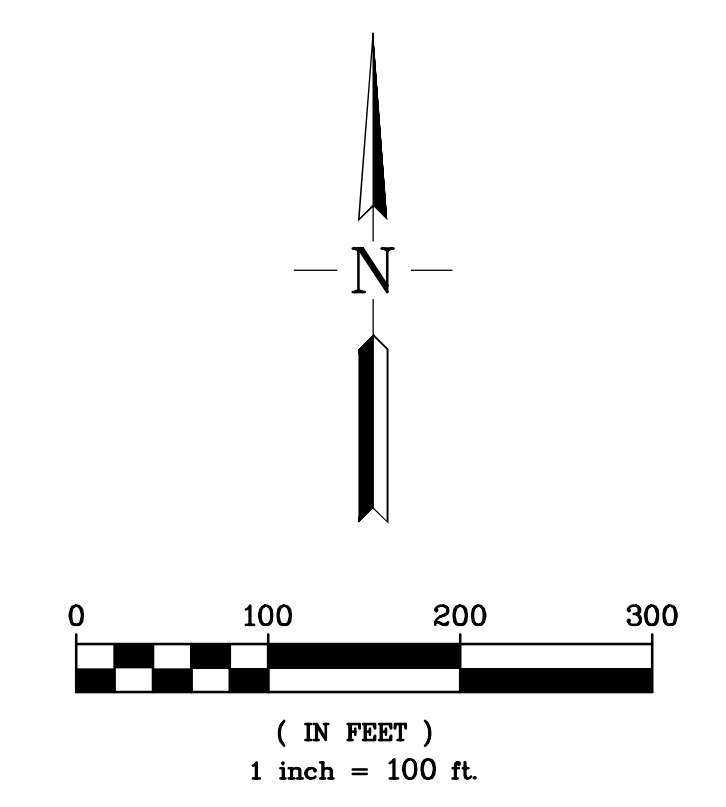
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Lot	Lot Size (SF)
1	13,380
2	11,200
3	10,621
4	11,078
5	31,510
6	47,855
7	16,363
8	12,996
9	12,718
10	11,979
11	12,294
12	11,542
13	10,411
14	13,790
15	24,515
16	13,780
17	10,255
18	12,345
19	10,247
20	10,043
21	10,186
22	19,492
23	19,488
24	18,212
25	26,212
26	50,752
27	11,185
28	12,122
29	15,501
30	15,225
31	38,340
32	26,987
33	15,595
34	12,942
35	12,149
36	15,526
37	10,840
38	11,669
39	13,075
40	14,263
41	15,515
42	10,506
43	11,394

SITE SUMMARY

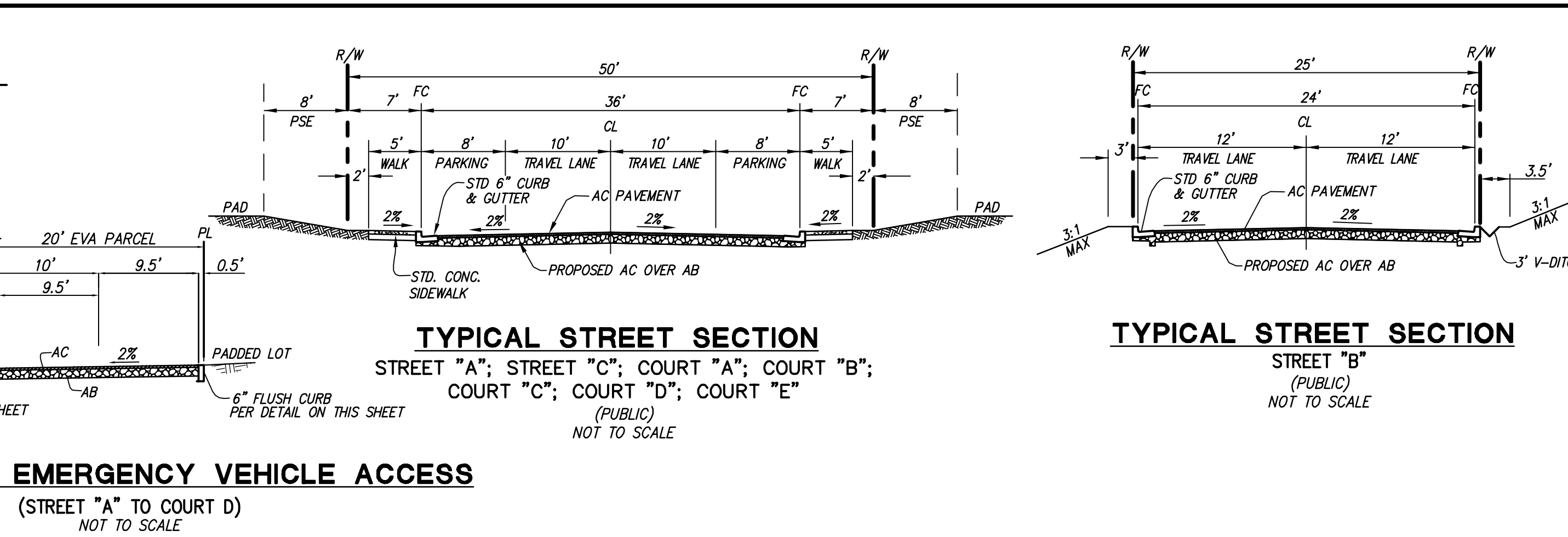
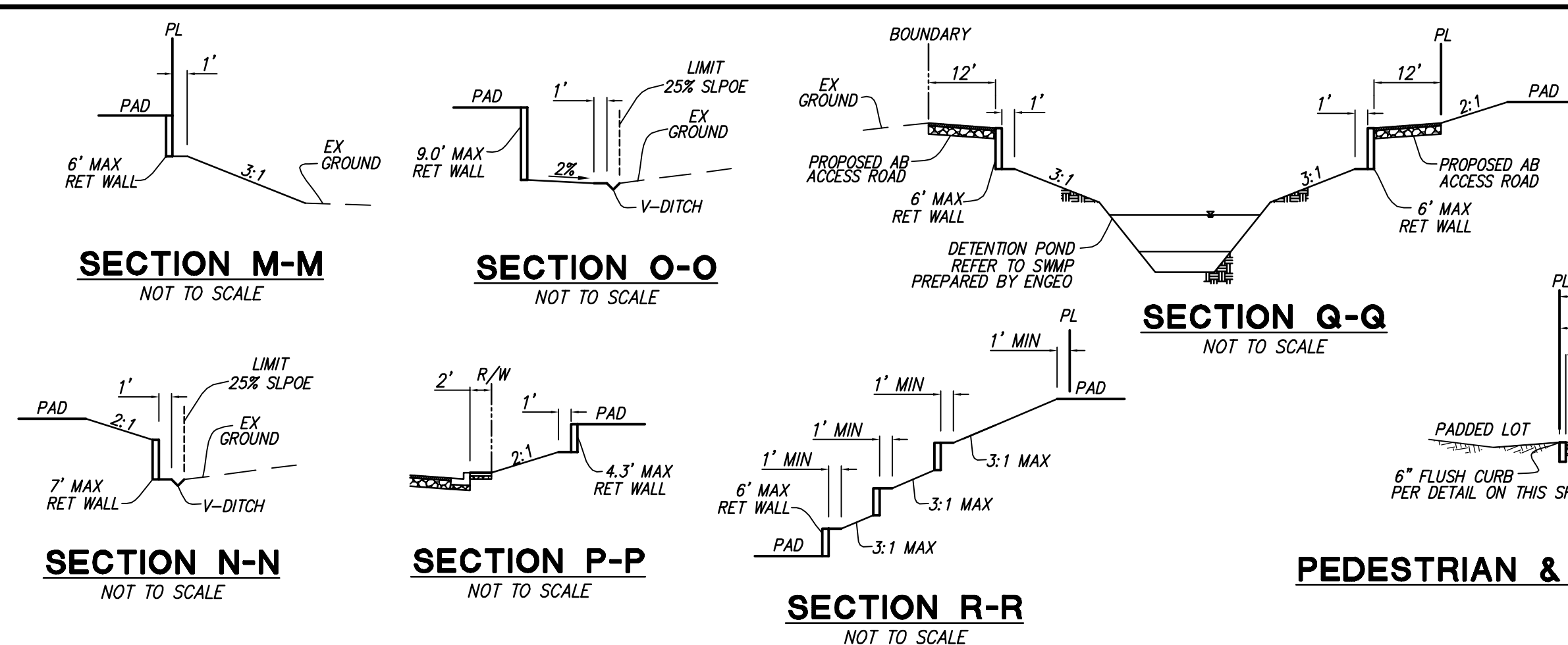
NUMBER OF UNITS:	43
SITE ACRES:	194.8 ACRES
DEVELOPED AREA:	21.4 ACRES
TOTAL LOTS AND STREETS:	19.9 ACRES
GROSS DENSITY:	0.22 DU/AC
SMALLEST LOT SIZE:	10,043 SF
LARGEST LOT SIZE: **	50,752 SF
AVERAGE LOT SIZE: **	16,737 SF



