

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
P12-1219 / 5976 Kolb Ranch Drive
August 8, 2012**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The design review approval shall lapse one year from the effective date of this approval unless a building permit is obtained, or the City has approved a time extension.
2. A minimum of one appliance or system meeting Energy Star standards shall be installed as part of the project. The proposed appliances shall be stated on the plans submitted for the issuance of a building permit.
3. A special inspection by the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials.
 - a. Landscaping installation time requirements:
 1. Prior to building permit final, all front yard landscaping shall be installed and inspected; and
 2. Side and rear yard landscaping shall be installed by the homeowner within nine (9) months of occupancy. The homeowner shall arrange a landscape/irrigation site inspection with the Planning Division within thirty (30) days of completion of the side and rear yard landscaping/irrigation system installation.
4. The applicant/building developer shall comply with the State of California's Model Water Efficient Landscape Ordinance and Bay Friendly Basics. A licensed landscape architect shall verify the compliance with the ordinance prior to the issuance of a building permit, and then prior to the final inspection conducted by the Planning Division. The verifications shall be provided to the Planning Division.
5. The electrical plan for the home shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.
6. The applicant/building developer shall submit a final landscape and irrigation plan for the entire site with the building permit plan set to the Planning Division for review and approval before installation. Details of the fencing shall be included with the landscape and irrigation plans. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of drought

tolerant nature with an irrigation system that maximizes water conservation (e.g. drip system).

7. The Landscape Plans shall be revised to eliminate the Flowering Plum tree from the list of plant species and shall be replaced with a tree which is included in the Kolb Ranch Estates Design Standards.
8. The 'Coast Live Oak' tree located to the north of the driveway as shown on the Landscape Plans shall be removed or relocated further from the driveway subject to the satisfaction of the City Traffic Engineer.
9. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.
10. Water conservation devices such as low-flow faucets, toilets, shower fixtures, etc., shall be installed as part of the project. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.
11. The applicant/building developer shall submit a final list of the green building measures used in the design of the house covered by this approval to the Planning Division for the review and approval by the Director of Community Development prior to the building permit submittal. The home shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system. Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall also apply.
 - a. 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.
 - b. A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.
12. A minimum of one appliance or system that meets Energy Star Standards shall be installed as part of the project. The appliance/system shall be stated on the Plans submitted for issuance of a Building Permit.

Fire

13. The home covered by this approval shall be equipped with a residential automatic fire sprinkler system. The residential automatic fire sprinkler system shall be designed and installed in conformance with City of Pleasanton Ordinance # 2015 and National Fire Protection Association (NFPA) 13D, Plans and specifications for the automatic fire sprinkler system shall be submitted through the Pleasanton Building and Safety Division 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.

STANDARD CONDITIONS

Community Development Department

14. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.
15. The project developer shall submit a written dust control plan or procedure as part of the improvement plans.
16. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of Appendix K of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.
17. The applicant shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued. This includes, but is not limited to, the park dedication fees.

18. The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicant shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee prior to issuance of a building permit.

Planning Division

19. The proposed development shall be in substantial conformance to Exhibit B, dated "Received, July 19, 2012" on file with the Planning Division, except as modified by the conditions contained herein. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.

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

21. 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.

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

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

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

23. All HVAC condensing units shall be located on the plans.
24. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed.
25. Building plans shall identify the location of broadband cable outlets.
26. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
27. 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.
28. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
29. 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.
30. The developer and future homeowners are encouraged to use best management practices for the use of pesticides and herbicides.
31. The project developer 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.
32. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

33. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
34. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
35. 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.
36. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
37. 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.

Building

38. 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.
39. 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.
40. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and 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.

Landscaping

41. The project developer shall provide root control barriers and four inch perforated pipes for 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.
42. For purposes of erosion control, the applicant/developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the applicant/developer.

Engineering Division

43. The haul route for all materials to and from this site shall be approved by the City Engineer prior to the issuance of a permit.
44. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
45. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, 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.
46. 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. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
47. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
48. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
49. 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.
50. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.

Fire

51. The project developer shall keep the site free of fire hazards from the start of construction until the final inspection.

Urban Stormwater

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

- (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)

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

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

Design Requirements

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

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

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

- a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 - Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.

- b. All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official and as required by the State Water Board.
- c. All metal roofs, if used, shall be finished with rust-inhibitive paint.
- d. 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.

Construction Requirements

56. The Construction General Permit's construction requirements include, but are not limited to, the following:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstp ermit.pdf

Stormwater

- a. 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.
- b. 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.
- c. 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.
 - 1. 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.

2. 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.
3. Gather all sorted construction debris on a regular basis and place it in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
4. 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.
5. 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.
6. 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.
7. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
8. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
9. 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.

10. 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.
11. 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.

Site Design Measures for Small Projects

(Design requirements)

57. All development projects which create and/or replace between 2,500 sq. ft. to 10,000 sq. ft. of impervious surface, shall install one or more of the following site design measures:
- a. Direct roof runoff into cisterns or rain barrels for reuse.
 - b. Direct roof runoff onto vegetated areas.
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable.

CODE REQUIREMENTS

Planning

(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.)

58. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan, and include drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.

Building

(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.)

59. 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.
60. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
61. The building covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
62. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.

Fire

(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.)

63. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
64. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.
65. 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.
66. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation.

The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

{end}

PLANNING COMMISSION CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. PC-2005-21

RESOLUTION APPROVING THE APPLICATION OF HAMID TAEB
FOR DESIGN REVIEW APPROVAL, AS FILED UNDER CASE PDR-446

- WHEREAS, Hamid Taeb has applied for design review approval of the architectural plans, landscape plans, and color palette for the future homes to be constructed on Lots 1-10 of Kolb Ranch (5967 through 6093 Kolb Ranch Drive); and
- WHEREAS, zoning for the property is PUD-LDR/C/PHS/WO (Planned Unit Development – Low Density Residential/Commercial/Public Health and Safety/Wildlands Overlay) District; and
- WHEREAS, at its duly noticed public hearing of May 25, 2005, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and
- WHEREAS, an environmental review of the proposed project was undertaken with the Environmental Initial Study and a Negative Declaration for PUD-99-03 adopted by the City Council May 2, 2000 in conformance with the standards of the California Environmental Quality Act (CEQA); and
- WHEREAS, there are no substantial changes to the project or to the circumstances under which the project is undertaken that involve new significant environmental effects or substantially increase the severity of previously identified effects, and there is no new information of substantial importance not known at the time of the Negative Declaration was adopted regarding the project or its effects, mitigation measures, or alternatives, and any previously identified effects or impacts are mitigated to a level of insignificance, with the mitigation measures incorporated into the project's design or imposed pursuant to the conditions of approval; and
- WHEREAS, the Planning Commission determined that the proposed project is consistent with the appearance of the existing buildings in the area.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RESOLVES THE FOLLOWING:

Section 1. Approves Case PDR-446, the application of Hamid Taeb for design review approval of the architectural plans, landscape plans, and color palette for the future homes to be constructed on Lots 1-10 of Kolb Ranch (5967 through 6093 Kolb Ranch Drive), subject to the conditions shown in Exhibit "B," attached hereto and made part of this case by reference.

