EXHIBIT A
DRAFT CONDITIONS OF APPROVAL

PUD-115
11249 Dublin Canyon Road
March 9, 2016

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The PUD development plan shall lapse two years from the effective date of this ordinance unless a parcel map is approved. If a parcel map is approved, the PUD development plan approval shall lapse when the parcel map approval expires. If a final map is recorded before the parcel map expires, then the PUD development plan approval shall not lapse.

2. The lots covered by this PUD development plan shall be subject to the permitted and conditional uses of the One-Family Residential District as defined in the Pleasanton Municipal Code.

3. No building permits shall be issued prior to City approval and recordation of a Final Parcel Map.

4. The applicant/project developer shall create a maintenance agreement addressing the maintenance responsibility for the driveway, landscaping between the property lines of Lots 1 and 3 and Dublin Canyon Road, bioswale, stormwater retention areas, utilities, etc. The maintenance agreement shall be recorded concurrently with the Final Parcel Map. The maintenance agreement shall be subject to review and approval by the City Attorney prior to recordation of the final parcel map.

5. The applicant/project developer shall submit with the parcel map application, a Wildland Fire Management Plan (WFMP) prepared by a consultant covering the private lots and open space area for review and approval by the City Attorney's Office, Fire Marshall and Director of Community Development.

6. Prior to issuance of a building permit, the applicant/developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters, applicable to the portion or phase of the project covered by the permit. Additionally, the developer shall pay any applicable Dublin-San Ramon Services District (DSRSD) sewer permit fee.

7. Prior to issuance of a building permit, the applicant/developer shall pay the applicable City and Tri-Valley regional traffic impact fees for the project as determined by the City Traffic Engineer, or as identified in a project development agreement.

8. The applicant/project developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the project developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.

9. This approval does not guarantee the availability of sufficient water capacity to serve the project. Prior to the recordation of a Final Parcel Map, issuance of a grading permit, issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant/developer shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant/developer may need to offset the project's water demand.

10. The project shall meet all requirements of the City's Growth Management Ordinance, as described in a Growth Management Agreement

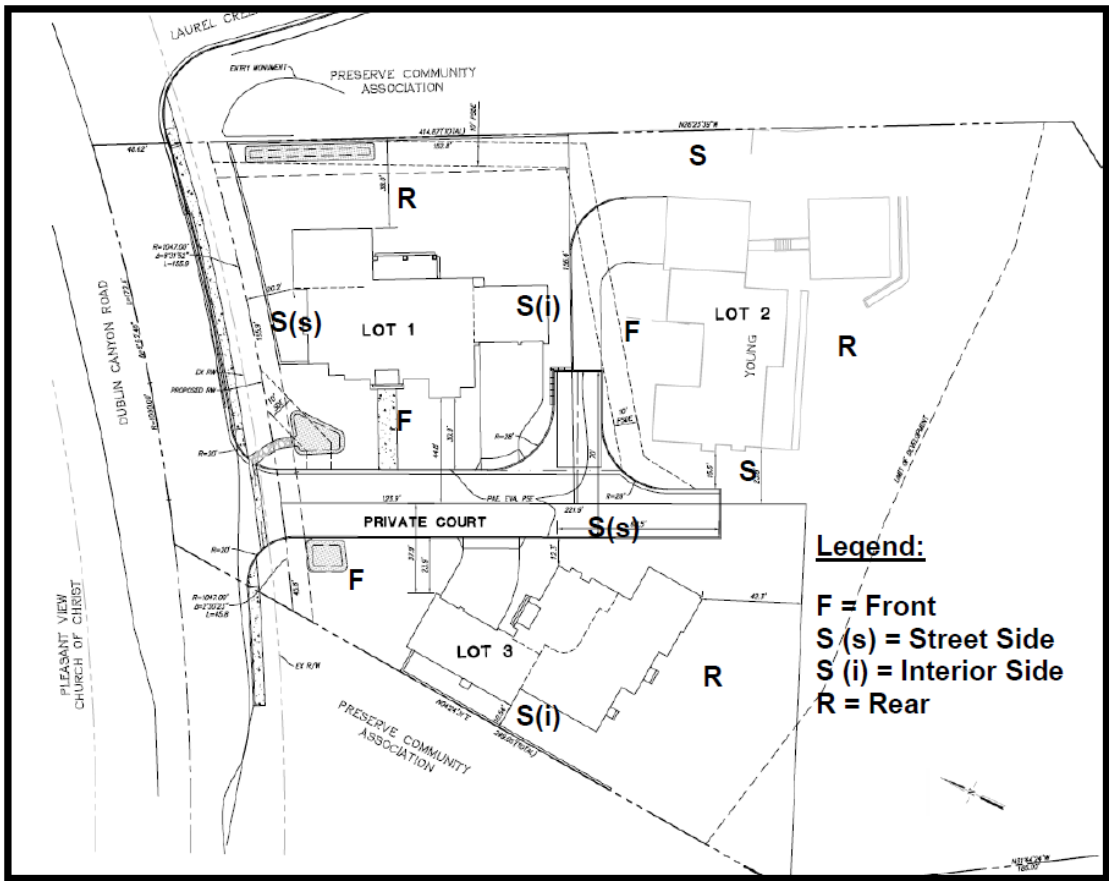
11. The proposed PUD shall follow the development standards listed below:

	Lot 1	Lot 2	Lot 3
Setbacks (min.) Front: Side street side: interior side): Rear:	 15 feet (porch) 20 feet (house) 25 feet (garage) 20 feet 10 feet 20 feet	 15 feet (porch) 20 feet (house) 25 feet (garage) 10 feet 10 feet development limit line	 15 feet (porch) 20 feet (house) 25 feet (garage) 10 feet 10 feet development limit line
FAR (max.)	25%	NA	25%
Floor Area (max.)	5,273 sq.ft.	6,000 sq. ft.	5,670 sq.ft.
Height (max.)	30 feet	30 feet	34 feet

a. All setbacks shall not include any portion of the private street. They are measured behind the curb of the private street.
b. Any garage area exceeding 600 square feet shall be included in the FAR or maximum building area calculations.
c. No development including grading and landscaping shall be allowed above elevation 440 feet for Lot 2 and elevation 443 feet for Lot 3.
d. The maximum building height shall be measured from the lowest finished grade adjacent to the building to the highest point of the building excluding chimneys.
e. Unless otherwise specified in the conditions of approval, all site development standards shall be those of the R-1-20,000 District.

12. Unless otherwise specified in Condition No. 11, all accessary structures shall follow the site development standards of the R-1-20,000 District.

13. The yard determinations of all three lots shall be the following:



14. The applicant/developer shall install Sound Transmission Class (STC) 28 rated or better windows and doors in proposed homes. The STC rating for all windows and doors shall be noted on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

15. The electrical plan for the new homes shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc.) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.

16. The final grading, drainage, and landscape plans shall show the bio-retention area on Lot 1 near the driveway will be located outside of the Public Service Easement (PSE).

17. If a cluster mailbox is required by the US Postal Service, the cluster mailbox location shall be shown on the construction plans submitted for issuance of a building permit.

18. The garages for the new homes shall have automatic opening sectional roll-up garage doors.

19. Water conservation devices such as low-flow faucets, toilets, shower fixtures, etc. shall be installed as part of the project. The devices shall be indicated on the plans submitted for the issuance of a building permit.

20. Only recycled water shall be used on the site during the grading and construction periods, and this specification shall be included on all grading plans and other construction documents.

21. The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

22. The final location of 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.

23. The applicant and/or developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structures.

24. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. Unless otherwise approved by the Director of Community Development, no stockpiling of dirt on this site shall occur.

25. The applicant/developer shall implement construction best management practices to reduce construction noise, including:

    a. Locate stationary construction equipment as far from adjacent occupied buildings as possible.

    b. Select routes for movement of construction-related vehicles and equipment so that noise-sensitive areas, including residences and outdoor recreation areas, are avoided as much as possible. Include these routes in materials submitted to the City of Pleasanton for approval prior to the issuance of building permits.

    c. All site improvements and construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. In addition, no construction shall be allowed on State and federal holidays, Saturdays, or Sundays. The Community Development Director may allow earlier "start times" for specific construction activities (e.g., concrete foundation/floor pouring), if it can be demonstrated to the satisfaction of the Community Development Director that the construction and

construction traffic noise will not affect nearby residents. Prior to construction, the hours of construction shall be posted on site.

d. All construction equipment must meet DMV and City noise standards and shall be equipped with muffling devices.

e. Designate a noise disturbance coordinator who will be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City of Pleasanton. Copies of the construction schedule shall also be posted at nearby noise sensitive areas.

f. Construction activities conducted on the subject property shall not exceed 86 dBA at any point outside of the property plane of the subject property (Pleasanton Municipal Code Section 9.04.100.B.).

These requirements shall be printed on the construction plans to the satisfaction of the Director of Community Development.

26. Rain gutters shall discharge into landscaping planter areas where feasible. These details shall be shown on the plans submitted to the Building and Safety Division for plan check and are subject to the review and approval of the Director of Community Development prior to building permit issuance.

27. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:

    a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); and applicant signature/date with the statement that “I agree to comply with the requirements of the prescriptive compliance option of the Water Efficient Landscape Ordinance.”

    b. Landscape Plan documenting: incorporation of compost at a rate of at least 4 cubic yards/1,000 square feet; compliance with the plant material criteria; compliance with the turf criteria; compliance with the irrigation system criteria; and installation of private sub-meters if the project is non-residential with a landscape area of 1,000 square feet or greater

28. The new homes shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The project applicant/developer shall comply with the following requirements for making the proposed residential units photovoltaic-ready and solar-water-heating-ready:

a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;
c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing;
d. Plumbing shall be installed for solar-water heating; and
e. Space shall be provided for 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.

29. The State of California's Green Building Standards Code, "CALGreen," shall apply, if applicable.

30. Pre-Construction Bird Survey**:** If project construction-related activities takes place during the nesting season (February 1 through September 15), prior to issuance of a building or grading permit, preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the project site and the surrounding area of influence shall be conducted by a qualified biologist prior to the commencement of the tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a qualified biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting).

The nest site(s) shall be monitored by a qualified biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

31. Pre-construction Bat Survey: The following mitigation measures shall be implemented in order to avoid "take" of special-status bats prior to the removal of any existing trees on the project site:

a. A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (i.e., February 15 - April 15 and August 15 – October 30) to determine suitability of each existing trees as bat roost habitat.

b. Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non-volant

(non–flying or inactive, either young, or seasonally torpid) individuals.

Or, prior to issuance of a building or grading permit, a qualified wildlife biologist experienced in surveying for and identifying bat species shall survey the portion of the oak/bay woodland habitat if tree removal is proposed to determine if any special–status bats reside in the trees. Any special–status bats identified shall be removed without harm. Bat houses sufficient to shelter the number of bats removed shall be erected in open space areas that would not be disturbed by project development. A written report prepared by a qualified biologist documenting survey results shall be submitted to the Director of Community Development for review and approval.

32. Pre-Construction Dusky-footed Woodrat Survey**:** Prior to commencing any construction-related activities, as determined by the biologist, that may result in the destruction of dusky-footed woodrat nests, surveys shall be conducted by a qualified biologist to determine the occurrence of the nests. If found, construction fencing shall be installed around the nest at a distance specified by the biologist to avoid impacts, and a wildlife biologist shall be present during a timeframe specified by the biologist upon the initiation of construction to monitor construction activities until such time that the biologist determines that it is not needed.

33. The wood fence on Lots 1 and 3 shall meet the recommendations as stated in the Noise Assessment Study prepared by Edward L. Pack Associates. The construction detail of the fence shall be included in the building permit plan check plans and is subject to the review and approval of the Director of Community Development prior to issuance of a building or grading permit.

34. The construction plans submitted for issuance of a building permit shall include the installation of an air filtration system on any heating, ventilation, and air conditioning (HVAC) system on the air intakes (i.e., outside air) serving the new residential units located on the project site. The air filtration system shall be a Minimum Efficiency Reporting Value (MERV) 13 air filtration system.

35. The construction plans submitted for issuance of a building permit shall clearly show that air intake vents on the proposed homes do not face the I-580 freeway and they are located as far from I-580 as practicable, subject to review and approval by the Director of Community Development.

Engineering Department

36. The geotechnical report shall be peer-reviewed by the City's on-call geotechnical consultant. Prior to recordation of the parcel map, the project developer's civil engineer and/or geotechnical engineer shall satisfactorily address all comments and/or recommendations by the City's on-call consultant as determined by the City Engineer.

Traffic Division

37. Comprehensive traffic control measures shall be implemented during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. If necessary, as determined by the Traffic Engineer, proper lane closure procedures such as flagger stations, signage, cones, and other warning devices shall be implemented during construction.

38. The sidewalk on the south side of Dublin Canyon Road along the project frontage shall be a minimum of 6 feet wide. This sidewalk shall continue easterly to the Dublin Canyon Road/Laurel Creek Drive intersection. Americans with Disabilities Act (ADA) compliant ramps shall be installed at the intersection and be connected to the existing sidewalk at the east side of Laurel Creek Drive.

39. A minimum of six-foot wide bike lane shall be installed on both sides of Dublin Canyon Road along the project frontage. The eastbound right turn lane at the project shall be used for both vehicular right turns and bikes (i.e., there shall be no bike specific striping through the turn pocket). The applicant shall submit plans showing this revision subject to review and approval by the Traffic Engineer as part of the subdivision improvement plan.

Landscaping

40. Prior to building permit finals for the new homes, landscaping along Dublin Canyon Road and on both sides of the private street shall be installed and inspected by Planning Division. All rear and side yard landscaping designs shall be submitted for review and approval by the Planning Division prior to installation. Plant species shall be of drought-tolerant nature and suitable for reclaimed water, and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. Landscaping installation in the rear and side yards shall be installed within nine (9) months of occupancy.

41. The project developer shall comply with the recommendations of the tree report prepared by HortScience, Inc., dated “Received October 12, 2015,” on file with the Planning Division. The applicant/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

42. A final landscape and irrigation plan shall be submitted to and approved by Director of Community Development as part of the building permit plan set prior to issuance of a building permit. Said landscape plan shall include the planting of additional trees on the project site to mitigate the loss of existing trees. The planting shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of drought-tolerant nature and suitable for reclaimed water, and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible.

43. All trees used in landscaping be a minimum of fifteen (15) gallons in size and all shrubs a minimum of five (5) gallons, unless otherwise shown on the approved landscape plan.

44. The project developer shall provide root control barriers and four inch (4") perforated pipes for street trees and trees in planting areas less than ten feet (10' 0") in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans. No other trees shall be removed other than these specifically designated for removal.

45. The project 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.

46. 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 grading permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.

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

Livermore-Pleasanton Fire Department

48. All buildings covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted for review and approval by the Livermore-Pleasanton Fire Department prior to installation. The fire alarm system, including water flow and valve tamper, shall have shop drawings submitted for review and approval by the Livermore-Pleasanton Fire Department prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

49. The location of the fire hydrant and the detail of the turn-around area for fire trucks shall be reviewed and approved by the Livermore-Pleasanton Fire Department prior to issuance of a building permit.

50. A twenty-six-foot wide unobstructed road width shall be maintained for 20 feet on both sides of a fire hydrant.

STANDARD CONDITIONS

Community Development Department

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

52. The project applicant shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.

53. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.