PRELIMINARY LOTTING PLAN
LUND RANCH II - TRACT 8352
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

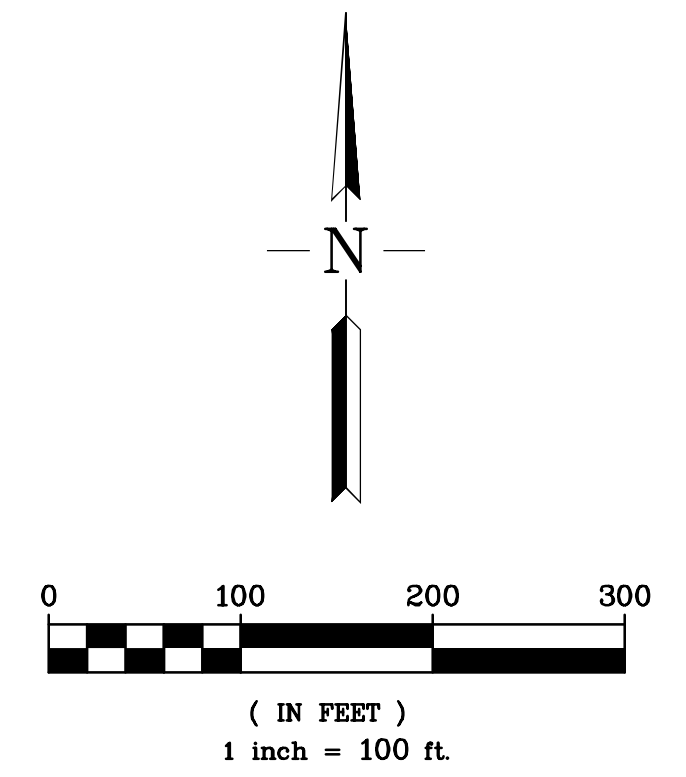
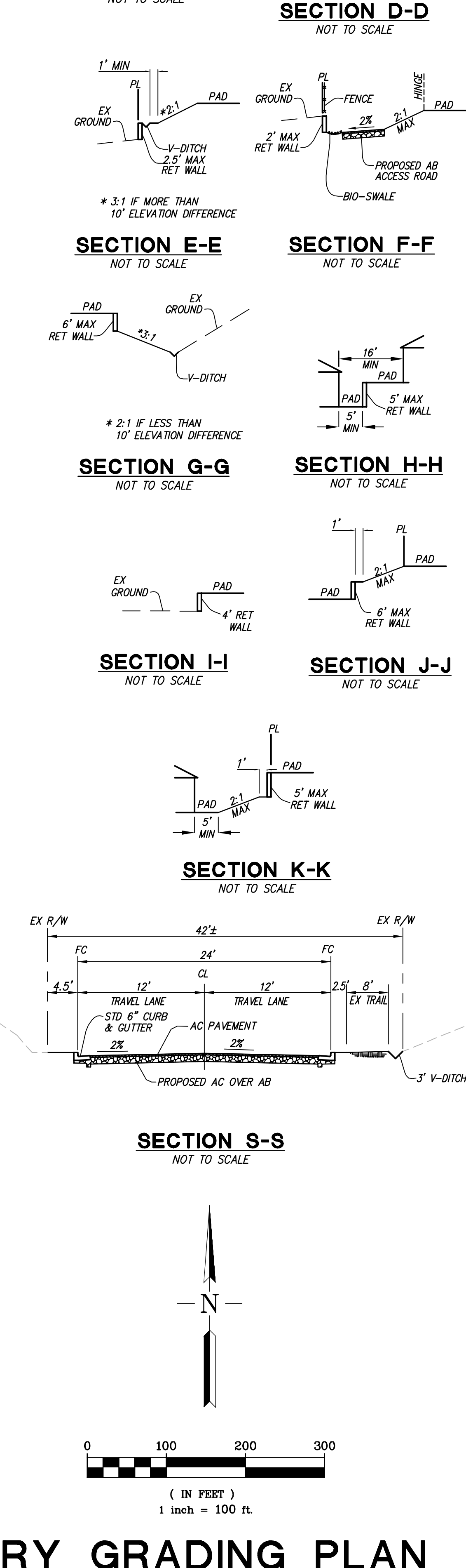
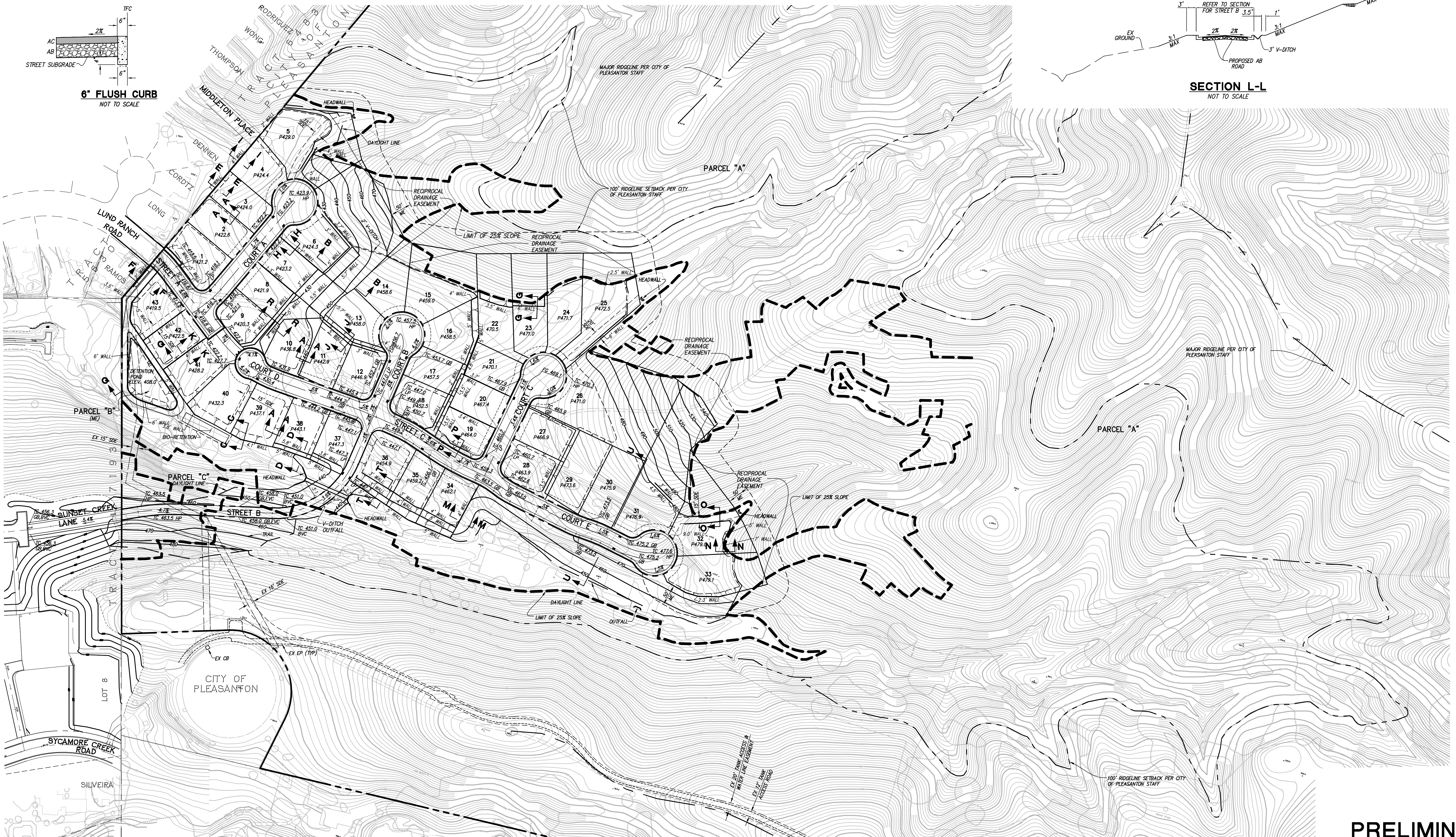
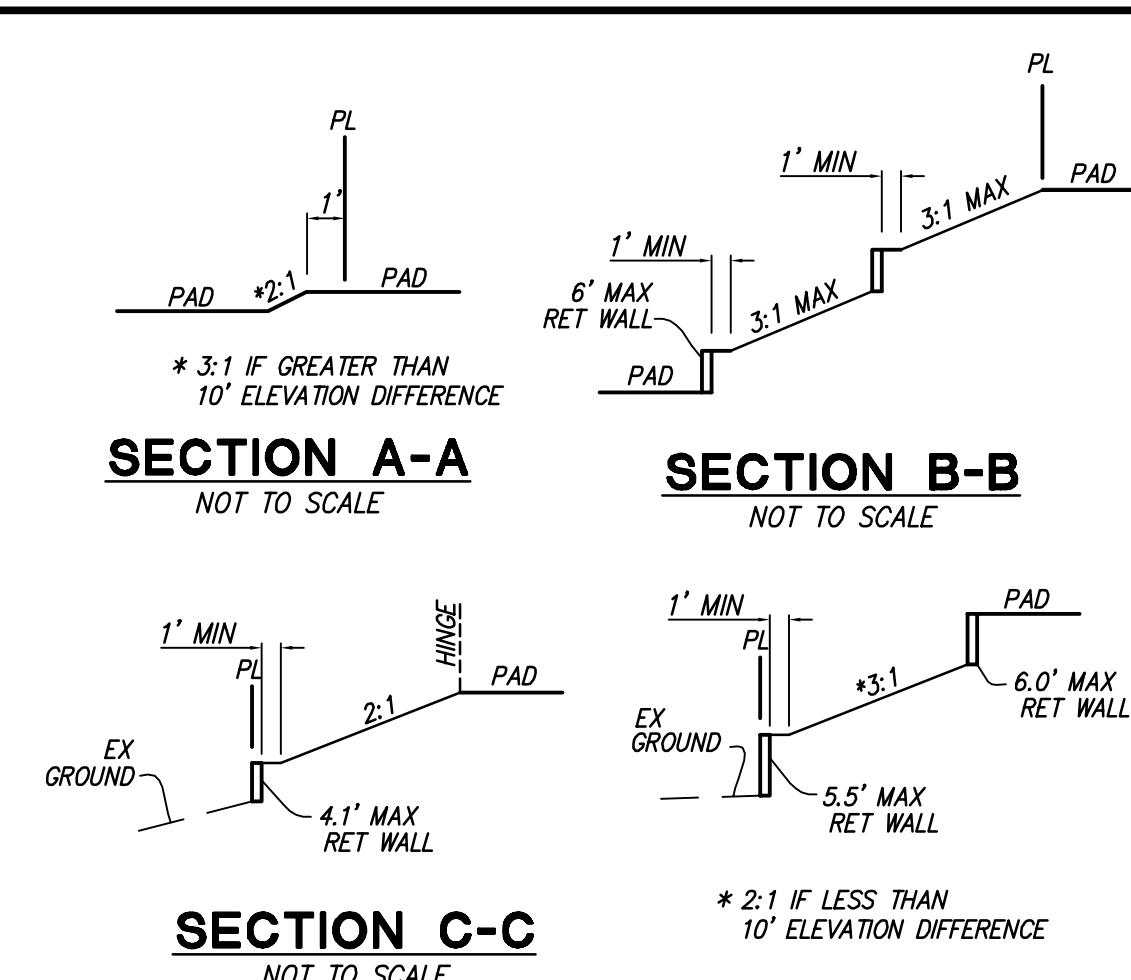
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ESTIMATED EARTHWORK QUANTITIES		
ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS	113,200	116,600
STREETS/SIDEWALK	22,400	14,800
PUBLIC OPEN SPACE	710	14,500
RETENTION POND	2,950	170
TRENCH SPOIL	5,700	0
FOUNDATION SPOIL	1,100	0
TOTAL	146,060	146,070