Section 2. This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

THIS RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PLEASANTON ON THE 25TH DAY OF MAY 2005 BY THE FOLLOWING VOTE:

AYES: Commissioners Arkin, Blank, Fox, Maas, and Roberts.

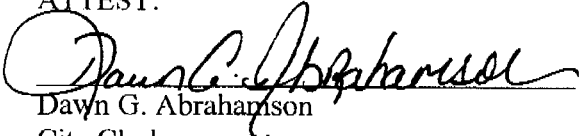
NOES: None.


ABSTAIN: None.

RECUSED: None.

ABSENT: None.

ATTEST:


Dawn G. Abrahamson
City Clerk


Trish Maas
Chairperson

APPROVED AS TO FORM:

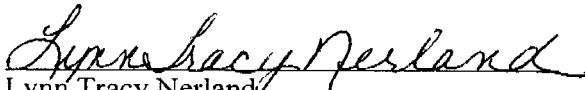

Lynn Tracy Nerland
Assistant City Attorney

EXHIBIT B
CONDITIONS OF APPROVAL

PDR-446, Hamid Taeb
5967-6093 Kolb Ranch Drive (Lots 1-10)
May 25, 2005

Planning

General

1. Development shall be constructed substantially as shown on the development plans and color/material board, Exhibit A, dated "Received May 3, 2005", and the proposed material boards on file with the Planning Department, except as modified by the following conditions.
2. The Planning Commission shall review any design proposals that do not conform to the approved plans or materials that are approved with this application.
3. The applicant shall obtain all building and other applicable City permits for the project prior to the commencement of construction.
4. The developer shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
5. This design review approval shall lapse and shall become void one year from the date of approval unless at least one building permit is issued, construction has commenced on a lot and is diligently pursued toward completion, or the City has approved an extension.

Construction

6. All demolition work, site improvements, and construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on Federal Holidays. All construction equipment must meet DMV noise standards and shall be equipped with muffling devices.
7. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Planning Director and Chief Building Official before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, parking of construction vehicles, and location of portable toilets, etc.
8. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.

9. The project developer shall submit a waste management plan to the Building and Safety Division prior to issuance of building or demolition permits. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 50% (fifty percent) of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and 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.
10. **Prior to issuance of grading permits or building permits, whichever comes first**, the application shall provide staff with an Off-haul Relocation Plan for lots constructing a basement, which includes:
 - a. The amount of soil being removed,
 - b. The elected purchaser (or receiving site), and
 - c. The date of delivery.
11. **Prior to first foundation inspection of each lot with a basement**, proof of Off-haul transaction shall be provided to the Planning Department.
12. The use of a material scheme from the approved material palette shall be limited to once.
13. The material scheme shall be revised to tone down the blue color selection, subject to review and approval by the Planning Department.
14. **Prior to the issuance of the first building permit or the sale of the first lot, whichever comes first**, the applicant shall revise the CC&Rs to contain the maintenance requirements and the screening requirements of the retaining walls as responsibility of both the individual property owners and the Homeowners Association (HOA). The wording shall be reviewed and approved by staff and the City Attorney prior to recordation.
 - a. The landscape screening of the retaining walls on Lots 1-10 shall provide 50 percent screening of the walls at all times, regardless of the season.
 - b. The landscape screening of the retaining walls on Lots 1-5(or any walls within a sightline of Laurel Creek Drive) shall provide 75 percent screening of the walls within two-years, regardless of the season.
 - c. All required screening plantings for the retaining walls shall be 5 gallon or greater in size at installation or reinstallation.
 - d. In the event the HOA is unable to gain compliance regarding the required level of screening of the retaining walls from a homeowner, the HOA shall maintain or replace the required landscape screening.

15. **Prior to issuance of a building permit**, the developer shall provide financial security acceptable to the City Attorney and the Planning Department, if not already covered in the subdivision improvement bond, to be held for two years until completion of the final unit.
16. **Prior to issuance of a building permit**, the developer shall pay the required commercial development school impact fee as prescribed by state law and as adopted by the Pleasanton Unified School District.
17. **Prior to the start of residential construction**, all retaining walls shall have irrigation and screening installed.
 - a. The landscape plans shall reflect the conditions listed in Condition of Approval number 13.
 - b. All trees on Lot 1 facing 6079 Laurel Creek Drive shall be 36-inch box tree sizes and shall consist of one (1) Live Oak and four (4) Evergreen trees to provide screening.
 - c. The applicant shall install all required pre residential construction landscape screening of the retaining walls and a complete operable irrigation system within 90 days of the approval of the subdivision water system.
18. **Prior to occupancy of each home**, a final inspection shall be conducted by the Planning Department.

Green Building

19. **Prior to building permit submittal:**
 - a. A list of the green building measures used in the design of the home covered by this approval shall be provided to the Planning Department for the review and approval by the Planning Director. The home covered by this approval shall be designed to achieve a minimum of 50 points using the ACWMA's Green Points rating system. The proposed project shall be a "green home" with a minimum of 10 points in each category (Resources, Energy, and IAQ/Health).
 - b. The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit.

Landscaping

20. **Prior to the start of residential construction**, all retaining walls shall have irrigation and screening installed and inspected by the Planning Department.
 - a. The applicant shall begin irrigation installation and plant installation upon approval of the water system for the subdivision.
 - b. The irrigation and plantings shall be completed within 90 days of the approval of the subdivision water system.
21. **Prior to occupancy of each home**, a final inspection shall be conducted by the Planning Department.