54. 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 developer/subdivider to retain specific wells for monitoring the ground water. The developer/subdivider shall notify the City of Zone 7's desire to retain any well and make provisions to save the well. Additionally, the developer/subdivider may request special approval for temporary use of an existing well for construction water or a more permanent use such as non potable outdoor landscaping. The developer/subdivider shall make such request in writing to the City Engineer.

55. The permit plan check package will be accepted for submittal only after the ordinance approving the PUD development plan becomes effective, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the ordinance is overturned or that the design has significantly changed. In no case will a permit be issued prior to the effective date of the ordinance.

56. The project developer shall submit a dust control plan or procedure as part of the improvement plans.

Planning Division

57. Development shall be substantially as shown on, Exhibit B, the development plans, dated "Received January 26, 2016," single-family GreenPoint Checklist, noise assessment report, arborist report, health assessment report, and geotechnical investigation report, dated "October 12, 2015," 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 if found to be in substantial conformance with the approved exhibits.

58. 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 (including claims for attorneys fees), 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 attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

59. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by Applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

60. Prior to building permit submittal, a list of the green building measures used in the design of the unit covered by this approval shall be provided to the Planning Division for the review and approval by the Director of Community Development. The proposed homes covered by this approval shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system.

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

    A special inspection by the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of

Pleasanton, a third party rater, or the project applicant shall provide written verification by the project engineer, architect, landscape architect, or designer.

61. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed inside or outside the homes.

62. All HVAC condensing units shall be shown on the plans and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

63. All conditions of approval shall be attached to all building permit plan check sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet. These conditions of approval shall be attached at all times to any grading and construction plans kept on the project site. It is the responsibility of the applicant/developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the applicant/developer to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans, and all conditions of approval.

64. Prior approval from the Planning Division is required before any changes occur to site design, grading, building design, building colors or materials, green building measures, landscape material, etc. 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.

65. Prior to building 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.

66. The developer and/or property management are encouraged to use best management practices for the use of pesticides and herbicides.

67. The project applicant must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.

68. The approved building colors and materials shall be indicated on the final building permit plans. Any proposed revisions to these approved colors or materials must be submitted for review and approval by the Director of Community Development prior to building permit issuance and/or painting/installation.

69. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.

70. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.

71. 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.

72. The 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.

Landscaping

73. The project 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.

74. Six-inch vertical concrete curbs shall be installed between all vehicular paved and landscaped areas.

75. The project 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.

76. The following statements shall be printed on 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 Director of Community Development.

    b. No equipment may be stored within or beneath the driplines of the existing trees to be saved.

    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.

Building and Safety Division

77. 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.

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

79. Prior to issuance of building permits, the applicant/developer 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 how the project developer intends to recycle at least 75 percent of the total job site construction waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

Engineering Department

80. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

81. The project developer shall comply with the recommendations of the project's geotechnical consultant. The project 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.

82. The project 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 to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.

83. The project developer shall construct vertical Plain Cement Concrete (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.

84. 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.

85. 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, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel

congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.

86. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.

87. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer and includes but is not limited to slurry seal, overlay, restoration of landscaping and irrigation system, signing, striping, pavement marking or street reconstruction if deemed warranted by the City Engineer.

88. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

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

90. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.

91. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.

92. 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.

93. The project 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.

94. The project developer shall submit detailed landscape and irrigation plans as part of the improvement plans. The irrigation plan shall provide for automatic controls.

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

96. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the improvement plans.

97. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than 0.75% unless otherwise approved by the City Engineer.

98. A water meter shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.

99. 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.

100. The park dedication fees shall be paid to the City prior to approval of the map, at the rate then in effect, for the total number of buildable lots on the map, unless this requirement has been otherwise satisfied.

101. For residential subdivisions or properties in residential zones, any existing assessment to which the property may be subject shall be cleared prior to the approval of the parcel map.

102. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.

103. The curb and gutter along the street shall have a subdrain 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.

104. The property owner/developer shall deposit a bond with the City to ensure completion of any required improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer. The City Engineer may waive this requirement if the required improvements have been satisfactorily installed prior to approval of the map.

105. All overhead utilities serving the existing home and the proposed houses shall be installed underground in conduit to the nearest riser pole acceptable to the Utility Companies and City Engineer. All utility boxes and transformers for this project shall be installed underground. All capacitor banks or switches for the project may be installed above ground if properly screened to the satisfaction of the Director of Community Development.

Livermore-Pleasanton Fire Department

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

107. Prior to any construction framing, the project applicant 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.

108. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

109. The Fire Chief and the Director of Building Inspection shall approve the number, type, and location of all private fire hydrants.

110. 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.

111. All private streets and driveway aisles designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code which permits towing vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking, Fire Lane, Tow Away Zone" or "No Parking, Fire Lane, Tow Away Zone" signs shall be installed as required by the Vehicle Code.

112. 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.

113. 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 shall be provided to the site, including the area where construction is occurring. If Public Works improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.
    b. 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.

c. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking areas may be able to be located farther than 200 feet from access roads, depending on the specific use.
d. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.
e. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
f. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.
g. On-site fire hydrants shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
h. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.
i. Where on-site grading/utility plans are submitted for review and approval prior to building construction drawings, emergency vehicle access routes, fire hydrant locations, material staging areas, etc. shall be provided.

114. The following schedule for NO PARKING signs shall apply:

Width	Requirements
36 Feet or Greater	No Requirements
Between 28 and 36 Feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted

CODE CONDITIONS

(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.)

Building and Safety Division

115. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

116. The project developer shall post address numerals on the buildings so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.

117. The buildings covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.

118. 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

119. All construction covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect, and the City of Pleasanton Ordinance 2015. All required permits shall be obtained.
120. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies, NFPA 13D for residential occupancies, and NFPA 13R for multifamily residential occupancies.

121. 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 and 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.

122. 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. 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.

123. 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.

URBAN STORMWATER CONDITIONS

124. The project shall comply with the NPDES Permit No. CAS612008, dated October 14, 2009, and amendments, issued the by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program, State Water Board, and at the following websites:

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

and

http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2007/march/alameda%20final%20order%20r2-2007-0025.pdf

The project shall comply with the "Construction General Permit" as required by the San Francisco Bay Regional Water Quality Control Board:

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

A. Design Requirements

1. The NPDES Permit design requirements include, but are not limited to, the following:

    a. Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalk.
    b. Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
    c. The NPDES Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
    d. The NPDES Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.

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

    a. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.

    b. In addition to natural controls the project developer may be required to install a structural control, such as an oil/water separator, sand filter, or approved equal (on-site) to intercept and pre-treat stormwater prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to issuance of building permits. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January.

    c. The project 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.
   I. Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
   II. Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)
   III. 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.
   IV. Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.

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

B. 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 a Stormwater Pollution Prevention Plan 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/finalconstpermit.pdf

Stormwater

1. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City Engineer/Chief Building 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.

2. The amendments to the SWPPP and all the inspection forms shall be completed and available at the site for inspection by the city, county or state staff.

3. The project 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 developer shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.

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

    c. Gather all sorted construction debris on a regular basis, place it in the appropriate container for recycling, and empty 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. Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage "topping off" of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.

j. Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.

k. Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

C. Operation Requirements

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.

1. All projects, unless otherwise determined by the City Engineer or Chief Building Official, shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, but are not limited to:

   a. A mechanism shall be created, such as a property owners' association, to be responsible for maintaining all private streets, private utilities and other privately owned common areas and facilities on the site including stormwater treatment measures. These maintenance responsibilities shall include implementing the maintenance plan, which is attached to the Stormwater Treatment Measures

Inspection and Maintenance Agreement. This document shall be reviewed by the City Attorney's Office and recorded with the final map.

b. On-site storm drain inlets clearly marked and maintained with the words "No Dumping – Drains to Bay."

c. Proper maintenance of landscaping, with minimal pesticide and fertilizer use.

d. Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.

e. Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.

f. Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.

g. Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.

h. Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.

{end}

CITY OF PLEASANTON
INITIAL STUDY AND PROPOSED NEGATIVE DECLARATION
FOR PUD-44
May 10, 2006

An Initial Study has been prepared under the direction of the City of Pleasanton Department of Planning and Community Development regarding an application submitted by Barbara Young for a PUD development plan for approval for a three-lot single-family residential project on an existing 2.93-acre site.

Based upon the following Initial Study that evaluated the environmental effects of the proposed project, the City of Pleasanton has found that the proposed project would not have a significant effect on the environment. The City of Pleasanton has concluded, therefore, that it is not necessary to prepare an Environmental Impact Report for this project.

ENVIRONMENTAL CHECKLIST

I. BACKGROUND

1.	Project Title:	PUD-44
2.	Lead Agency:	City of Pleasanton Planning and Community Development 200 Old Bernal Avenue Pleasanton, CA 94566
3.	Contact Person:	Jenny Soo, Associate Planner Phone: (925) 931-5615 Fax: (925)931-5483 jsoo@ci.pleasanton.ca.us
4.	Project Location:	11249 Dublin Canyon Road
5.	Project Sponsor's Name and Address:	Barbara Young 11249 Dublin Canyon Road Pleasanton, CA 94588
6.	General Plan Designation:	Low Density Residential
7.	Zoning:	Agricultural
8.	Description of Project:	See Project Description
9.	Surrounding Land Uses and Setting:	See Project Description

II. PROJECT DESCRIPTION

Introduction

This Initial Study and Mitigated Negative Declaration (IS/MND) provides the California Environmental Quality Act (CEQA) environmental analysis for the proposed project located at 11249 Dublin Canyon Road.

In accordance with CEQA Section 15070 and Section 15071, this initial study may identify potentially significant effects, but:

1. Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

3. Mitigation measures have been incorporated into the project to avoid potentially significant effects.

Project Location

The subject site contains one (1) parcel approximately 2.91 acres in size, located west of Foothill Road, on the south side of Dublin Canyon Road (APN #941-1700-005-02).

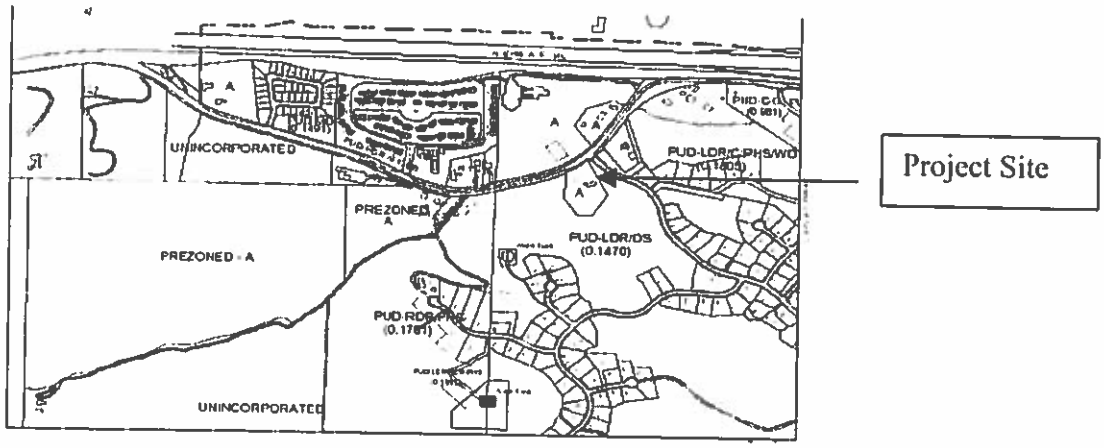


Figure 1: Location Map

General Plan

This site is designated Low Density Residential (LDR) within the City of Pleasanton's current General Plan. An LDR designation allows for less than two (2) density units per acre (DUA) with a midpoint density of one unit per acre. This project, as proposed, results in three units on 2.91 acres. The Pleasanton Municipal Code states, if after dividing the area of a site by the site area required per dwelling unit, a reminder equal to or greater than ninety percent of the area required for an additional dwelling unit is obtained, one additional dwelling unit may be located on the site provided that all other applicable yard, open space, bulk, and parking requirements are met. The proposed development is designed to meet with the aforementioned requirements; therefore, it is in conformance to the General Plan.

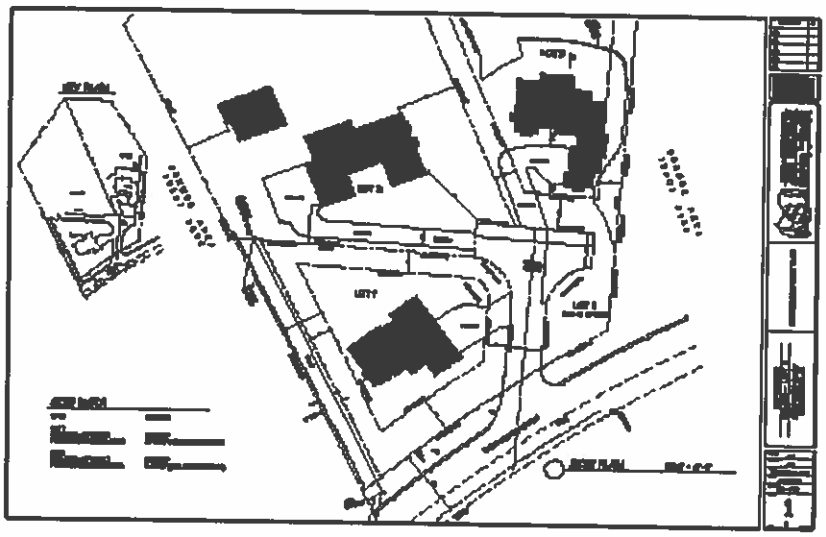
Zoning

The existing parcel is currently zoned Agricultural (A). The proposed project will re-designate the parcel to Planned Unit Development – Low Density Residential (PUD-LDR) District providing zoning consistent to the General Plan designation.

A Planned Unit Development (PUD) is the development of land that is under unified control and is planned and developed as a whole in a single development operation. The purpose of a PUD is to provide greater flexibility in the design of integrated developments than is otherwise possible through strict application of zoning regulations. The intent of a PUD is to encourage the design of well-planned facilities, which provide developments integrated with open space areas through creative and imaginative planning.

Project Description

The project consists of an approval for a rezone from A to PUD-LDR Zoning District, a Planned Unit Development Plan and an approval for a Parcel Map to subdivide the existing lot into three parcels with a single-family residence on each parcel.



Project Layout

Surrounding Land Uses and Setting

The site is bounded on the east, west and south by a residential PUD development that includes low-density single-family homes and open space, and on the north by rural density single-family residential uses and a religious institution.

The subject site is currently occupied by a single-family residence with a caretaker unit. The lot is relatively flat in the front, then slopes significantly to the rear (south). Groves of mature trees cover this area.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION:

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

5.10.06
Date

Jenny Soo
Printed name

IV. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project specific mitigations, which have been incorporated into the project design as a part of the Proposed Project.

For this project, the following designations are used:

Potentially Significant Impact: An impact that could be significant and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less Than Significant: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: Any impact that does not apply to the project.