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

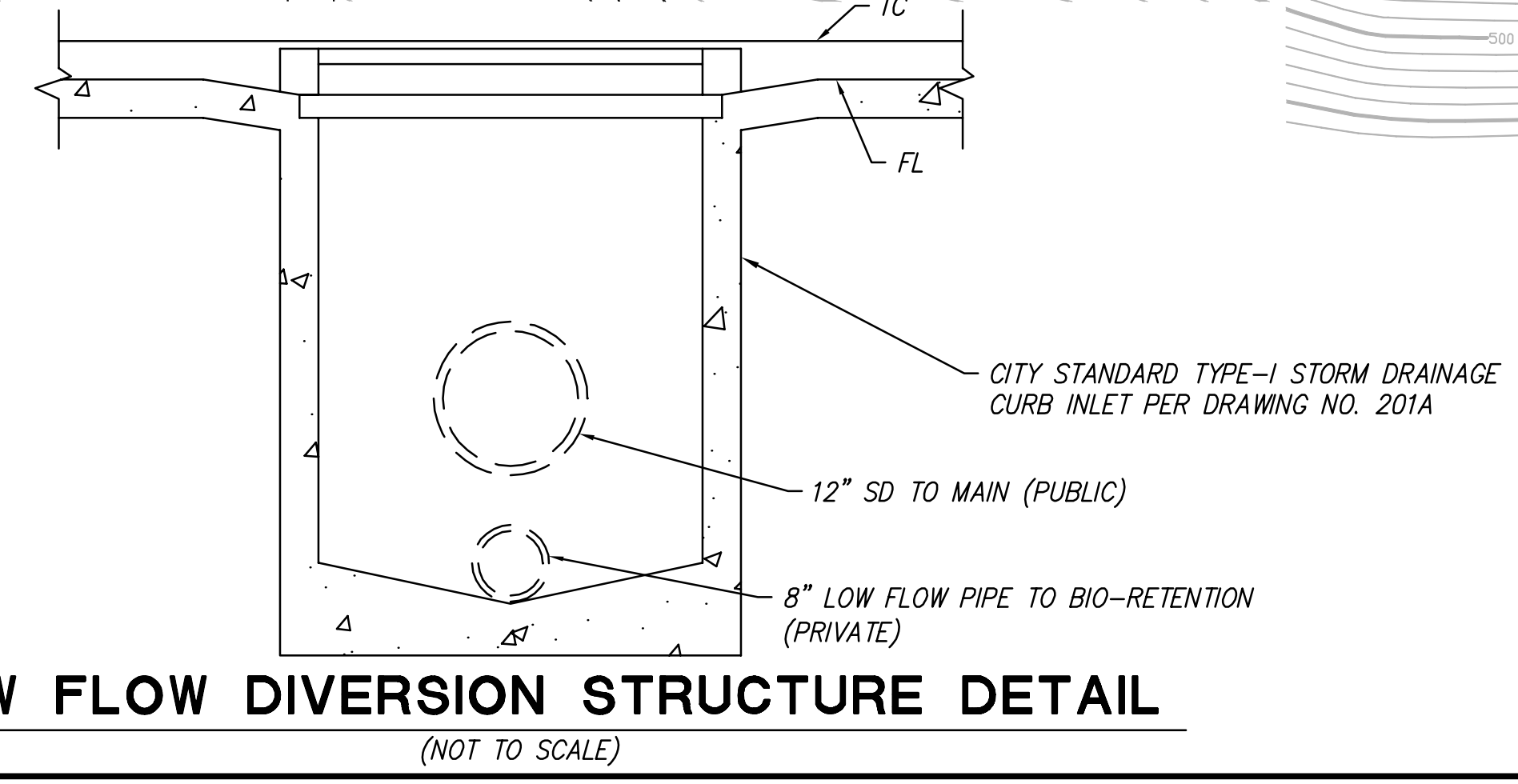
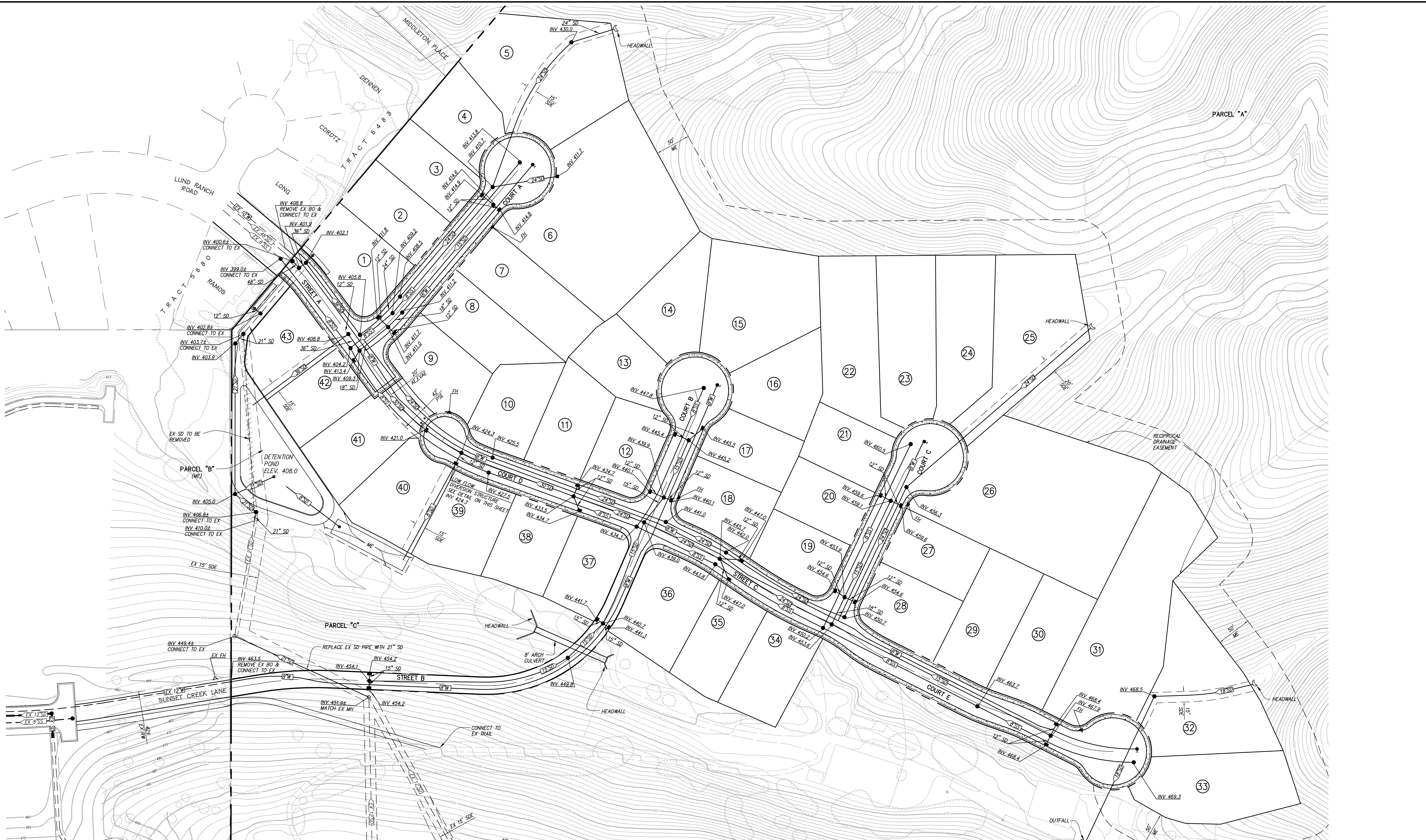


PRELIMINARY GRADING PLAN

LUND RANCH II - TRACT 8352

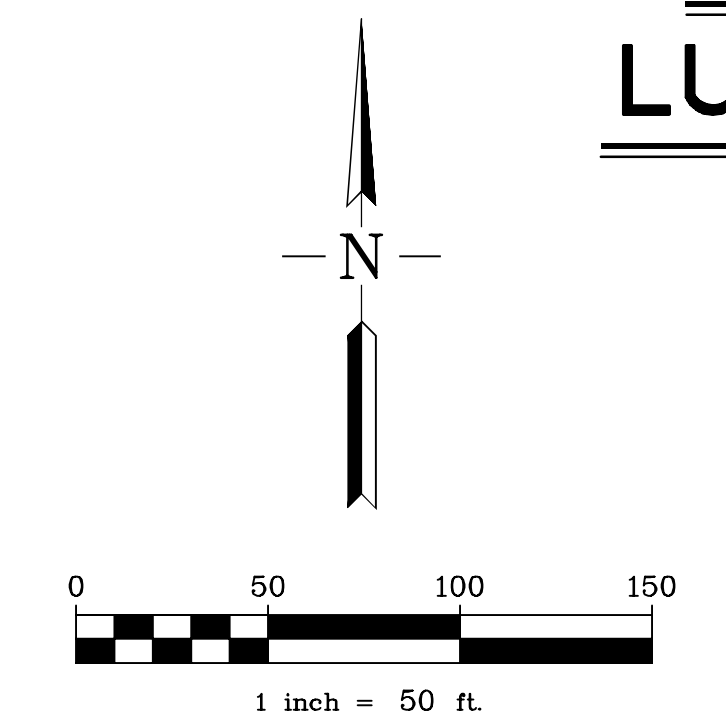
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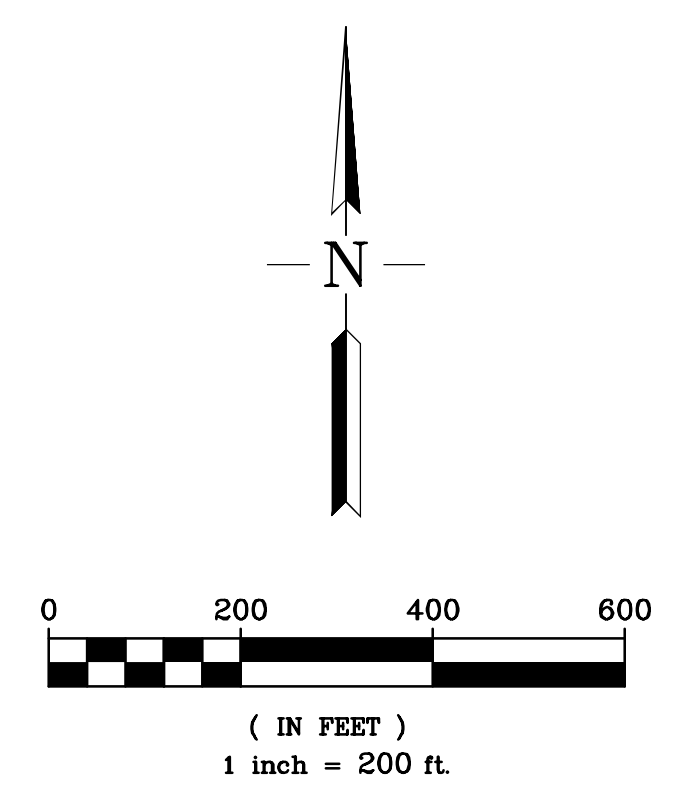
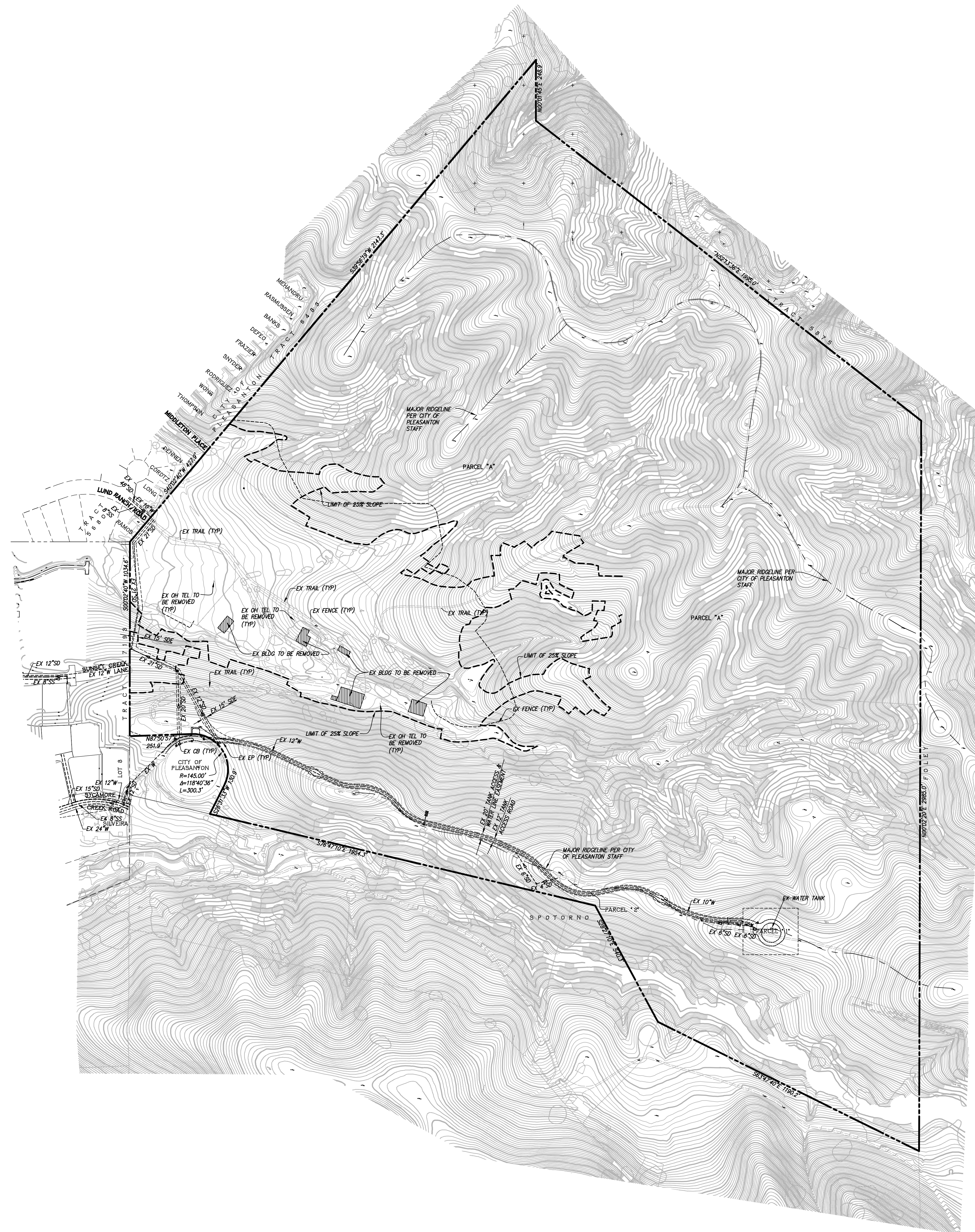
PRELIMINARY UTILITY PLAN
LUND RANCH II - TRACT 8352