Building

22. Each home shall submit for a building permit, each plan set shall contain:
 - a. An individual site plan,
 - b. A full landscape and irrigation plan for the front and rear yards (site specific),
 - c. A detailed fencing plan (site specific), and
 - d. A plan specific material board,
23. The building shall meet the applicable Title 24 state energy requirements.
24. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.
25. The applicant shall submit 3 full-size sets of construction plans (wet-stamped and signed), 2 sets of the necessary structural and Title 24 calculations, 2 copies of a site specific soils report, and the completed Building Permit Questionnaire to the Building Department, along with the necessary fees, to initiate the City's plan check process. The plan check will be accepted only after the completion of the Design Review procedure's 15-day appeal period, unless the applicant submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned or the design is significantly changed as the result of an appeal. In no case will a building permit be issued prior to the expiration of the 15-day appeal period.
26. A sanitary sewer sampling manhole shall be provided on any new sanitary sewer lateral from the building, unless otherwise waived by the Chief Building Official.
27. **Prior to issuance of a building permit**, the applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the developer shall pay any applicable DSRSD sewer permit fee.
28. The main structure shall be constructed to allow for future installation of a Photo Voltaic (PV) system. The project/ building developer may either comply with the following requirements for making all houses on the Lot photovoltaic ready. Making the home photovoltaic ready shall require the following measures to be implemented with the construction of the structures covered:
 - 1) Electrical conduit and cable shall be installed from the roof/attic area to the buildings' main electrical panels.
 - 2) Roof trusses shall be engineered to handle an addition load of five (5) pounds per square foot beyond that of the anticipated load for the roofing material.
 - 3) An area shall be provided near the electrical panel for the "inverter" required to convert the direct current output from the photovoltaic panels to alternating current.
 - 4) A bi-directional electrical meter shall be installed.

These measures shall be shown on the building permit plan set submitted to the Planning Director for review and approval before issuance of the first building permit. The project developer shall provide the future homeowners the necessary information delineating the means by which photovoltaic panels can be applied to the roofs of the structures covered by this approval. This information shall be submitted to the Planning Director for review and approval prior to the occupancy of the first unit.

Fire

29. The project developer shall meet all applicable fire and security requirements in Chapters 20.24 and 20.36 of the Pleasanton Municipal Code.
30. The site shall be kept free of fire hazards from the start of construction to final inspection.

Engineering

31. Construction access routes shall be limited to those approved by the City Engineer or Chief Building Official and shall be shown on the approved grading plan.
32. Any damage to existing street or sidewalk improvements during construction on the subject property shall be repaired to the satisfaction of the Planning Director and City Engineer at full expense to the developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
33. The applicant's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
34. The applicant shall submit a construction Best Management Practice (BMP) program for review and approval by the Planning Director prior to issuance of any building and/or grading permits. These BMP's shall be implemented by the general contractor and all subcontractors and suppliers of materials and equipment. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
35. All driveways shall comply with the requirements of the Public Works Department regarding, width, location, and type.

Stormwater Design Requirements

36. The project shall comply with the Alameda Countywide NPDES Permit #CA50029831, a copy of which is available at the City offices.

37. The following requirements shall be incorporated into the project on a site-specific basis:
- 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 storm water 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. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 1. Structures shall be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 2. 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.
 3. 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.
 4. Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
 - c. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever practicable. There shall be no direct connection to the storm drain system.

Stormwater Construction Requirements

38. The project development shall submit a lot-specific Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the City Engineer prior to issuance of building or grading permits. Failure to comply with the approved construction SWPPP may result in the issuance of correction notices, citations or stop work order. The following construction Best Management Practices (BMPs), as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
39. The project developer is responsible for implementing the following measures during all construction phases of the project:
- a. The project developer shall include erosion control/storm water quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt,

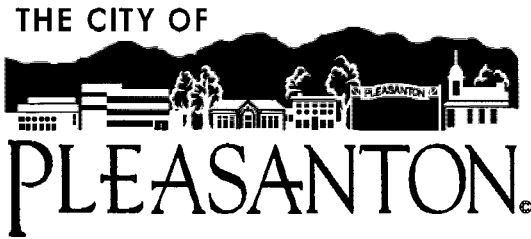
and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Director of Building Inspection. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Director of Building Inspection. 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/storm water quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
- c. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water runoff pollution.
- d. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
- e. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
- f. Create a contained and covered area on the site for the storage of bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- g. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

Stormwater Operation Requirements

40. 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 stormdrains 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}



**Planning Commission
Staff Report**

May 25, 2005 ~~May 11, 2005~~
Item 6.b.

- SUBJECT:** PDR-446
- OWNER/
DEVELOPER:** Hamid Taeb
- PURPOSE:** Application for design review approval of the architectural plans, landscape plans, and color palette for the future homes to be constructed on Lot 1-10 of Kolb Ranch (5967 through 6093 Kolb Ranch Drive).
- GENERAL PLAN:** Low Density Residential (<2.0 du/ac), Commercial, Public Health and Safety, and Wildlands Overlay
- ZONING:** PUD-LDR/C/PHS/WO (Planned Unit Development-Low Density Residential/Commercial/Public Health and Safety/Wildlands Overlay).
- Overlay District:*
The West Foothill Road Corridor Overlay District.
- LOCATION:** 5967 through 6093 Kolb Ranch Drive
- ATTACHMENTS:**
1. Exhibit A, Proposed Plans
 2. Exhibit B, Draft Conditions of Approval
 1. Location Map

I. BACKGROUND

The project site has a long history of process. In 1998, the property began the Planned Unit Development process to establish home sites, and commercial uses, known as Tract 6951. By 2000, the site had achieved a new zoning and design criteria for 12 home sites (Lots 1-10 vacant

custom lots and Lots 11-12 contained existing homes). Lots 1-10 were approved with Design Standards based on the R-1-20,000 zoning and Lots 11-12 were approved with Design Standards based on the R-1-40,000 zoning. The Design Standards were established to guide future development on the new home sites. The PUD governing these home sites required that future homes be reviewed by the Planning Commission for design approval.

The Design Standards were modified in 2002 to reflect changes in the grading and lot configuration. Additionally, grading that was approved at staff level still maintained the Planning Commissions approved pad heights of Lots 1-10.

The applicant is proposing several floor plans that have interchangeable elements. Staff views these plans as being a hybrid of custom home designs with a production home construction approach. The developer has termed the business approach as “semi-custom” designs. In concept the developer can offer multiple pre-approved home designs that can be customized in appearance given the interchangeable elements, colors, and materials. This design approach allows the developer the advantage of selling and building the requested home in a shorter amount of time, than if they were solely offering true custom home lots.

This application is the final stage of the public review process of this portion of the development. The granting of design approval will allow the applicant to construct the proposed homes and the lots to be sold. The Planning Commission would review individual custom designs that deviate from the plans that are approved under this application.