1. AESTHETICS

Environmental Setting

The project site is currently occupied by a single-family residence. The site is bounded by single-family residential and open space uses.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter or degrade the existing visual character or quality of the project site;
- Have a substantial effect on a scenic resource; or,
- Substantially increase light or glare in the project site or vicinity which would adversely affect day or night time views.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Aesthetics *Would the project*:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

a-b) The proposed project is not located in an area designated as a scenic resource, scenic vista, or scenic highway. Therefore, this would be a ***less-than-significant-impact.***

c) The project consists of developing the site three separate parcels with one single-family residence on each lot. According to the computation method stated in the Pleasanton Municipal Code, this proposed development would be consistent with the City's General Plan designation and the number of residential units specified in the Housing Element. Development standards related to the lot and the design characteristics of the residences are a part of the project. These standards will ensure that the visual character, the quality of the neighborhood and its surroundings will be maintained. Therefore, this would be a ***less-than-significant-impact.***

d) The proposed project includes standard site lighting for the roadways as well as typical residential lots. Residential structures do not typically create substantial amounts of glare because of the types of materials used and the height of the structures. Residential projects are generally required to not provide up lighting and to ensure that the lowest wattage and luminosity be used in exterior lighting applications so as not to add to 'night sky pollution'. This project will provide standards in the design guidelines addressing this issue. Therefore, this would be a ***less-than-significant-impact.***

2. AGRICULTURAL RESOURCES

Environmental Setting

The site is designated as "Urban and Built-up Land" by the California Department of Conservation.[1] "Urban and Built-up Land" is occupied by structures with a building density of at least one (1) unit to 1.5 acres, or approximately six (6) structures to a ten-acre parcel. Common examples provided by the CDC are residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses;
- Conflict with or result in the cancellation of a Williamson Act contract;
- Adversely affect agricultural production.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Agricultural Resources				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Discussion

a-b) Agriculture Resource impacts are not applicable to this project related to the California Department of Conservation land use designations. Therefore, this would be a ***no-impact***.

c) The subject site surrounded by single-family residential uses. The proposed project will re-designate ± 2.91 acres from Agricultural to PUD- Low Density Residential. The proposed land use change is less than significant in that there is an inadequate number of acres for viable, sustainable agricultural use. Therefore, this would be a ***less-than-significant-impact***.

3. AIR QUALITY

Environmental Setting

The Bay Area has remained one of the cleanest of the five major urban California air basins in recent years. However, there are still several days annually when air pollution exceeds the federal and state air quality standards. These standards, set at different concentrations for each of the major air pollutants have been developed to protect public health.

The Bay Area Air Quality Management District (BAAQMD) regulates air quality in the Bay Area Region through its permit authority over most stationary emission sources and through its planning and review activities. The BAAQMD is the main permitting agency for air pollutant sources.[2]

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in pollution emission levels above those established by BAAQMD in either short term (construction related) or long term (traffic).

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

Air Quality *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project*:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion

a-d) The proposed project is expected to generate short-term impacts related to construction activities during site preparation (clearing/grubbing) and construction. There is variability in construction activities making it difficult to precisely quantify the daily emissions associated with the proposed project. During construction some equipment may exceed some of the established BAAQMD emissions standards, however, construction activity on the site is required to implement dust control measures (e.g., periodic watering of the site, cover all trucks hauling soil, sand, and other loose material, etc.) to control airborne particulate. All construction equipment is required to meet all current exhaust standards for emissions.

Long-term operational emissions would be generated by both stationary and mobile sources as a result of normal day-to-day activities on site subsequent to construction completion. Stationary area source emission would be generated by the consumption of natural gas for space (HVAC) and water heating devices and operation of landscape maintenance equipment. Mobile source emissions would be generated by motor vehicles traveling to and from the project site.

The proposed residential development will result in small, incremental, and insignificant increases. Residential development is subject to the City's Growth Management Policies, which are consistent with the area wide air quality management plan. Therefore, this

would be a ***less-than-significant-impact.***

c) The proposed project will result in the construction of residential and open space uses and will not result in producing objectionable odors. Therefore, this would be a ***less-than-significant-impact.***

4. BIOLOGICAL RESOURCES

Environmental Setting

Wetlands are regulated under federal, state and local laws, regulations and policies. Primary wetland regulatory compliance is under the federal Clean Water Act, the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS) and California Environmental Quality Act (CEQA).

The Clean Water Act requires avoidance of wetlands whenever a practicable alternative exists. For unavoidable impacts, the regulatory agencies have policies calling for mitigation to provide "no net loss" of acreage or habitat value. Under Section 404 of the Clean Water Act, a permit must be obtained for the discharge of dredged or fill material into waters of the United States. Under the CDFG code, Sections 1601-1607 regulate projects with divert, obstruct, or change the natural flow, bed, channel, or bank of a river, stream, or lake. Proponents of such projects must notify CDFG and enter into a streambed alteration agreement. CDFG normally exerts jurisdiction over natural streams and artificial channels that have habitat value for wildlife species. The jurisdiction extends to the bank top.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Adversely affect, either directly or through habitat modification, any endangered, threatened or rare species, as listed in Title 14 of the California Code of Regulations (Sections 670.5) or in Title 50, Code of Regulations (Sections 17.11 or 17.12 or their habitats (including but not limited to plants, fish, insects, animals, and birds);
- Have a substantial adverse impact, either directly or through habitat modification, on any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations or by the CDFG or USFWS;
- Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS;
- Adversely affect federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means;

- Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites; or,
- Conflict with any local or regional policies or ordinances designed to protect or enhance biological resources, such as a tree preservation policy or ordinance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Biological Resources *Would the project*:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances Protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat	☐	☐	☐	☒

Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion

a) The Biological Assessment Report[4] prepared by WRA Environmental Consultants identified the white-tailed kite, the Cooper's hawk, and the loggerhead shrike within the Study Area (the area where the proposed development is to occur) on the subject site. Breeding birds are protected under the migratory Bird Treaty Act which prohibits the disturbance or ham of breeding birds and their eggs or young. The report recommends mitigation measures that would minimize disturbance during breeding season. Therefore, this would be a ***less-than-significant-impact with mitigations incorporated.***

b-d) The Biological Assessment Report prepared by WRA Environmental Consultants investigated the areas for sensitive plant communities, aquatic features, plants, and wildlife. The report stated that no sensitive plant communities potentially under USACE, CDFG, and/or USFWS jurisdiction were observed. No wetlands or water features potentially subject to jurisdiction by the Corps, RWQCB, or CDFG were observed. Additionally, no riparian vegetation, defined as, "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG ESD 1994) was observed. Therefore, this would be a ***less-than-significant-impact.***

e) Pursuant to the Tree Preservation Ordinance, a tree survey and analysis for this project site has been prepared by HortScience, Inc. The arborist surveyed 10 trees that would be impacted by the proposed development. All of the survey trees are heritage-sized trees that are in good to moderation conditions. Due to the configuration of the originally proposed cul-de-sac, and construction of the retaining wall on Lot 3, four of the survey trees need to be removed, and the other are recommended to be preserved. Since the report was prepared, the configuration of the cul-de-sac has been revised to satisfy the Fire Department. In this case, one of the tree (Tree No. 96) may be preserved. To mitigate the removed trees, the applicant has submitted a landscaping plan showing the overall planting within the development. Therefore, this would be a ***less-than-significant-impact.***

f) There is not Habitat Conservation Plan for the area. Therefore, this would be ***no-impact.***

5. CULTURAL RESOURCES

Environmental Setting

The subject site is not located in an area identified as having site-specific historical, archeological, paleontological, or geologic features or resources. The City of Pleasanton has, however, experienced development locations where archeological resources have been found in the form of Native American burial sites. The City now has a policy that all projects incorporate

into project design and as conditions of approval that provide on-site expertise during the construction phase.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Cause a substantial change in the significance of a historical or archeological resource as defined in the CEQA Guidelines Section 15064.5; or,
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Cultural Resources *Would the project*:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
b) Directly or indirectly destroy a unique Paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion

a-c) There are no known archaeological or historical sites identified on the subject site. There could be previously undiscovered subsurface resources present. Should subsurface resources be found upon excavation, all work will be required to be halted whereby the City shall be immediately notified. Necessary measures, such as consulting an archaeologist, would take in place prior to construction resuming. This requirement

would be made as a condition of the project approval. Therefore, this would be a ***less-than-significant-impact.***

d) If human remains are discovered during grading trenching or other on-site excavation, the City requires the applicant to:

- Hire a qualified archaeologist to be present on site during the grading and trenching for the foundation(s) and utility services in order to determine if any bone, shell, or artifacts are uncovered. Work on the site will cease immediately. The archaeologist and the Native American Heritage Commission and or their representative shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues. The applicant shall have the archaeologist produce a letter stating that they were on site during the initial construction activities and the result of their observations at the site. This requirement would be made as a condition of the project approval.

- Prior to the issuance of any building permit, the applicant shall present a contract or letter indicating the archaeologist who will be on site during the initial construction activities.

Therefore, this would be a ***less-than-significant-impact.***

6. GEOLOGY AND SOILS

Environmental Setting

The approval of a project by a city or county must be in accordance with policies and criteria established by the State Mining and Geology Board. Cities and counties shall require, prior to the approval of a project, a geologic report defining and delineating any hazard of surface fault rupture. If the city or county finds that no undue hazard of that kind exists, the geologic report on the hazard may be waived, with the approval of the State Geologist. After a report has been approved or a waiver granted, subsequent geologic reports shall not be required, provided that new geologic data warranting further investigations is not recorded.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in a project being built that will either introduce geologic, soils, or seismic hazard by allowing the construction of the project on such a site without protection against those hazards.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Geology and Soils *Would the project:*				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map[3] issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting	☐	☐	☐	☒

the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion

a-i, ii) The subject site is not located in the Alquist-Priolo Earthquake Fault Zone as delineated by the California Division of Mines and Geology[3]. The project would not be subject to potential damage from earthquake ground shaking as a maximum intensity of VIII of the Modified Mercalli Scale.

The State of California provides minimum standards for building design through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The California Uniform Building Code is based on the UBC and has been modified for California conditions with numerous more detailed and/or stringent regulations. Specific seismic safety requirements are set forth in Chapter 23 of the UBC. The State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. The City implements the requirements of the California Code through its building permit process. The proposed project will be required to comply with the applicable codes and standards to provide earthquake resistant design. Therefore, this would be a ***less-than-significant-impact.***

a-iii) A geotechnical report was prepared by Nicholas Engineering Consultant in 1999 for similar development. The report found that the site is suitable for development. This report was then peer reviewed by Alan Kropp & Associates, Inc. The peer reviewer finds that the NEC report for the subject site generally conforms to accepted geotechnical standards of practice; however, a number of issues should be addressed as the project progresses. Staff will incorporate conditions into the project approval to have the raised concerned fully addressed prior to construction. Therefore, this would be ***less-than-significant-impact.***

a-iv) The site is generally flat to slightly sloping and according to the geotechnical report would not likely be subject to landslides. Therefore, this would be categorized as ***no-impact.***

b-d) Natural erosion is frequently accelerated by human activities such as site preparation for construction and alteration of topographic features. Grading, vegetation removal, as well as excavation and trenching for on-site and off-site utility lines, will disturb soils, which could increase the rate of erosion if controls or best management practices are not in place. The City requires that all projects meet the requirements for stormwater control measures during design, construction and implementation phases of the project. Grading is prohibited from October 15 to April 1 to reduce citywide impacts. Therefore, this would be a ***less-than-significant-impact.***

e) The project will provide public infrastructure related to storm water discharge, sewer, and water service. There will not be septic systems or alternative wastewater disposal systems within the project. Therefore, this would be categorized as ***no-impact.***

7. HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting

The project site is developed with a single-family residence and a caretaker unit.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exposing people to existing contaminated soil during construction activities;
- Result in exposing people to asbestos containing materials;
- Result in exposing people to contaminated groundwater if dewatering activities take place.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Hazards And Hazardous Materials *Would the project*:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the Environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of	☐	☐	☐	☒

	hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e)	For a project located within an airport land use Plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f)	For a project within the vicinity of a private airstrip would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Discussion

a-b) During construction potentially hazardous liquid materials such as oil, diesel fuel, gasoline, and hydraulic fluid would be used at the site. If spilled, these substances could pose a risk to the environment and to human health. In the event of a spill, the Livermore-Pleasanton Fire Department is responsible for responding to non-emergency hazardous materials reports. The use, handling, and storage of hazardous materials is highly regulated by both the Federal Occupational Safety and Health Administration (Fed/OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA). The City has in place an Emergency Response Plan to meet the needs should a spills or a hazardous event take place. Routine transport, use and disposal of hazardous materials are already regulated by federal, state and local regulations. This project will require disclosure of any hazardous materials, the amounts anticipated and where those materials will be stored or used.

Therefore, this would be a ***less-than-significant-impact.***

c) Uses allowed in residential development are not associated with substantial use, storage, or transportation of hazardous substances. These substances would not pose a risk to any

existing or proposed schools proximate to this project. Therefore, this would be categorized as ***no-impact.***

d) The site is not included on the list of hazardous materials sites compiled pursuant to Government Code 65962.5 (Cortese List). Therefore, this would be categorized as ***no-impact.***

e-h) The site is located approximately 7.5 miles from the Livermore Airport and is not likely to result in a safety hazard for future residents of this development. The proposed project will not result in interference with an emergency plan or evacuation plan. Wildlands do not exist within or adjacent to the subject site.

Therefore, this would be a ***less-than-significant-impact.***

8. HYDROLOGY AND WATER QUALITY

Environmental Setting

The National Pollutant Discharge Elimination System (NPDES) was established in the Clean Water Act to regulate municipal and industrial discharges to surface waters of the U.S. Non-point sourced diffuse and originate over a wide area rather than from a definable point. Two types of non-point source discharges are controlled by the NPDES program; discharges caused by general construction activities and general quality of storm water in municipal stormwater systems.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in substantially degrading water quality or violate any water quality objectives set by the State Water Resources Control Board due to increased sediments or other contaminants generated by consumption and/or operation activities;
- Result in exposing people or property to the risk of injury and damage in the event of a 100 year flood.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Hydrology and Water Quality *Would the project*:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion

a,e,f) The project will be required through the building permit and construction process to incorporate best management practices for discharges resulting from this development. The City has adopted the most recent Regional Water Quality Control Board stormwater discharge requirements related to design, construction and implementation of the subject site. A design feature incorporating the BMP's is the provision of bio-swales used as on-site treatment prior to discharge into the storm water system. The applicant will be required to obtain the required permits and approvals from SF Regional Water Quality Board. Therefore, this would be a ***less-than-significant-impact.***

b) The project will not use ground water for this project. Any existing wells will be required to be abandoned pursuant to the Alameda County Department of Environmental Health. The development of this project does not anticipate a loss of groundwater recharge potential. Therefore, this would be a ***less-than-significant-impact***

c-d) Site development will alter the existing drainage pattern from its existing condition. The channel will not be subject to substantial erosion or siltation. Therefore, this would be a ***less-than-significant-impact***

g-i) Housing will not be placed within a 100 year flood hazard. The development will not expose people or structures to a significant risk of loss, injury or death involving flooding. Therefore, this would be categorized as ***no-impact.***

j) The City of Pleasanton is not at risk from seiche, tsunami, or mudflow. Therefore, this would be categorized as ***no-impact.***

9. LAND USE PLANNING

Environmental Setting

The project site is developed with a newly constructed single-family residence with a caretaker unit. The project proposes to rezone from Agriculture (A) and Planned Unit Development (PUD) to PUD-LDR (Planned Unit Development-Low Density Residential) Zoning District to provide consistency with the General Plan land use designation to allow the development of two additional custom lots.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Substantially alter an approved land use plan that would result in physical change to the environment.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Use Planning *Would the project*:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

Discussion

a-c) This subject site is designated Low-Density Residential (LDR) within the City of Pleasanton's current General Plan. A LDR designation allows for less than two dwelling units per gross acre (DUA). According to the computation method stated in the Pleasanton Municipal Code, the proposed development conforms to the applicable land use plan.