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



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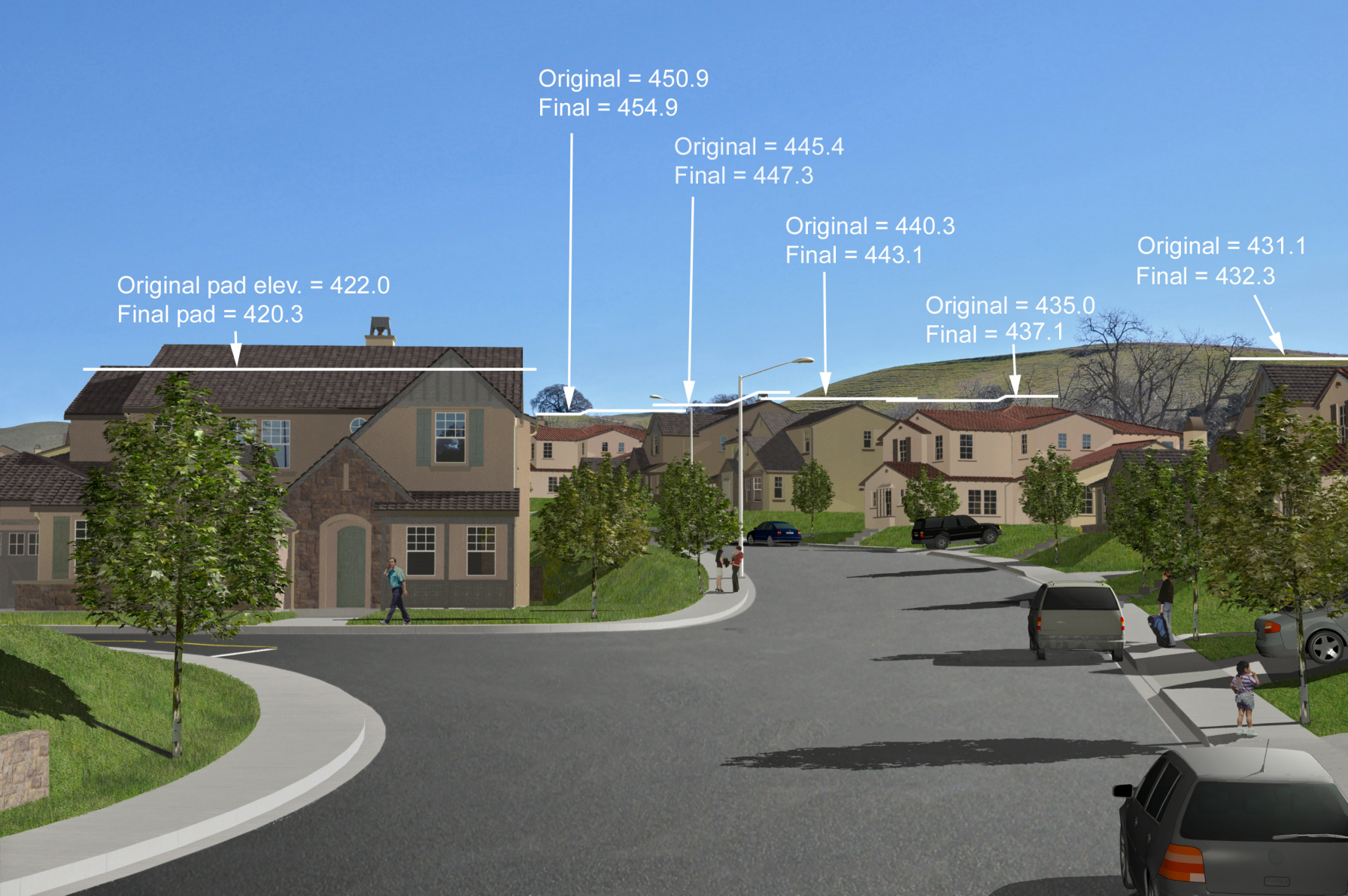


EXISTING CONDITION PLAN
LUND RANCH II - TRACT 8352

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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Original pad elev. = 422.0
Final pad = 420.3

Original = 450.9
Final = 454.9

Original = 445.4
Final = 447.3

Original = 440.3
Final = 443.1

Original = 435.0
Final = 437.1

Original = 431.1
Final = 432.3

ORDINANCE NO. 2133

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE APPLICATION OF GHC LUND RANCH, LLC, FOR PLANNED UNIT DEVELOPMENT (PUD) REZONING AND DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASE PUD-25

WHEREAS, GHC Lund Ranch, LLC, has applied for Planned Unit Development (PUD) Rezoning of the approximately 194.7-acre Lund Ranch II property located at 1500 Lund Ranch Road at the end of Lund Ranch Road from the PUD-LDR/OS (Planned Unit Development – Low Density Residential/Open Space) District to the PUD-LDR/RDR/OS-PHS/WO (Planned Unit Development – Low Density Residential/Rural Density Residential/Open Space-Public Health and Safety/Wildland Overlay) District, and for PUD Development Plan approval to construct 43 single-family, two-story homes and related improvements; and

WHEREAS, the Applicant, GHC Lund Ranch, LLC, seeks this PUD Rezoning in part to ensure it complies with the City of Pleasanton's applicable zoning standards and criteria; and

WHEREAS, this Rezoning is a legislative act of the Pleasanton City Council, and no findings are required; and

WHEREAS, at its public hearings on June 24, 2015 and August 26, 2015, the Planning Commission adopted Resolution No. 2015-28, determining that the proposed Rezoning and Development Plan are appropriate for the site, making findings, and recommending to the City Council that PUD-25 be approved; and

WHEREAS, on November 17, 2015 and December 1, 2015, the City Council, at publicly noticed meetings, considered the Final Environmental Impact Report, all public testimony, relevant exhibits, and the recommendations of staff and the Planning Commission concerning the Final Environmental Impact Report; and

WHEREAS, a Final Environmental Impact Report for the Lund Ranch II Development has been certified by the City Council on December 1, 2015, and the potential environmental impacts of this proposed Development Plan have been addressed in that Final Environmental Impact Report, and no further environmental review is necessary; and

WHEREAS, on November 17, 2015 and December 1, 2015, the City Council held duly noticed public hearings on the application and on December 15, 2015, revised and introduced the Ordinance. The City Council has considered all public testimony, agenda report, and related materials, and the recommendations of City staff and the Planning Commission; and

WHEREAS, the City Council finds that the proposed PUD Rezoning and Development Plan are consistent with the City's General Plan and purposes of the PUD Ordinance.

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

SECTION 1. The City Council approves the Rezoning of the approximately 194.7-acre Lund Ranch II property located at 1500 Lund Ranch Road at the end of Lund Ranch Road from the PUD-LDR/OS (Planned Unit Development – Low Density Residential/Open Space) District to the PUD-LDR/RDR/OS-PHS/WO (Planned Unit Development – Low Density Residential/Rural Density Residential/Open Space-Public Health and Safety/Wildland Overlay) District.

SECTION 2. The Zoning Map of the City of Pleasanton, dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by Zoning Unit Map No. 495, attached hereto as Exhibit B, dated December 1, 2015, and incorporated herein by this reference.

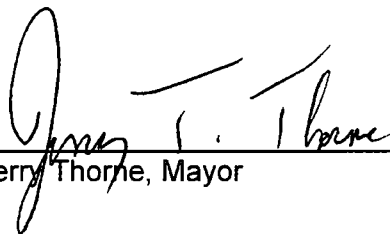
SECTION 3. The City Council approves Case PUD-25, the application of GHC Lund Ranch, LLC, for Planned Unit Development (PUD) Development Plan approval to construct 43 single-family, two-story homes and related improvements at the approximately 194.7-acre Lund Ranch II property located at 1500 Lund Ranch Road at the end of Lund Ranch Road, subject to the conditions as shown in Exhibit A and the Site Plan shown on Exhibit A-1, attached hereto and made part of this ordinance by this reference.

SECTION 4. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in the "Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's Office within fifteen (15) days of its adoption.