II. SITE DESCRIPTION

The project site is located in an area surrounded by custom residential homes, which is typical of the PUD-LDR zoning districts. The areas surrounding the home sites are steeply sloping and contain oak chaparral and grassland vegetation. The site is bordered by Interstate-580, Dublin Canyon Boulevard to the north, Foothill Road to the west, Interstate-680 to the east, and single-family, custom homes (The Preserve development) to the south.

The home sites (Lots 1-10) are between 26,000 square feet and 34, 000 square feet in size. Current site improvements include graded flat pads, constructed retaining walls, and site work preparations for roads, sidewalks, and underground infrastructure (water and sewer).

West Foothill Road Corridor Overlay District

The Kolb Ranch property is located within the West Foothill Road Corridor Overlay District (WFRCOD). In conjunction with the PUD approval, the applicants submitted view analyses of the proposed project. The analyses showed that only the upper portions of the houses located on Lots 7, 8, and 12 would be visible from the I-580/Foothill Road overpass. Staff, therefore, recommended lowered building pad elevations for Lots 7 and 8 and provided street trees

between those lots and West Klemetson Drive. With these measures, the future homes would be screened from the Foothill Road overpass reducing previous concerns of the visual impacts.

As proposed and conditioned, staff believes the homes would be in compliance with the visibility study that was approved with the PUD review.

III. PROJECT DESCRIPTION

This application is for design review of the architectural plans, landscape plans, and color palettes for the future homes to be constructed in the Kolb Ranch development.

The applicant is providing five house plans for the R-1-20,000 portion of the development (Lots 1-10). The home designs can be customized in appearance given the interchangeable elements, colors, and materials. The applicant has also provided material boards, a phased photo simulation, and an initial landscaping plan to indicate screening for the retaining walls.

IV. ANALYSIS

In general, the plans propose stately homes that have elements and materials that support designs of integrity and quality. All of the proposed entry elements contain a common thread of astute presence. The design approach has blended the exterior presentation with the interior sense of place. The floor plans are designed to optimize the natural light with the use of transom windows and tall plate heights. The courtyards increase the sense of seclusion that is provided by the hills and mature trees, which border the development. The choice of materials and the spaciousness of the floor plans compliment the prestige of the homes. Staff views these designs as appropriate for this location given the zoning and the surrounding developments.

Material Palettes

The proposed material boards contain 15 materials palettes. A prospective buyer would be allowed to select from the approved palette with the requirement that the same material scheme has not already been used. The proposed palettes contain high quality stone and roofing materials. The proposed colors appear to blend well together and should offer a nice variety within the neighborhood. The colors are well selected and provide depth to the design schemes without being over stated. In general, the exterior colors are in keeping with the Design Standards (dark shades of brown, grey, green, and beige tones).

Staff feels that the proposed roofing materials meet the intent of the Design Standards. Though not all of the proposed roofing material are specifically limited to the specified brown, grey, and black colors, they are within a color selection that staff feels is appropriate and are not of the prohibited color scheme (bright red, blue, or pink tile).

The approved design guidelines allow cement plaster (commonly called stucco) in combination with wood, stone, and/or brick wall materials. However, cement plaster is limited to 50 percent of the building wall surfaces. Staff feels that this requirement is warranted and typical of such developments. The proposed designs do provide natural siding on most of the elevations, but the proposal falls short of meeting the 50 percent on all elevations that is required.

Given the screening vegetation, the surrounding development, and the slopes, the Planning Commission may want to consider the designs as proposed. If the Planning Commission feels that the design standards should be implemented as specified, then an appropriate condition of approval should be incorporated into the motion and action of this application.

Visual Analysis

A visual analysis was done with the PUD to determine the proposed project's visibility to Foothill Road and to the east. As presently adopted, the lots of this PUD are considered as "first tier lots" directly visible to Foothill Road. In summary, staff concluded that the views of this project when viewed from Foothill Road and areas to the east of Foothill Road met the West Foothill Road Core Overlay District regulations. Additionally, staff stated that the houses on Lots 7 and 8 would be visible from the areas east of Foothill Road. The lots were approved and the proposed project is maintaining the approved pad heights and overall building height that was conditioned.

Photo Simulation

The applicant has provided photo simulation to illustrate how screening of the retaining wall will help to soft the presence of the retaining walls (Sheets PS.1-PS.4). The photo simulation indicates the phases of landscape installation for the retaining walls that are currently installed on several lots.

PS.1 is a photo of the current site presentation, as viewed from Laurel Creek Drive. In its current state, staff felt that the retaining walls needed to be screened and that the landscaping would need to be installed by the developer even before the construction of the homes.

PS.2 is a photo simulation of the initial tree plantings along the west property line of Lot 1, the shrubbery and screening vegetation to be install on the retaining walls, and two trees to be installed near the east property line of Lot 1. This is a simulation of what is to be expected from the plants at installation. Staff feels that the benefits of softening the walls can already be seen by this simulation.

PS.3 contains that plantings shown in PS.2 and adds in homes to provide a sense of what would be the fourth phase in the evolution of the development. At this stage the landscape screening is

not matured, but it is still providing 50 percent screening of the retaining walls and soften the overall appearance of the development.

PS.4 provides a glimpse at what is to be expected of the landscaping at a 10 years marker.

Staff feels that these photo simulations provide good visual analysis of the expectations of the landscaping. With the landscaping and fencing that is inevitable for all the lots, staff feels that the appearance of the lots beyond Lot 2 will blend into the surrounding landscape.

The landscaping would ensure that the retaining walls are softened and that the overall presence of the built environment is lessened. Staff is confident that the landscaping of the walls will be maintained, as this approval has been conditioned to revise the CC&Rs to contain the maintenance requirements and makes the screening of the walls a responsibility of both the property owner and the Home Owner's Association.

Site Modifications

The proposed home designs contain a basement option for all the plans (Plans 1-5). The scope of basement construction will be dependent on the lot size and the desires of the purchaser.

The excavated soil amounts are required to be identified on the building plans and the off-haul is conditioned to be relocated rather than disposed of in landfills. The application is required by the conditions of approval to provide staff with an Off-haul relocation plan prior to building permits being issued. The Off-haul relocation plan will identify the amount of soil being removed, the elected purchaser (or receiving site), and the date of delivery. Proof of transaction must be provided to staff prior to the first foundation inspection of each lot.