Therefore, this would be a ***less-than-significant-impact***

10. MINERAL RESOURCES

Environmental Setting

The subject site has not been identified to have mineral resource deposits.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the depletion of a mineral resource.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Mineral Resources *Would the project*:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion

a-b) The proposed project site is not included or delineated as a Mineral Resource Zone. Mining has not occurred on the project site, and implementation of the project would not affect the availability of any mineral resource. Therefore, this would be categorized as ***no-impact.***

11. NOISE

Environmental Setting

External noise sources that could affect the site include airport noise from the Livermore Airport, or adjacent streets and proximate land uses including the Alameda County Fairgrounds which has a number of events annually.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in exterior noise levels above the acceptable level of 60 dBA, (70 dBA daytime);
- Result in interior noise levels exceeding 45dBA.;
- Result in construction noise levels that do no meet the City of Pleasanton Noise Ordinance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Noise *Would the project*:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

a-d) An ambient sound study was prepared as a part of the project to identify if any impacts due to noise either from the site or to the site would be of impact. The report concluded that no noise beyond the City of Pleasanton Noise Ordinance allowances will exist.

A Noise Study was prepared by Thorburn Associates. The report concluded that indoor noise level may be mitigated by increasing the window STC rating.

As a result of project construction, there will be a temporary increase in noise due to construction activities. However, the hours of construction will be limited to minimize

any impact to surrounding land uses. Therefore, this would be a ***less-than-significant-impact.***

e-f) The subject site is not located within the Livermore Airport Master Plan and the subject development will not expose people to excessive noise levels. Therefore, this would be categorized as ***no-impact.***

12. POPULATION AND HOUSING

Environmental Setting

The subject property is surrounded by residential uses. For this reason, staff would consider the proposed project to be an infill development. Public streets and utilities including water, storm, and sanitary sewer lines, and gas and electrical lines have been extended to the boundaries of the project area in conjunction with other, nearby development

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Induce substantial growth that is inconsistent with the approved land use plans in place;
- Displace affordable housing.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Population and Housing *Would the project*:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a-c) The proposed site is considered a potential infill site for residential development. Build out of the area does not constitute direct or indirect growth inducing impacts for the City of Pleasanton. The proposed project will not displace substantial numbers of people or requiring replacement housing be provided. Therefore, this would be categorized as ***no-impact.***

13. PUBLIC SERVICES

Environmental Setting

The City of Pleasanton has public services and infrastructure planned to meet the build out of the General Plan, implemented by the Growth Management Plan.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Create an increase in demand for police protection services which could substantially interfere with the ability of the Police Department to provide adequate response time to the project site;
- Create an increased demand for fire protection services that would substantially interfere with the ability of the Fire Department to provide adequate response time to the project site;
- Crease an increased demand for schools that would exceed existing school capacity; or,
- Create an increased demand for parks and other public facilities that would exceed existing capacity.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Public Services *Would the project*:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of	☐	☐	☒	☐

the public services:

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Discussion

a) Public services have analyzed related to the subject site in that the City's Growth Management Plan evaluates the demand for services to ensure that developments can be adequately served. The project will contribute to the construction of schools/school facilities through the payment of school impact fees. Police, Fire, Park and related service capacities exist to adequately serve the project and will be mitigated through the design phase of the project to meet the current City development standards. Therefore, this would be a ***less-than-significant-impact.***

14. RECREATION

Environmental Setting

The project site is will not be providing on-site parkland, however, there will be some minor open space amenities to serve the new development.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the failure to meet City standards for the provision of parkland.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Recreation *Would the project*:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

a) The proposed development is located in the vicinity of open space areas in the Preserves development to the southeast of the site. This project will not accelerate substantial deterioration of existing facilities. Therefore, this would be a ***less-than-significant-impact.***

b) The project does not require construction/expansion of recreational facilities in that it is located in close proximity to existing facilities therefore there is no impact.

15. TRANSPORTATION AND TRAFFIC

Environmental Setting and Approved projects consist of developments that have final development plan approval from the City but are either not built, under construction, or partially occupied. Approved project are used to forecast near term traffic conditions.
Generation of future traffic volumes is based on information contained in the City's Baseline Approved land use database, which is typically updated annually to include current approvals and to delete approved projects that have been constructed and occupied. Build-out projects consist of development that have not received final plan approval from the City but have been identified to be completed in the long term with the build out of the General Plan.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in reducing the Level of Service from D to E or worse.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Transportation and Traffic *Would the project*:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Discussion

a,b, d-g) Approved projects consist of developments that have final development plan approval from the City but are either not built, under construction, or partially occupied. Approved projects are used to forecast near term traffic conditions. Generation of future traffic volumes is based on information contained in the City's Baseline Approved land use database, which is typically updated annually to include current approvals and to delete approved projects that have been constructed and occupied. Build-out projects consist of development that have

not received final plan approval from the City but have been identified to be completed in the long term with the build out of the General Plan.

Therefore, this would be a ***less-than-significant-impact***.

c) The proposed buildings would have a maximum height of 30 feet. The height would not interfere with the existing air traffic patterns. Additionally, the proposed facility would be an event center where the number of guests/patrons is unlikely to result in an increase in air traffic level, nor would it cause in a change in location that results in substantial safety risks.

Therefore, this would be a ***less-than-significant-impact***.

16. UTILITIES AND SERVICE SYSTEMS

Environmental Setting

The City of Pleasanton has public services and infrastructure planned to meet the build out of the General Plan, implemented by the Growth Management Plan.

Standards of Significance

For purposes of this environmental document, an impact is considered significant if the proposed project would:

- Result in the construction of new water facilities or expansion of existing facilities;
- Result in exceeding the wastewater treatment requirements of the Regional Water Quality Control Board;
- Result in or require the construction or expansion of existing wastewater treatment facilities;
- Be served by a landfill that has inadequate permitted capacity.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Utilities and Service Systems *Would the project*:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of	☐	☐	☒	☐

existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☒ ☐

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ☐ ☐ ☒ ☐

Discussion

a,b,d) The proposed project will not exceed projected wastewater treatment requirements and there are sufficient water supplies available to serve the project. Therefore, this would be a ***less-than-significant-impact.***

c) New stormwater drainage facilities will be constructed as a part of the project. Stormwater pre-treatment will be implemented by constructed bio-swales then entering the storm system. Site drainage will not cause significant environmental effects. Therefore, this would be a ***less-than-significant-impact.***

17. MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Mandatory Findings of Significance *Would the project*:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project	☐	☐	☒	☐

are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

Discussion

a-c) The project proposes to create two additional lots with a total of three lots on this 2.91-acre site. Driveways accessing each lot would be maintained by a Maintenance Association.

This development is consistent with the General Plan land use designations. The project will not include any activities or uses causing substantial adverse effects on human beings either directly or indirectly or on the environment. The project has been designed to meet the general development standards required by the City of Pleasanton and will incorporate conditions of approval to meet local codes and regulations. The project design and conditions of approval reduces potential impacts to a ***less-than-significant-impact.***

Endnotes

[1] California Department of Conservation, Division of Land Resource Protection Alameda County, Pleasanton, Important Farmland, 2003

[2] The City of Pleasanton General Plan, August 6, 1996 (as amended by the voters), Chapter IX.

[3] California Division of Mines and Geology, Alquist-Priolo Hazard Mapping *www.conserv.ca.gov*

[4] Biological Assessment Report, WRA Environmental Consultants, October 31, 2005.

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold Schwarzenegger
Governor

Sean Walsh
Director

June 14, 2006

Jenny Soo
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Subject: PUD-44 / 11249 Dublin Canyon Road
SCH#: 2006052090

Dear Jenny Soo:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on June 12, 2006, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

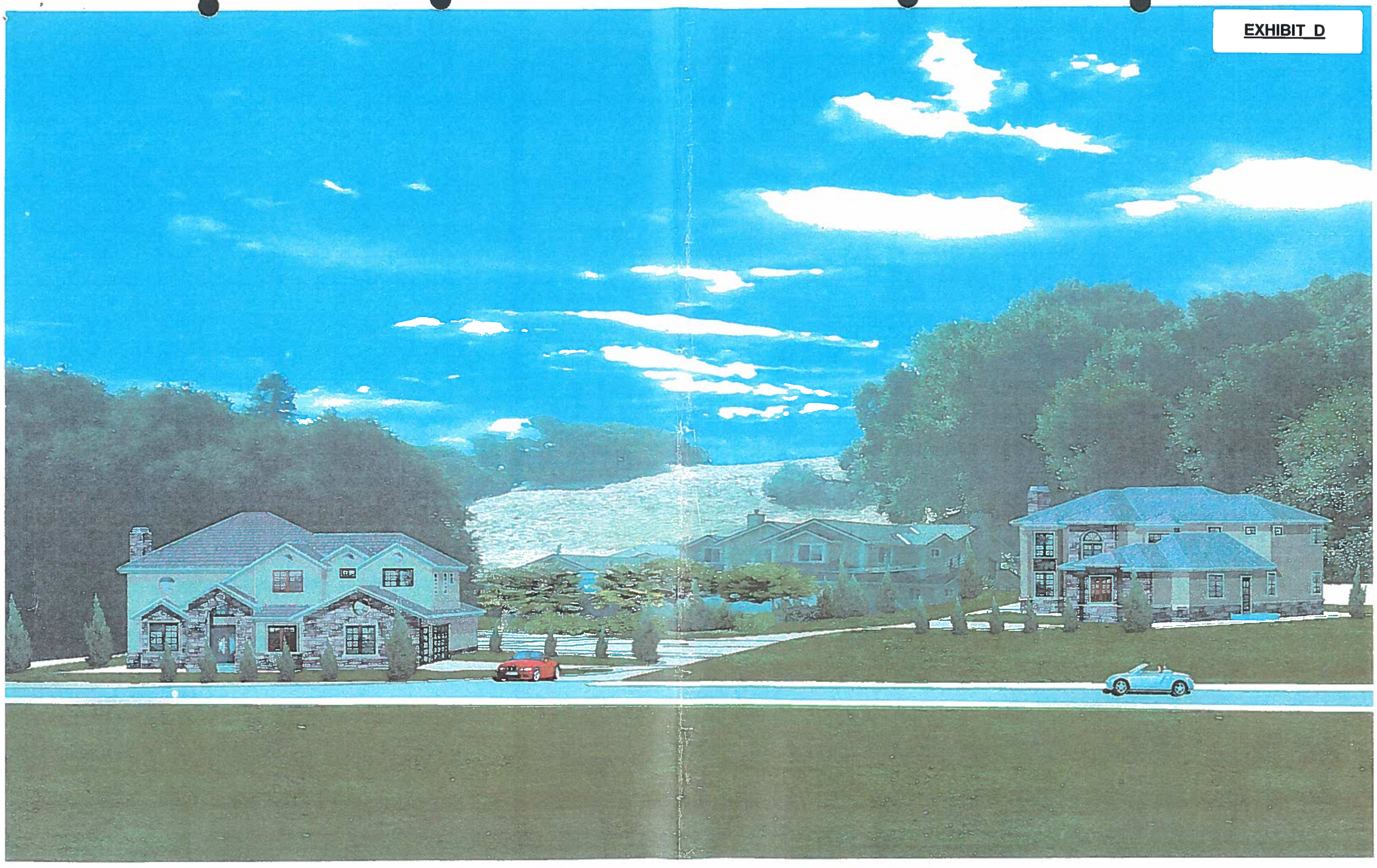
Sincerely,

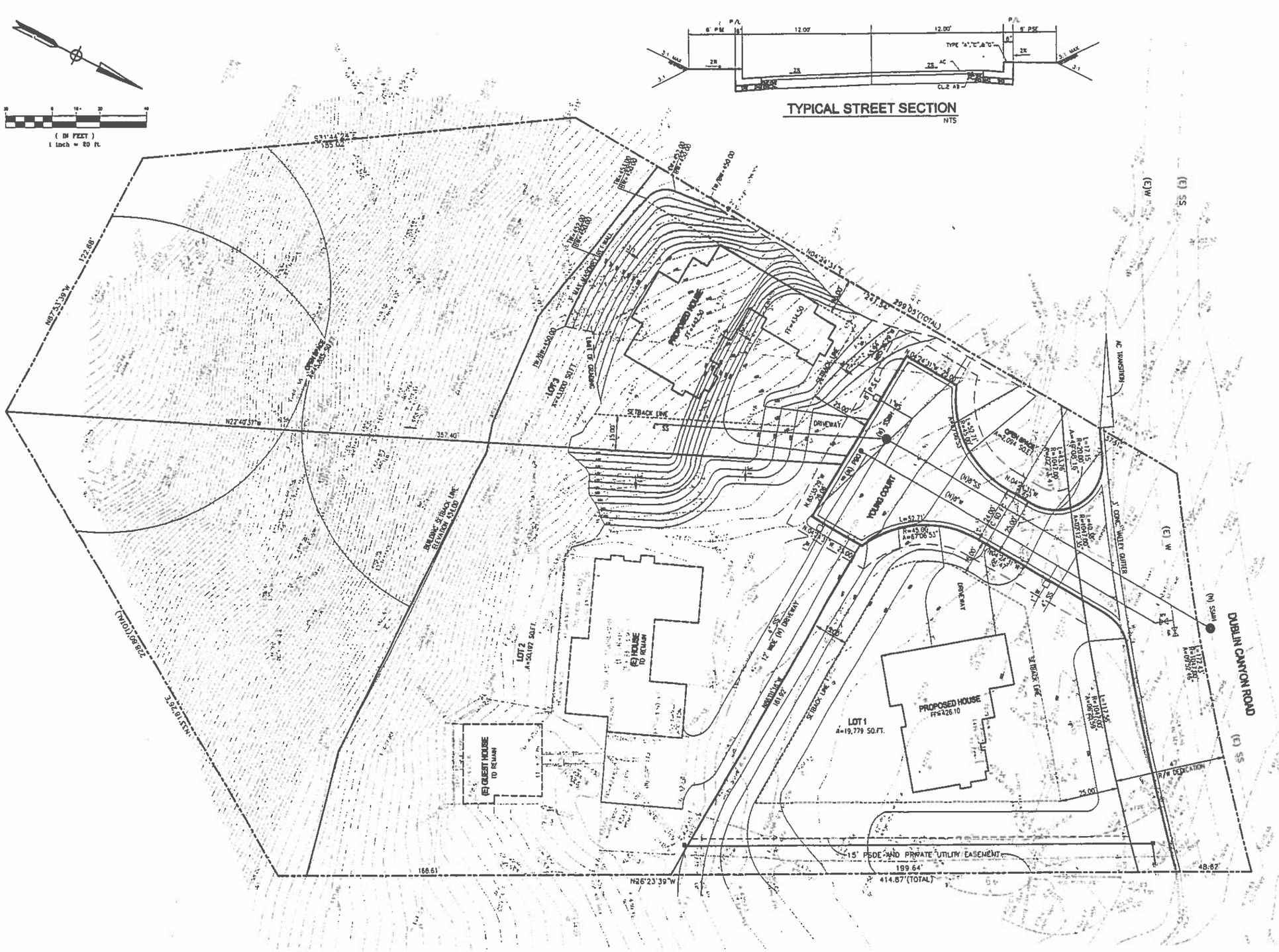
Terry Roberts

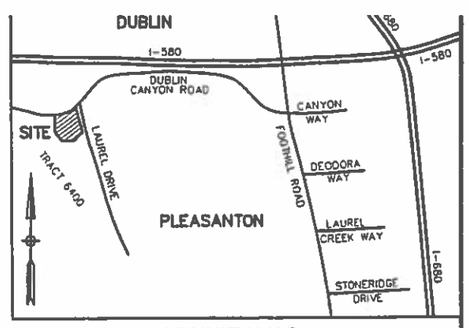
Terry Roberts
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