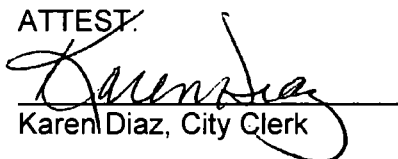
SECTION 5. This ordinance is conditioned on the ordinance for the Development Agreement for this project also being in effect, and if that occurs, this ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on December 15, 2015 and adopted at an adjourned regular meeting of the City Council of the City of Pleasanton on January 5, 2016 by the following vote:

Ayes: Councilmembers Narum, Olson, Mayor Thorne
Noes: Councilmember Brown
Absent: Councilmember Pentin
Abstain: None

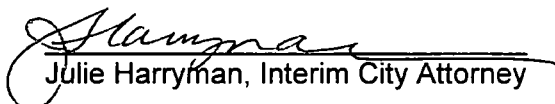


Jerry Thorne, Mayor

ATTEST:


Karen Diaz, City Clerk

APPROVED AS TO FORM:



Julie Harryman, Interim City Attorney

**EXHIBIT A
CONDITIONS OF APPROVAL**

**PUD-25, GHC Lund Ranch, LLC
Lund Ranch II
1500 Lund Ranch Road
January 5, 2016**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The proposed development shall be in substantial conformance to Exhibit B, dated "Received, February 27, 2012," including Site Development Plan, Preliminary Grading and Utility Plan, Landscape Plans, Building Floor Plans and Elevations, and Color Samples," on file with the Planning Division, as modified by the City Council on December 1, 2015 and December 15, 2015 as follows:
 - a. Modify the proposed site plan to reflect the site plan (Exhibit A-1) presented by the applicant at the December 1, 2015 City Council meeting consisting of 43 units: 31 units accessed by Sunset Creek, and 12 units accessed by Lund Ranch Road.
 - b. Circulation between the two neighborhoods shall be permanently (in perpetuity) separated, with through access available only to pedestrians, bicycles and emergency vehicles. The applicant shall work with City staff on a suitable physical barrier, beyond just bollards, to ensure it appears permanent, and is nicely landscaped and attractive.
 - c. The applicant shall work with City staff to locate the road connection to Sunset Creek Lane to the least environmentally significant alignment and to minimize grading to greatest extent possible. In this case, relative to the requirements of Measure PP, the City Council considers this road to be infrastructure and not a structure.
 - d. Ensure that all housing structures are outside the 100-foot vertical setback line. On the southwest edge of the site, the vertical setback shall be measured from a ridge that ends at the 580-foot elevation, as originally mapped.
 - e. Although the City Council finds that the northern ridge does not extend below 718 feet as previously mapped, the Lot 32 building pad shall be lowered to no higher than elevation 500 feet.
 - f. Lots 34, 35, 36, 37, and 38, as shown on the Preliminary Grading and Utility Plan, dated November 24, 2015, reflecting 48 units, shall be removed from the project and left as open space. Minimal grading to prevent erosion shall be allowed in this open space area.
 - g. If the City Council's interpretation of Measure PP or project approval is successfully challenged legally, the entire project approval (including this ordinance) is considered null and void, and must return to the Planning

Commission and City Council for further consideration consistent with the terms of the Development Agreement.

- h. Growth management allocations for the project shall be over two consecutive years, with 21 allotments in 2016 and 22 allotments in 2017.

Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.

2. 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 expiration date of the PUD development plan approval shall coincide with the expiration date of the tentative map or parcel map, or as specified in a development agreement.
3. The project applicant or developer shall obtain a Building Permit from the Building and Safety Division and any other applicable City permits for the project prior to the commencement of any construction.
4. The project developer shall submit detailed landscape and irrigation plans, subject to the review and approval of the Director of Community Development, as part of the improvement plans. These plans shall include a street tree planting plan and landscape plans for all street rights-of-way, common areas, and typical front and street-facing side yards for all homes. Said landscape plan shall be consistent with the approved landscape plans plus any conditions of approval, and shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of drought-tolerant nature. The irrigation design shall utilize low-volume drip, bubbler, or other water-conserving irrigation systems to the maximum extent possible and shall provide for automatic controls. The developer shall install the front and street side yard landscaping prior to the occupancy of the respective homes.
5. All retaining walls shown on the building permit plans shall be faced with stone or manufactured stone, stucco or exterior plaster over blocks or concrete, or shall be constructed of wood. Colors shall be earth tone matching the dwellings. This detail shall be shown on the subdivision improvement plans and/or the building permit plan set to the satisfaction of the Director of Community Development before the issuance of a building permit.
6. A minimum of one appliance or system that meets Energy Star standards shall be installed as part of the project in each residential unit. The proposed appliance or system and how it adheres to Energy Star standards shall be stated on the plans submitted for the issuance of a building permit.
7. All water-using devices installed as part of the project shall be low water-use devices such as low-flow faucets, toilets, and shower fixtures. The water conservation device(s) shall be stated on the plans submitted for the issuance of a building permit.

8. The dwelling units covered by this approval shall be constructed to encourage telecommuting by providing telecommunications infrastructure such as cabling for DSL service, wiring for total room access, etc. The project applicant or developer shall show the infrastructure on the building permit plan set prior to issuance of a building permit.
9. The project shall comply with the State of California's Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. A licensed landscape architect shall verify the project's compliance with the ordinance checklist: 1) prior to the issuance of a building permit; and 2) prior to final inspection. The verification shall be provided to the Planning Division.
10. Any excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.
11. Unless otherwise shown on the approved landscape plan, all trees used in landscaping shall be a minimum of fifteen (15) gallons in size and all shrubs a minimum of five (5) gallons.
12. Backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened so as to minimize visual impacts. When feasible, these devices shall be installed by the property line with the most landscape screening to minimize visual impacts and/or shall be painted forest green, or an equivalent color, unless otherwise allowed by the Director of Community Development. The location of all backflow prevention devices, above ground irrigation controls, and above ground irrigation meters and the means to screen these devices shall be subject to the review and approval of the Director of Community Development before installation and shall be shown on the site plan, landscape plan, and utility plans submitted for the issuance of building permits and shall be clearly marked "above ground" on the plans.
13. The location of any above-ground pad-mounted transformers shall be subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping to the satisfaction of the Director of Community Development. All transformers shall be shown on the plans submitted for issuance of building permits.
14. Lots 1 through 43 of the PUD Development Plan shall be subject to the following uses and site development standards:
 - a. The permitted and conditional uses of the R-1-6,500 (One Family Residential) District as described under Chapter 18.32 of the Pleasanton Municipal Code.

- b. Development Standards for Primary Structures: The following building setback and height standards shall apply to the primary structures and additions to primary structures including attached second units on these lots:
- Front Yard Building Setback – 25 feet to front entry garage or 15 feet to side entry garage.
 - Street Side Yard Building Setback – 10 feet (5 feet to fence).
 - Interior Side Yard Building Setback – 5 feet minimum (total 16 feet between houses).
 - Rear Yard Building Setback – 30 feet.
 - Maximum Height – 35-feet measured from the lowest to highest points on the building excluding chimneys.
 - Maximum Floor Area Ratio (FAR) – 40% or 5,500 square feet, exclusive of garage area (if garage area is less than 600 square feet), whichever is less. The floor area for enclosed accessory structures will be included in the floor area ratio.
- c. Development Standards for Open Accessory Structures, e.g., Swimming Pools and Spas including, Arbors, Trellises, Open Patios, etc.
- Rear Yard Setback – 10 feet.
 - Interior Side Yard – 10 feet for the structure, 5-feet for the swimming pool and spa equipment.
 - Street Side Yard for Corner Lots – 20 feet, 10-feet for the swimming pool and spa equipment.
 - Maximum height – One-story and 15 feet, measured from the lowest to highest points on the building, excluding chimneys which may have a maximum height of 20 feet.
 - May be attached to the primary structure or to an accessory structure.
- d. Development Standards for Enclosed Accessory Structures including Detached Second Units:
- Rear Yard Setback – 10-feet.
 - Interior Side Yard – 10-feet.
 - Street Side Yard for Corner Lots – 20-feet.
 - Maximum height – One-story and 15-feet, measured from the lowest to highest points on the building, excluding chimneys which may have a maximum height of 20 feet. Second units located above a garage may exceed the 15-foot height limit, but may not exceed 25 feet in height as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure.

(Note: The floor area for enclosed accessory structures shall be included in the sites' floor area ratios.)

- e. Architectural projections and/or bay windows shall conform to the definitions and standards described under Section 18.84.120 of the Pleasanton Municipal Code.
 - f. All building heights shall be measured from the lowest to the highest points of the structure. Projections above the maximum building height for primary and accessory structures may be allowed provided that they conform to the definitions and development standards of Section 18.84.150 of the Pleasanton Municipal Code.
15. During construction, if the City is under declared drought conditions, all water used for dust control shall be recycled.
 16. Homeowners shall limit irrigated lawn area to 25 percent of total landscaped area in rear/back yards.
 17. Prior to building permit approval, the project applicant or developer shall submit a comprehensive fencing plan with the fence designs and their locations with the tentative map application for review and approval by the Director of Community Development.
 18. Fences between 6 and 8 feet in height, which are proposed to be constructed after building occupancy, shall be subject to the review and approval by the Director of Community Development according to the standards of the Pleasanton Municipal Code.
 19. The project developer shall survey the heights of the structures to certify their conformance to the approved building height as shown on Exhibit B. Said verification shall be performed by a licensed land surveyor or civil engineer, and shall be completed and provided to the Department of Community Development before the first framing or structural inspection of each building on each lot by the Building Division. The certification shall allow for the installation of finished roof materials.
 20. Prior to building permit approval for the residential units, the project developer shall submit plans that provide automatic opening sectional roll-up garage doors on the garages of the houses covered by this approval. Unless otherwise approved by the Director of Community Development, the door design and material shall conform to the PUD development plan.
 21. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. Prior to building permit approval for the residential units, the project developer shall submit a final lighting plan, and include drawings and/or manufacturer's

specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.