Design

Building Form/Massing

The proposed designs contain basic forms and are simple massing. The one story restriction is being met, but the overall form of the homes afford the occupant generous amounts of light via transom windows. There are 5 base floor plans, each containing optional elements, resulting in a total plan count of 11 distinct house designs:

Floor Plan 1

Floor plan 1 (Sheet A1.1-A1.3) contains two options (A and B). This floor plan provides a total building area (including the garage) of approximately 5,090 square feet. Option A and B differ slightly with the treatment of the windows, the chimney components, and the design presentation of the portico facade. Overall the wall articulation is well done and provides for a unique home layout and an appearance of a true custom home. The floor plan provides opportunities for creative landscaping and personalization of the lot by the homeowner.

Floor Plan 2

Floor plan 2 (A2.1-A2.2) contains three options (A, B, and C). This floor plan provides a total building area (including the garage) of approximately 5,083 square feet. Option A and C differ slightly with the treatment of the windows and the chimney components. The greatest distinctions between the three plans are in the roofing plan, the design of the portico, the front presentation, and the application of material choice. This floor plan clearly shows how these plans can be basically the same footprint, but through architectural treatments they can each appear distinctly individual.

The wall articulation and use of siding is well done in all plan 2 options. The form and massing of the design compliments the presentation of a stately entryway. Even though the architectural styles are drastically different from one another (cottage, chateau, and modern) they fit well into the pre-determined footprint. Each design capitalizes on minor adjustments to the forms to create a specific architectural style that is individual and unique for each option.

Floor Plan 3

Floor plan 3 (A3.1-A3.2) contains two options (A and B). This floor plan provides a total building area (including the garage) of approximately 5,094 square feet. Option A and B differ slightly on the presentation of the portico element. The major distinctions are in the use of architectural detailing (trellises, false walls, window shelves, and a mixture of forms). Plan A maintains a simple presentation with the use of hipped roofs and matching window sizes and placements. The wall articulation brings the entryway to the forefront, while the use of siding and window trim makes the center of the home the focal point. Plan B provides an eclectic design that incorporates the use of square windows, arched entryways and round columns to create an individual presentation that creates many points of interest.

Floor Plan 4

Floor plan 4 (A4.1-A4.2) contains two options (A and B). This floor plan provides a total building area (including the garage) of approximately 5,064 square feet. Option A and B are similar in overall form and massing and both options de-emphasize the proposed three-car garage. Unlike the other plans, this floor plan does not contain a portico. The major distinctions between the two options are the use of materials and the treatment of the entry.

This proposed plan fits well on the smaller lots of the development. If placed on a larger lot it will leave larger areas of separation between the neighboring lots and creating opportunities for more landscaping. The simpler scheme provides a more contemporary design and will complement the neighborhood.

Floor Plan 5

Floor plan 5 (A5.1-A5.2) contains four options (A and B, and I and II). Option A and B are two choices for the presentation of the front facade. Option I and II are two additional choices for the design of the rear porch (loggia). This floor plan provides a total building area (including

the garage) of approximately 5,093 square feet. This floor plan and options differ from the other plans in that the portico is circular, the placement of the garage is more visible, and the use of shapes is more uniform than with the other proposals. Staff feels that the proposed garage placement is in compliance with the Design Standards.

Option A and B differ slightly from each other in the use of materials, the detailing of the windows and the architectural style of the porticos. Option A proposes a turret style portico, which is highly detailed with stone. Whereas, option B down plays the portico as a uniquely styled gateway and leaves the interesting architectural form to be used by the proposed rotunda located beyond the exterior walls.

The optional porch elements are slight differences in column choices. Both create the same sense of place and are generally the same design form. The placement and the style of the columns offers a prospective buyer the ability to determine the design of the rear yard outdoor area for this plan.

In staff's opinion, all of the proposed designs and options conform to the approved Design Standards for this development. Staff finds that though the designs generally contain tall plate heights the bulk of the design is contained within the center of the floor plan. This design element allows the additional height to be concealed by the perimeter building elements. The varied wall articulation, the stately entry elements along with the palette of materials to choose from creates an elegant presentation for these "semi-custom" homes.

The applicant proposes attractive, interestingly articulated "semi-custom" homes. The designs appear to have appropriate scale, massing, and building heights for blending into this. The design and placement of the garages meets the requirements of the design guidelines and the floor area is in compliance with the R-1-20,000 regulations.

Building floor area

Per the Design Standards the floor area is limited to a 25 percent or 4,500 square feet, whichever is less. The 25 percent and 4,500 square-foot limits exclude 600 square feet of garage space. The garage space over the 600 square feet size would then be counted toward the allowable square-footage. As a standard calculation, the floor area includes all accessorially structures, habitable attic, and basement spaces.

As shown on sheet AS.2, the Site and Building Data table illustrates a prospective floor plan assigned to each lot. This was done to graphically represent how the floor area and plan would work for each lot. The table shows the living area for each plan and the garage space over the excluded 600 square feet. The proposed floor area is obtained by adding the living space and the remaining garage space together. The proposal is in conformance with the floor area limits,

and the optional basements are not being counted in the floor area calculation because they are proposed as non-habitable space.

Landscaping

Lot 1 Landscape Plan

The applicant has provided a landscaping plan for Lot 1 (Sheet L1.0). This landscape plan provides for street trees along Kolb Ranch Drive, trees along the west property line, and a nice variety of planting sizes and mixture for the shrubs and ground covers. Ground cover is proposed in many areas as an alternative to the use of high irrigation landscaping, such as lawn. Staff feels that this proposed landscape plan is appropriate for this lot and aids in effort to soften and screen the presence of the new development as seen from Laurel Creek Drive and the neighboring properties. It also provides a template for the remaining lots to use as each lot develops.

Retaining Walls

Sheets L1.1 and L1.2 provide details for Lot 1 of the retaining wall screening that is also noted on Sheet L1.0. Staff feels that the retaining wall screening satisfies the desire to screen and soften the presence of the retaining walls on this site.

The remaining landscape plans contain only retaining wall screening to be planted on the remaining lots that have retaining walls currently constructed on them (Sheets L2.0-L4.0). Staff feels that the plant selection, size, and quantity are appropriate and will achieve the intended purpose. All the retaining wall landscaping will be installed independent of the sale of the lots. The developer is responsible for the initial plant installation and irrigation. Once the lot is sold and the homeowner take possession of the property the retaining wall maintenance and landscaping becomes the homeowner's responsibility. The CC& R's shall be revised to define the terms of maintenance and provides the Home Owners Association (HOA) the authority to enforce the retaining wall maintenance and landscaping screening to an acceptable level. If, in the unlikely event, the HOA is unable to gain compliance regarding the required level of screening of the retaining walls from the homeowner, the City would still have the authority to initiate enforcement actions and recover any costs incurred, given the conditions of approval for this application.