EXHIBIT D







VICINITY MAP
NTS

GENERAL NOTES:

RECORD OWNER & SUBDIVIDER	BARBARA YOUNG 11249 DUBLIN CANYON ROAD PLEASANTON, CA. 94588
ENGINEER:	AL PASCUAL & ASSOCIATES, INC. 5506 SUNOL BLVD. SUITE 203 PLEASANTON, CA 94566
A.P.N.	946-1735-009
EXISTING ZONING:	PUD-LOW DENSITY RESIDENTIAL
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	PUD-LOW DENSITY RESIDENTIAL
UTILITIES:	WATER -CITY OF PLEASANTON SEWER -CITY OF PLEASANTON ELECTRIC -P.G.&E. GAS -P.G.&E. TELEPHONE -SBC CABLE-TV -COMCAST
PROPOSED NO. OF LOTS:	3 LOTS
GROSS AREA	2.91 ACRES
NEW DENSITY	1.03 LOTS PER ACRE
MIN. LOT SIZE:	20,055 SQ FT
AVERAGE LOT SIZE:	36852 SQ. FT.
SET BACKS:	FRONT -20 FEET MIN. BACK -25 FEET MIN.(UNLESS NOTED) SIDE 5 FEET MIN.(30'TOTAL)

NOTE:
ALL AREAS MARKED OPEN SPACE SHALL BE MAINTAINED BY CORRESPONDING LOT OWNERS. NO STRUCTURES OF ANY KIND SHALL BE ALLOWED IN THESE AREAS.

PUD-44

RECEIVED

MAY 12 2006

CITY OF PLEASANTON
PLANNING DEPARTMENT

EXHIBIT A

NOT FOR CONSTRUCTION

REVISED 03/02/06 PRINTED 02/02/06

BY	DATE	REVISIONS	APVD

ENGINEER CERTIFICATE
PLAN PREPARED UNDER THE SUPERVISION OF:
ALEJO M. PASCUAL, JR. RCE NO. 27629 EXP. 3-31-08

AL PASCUAL & ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS
5506 Sunol Blvd., Suite 203, Pleasanton, California 94566 (925) 846-5938

PUD NO. 44
YOUNG PROPERTY
11249 DUBLIN CANYON ROAD
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

DRAWN: STAFF	DATE: 07/2004	SHEET NO.
DESIGNED : LF	SCALE: AS SHOWN	1
CHECKED : AP	JOB NO. 2609	OF 1 SHEETS
	DISK NO. 2609PUD	

PLANT LEGEND:

TREES:

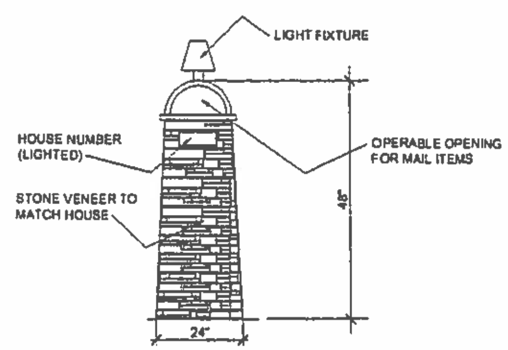
KEY TREE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENT
T1	CEDRUS DEODORA	CALIF. CHRISTMAS TREE	24" BOX	25' O.C.	EVER 30' TALL
T2	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	25' O.C.	EVER 20' TALL
T3	PISTACIA PARVIFLORA	CHINESE PISTACHE	24" BOX	20' O.C.	DEC. 20' TALL
T4	PYRUS CALLERYANA ARISTOCRAT	ORNAM. PEAR	24" BOX	25' O.C.	DEC. 20' TALL

SHRUBS:

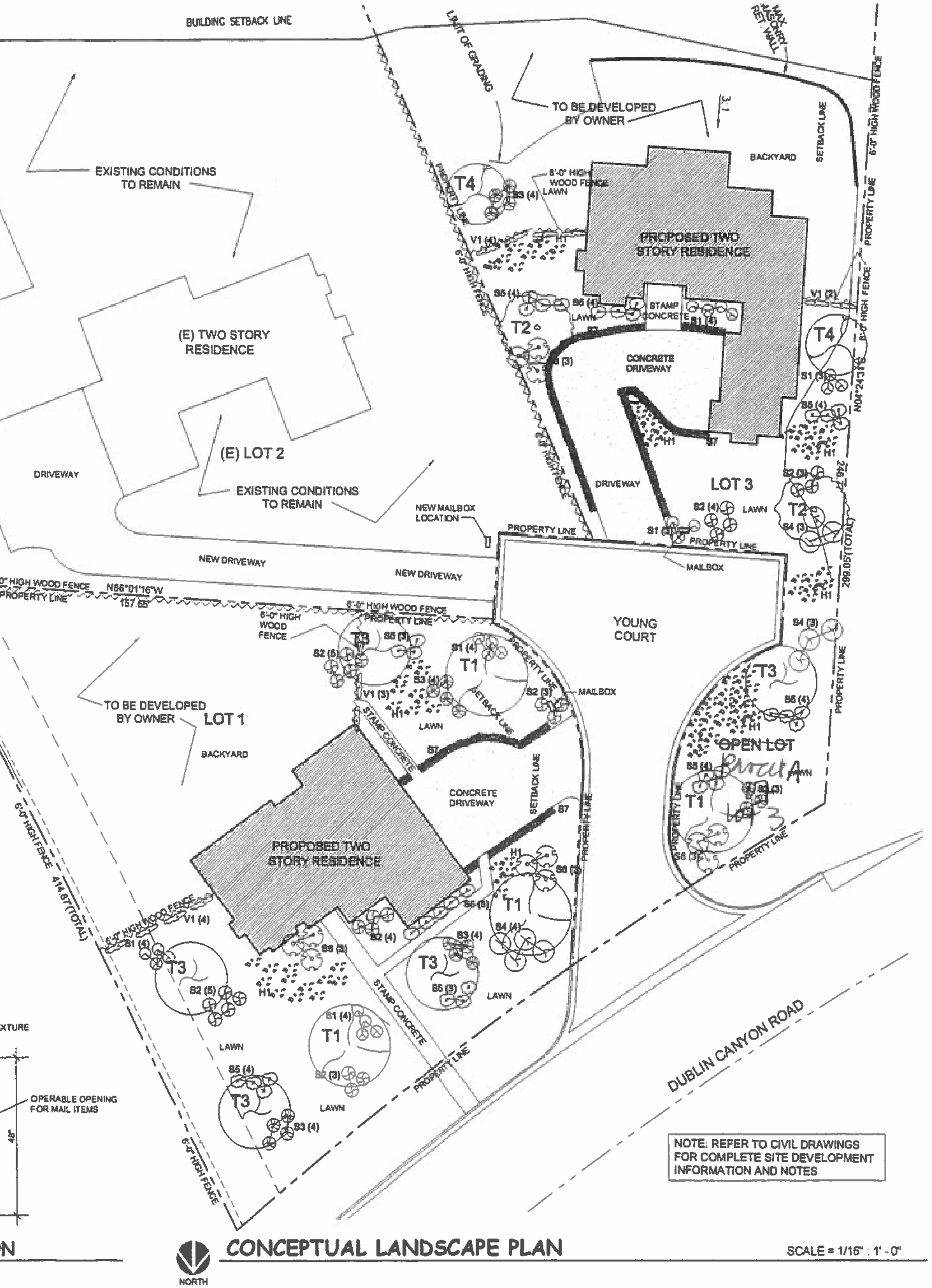
	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENT
S1	ABELIA GRANDIFLORA	SHINY ABELIA	5 GAL	5' O.C.	EVER 4' TALL
S2	DIOSMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	5' O.C.	EVER 4' TALL
S3	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	5' O.C.	EVER 4' TALL
S4	PRUNUS CAROLINIANA	CAROLINIANA CHERRY	5 GAL	6' O.C.	EVER 10' TALL
S5	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	3'-4' O.C.	EVER 2' TALL
S6	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	6' O.C.	EVER 10' TALL
S7	SHRUB	-	-	-	-

VINES / HARDSCAPES:

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENT
V1	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	5' O.C.	DEC. 6' TALL
H1	BARK	-	-	-	-



MAILBOX ELEVATION
TYPICAL OF THREE UNITS



CONCEPTUAL LANDSCAPE PLAN

SCALE = 1/16" : 1' - 0"

NOTE: REFER TO CIVIL DRAWINGS FOR COMPLETE SITE DEVELOPMENT INFORMATION AND NOTES

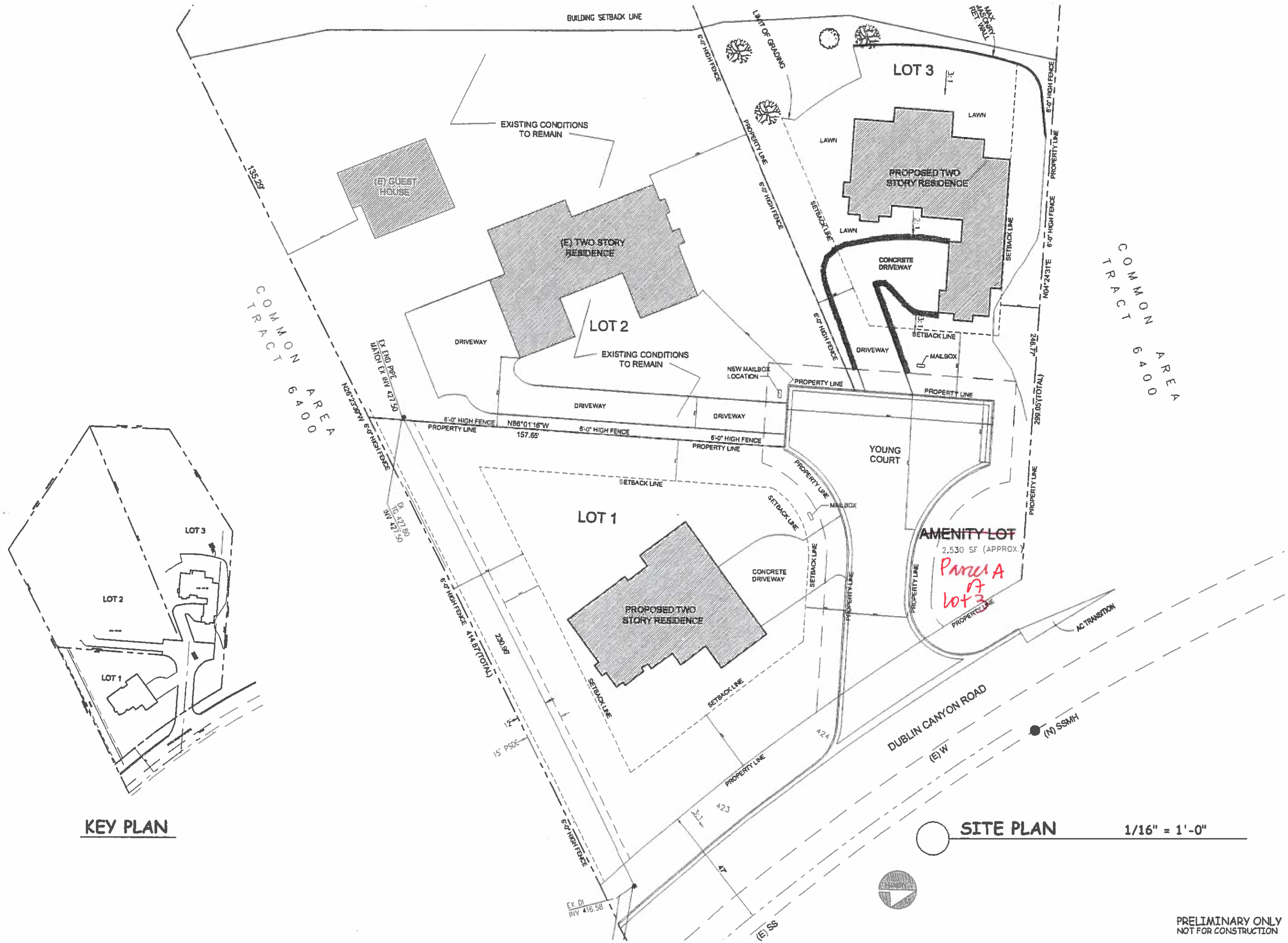
REVISIONS	BY

DESIGN & DOCUMENTATION BY
SSS DESIGNS LLC
EMAIL : SSSANTOS@SSSDESIGNS.ORG
WEB : WWW.SSSDESIGNS.ORG

CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE
YOUNG RESIDENCE
YOUNG COURT
PLEASANTON, CA

DRAWN BY	RM / SS
CHECKED BY	SSS
DATE	MAY 10, 2006
SCALE	AS NOTED
JOB NUMBER	ABC - 0006
SHEET	L1 of 1 sheets



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NOT FOR CONSTRUCTION

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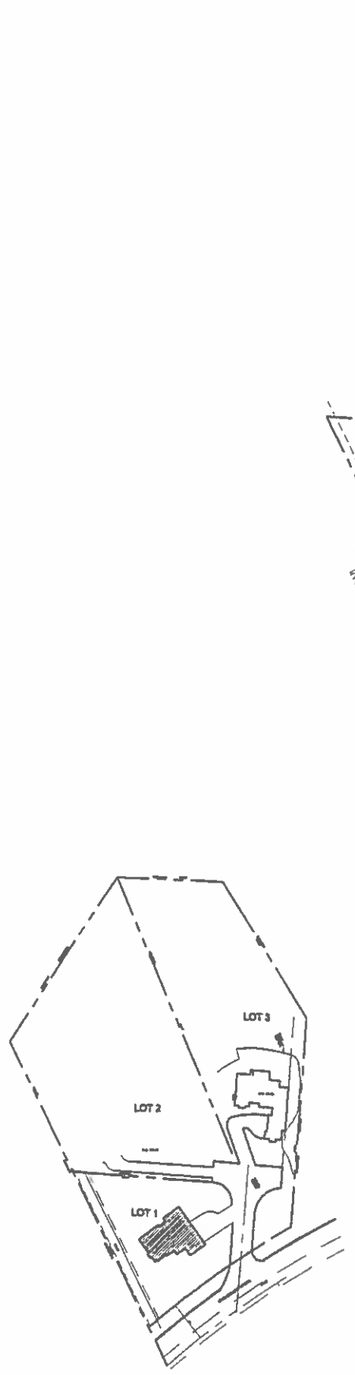
SSS DESIGNS