22. Prior to receiving a foundation inspection for each structure, the project developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer satisfactory to the Director of Community Development, certifying that the pad elevations and building locations (setbacks) conform to the development standards for the lots prescribed by this ordinance.
23. Details of any permanent project identification signage shall be submitted for the review and approval by the Director of Community Development with the subdivision improvement plans.
24. The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs. The project developer shall provide documentation that the number, type, and size of receptacles are adequate and that pick-up locations are satisfactory to Pleasanton Garbage Services.
25. A final subdivision map shall be required to subdivide the properties into 43 buildable lots and remainder parcels for the permanent open space area, creek areas, bio-retention pond, firebreaks (if required by the Livermore-Pleasanton Fire Department), etc. With the final map, the project developer shall record Conditions, Covenants and Restrictions (CC&R's) at the time of recordation of the final map, which shall create a homeowners association (HOA) or maintenance association for the development. The HOA or maintenance association shall be responsible for the maintenance of all stormwater treatment measures, landscaping between the public sidewalks and street curbs, and the above-referenced open space areas. The buildings, driveways, landscape, and lot-specific drainage on the buildable lots shall be the responsibility of the individual lot owner. The CC&R's shall be subject to the review and approval of the City Attorney prior to recordation of the final map. A plan clearly showing the areas of association-maintained facilities shall be submitted for review by the Director of Community Development and City Engineer prior to recordation of the final map. The City shall be granted the rights and remedies of the association, but not the obligation, to enforce the maintenance responsibilities of the association.
26. The applicant shall submit a final drainage plan showing drainage on each lot. No cross-drainage between lots is allowed, except as permitted by drainage easements as shown on the final map. The final drainage plan is subject to review and approval by the Director of Community Development.
27. The Developer shall disclose to each individual lot owner that purchases a lot where portions of the lot are on slopes of over 25%, that no grading or construction of structures are allowed in the areas exceeding 25%. The disclosure shall provide a clear graphic showing where such areas exist on each

lot. At a minimum, this requirement will apply to proposed lots 14, 15, 22, 23, 24, 25, and 32.

28. The project is required to connect to Sunset Creek Lane via a 24-foot wide (curb to curb) roadway and shall be constructed in such a way that the hillside after construction is graded to look as natural as possible. Trees and other vegetation shall be planted below and around the roadway to reduce the overall visual impact of the road from surrounding viewpoints. The design of this landscape shall be subject to the review and approval of the Director of Community Development.
29. Residential units on corner lots shall have additional detailing and articulation on street-facing side elevations. Architectural plans shall be reviewed and approved by the Director of Community Development prior to the issuance of a building permit for the residential units.
30. 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. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities (e.g., concrete pouring) if it can be demonstrated to the satisfaction of the Director of Community Development that that the expanded construction hours are necessary (e.g., the concrete foundations need to be poured early due to weather conditions). 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.
31. The project applicant or developer shall submit to the Director of Community Development, with the tentative subdivision map application, a mitigation plan that will address the suppression of airborne dust and vermin abatement during project grading and site improvements. The mitigation plan is subject to review and approval by the Director of Community Development.
32. Campers, trailers, motor homes, or any other similar vehicles are not allowed on the construction site except when needed as sleeping quarters for a security guard or for daily administration/coordination during the construction period.
33. 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.
34. 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.

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

Landscaping Requirements

36. The project applicant or developer shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping and open space areas included in this project will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.

Climate Action Plan

37. In accordance with Climate Action Plan (CAP) Measure LU3-2, the project shall provide building, landscape, and streetscape development features that encourage bicycle and pedestrian access, to the satisfaction of the Director of Community Development.
38. In accordance with CAP Measure LU3-5, all streets within the project site shall be designed to Complete Streets standards except for the connection to Sunset Creek Lane.
39. In accordance with CAP Measure NM1-13, the applicant shall install the trail system within the project site that is identified in the Pedestrian and Bicycle Master Plan.
40. In accordance with CAP Measure EC1-3, light-colored paving materials shall be used on all streets within the project site.
41. In accordance with CAP Measure EC4-4, the plans for residential units shall incorporate solar tubes, skylights, and/or other daylighting systems within the building design. These systems shall be identified on plans submitted to the Building and Safety Division for permits.
42. In accordance with CAP Measure WA-3-4, the project shall incorporate rain harvesting. Acceptable methods to achieve this measure include directing roof leaders into landscaping areas, and providing containers that can hold recycled water for irrigation purposes in lieu of using potable water.

Final Environmental Impact Report (EIR) Mitigations

43. All mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Lund Ranch II Final EIR subject project shall be implemented, as summarized below. All traffic fees to which the property may be subject, as set forth in the MMRP, shall be paid prior to issuance of a building permit. If any of the conditions of approval conflict with any applicable EIR mitigation measures, the requirements of EIR mitigation measures, summarized below, apply.

Biological Resources

- Mitigation Measures 4.3-1a and 4.3-1b: preparation of Oak Woodland Restoration and Management Plan, and implementation of the City's Tree Ordinance.
- Mitigation Measures 4.3-2a and 4.3-2b: preservation and management of California Tiger Salamander habitat, and implementation of species protection measures during project construction.
- Mitigation Measure 4.3-3: implementation of bat protection measures.
- Mitigation Measure 4.3-4: implementation of protection measures for raptors, burrowing owls, and migratory birds.
- Mitigation Measure 4.3-5: mitigation of loss of Waters of the United States.

Geology and Soils

- Mitigation Measure 4.4a and Mitigation Measure 4.4b: implementation of landslide repair and protection measures.
- Mitigation Measures 4.4-2a through 4.4-2c: implementation of erosion control techniques.
- Mitigation Measures 4.4-3a through 4.4-3f: implementation of measures related to debris catchment, grading, cut slopes, and subsurface drainage, and slope stabilization.
- Mitigation Measure 4.4-5: removal of non-engineered fill and similar materials.
- Mitigation Measures 4.4-6a through 4.4-6d: implementation of measures related to engineered fill.

Hydrology and Water Quality

- Mitigation Measure 4.5-3: implementation of erosion control techniques.
- Mitigation Measure 4.5-4: institution of an educational program related to stormwater management and protection.

Traffic and Circulation

- Mitigation Measure 4.6-2: payment of traffic impact fees.

Noise

- Mitigation Measure 4.7-1: reduction of noise during the construction period and compliance with Section 9.04.100 of the Pleasanton Municipal Code.

- Mitigation Measure 4.7-2: restrictions on travel routes for construction trucks.
- Mitigation Measure 4.7-4: reduction of traffic-related noise on Lund Ranch Road.

Air Quality

- Mitigation Measure 4.8-1: reduction of air pollutants during the construction period.
- Mitigation Measure 4.8-2: reduction of nitrogen oxides (NOx) during the construction period (applies to all alternative access scenarios).

Cultural Resources

- Mitigation Measure 4.10-1: requirements for monitoring and protecting archaeological resources.
- Mitigation Measure 4.10-2: documentation of the ranch complex on the site.

Hazards and Hazardous Materials

- Mitigation Measure 4.12-1: implementation of a Buyer Education Program for Household Hazardous Waste.
- Mitigation Measure 4.12-2: establishment of protocols for the identification of previously unidentified hazardous materials during the construction period.
- Mitigation Measure 4.12-3: completion of a Hazardous Materials Building Survey and recommended abatement measures.
- Mitigation Measures 4.12-4a and 4.12-4b: reduction of fire hazards and compliance with a Wildland Urban Interface Plan and Fire Prevention Plan.
- Mitigation Measures 4.12-5a through 4.12-5c: implementation of fire hazard reduction measures, including a Fire Safety Awareness Program and design provisions in the Wildland Urban Interface Plan.

Energy Conservation

- Mitigation Measure 4.8-1: reduction of air pollutants during the construction period.
- Mitigation Measure 4.14-2: incorporation of building features to support alternative energy systems.

Building and Safety Division

44. The project applicant or developer shall submit plot plans for each of the residential lots showing building setbacks and a topographic plan showing grading and drainage. Pad elevations, finish floor elevations, retaining walls, easements, and maximum height of the highest structure are to be indicated on the plan. Plans for any approved custom lots are to be signed by a registered

civil engineer. All residential plot plans shall show compliance with 2907(d) and 70012(d) of the Uniform Building Code.

Engineering Division

45. The applicant shall provide a hydraulic analysis for the water system design, prior to building permit approval, to the satisfaction of the City Engineer. The hydraulic analysis shall be used to verify flow demands and pressure availability for the proposed project and to justify pipe sizes. The analysis shall also demonstrate the effect the proposed project will have on the existing distribution system.
46. The applicant shall provide a sanitary sewer demand analysis, prior to building permit approval, to the satisfaction of the City Engineer. The sanitary sewer analysis shall be used to verify flow demands and availability of capacity for the proposed project and to justify pipe sizes. The analysis shall also demonstrate the effect the proposed project will have on the existing sanitary sewer system.
47. The project developer shall install street frontage improvements per Chapter 19.40.010 of the Pleasanton Municipal Code and to the satisfaction of the City Engineer. These improvements shall include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, water facilities, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.
48. The water and gravity sanitary sewer mains serving this development shall be public and maintained by the City. There shall be individual sanitary sewer and water laterals to each dwelling unit. There shall be a two-way cleanout on the gravity sanitary sewer lateral located at the back of the PSE.
49. The project developer shall post with the City prior to approval of final subdivision map an additional performance bond for all subdivision improvements that are not to be accepted by the City of Pleasanton.
50. All subdrains shall have cleanout installed at the beginning of the pipe. The bottom of the pipe shall terminate in a storm drain or other storm drain outfall, subject to the approval of the City Engineer. The project developer 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 the subdrains, if during the excavation of a pool or other subsurface structure the subdrains are encountered. All owners within the subdivision shall receive notice of the presence of these subdrains. The City Attorney shall review and approve the notice prior to the recordation of the final subdivision map.
51. Property lines shall be located a minimum of one foot from the uphill side of the top of the bank.

Traffic Division

52. The applicant shall deposit \$200,000 in the Traffic Calming Fund for uses in the neighborhoods that receive traffic from the project.

Livermore-Pleasanton Fire Department

53. Provide and maintain a 20-foot fire break at all property lines which abut the wildland interface.

STANDARD CONDITIONS OF APPROVAL

Community Development Department

54. The project applicant or developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.
55. The project applicant or developer shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued or as otherwise indicated in a development agreement.
56. All existing wells on the site shall be removed or sealed, filled and abandoned pursuant to Alameda County Ordinance 73-68, prior to the start of grading operations. Wells shall be destroyed in accordance with the procedures outlined on the permit obtained from Zone 7. Zone 7 may request the project applicant or developer/subdivider to retain specific wells for monitoring the ground water. The project applicant or developer/subdivider shall notify the City of Zone 7's desire to retain any well and make provisions to save the well.

Planning Division

57. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the project applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

58. The project applicant or developer 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 the project applicant or developer to the City, on a form generated by the PUSD, prior to building permit issuance. In no event shall construction commence unless the above method and manner for the provision of these funds and/or facilities has been agreed to by the project developer and PUSD.

59. 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 on which 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 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 or a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.

60. The State of California's Green Building Standards Code, "CALGreen," shall be incorporated into the project, if applicable.

61. All residences in the PUD shall be constructed to allow for future installation of a photovoltaic- and solar-water-heating system. The project/building applicant or developer shall comply with the following requirements for making all units on the subject site photovoltaic- and solar water-heating ready. Making the units photovoltaic-and solar water-heating ready shall require the following measures to be implemented with the construction of the structures:

- 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 a solar-water-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.