Fencing

The applicant is not proposing any fencing at this time. Staff would be able to approve future fencing during the building permit stage by referencing the Design Standards and following the appropriate planning process.

Green Building Measures

All new residential projects have been encouraged to include green building measures in the design of new homes. Currently, the City utilizes Alameda County Waste Management Authority's (ACWMA) Green Points rating as a guide for determining the specific green building measures to be designed into the home and the resultant "greenness" of the home. The Green Points rating system establishes a minimum of 50 points for a home to be determined to be a "green home" with a minimum of 10 points in each category (Resources, Energy, and IAQ/Health).

As conditioned, the applicant would submit a proposed checklist showing which measures are incorporated in the design of the proposed home addition/remodeling in order to meet this proposed 10 points in each category to total a 50 point goal. There is staff from both the City and ACWMA available to provide technical assistance to the applicant and future lot purchasers concerning questions they may have about these green building measures and Green Point rating system.

In addition to the Green Building measures, the homes were previously conditioned to make the homes photovoltaic ready. This requires the electrical conduit and cable to be installed from the roof/attic area to the buildings' main electrical panels, the roof trusses to be engineered to handle an addition load of five (5) pounds per square foot beyond that of the anticipated load for the roofing material, an area needs to be provided near the electrical panel for the "inverter" that is required to convert the direct current output from the photovoltaic panels to alternating current, and a bi-directional electrical meter needs to be installed.

The project developer will be responsible for providing the future homeowners the necessary information delineating the means by which photovoltaic panels can be applied to the roofs of the structures covered by this approval.

V. PUBLIC NOTICE

All property owners and tenants within 1,000 feet of the subject site were notified of the proposed project. Staff received one inquiry by a resident of The Preserve development. The concerns were in regards to the screening of the retaining walls prior to construction and the maintenance of the walls for the life of the project. These concerns have been mitigated by the incorporation of the landscaping requirements and the revision of the CC&R's to ensure that the maintenance is enforceable.

VI. ENVIRONMENTAL ASSESSMENT

Environmental review for the proposed project was undertaken with the Environmental Initial Study and a Negative Declaration for the PUD 99-03, which was adopted by the City Council on

May 2, 2000 in conformance with the standards of the California Environmental Quality Act (CEQA). No subsequent, supplemental, or addendum to the Negative Declaration is necessary because there are no substantial changes to the project or to the circumstances under which the project is being undertaken that involve new significant environmental effects or that substantially increase the severity of previously identified effects. Furthermore, there is no new information of substantial importance which was unknown at the time the Negative Declaration was adopted regarding the project or its effects, mitigation measures, or alternatives. Any previously identified effects or impacts are mitigated to a level of insignificance, with the mitigation measures incorporated into the project's design or imposed pursuant to the conditions of approval.

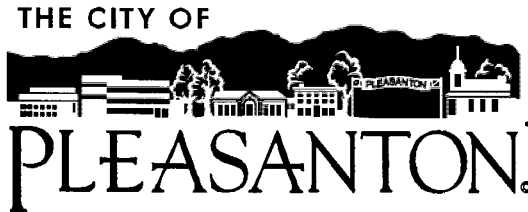
VII. CONCLUSION

- Staff believes that the proposed home designs are designed in a manner that is compatible with and sensitive to the restrictions posed by the site. The proposed homes and materials meet the applicable requirements of the West Foothill Road Corridor Overlay District:
 - 1) New development would be back dropped by Pleasanton ridge and would be located lower than the existing buildings constructed with the Preserve development by Presley homes,
 - 2) Proposed development and, therefore, grading is kept away from the steeply sloped and/or oak covered areas of the site, and
 - 3) Features including single-story building heights, dark building colors, new screen planting, etc., would screen the proposed homes from view of Foothill Road and areas east of Foothill Road, and would buffer the proposed project's views from Dublin Canyon Road.
- The proposed designs provide a "semi-custom" versus a production housing project in that there are five (5) floor plans that can be configured into a total of 11 different plans and associated elevations;
- The provision for 15 different color combinations adds to the individualism of the home;
- The approval process will be expedited, in that the Planning Commission will have reviewed the applicant's proposal, and subject to approval will not require additional planning commission review unless:
 - 1) A proposal is submitted that is inconsistent with the approval granted by PDR-446, or
 - 2) A future staff approval is elevated to the Planning Commission level on appeal.

VIII. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case PDR-446, subject to the conditions shown in Exhibit B.

For questions or comments about this proposal, please contact:
Rosalind Rondash, Assistant Planner at 925-931-5607 or rrondash@ci.pleasanton.ca.us.



MEMORANDUM

Date: May 18, 2005
To: Planning Commissioners
From: Rosalind Rondash, Assistant Planner
Subject: PDR-446, Kolb Ranch

Honorable Commissioners,

Subsequent to the May 11th Planning Commission hearing, the Applicant met with the representatives of the neighboring development (The Preserve) regarding the landscaping of the retaining walls and entry from Laurel Creek Drive. An agreement was reached as a result of that meeting; staff would like to take this opportunity to incorporate the points of the agreement into the recommended Conditions of Approval.

The following conditions are requested to be modified:

- 13. Prior to the issuance of the first building permit or the sale of the first lot, whichever comes first, the applicant shall revise the CC&Rs to contain the maintenance requirements and the screening requirements of the retaining walls as responsibility of both the individual property owners and the Homeowners Association (HOA). The wording shall be reviewed and approved by staff and the City Attorney prior to recordation.*
- a) The landscape screening of the retaining walls on Lots 1-10 shall provide 50 percent screening of the walls at all times, regardless of the season.*
 - b) The landscape screening of the retaining walls on Lots 1-5 (or any walls within a sightline of Laurel Creek Drive) shall provide 75 percent screening of the walls within two-years, regardless of the season.*
 - c) 75 percent of the screening plantings for the retaining walls shall be 5 gallon or greater in size at installation.*

d) In the event the HOA is unable to gain compliance regarding the required level of screening of the retaining walls from a homeowner, the HOA shall maintain or replace the required landscape screening.