SITE DEVELOPMENT PLAN

NEW RESIDENCE
YOUNG - LOT 1
1122 YOUNG COURT
PLEASANTON, CA

DRAWN	AA / SS
CHECKED	SSS
DATE	MAY 10, 2006
SCALE	AS NOTED
JOB NO.	YCR - 1104
SHEET	1
OF	7 SHEETS



KEY PLAN

SITE PLAN 1/16" = 1'-0"

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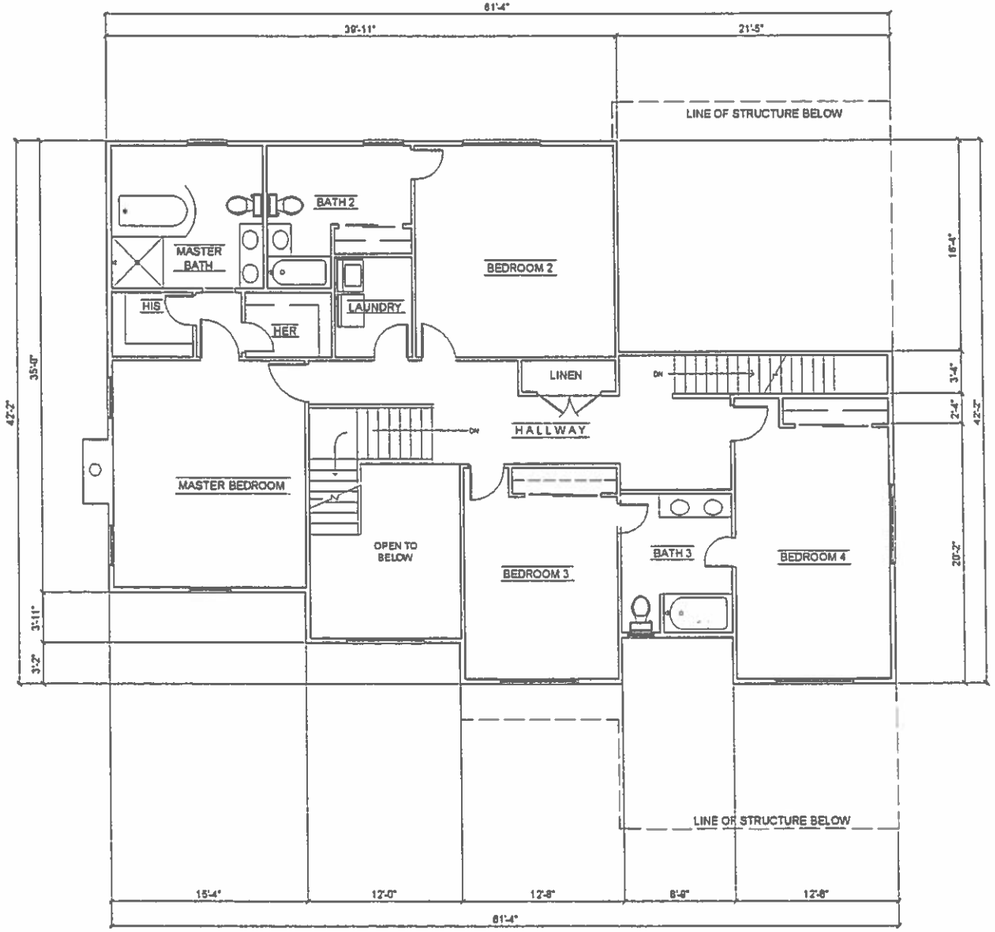
DESIGN & DOCUMENTATION BY
SSS DESIGNS
1931 Old Middlefield Way, Unit F, Mountain View, CA 94043
Phone 650 - 9441842 Fax 650 - 9441879
mail: sssarch@sssdesigns.org web: www.sssdesigns.org

NEW RESIDENCE
YOUNG - LOT 1
1122 YOUNG COURT
PLEASANTON, CA

LOT 1 - SITE PLAN

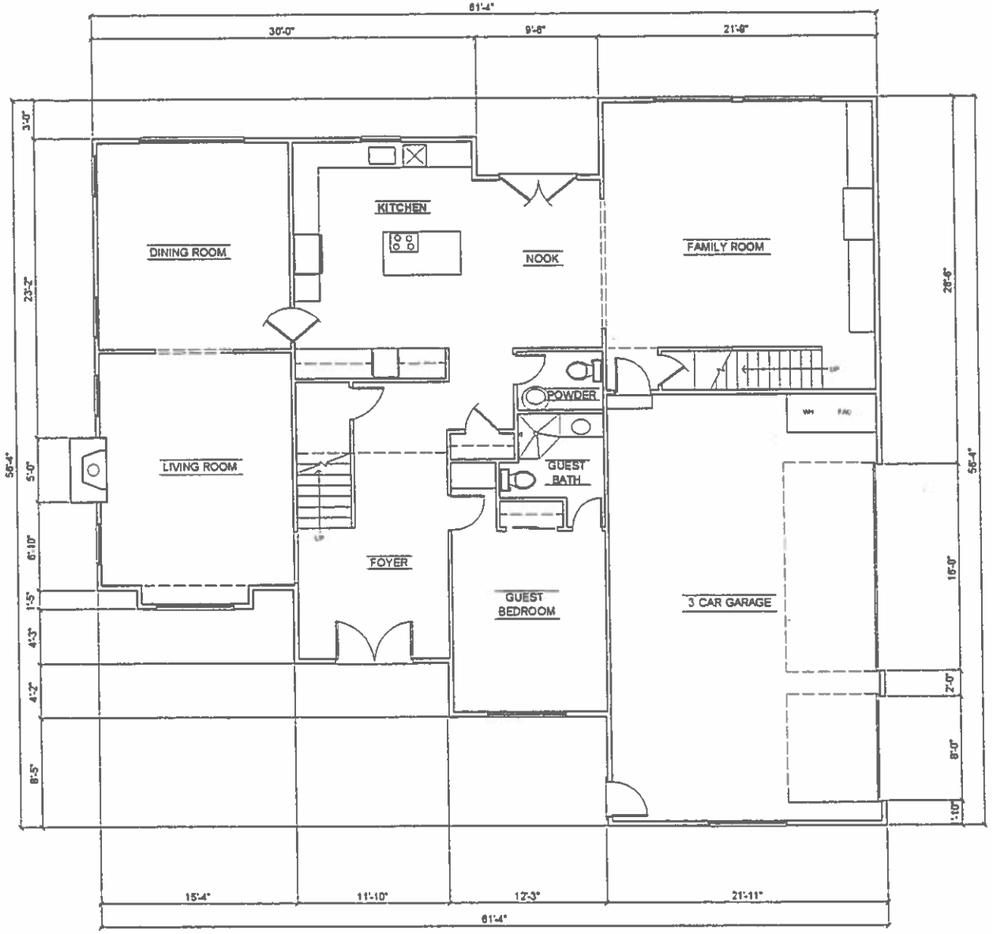
DRAWN	AA / SS
CHECKED	SSS
DATE	MAY 10, 2006
SCALE	AS NOTED
JOB NO.	YCR - 1104
SHEET	2
OF	7 SHEETS



SECOND FLOOR PLAN

1/4" = 1'-0"

FLOOR AREA = 1,924 SF APPROX.



FIRST FLOOR PLAN

1/4" = 1'-0"

FLOOR AREA = 2,080SF APPROX

GARAGE = 716 SF

LOT 1 - FLOOR PLANS

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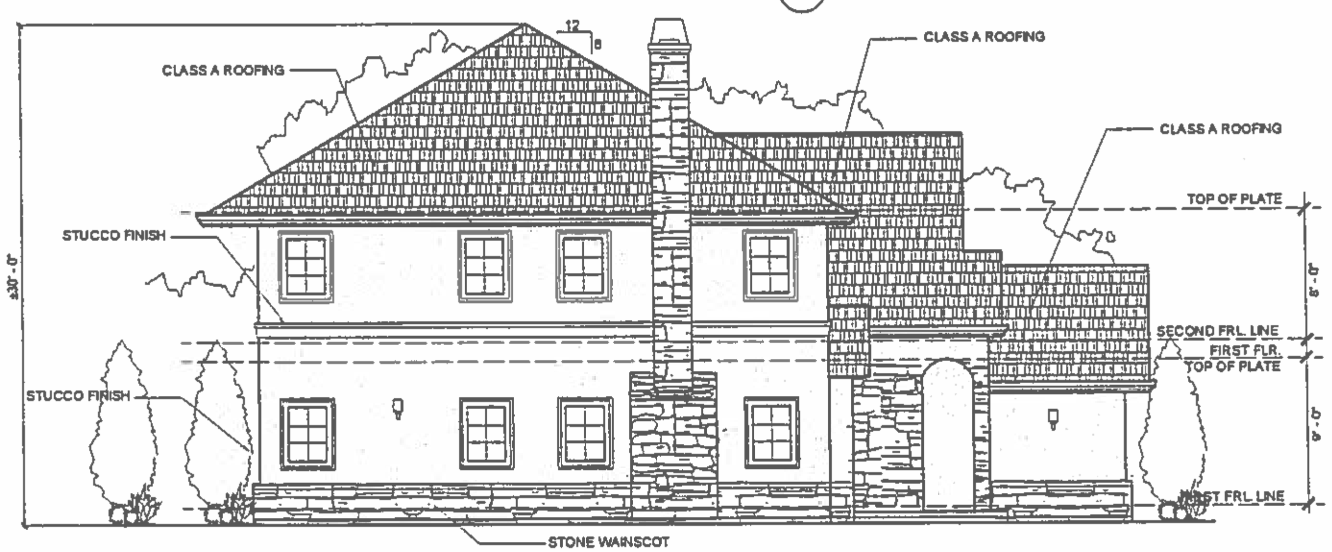
DESIGN & DOCUMENTATION BY
SSS DESIGNS
1931 Old Middlefield Way • Unit F Mountain View, CA 94043
Phone (650) - 9443829
Fax (650) - 9443842
email : ss.sandra@sssdesigns.org web : www.sssdesigns.org

LOT 1 - FIRST & SECOND FLOOR PLANS

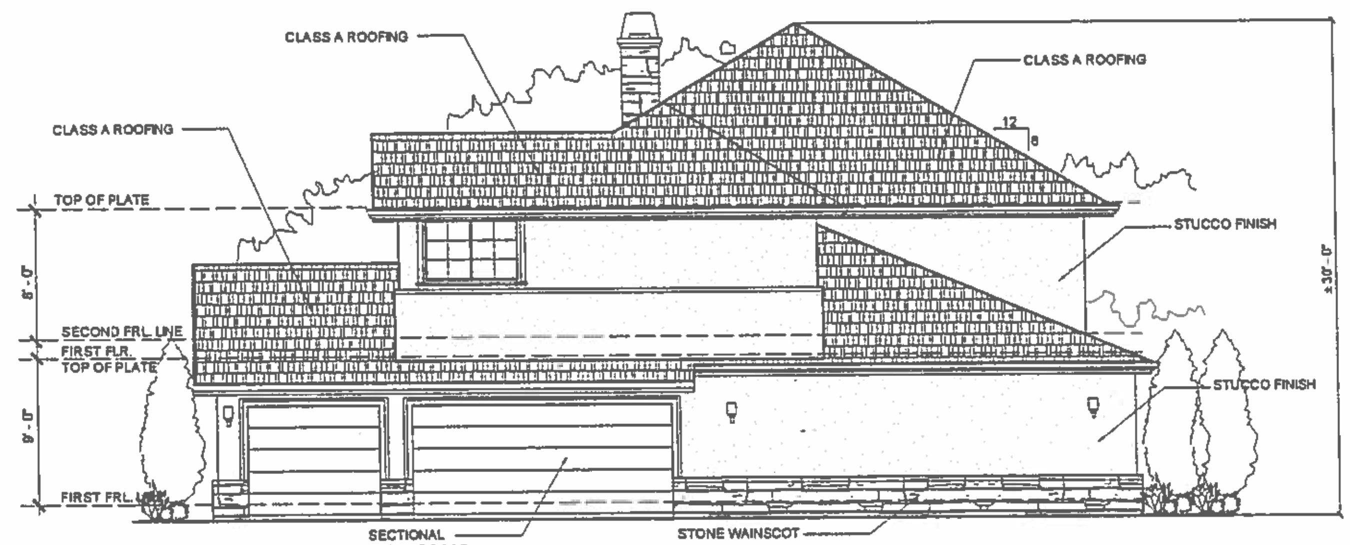
NEW RESIDENCE
YOUNG - LOT 1
1122 YOUNG COURT
PLEASANTON, CA

DRAWN	AA / SS
CHECKED	SSS
DATE	MAY 10, 2006
SCALE	AS NOTED
JOB NO.	YCR - 1104
SHEET	3
OF	7 SHEETS

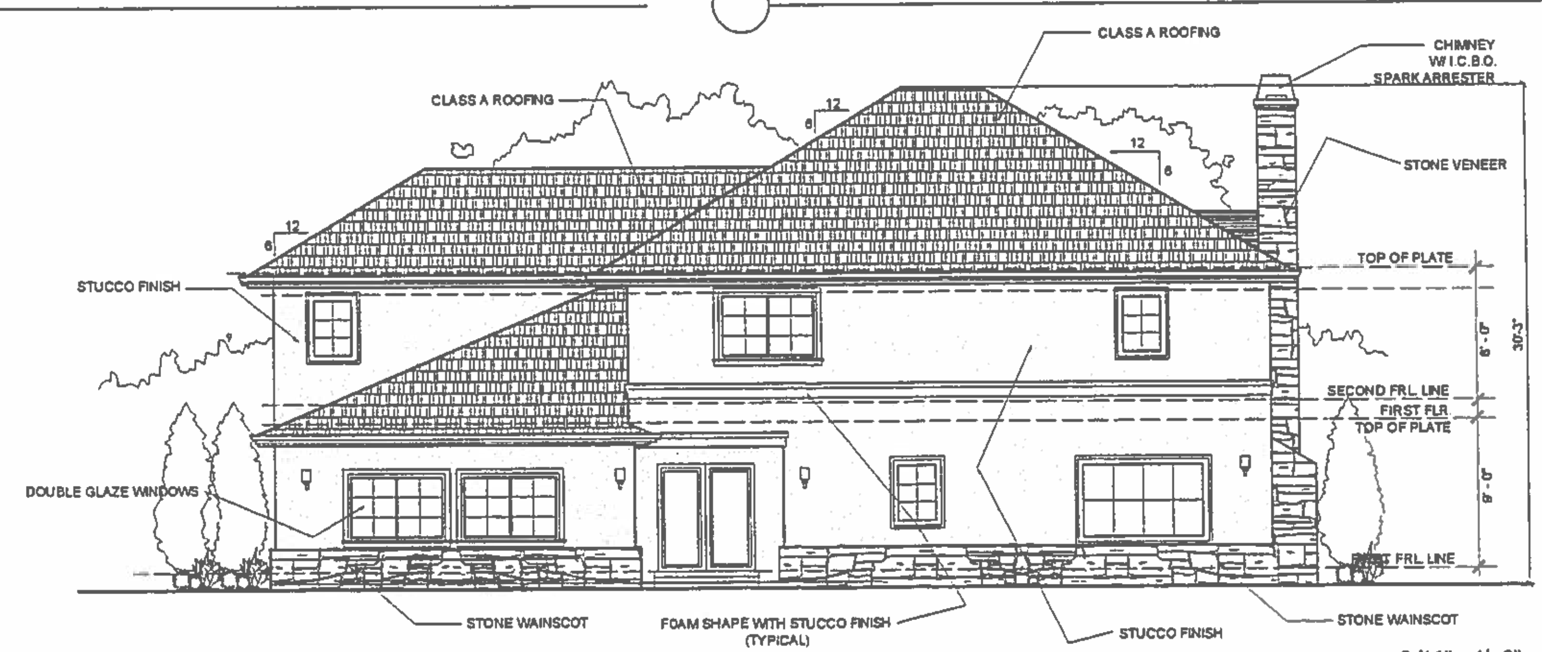
FRONT ELEVATION 3/16" = 1'-0"