- 62. The project applicant or developer shall provide the future homeowners the necessary information identifying the means by which photovoltaic panels can be applied to the roofs of the structures covered by this approval. This information shall be submitted to the Director of Community Development for review and approval prior to the occupancy of the first unit.
- 63. All HVAC condensing units shall be located on the plans.
- 64. All indoor and outdoor fireplaces shall be gas fireplaces, pellet fueled wood heaters, or EPA certified wood-burning appliances. The fireplace type shall be indicated on the floor plan and/or specification sheet(s) submitted for issuance of building permits.
- 65. All conditions of approval and Final EIR mitigation measures shall be attached to all construction and landscaping permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
- 66. 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.
- 67. 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.
- 68. The project applicant or developer 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.

69. The project applicant or developer and future homeowners are encouraged to use best management practices for the use of pesticides and herbicides.
70. The project applicant or developer shall comply with the recommendations of the tree report dated "August 2011," including identified payments to the City's Urban Forestry fund. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer 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.
71. The project applicant or developer 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 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 except for the 13 additional trees required to be removed in order to construct the Sunset Creek Lane connection: 6 black walnut trees, 6 olive trees, and, on the existing right of way in Sycamore Heights, 1 oak tree.
72. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.

Tree Requirements

73. The following statements shall be added to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
 - a. No existing tree may be trimmed or pruned without prior approval by the Community Development Director.
 - b. No equipment may be stored within or beneath the driplines of the existing trees.
 - c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
 - d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.

Prior to issuance of a grading or building permit, the project applicant or developer shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the

existing tree drip lines, 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."

Building and Safety Division

74. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.
75. At the time of building permit plan submittal, the project applicant or developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.
76. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and identify how the project applicant or 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 and Safety Official prior to the issuance of a final building permit. During demolition and construction, the project applicant or developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project applicant or developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.
77. Unless otherwise required and/or permitted, the project developer shall submit two copies of the site soils report to the Chief Building Official for third party peer review and shall pay for such review at the time specified by the Building Official, but in all cases before the issuance of a grading permit.
78. The project developer shall submit record tract grading plans showing:
 - a. The elevation of all four corners of each lot as well as the center of the lot.
 - b. All top and toe of slope elevations.
 - c. Top and toe of all retaining wall elevations.
79. The record-grading plan for each lot is to be submitted to the Chief Building Official before the first house final.
80. The soils engineer shall certify the pad compactions of all lots containing fill to the satisfaction of the Chief Building Official prior to the issuance of building permits.

Engineering Division

81. The project applicant or developer shall dedicate to the City for street right-of-way purposes those parcels of land intended to be public streets.
82. The project applicant or developer and/or the project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
83. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
84. The project applicant or developer shall comply with the recommendations of the project's geotechnical consultant. The project applicant's or developer's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the City Engineer that the final development plan is in conformance with the geotechnical report approved with the project.
85. The project applicant or developer shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. 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 with the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.
86. The project applicant or developer shall grant an easement to the City over those parcels needed for public service easements (PSE) and which are approved by the City Engineer, or other easements, which may be designated by the City Engineer.
87. The project developer shall create public service easements (PSEs), and private utility easements, and other easements as necessary across the project for the benefit of the individual lots, subject to the review and approval of the City Engineer.
88. The project applicant or developer shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.

89. 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 the start of grading operations, unless specifically approved by the City Engineer.
90. All unused utility laterals, including but not limited to water, sewer and storm laterals, shall be abandoned or removed as per City standard specifications and details to the satisfaction of the City Engineer and Chief Building and Safety Official.
91. 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.
92. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project applicant or developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
93. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
94. The tentative map shall contain a brief legal description of any parcel being re-subdivided, a statement of lot and total acreage, and a statement referencing any separate documents required to be recorded with the map.
95. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
96. 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.
97. All existing drainage swales that are filled shall have sub drains installed unless otherwise approved by the City Engineer and the developer's soils engineer. All sub drains shall have tracer wire along the entire length of the sub drains and cleanouts installed with a metal cap at the beginning of the pipe and at locations needed for maintenance. 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 project developer's engineer shall submit a final sub drain location map to the City Engineer prior to acceptance of the public improvements and/or project. It shall be the responsibility of the property owner homeowner to relocate a sub drain, if during the excavation of a pool or other subsurface structure, a sub drain is encountered. All property owners within the subdivision shall receive notice of the presence of these sub drains. The City Attorney shall approve said notice.

98. The project applicant or developer shall be responsible for the installation of the street lighting system serving the development. The street lights shall be LED units mounted on galvanized steel poles with poured in place bases, on the LS-1C schedule per City requirements and PG&E standard details, unless otherwise specifically approved. The lighting system design shall conform to the Illuminating Engineering Society (IES). Approval for the number, location, and type of electroliers shall be subject to the review and approval of the City Engineer.
99. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.
100. The project applicant or developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting the final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut-and-fill slopes from surface water overflow. 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. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
101. The project developer shall submit detailed landscape and irrigation plans as part of the improvement plans. The irrigation plan shall provide for automatic controls.
102. The project developer shall be responsible for the undergrounding of the overhead utility lines across the project frontage. 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.
103. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.
104. The minimum grade for the gutter flow line shall be set at one percent where practical, but not less than 0.75% unless otherwise approved by the City Engineer.
105. The curb and gutter along the street shall have a sub drain installed at either the back of the curb or lip of gutter at the discretion of the City Engineer. This detail shall be shown on the improvement plans. Said drains shall be connected to the storm drain system or drained by other means acceptable to the City Engineer.
106. A water meter shall be provided to each lot of record within the development.

107. 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.
108. The project developer shall create private storm drainage easements as necessary across the project for the benefit of the individual lots, subject to the review and approval of the City Engineer.
109. The project developer shall post with the City, prior to approval of the final map/parcel map, a separate labor and material bond, performance bond and maintenance bond for the full value of all subdivision 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.
110. The project developer shall enter into a deferred street improvement agreement prior to approval of the Final Map with the City, agreeing to construct or finance the construction of street improvements adjacent to the site to the extent required by the Subdivision Ordinance at such time in the future as this is deemed necessary by the City Engineer. This agreement shall be recorded with the Alameda County Recorder's Office. Said public improvements may include, but are not necessarily limited to grading, curb and gutter, sidewalk, paving, street lighting, street trees, fire hydrants, street monuments, underground utilities, storm drain facilities, sanitary sewer facilities, tree removal, traffic control devices, landscaping and automatic irrigation systems. This agreement shall be executed and approved by the City Council prior to or concurrently with the approval of the final map. The project developer shall deposit a bond with the City to ensure future completion of the 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 require a cash payment in-lieu of bonding where circumstances warrant.
111. The project developer's consultant shall provide as-builts of the project improvement plans in AutoCAD and PDF format for City use.
112. The in-lieu park dedication fees shall be paid to the City prior to approval of the final subdivision map, at the rate then in effect, for the total number of buildable lots, unless this requirement has been otherwise satisfied.
113. The project developer's title company shall record the final map, CC&R's, Storm Water Operations and Maintenance Agreement, any grant deeds or easements, and any other required documents concurrently with the Alameda County Recorder's Office. After the recording of these documents the City shall be provided with a legible recorded copy.

Livermore-Pleasanton Fire Department

114. The Fire Chief and the City Engineer shall approve the number, type, and location of all public fire hydrants.
115. All curbs located with a seven-foot, six-inch radius of a public/private fire hydrant shall be painted red, unless, modified by the Fire Chief. Blue street "hydrant markers" shall be installed for all fire hydrants per City of Pleasanton Standard Specifications.
116. The project applicant or developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
117. Prior to any construction framing, the project applicant or developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
118. All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
119. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12" high by 1" stroke. If building is located greater than 50 feet from street frontage, character size shall be 16" high by 1 ½" stroke minimum. Where multiple access is provided, address or tenant space numbers shall be provided on each access and/or warehouse door and character size shall be no less than 4" high by ¾" stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.
120. 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.
121. 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 (tract), 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.
- d. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
- e. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

Landscaping Requirements

122. Six-inch vertical concrete curbs shall be installed between all paved and landscaped areas.
123. The project applicant or developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.
124. For purposes of erosion control, the project applicant or developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the project applicant or developer for (specify timing and/or performance standard).

CODE REQUIREMENTS

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

Planning Division

125. The project shall meet all requirements of the City's Growth Management Plan, as determined by the Director of Community Development.

Building and Safety Division

126. The project applicant or developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
127. The project applicant or developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
128. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.

Livermore-Pleasanton Fire Department

129. 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.
130. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13D for residential occupancies.
131. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.
132. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection."
 - The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.
 - All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.

- All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.
133. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.
134. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances* shall be looped around the site or building and have a minimum of two points of water supply or street connection, unless otherwise approved by the Fire Marshal. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.
- * Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants, and/or standpipes.
135. The building(s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, California Fire Code currently in effect, and City of Pleasanton Ordinance #2015. If required, plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

URBAN STORMWATER CONDITIONS

The project shall comply with the "Alameda Countywide NPDES Permit #CAS612008 dated October 14, 2009 and amendments to this permit" issued by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Department of Community Development, Engineering Division at City offices, Alameda County Clean Water Program and at State Water Board, and on line at:

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

The project shall also comply with the "Construction General Permit" by the California Regional Water Quality Control Board, San Francisco Bay Region.

(http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)

Design Requirements

136. The following requirements shall be incorporated into the project:

- a. The project applicant or developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
- b. In addition to natural controls, the project applicant or developer 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 and Safety 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 project applicant or developer shall submit sizing design criteria to treat stormwater runoff 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 guidelines of the Alameda County Clean Water Program.)
 - Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.

- Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
- 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.

Construction Requirements

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.

http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconsp permit.pdf

Stormwater

137. The project applicant or developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City Engineer/Chief Building and Safety Official prior to issuance of building or engineering permits. A reviewed copy of the SWPPP 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 reviewed construction SWPPP may result in the issuance of correction notices, citations or stop work orders.
138. 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.
139. The project applicant or developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
 - a. The project applicant or developer shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to,

hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building and Safety Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project applicant or developer is responsible for ensuring that the contractor is aware of and implements such measures.

- b. All cut-and-fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building and Safety 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.

- i. 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.
- j. 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.
- k. 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.

Operation Requirements

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.