14. Prior to the start of residential construction, all retaining walls shall have irrigation and screening installed.

- a) The landscape plans shall reflect the conditions listed in Condition of Approval number 13.*
- b) All trees on Lot 1 facing 6079 Laurel Creek Drive shall be 36-inch box tree sizes and shall consist of one (1) Live Oak and four (4) Evergreen trees to provide screening.*
- c) The applicant shall install all required pre residential construction landscape screening of the retaining walls and a complete operable irrigation system within 90 days of the approval of the subdivision water system.*

15. Prior to occupancy of each home, a final inspection shall be conducted by the Planning Department.

The following condition is requested to be added:

New condition number:

18. Prior to the start of residential construction, The Kolb Ranch entry from Laurel Creek Drive shall contain 5-gallon size shrubbery and 36-inch box trees.

19. Prior to the start of residential construction, The developer shall provide a performance bond or other warranty acceptable to the City Attorney for the vegetative covering of the retaining walls at 50 or 75 percent coverage, whichever is applicable, if not already covered in the subdivision improvement bond..

Staff has provided a copy of the e-mail, dated May 13, 2005 correspondence from Bob McCoy outlining the agreement.

PDR-446, Hamid Taeb

Application for design review approval of the architectural plans, landscape plans, and color palette for the future homes to be constructed on the Kolb Ranch lots located at 5967 through 6093 Kolb Ranch Drive. Zoning for the property is PUD-LDR/OS/PHS/WO (Planned Unit Development – Low Density Residential/Open Space/Public Health and Safety/Wildlands Overlay) District.

Ms. Decker summarized the staff report and described the history and scope of the project as well as the layout and landscaping plans. She noted that the existing approved design standards would be revised to some degree for all ten lots. She noted that the color boards were displayed. She noted that visibility from Foothill Road and Laurel Creek Drive had been a past concern as well as visibility of retaining walls. She noted that there were also concerns from The Preserve Homeowners Association about the change to flat-pad grading. Staff believed that the proposed plantings would mitigate the visual impacts. She displayed and described the various home designs.

Ms. Decker noted that the applicant's goal was to provide the opportunity for a buyer to have a broad choice for semi-custom home development. Because of the concerns of the Homeowners Association, the applicant has agreed to do pre-construction planting as a condition of approval; this would mitigate the visual impact of the retaining walls.

Staff has looked at this project very carefully and believed the home designs were compatible with and sensitive to the restrictions imposed by this particular site. Staff believed the additional conditions, which were agreed to by the surrounding homeowners of The Preserve, and the applicant would successfully screen and mitigate the impacts of the retaining walls. Staff believed that the proposed development and the grading would be kept away from the steeply-sloped and/or oak-covered area and that the designs for semi-custom versus production housing totaled 10 different plans and associated elevations. Fifteen color combinations were provided; as each color combination is used, it would be retired. The approval process would be expedited if projects conformed to the guidelines as presented. If any design did not meet any one element of the design standards as approved, it would come before the Planning Commission for review and approval as would any other design review application under the PUD.

The applicant requested that Condition No. 13.c. be returned to the original language, without strikeouts, which read "75 percent of the screening plantings for the retaining wall shall be five gallons or greater in size at installation or reinstallation." He would like that moved to Condition No. 14, which essentially addresses "at the start of residential construction." There was a request by the Homeowners Association that a performance bond or some type of warranty be required; the City Attorney could relate it to performance of the landscape materials to provide 50 percent and 75 percent screening at the site.

Staff recommended approval of this project as conditioned.

Commissioner Roberts noted that Condition No. 6 on page 12 stated that construction hours were to be Monday through Saturday, and a semi-custom area next to The Preserve would normally have Monday through Friday hours unless there was a variance. Ms. Decker stated that was an oversight on staff's part and that the applicant would be amenable to the weekday hours.

Commissioner Blank inquired about the disposition of performance bonds or guarantees in the event the development corporation goes bankrupt after the project was completed, especially with respect to ensuring that the plantings were protected. Ms. Nerland replied that generally, when a subdivision is approved, there would be a subdivision agreement that required that all of the public improvements be bonded. If the development went bankrupt during the project, the roads would be built and the infrastructure put in place because the surety bond would be in place. She noted that the language for Condition No. 19 may read, "The developer shall provide a bond *or other security* acceptable to the City Attorney." She did not believe that a warranty was the instrument the City was looking for; a letter of credit, certificate of deposit, or a bond would be more appropriate financial instruments.

THE PUBLIC HEARING WAS OPENED.

Hamid Taeb, applicant, noted that his company has built homes in various subdivisions and believed this method of building semi-custom homes would allow more families to own them. He wanted to maintain the individuality of the homes on the ten lots and noted that the designs looked customized within the subdivision. He believed that the landscaping plans would soften the views and thanked the staff for their hard work in developing conditions that were acceptable to him. Regarding the bond for a certain growth, he noted that he would try to get the fastest-growing plants available but that it would be very difficult to guarantee a certain growth. He noted that the landscaping would be inspected and any dying plants would be replaced.

Commissioner Blank noted that he was more concerned with the building and infrastructure and that landscaping would be replaced if needed. He had seen such instances occur where a developer has gone out of business, and the homeowners association had to go after the developer personally.

Mr. Taeb noted that he could get a performance bond to replace landscaping but not to guarantee a certain growth.

In response to an inquiry by Chairperson Maas, Mr. Taeb stated that he believed he paid the same school impact fees as other residential communities.

Mr. Nerland believed that the conditions of approval should include a statement that the underlying conditions of approval still applied and that Condition No. 7 discusses a special agreement applied to this project.

In response to an inquiry by Commissioner Fox regarding the roof colors, Gary Warren, IDS Architects, project architect, noted that the roof palette was selected with the design philosophy to integrate low-visual-impact earth tones. He illustrated the palette with the color board.

Commissioner Roberts expressed concern that the blue-stucco home (Palette No. 9) would draw too much attention when built on the hill. Mr. Warren noted that it would be toned down and that he would work with staff. Commissioner Roberts suggested that the blue be toned down with some gray and added that she appreciated the single stories.

Chairperson Maas thanked the applicant for showing such great concern for the neighboring development.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Blank moved to approve PDR-446 as recommended by staff, with the following modifications:

- 1. Modify Condition No. 19 to indicate that the developer would provide financial security acceptable to the City Attorney and the Planning Department; that the vegetative covering of the retaining walls be 50 percent to 75 percent coverage, whichever is applicable, if not already covered in the subdivision improvement bond; that a two-year time limit be in place from installation of the vegetation; and that the security would be held for two years until completion of the final unit.**
- 2. Modify Conditions Nos. 32 to 36 to include language that all stormwater requirements will be reviewed by staff to determine the applicability of the conditions to each lot.**
- 3. Tone down the blue color.**
- 4. Modify Condition No. 6 to limit construction days to Monday through Friday.**

Commissioner Arkin seconded the motion.