LEFT SIDE ELEVATION 3/16" = 1'-0"



RIGHT SIDE ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

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LOT 1 - EXTERIOR ELEVATIONS

NEW RESIDENCE
YOUNG - LOT 1
1122 YOUNG COURT
PLEASANTON, CA

DRAWN	AA / SS
CHECKED	SSS
DATE	MAY 10, 2006
SCALE	AS NOTED
JOB NO.	YCR - 1104
SHEET	4
OF	7 SHEETS

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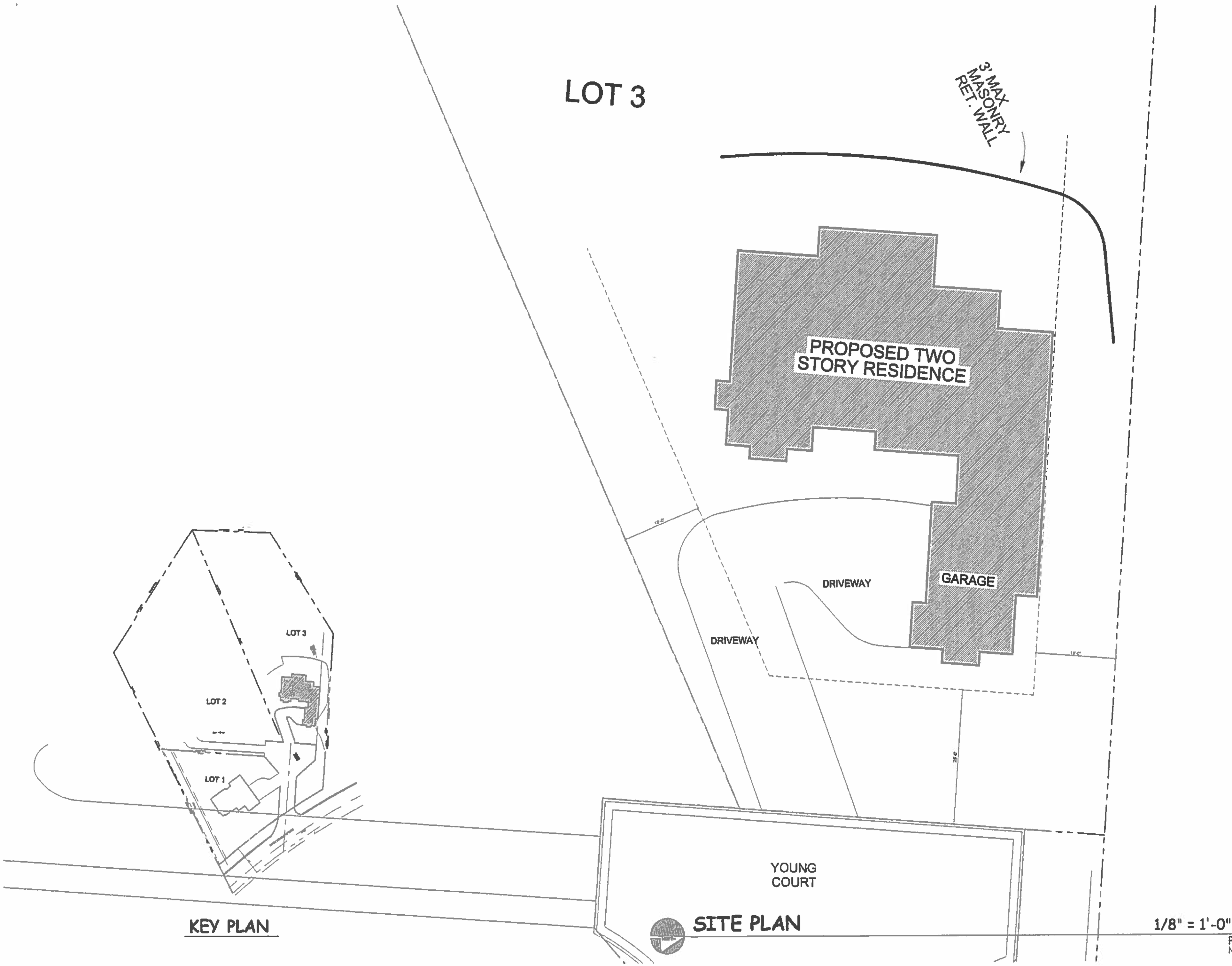

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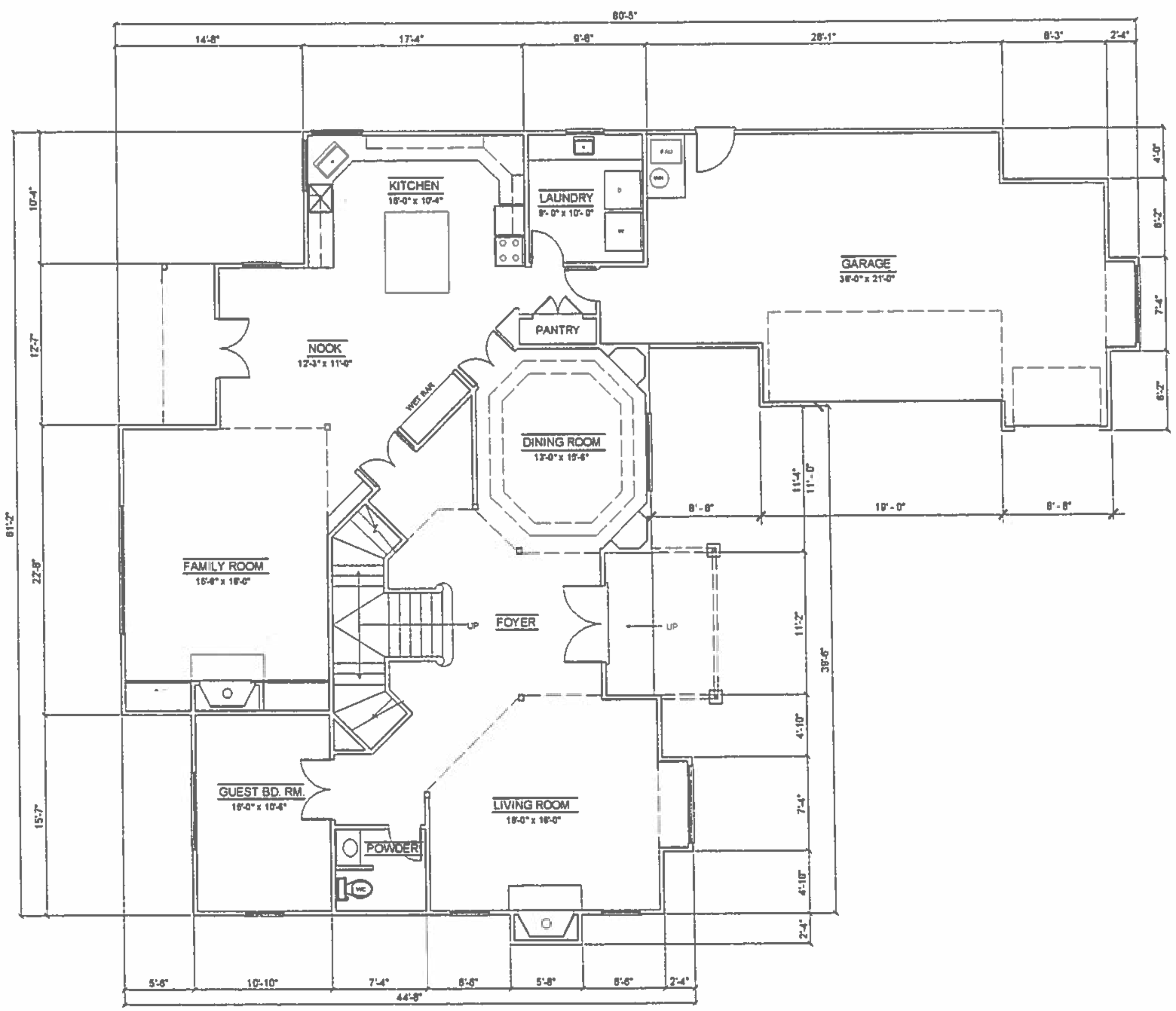
SSS DESIGNS

LOT 3 - SITE PLAN

NEW RESIDENCE
YOUNG - LOT 3
1111 YOUNG COURT
PLEASANTON, CA

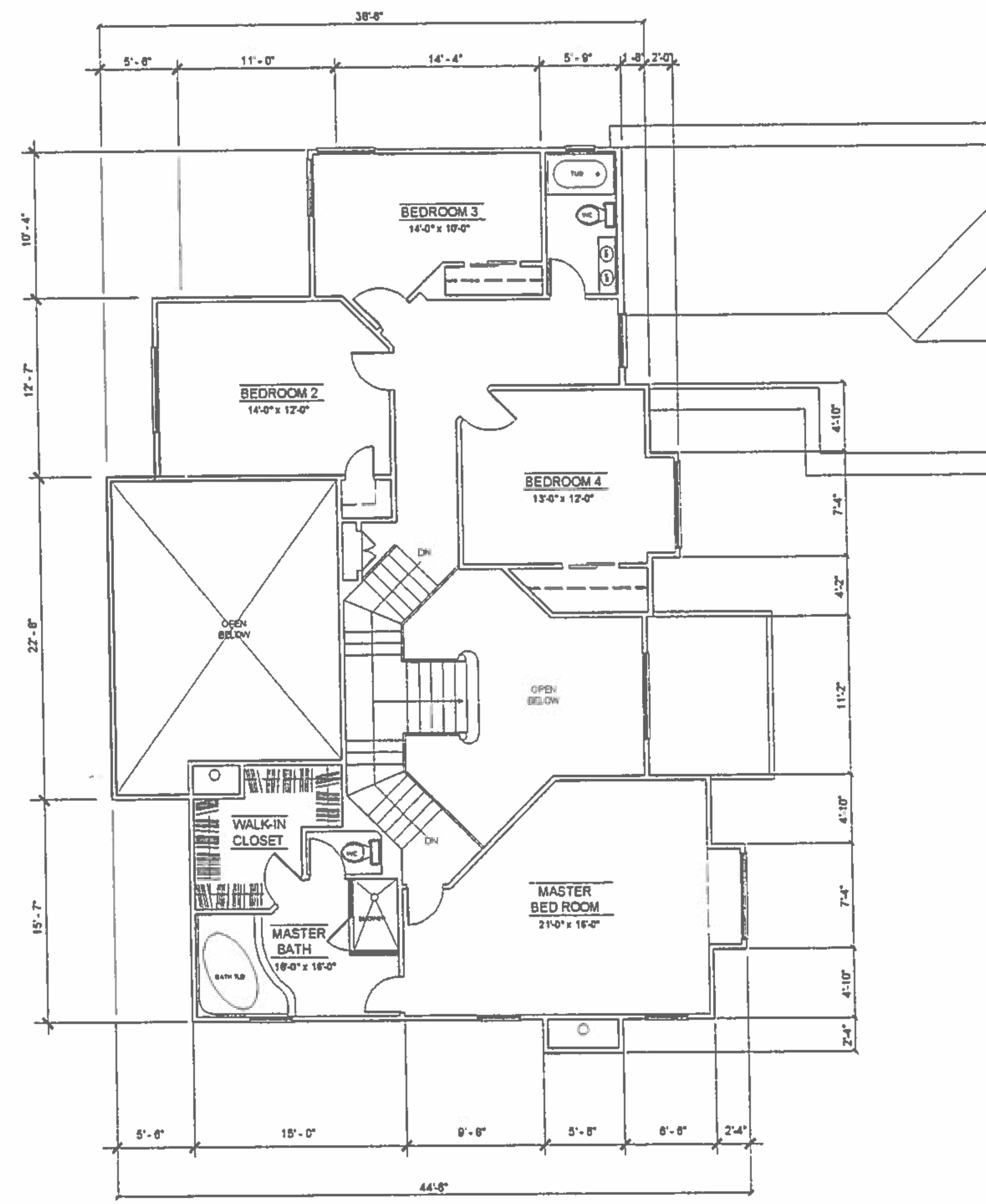
DRAWN	AA / SS
CHECKED	SSS
DATE	MAY 10, 2006
SCALE	AS NOTED
JOB NO	YCR - 1104
SHEET	5
OF	7 SHEETS



FIRST FLOOR PLAN

3/16" : 1'-0"

FLOOR AREA = 2,193 SF APPROX.
GARAGE = 765 SF



SECOND FLOOR PLAN

3/16" : 1'-0"

FLOOR AREA = 1,807 SF APPROX.