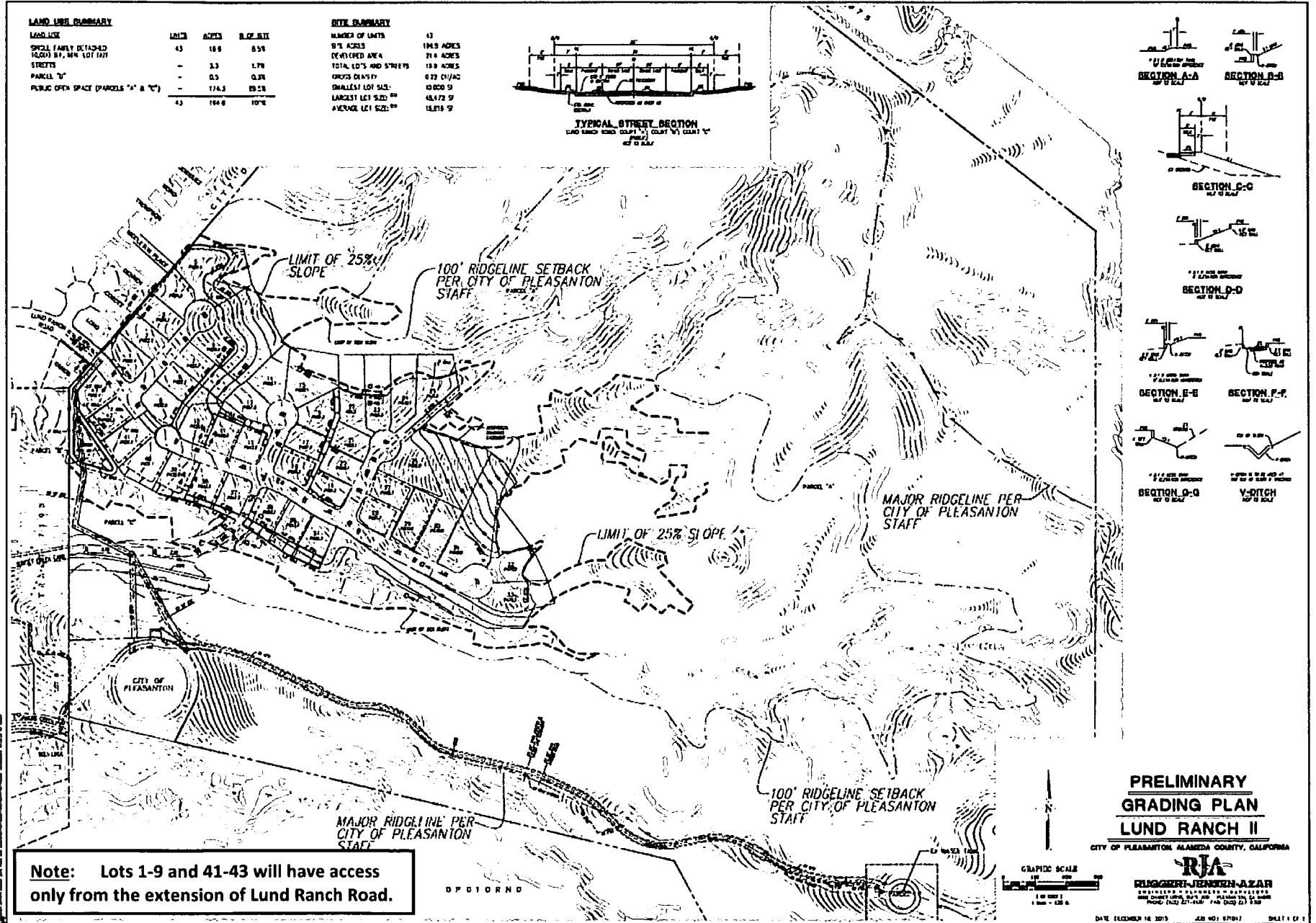
- 140. All projects, unless otherwise determined by the City Engineer or Chief Building and Safety Official, shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, 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.”

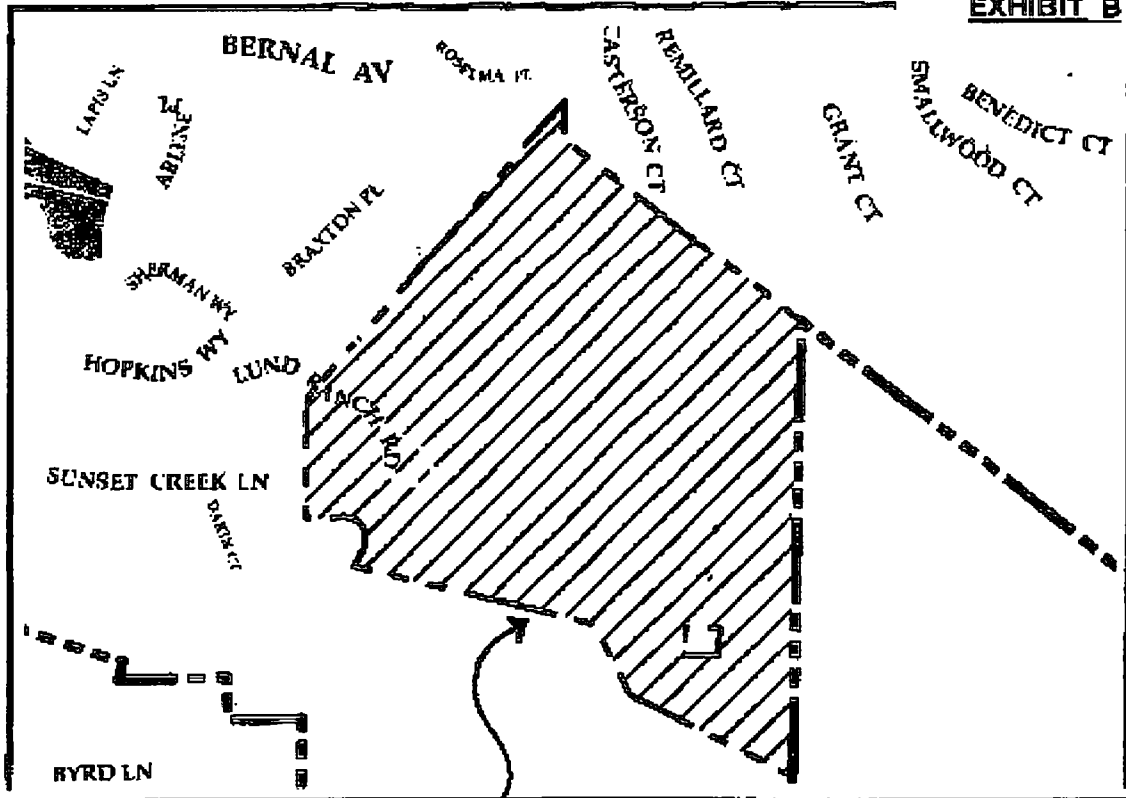
- c. Proper maintenance of landscaping, with minimal pesticide and fertilizer use.
- d. Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.
- e. Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle 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.

{end}

EXHIBIT A-1

SITE PLAN

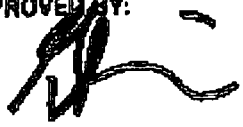


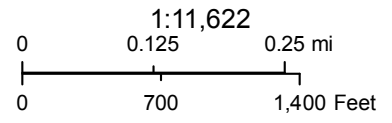
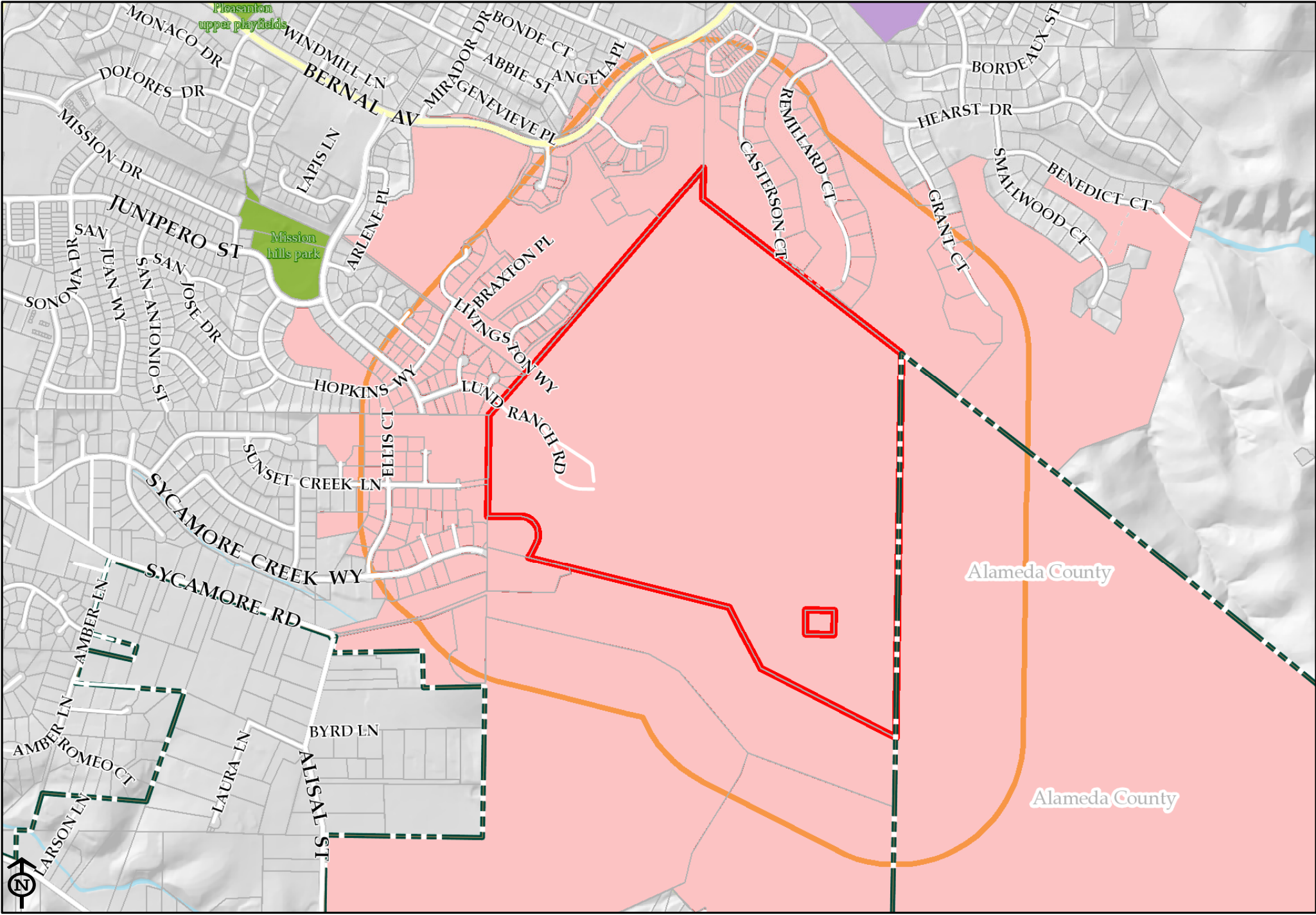


Rezoning of the approximately 194.7-acre Lund Ranch II property located at 1500 Lund Ranch Road from the PUD-LDR/OS (Planned Unit Development - Low Density Residential/Open Space) District to the PUD-LDR/RDR/OS-PHS/WO (Planned Unit Development - Low Density Residential/Rural Density Residential/Open Space-Public Health and Safety/Wildland Overlay) District

CITY OF PLEASANTON PLANNING DIVISION

Ordinance No. 2133 Zoning Unit Map No. 495

DRAWN BY: M. Hooy	APPROVED BY:  GERRY BEALOIN Director of Community Devt	DATE: January 5, 2016
SCALE: 1" = 300'		SEC. NO.: PUD-25



Tract 8352, 1500 Lund Ranch Road, GHC Lund Ranch, LLC