LOT 3 - FLOOR PLANS

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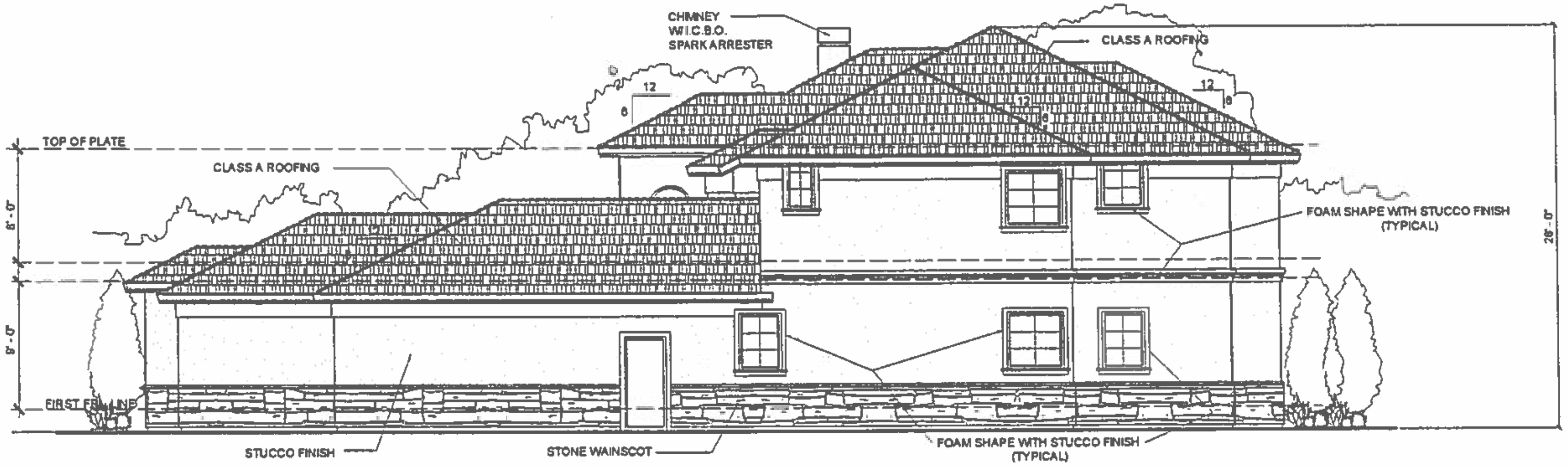
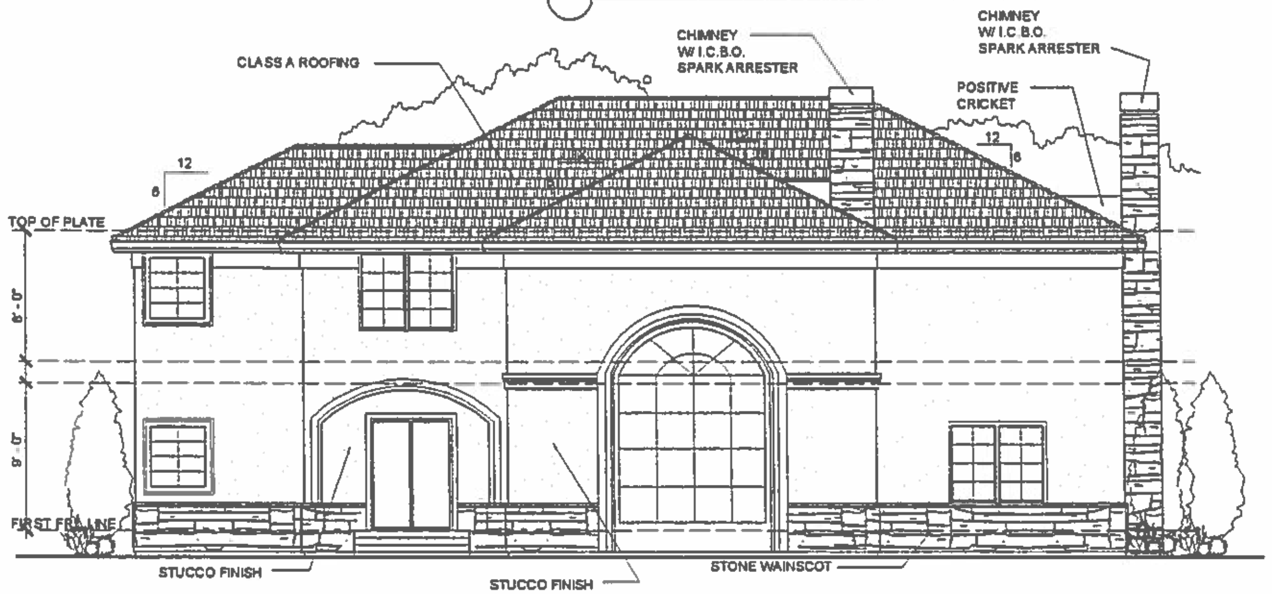
LOT 3 - FIRST & SECOND FLOOR PLANS

NEW RESIDENCE
YOUNG - LOT 3
1111 YOUNG COURT
PLEASANTON, CA

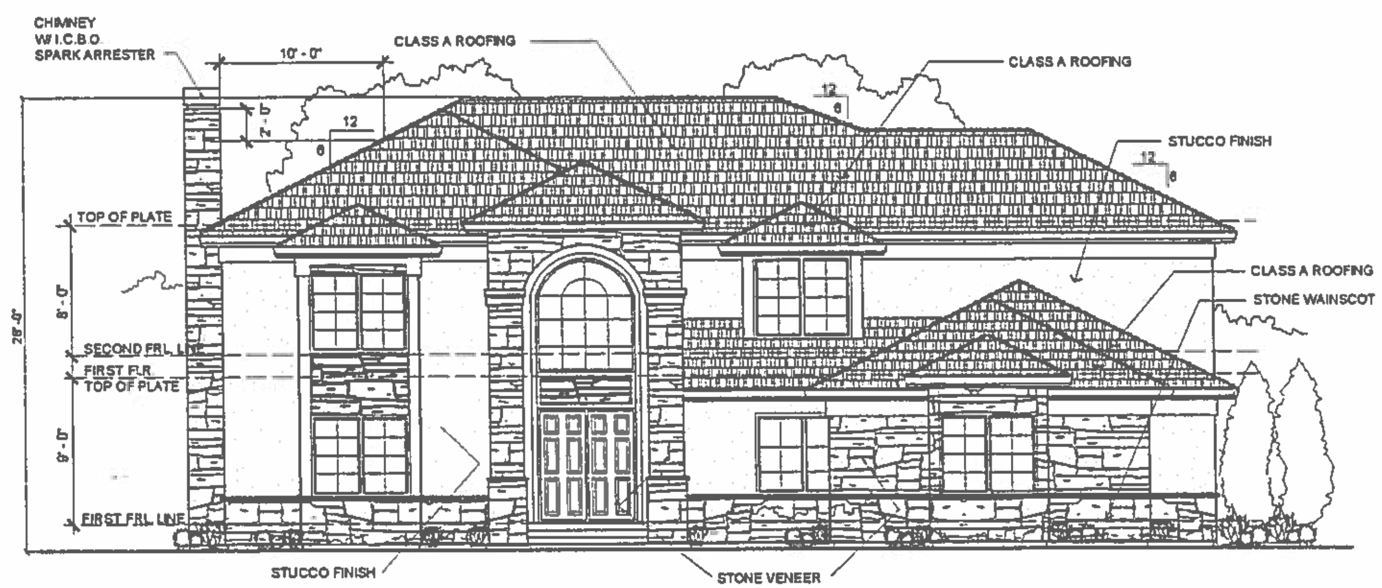
DRAWN	AA / SS
CHECKED	SSS
DATE	MAY 10, 2006
SCALE	AS NOTED
JOB NO.	YCR - 1104
SHEET	6
OF	7 SHEETS



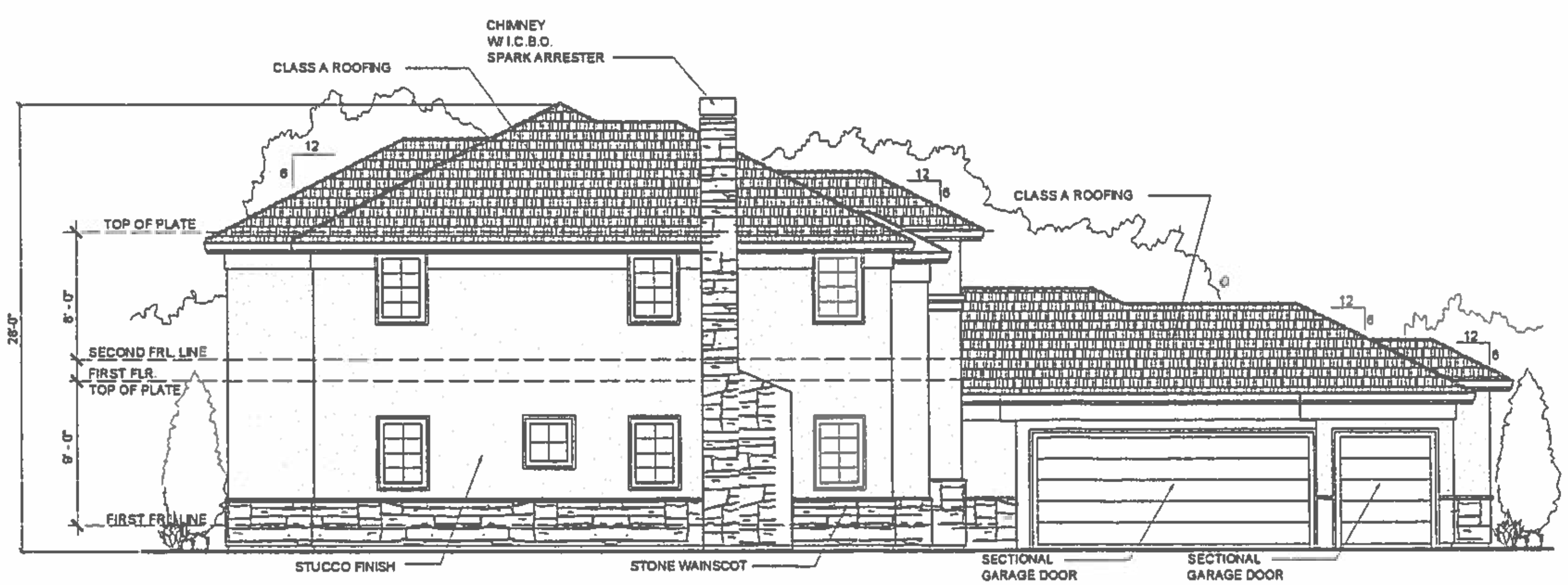
RIGHT-SIDE ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"



FRONT ELEVATION 3/16" = 1'-0"



LEFT-SIDE ELEVATION 3/16" = 1'-0"

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NOT FOR CONSTRUCTION

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LOT 3 - EXTERIOR ELEVATIONS

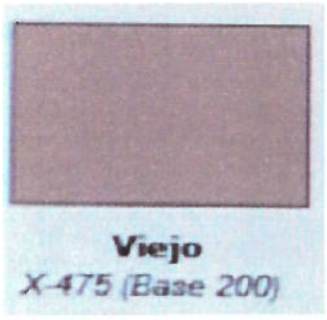
NEW RESIDENCE
YOUNG - LOT 3
1111 YOUNG COURT
PLEASANTON, CA

DRAWN	AA / SS
CHECKED	SSS
DATE	MAY 10, 2006
SCALE	AS NOTED
JOB NO.	YCR - 1104
SHEET	7
OF	7 SHEETS

YOUNG PROPERTY PUD
2 NEW RESIDENCES AT YOUNG COURT, PLEASANTON

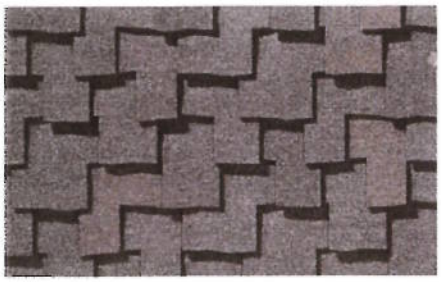
MATERIALS BOARD

LOT 1



STUCCO COLOR - VIEJO BY "LA HABRA" STUCCO

STONE VENEER -WESTERN WISCONCIN WEATHER EDGE BY "EL DORADO STONE"

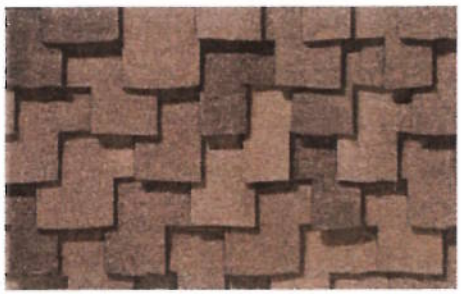


ROOFING - CHAPPARAL CEDAR COMPOSITION SHINGLE BY "CERTAINTEED" PRESIDENTIAL SHAKE

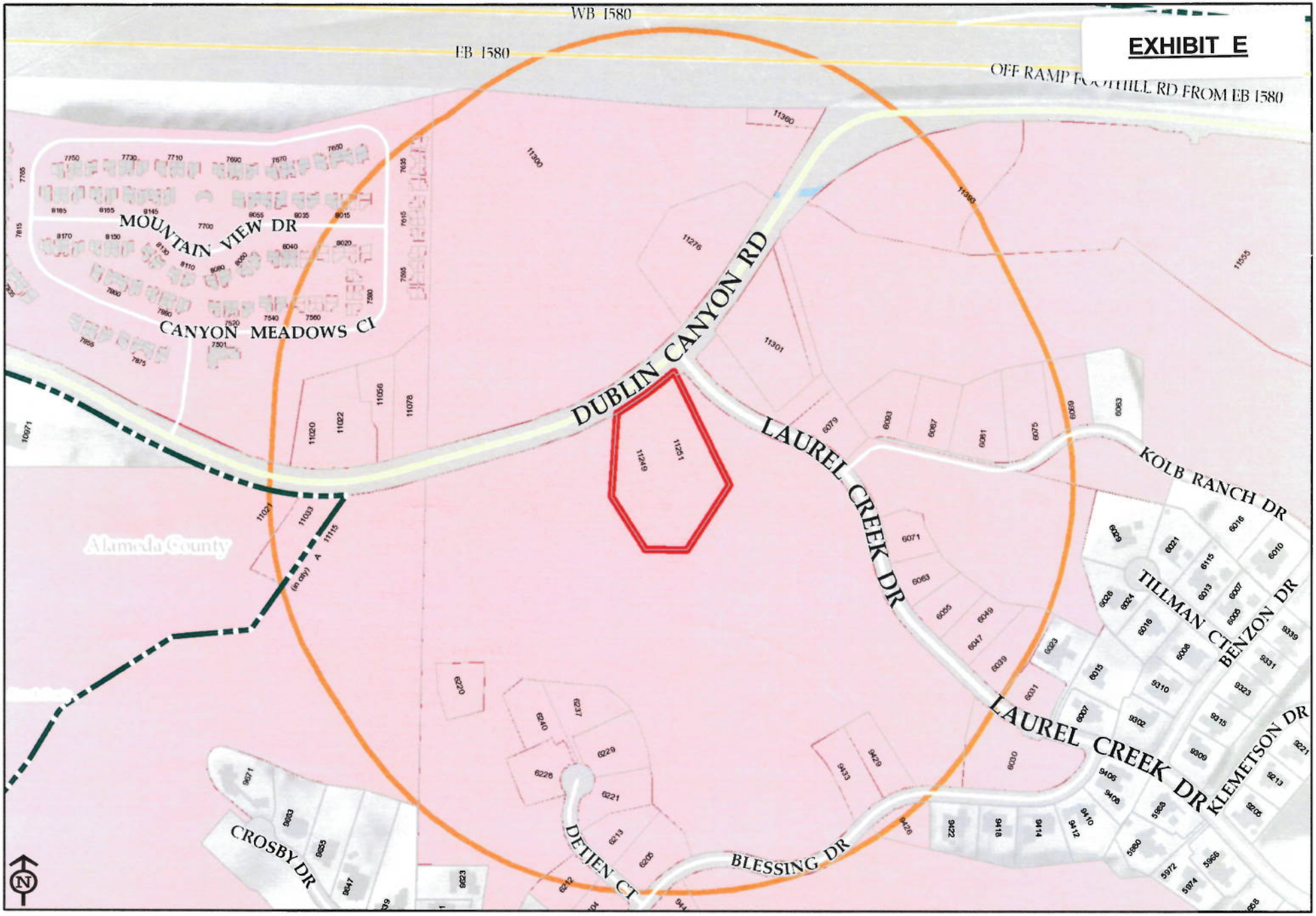
LOT 3

STUCCO COLOR - SIERRA TAN BY "LA HABRA" STUCCO

STONE VENEER -WESTERN WISCONCIN WEATHER EDGE BY "EL DORADO STONE"



ROOFING - WOOD TONE COMPOSITION SHINGLE BY "CERTAINTEED" PRESIDENTIAL SHAKE



1:4,300

0 0.05 0.1 mi

0 270 540 Feet

PUD-115, 11249 Dublin Canyon, Guy Houston

Planning Division
February 17, 2016

THE CITY OF PLEASANTON