Commissioner Fox suggested an amendment that the Planning Commission receive a copy of the plans for Lots 7 and 8 upon completion.

Commissioners Blank and Arkin accepted the proposed amendment.

ROLL CALL VOTE:

AYES: Commissioners Arkin, Blank, Fox, Maas, and Roberts.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: None.

Resolution No. PC-2005-21 was entered and adopted as motioned.



Chapter 18.78 *

WEST FOOTHILL ROAD
CORRIDOR OVERLAY DISTRICT

Sections:

- 18.78.010 Purpose.
- 18.78.020 Creation of district.
- 18.78.030 Regulations applicable.
- 18.78.040 Properties not subject to the district's regulations.
- 18.78.050 Procedure.
- 18.78.060 Adoption of guidelines.
- 18.78.070 Regulations for lots adjoining Foothill Road.
- 18.78.080 Subdivision design.

18.78.010 Purpose.

The purpose of this chapter is to create a zoning overlay district with regulations which will implement the goals and policies of the general plan as they relate to maintaining the highly aesthetic, rural character of the Foothill Road corridor. This corridor is designated an "area of special concern" in the land use element, and the combination of residential densities allowed in the general plan is designed to form a complementary pattern of development and conservation which will provide Pleasanton with opportunities for custom homes, recreation, open space and preservation of the city's most visible resource. This zoning overlay district will assure that development along this corridor is consistent with the goals and policies of the general plan and thereby promotes and protects the health, safety, comfort, appearance and general welfare of the community. (Ord. 1468 § 1 (part), 1990)

18.78.020 Creation of district.

There is created a zoning overlay district known as the West Foothill Road corridor overlay district (hereinafter referred to as "district"), the boundaries of which are as follows:

All that land bounded as follows: Foothill Road on the east, the northern boundary of lands of East Bay Regional Park District approximately one thousand five hundred feet south of Verona Road on the south, the six hundred seventy-foot elevation contour line on the west except in the northwest corner where it shall be the property line between lands of Presley Homes and lands of Panganiban, and Dublin Canyon Road on the north excluding lands planned for commercial uses; all as more precisely shown on Exhibit A, attached to the ordinance codified in this chapter, and incorporated herein by reference, appearing on the maps following this chapter. (Ord. 1468 § 1 (part), 1990)

18.78.030 Regulations applicable.

A. The regulations applicable to the district contained in this chapter are in addition to the regulations otherwise applicable to the area within the district; provided, however, that where regulations conflict, the provisions of this chapter shall control.

B. In the event the underlying zoning of properties within the district is changed, this district shall remain in effect unless the rezoning action specifically removes the properties from this district. (Ord. 1468 § 1 (part), 1990)

18.78.040 Properties not subject to the district's regulations.

A. All properties within the district which have approved PUD development plans, prior to the adoption of this district, shall be allowed to develop in accordance with the provisions of their development plans. To the extent those development plans require subsequent discretionary city approval, the city reviewing boards and commissions shall attempt to meet the spirit of this district's regulations in the context of allowing development in accordance with the approved PUD development plans.

B. Existing lots of record as of the date of adoption of the ordinance codified in this chapter may be developed with structures in accordance with the regulations of the underlying zoning rather than within the regulations included in this district: however, the city reviewing boards and commissions shall attempt to meet the spirit of this district's regulations in the context of allowing structures to be built in accordance with the existing underlying zoning regulations. (Ord. 1468 § 1 (part), 1990)

18.78.050 Procedure.

The requirements of this district shall be implemented by city reviewing boards, commissions and officials, in conjunction with their review of projects otherwise required by this code. Review of projects shall include, but not be limited by, PUD development plans, design review, tentative subdivisions and building permits. The reviewing boards, commissions and officials may approve projects which do not comply with strict technical standards of this chapter upon

making a finding that the design of the project as a whole is consistent with the highly aesthetic, rural character of the Foothill Road corridor. (Ord. 1468 § 1 (part), 1990)

18.78.060 Adoption of guidelines.

The city council, following recommendations by the planning commission, may adopt by resolution design guidelines for the district. Such guidelines may be amended from time to time following the same procedure. City staff, boards and commissions shall adhere to the adopted guidelines in reviewing all applications for permits. (Ord. 1468 § 1 (part), 1990)

18.78.070 Regulations for lots adjoining Foothill Road.

The following regulations shall apply to lots adjoining Foothill Road or any frontage road adjacent to Foothill Road, when feasible, in order to achieve the purposes of the district. These requirements shall apply to the first tier of lots along Foothill Road and shall not apply to lots located westerly of the first tier of lots:

A. Lot Size Regulations. The minimum lot size shall be thirty thousand square feet in area. Variation in lot sizes shall be encouraged. Lot width and depth shall be sufficient to allow the main building to be sited in a manner consistent with front and side yard setback and main structure separation requirements.

B. Setback From Foothill Road. No structure shall be located closer than one hundred fifty feet to the westerly edge of the Foothill Road edge of pavement, back of curb, or back of curb as established by an approved alignment plan.

C. Side Yard Setbacks. Side yard setbacks shall be a minimum of twenty-five feet. Main structures with a building elevation facing Foothill Road of between eighty to one hundred feet in width shall have side yard setbacks of a minimum forty-five feet. Main structures wider than one hundred feet shall have minimum side yard setbacks of seventy-five feet.

D. Main Structure Height. The maximum height for any structure shall be thirty feet, measured vertically from the lowest point of the structure to the highest point of the structure, excluding towers, spires, cupolas, chimneys and other such uninhabitable projections. (Ord. 1468 § 1 (part), 1990)

18.78.080 Subdivision design.

The following standards should be followed, when feasible, in any development within the district in order to achieve the purposes of this district:

A. Open Space Between Lot Clusters. Lots created along Foothill Road, or any frontage road parallel to Foothill Road, shall be clustered such that natural open space a minimum of two hundred feet in width shall separate clusters of lots. No more than three lots may exist in a cluster of lots.

B. Prohibition on Foreridge Development. Building sites within lots shall not be allowed if they are located on or near ridges which do not have a background of Pleasanton or Main Ridges when viewed from Foothill Road. Landscaping in the form of mature trees may be an allowable background for such ridgeline sites if the decision-making body finds that the

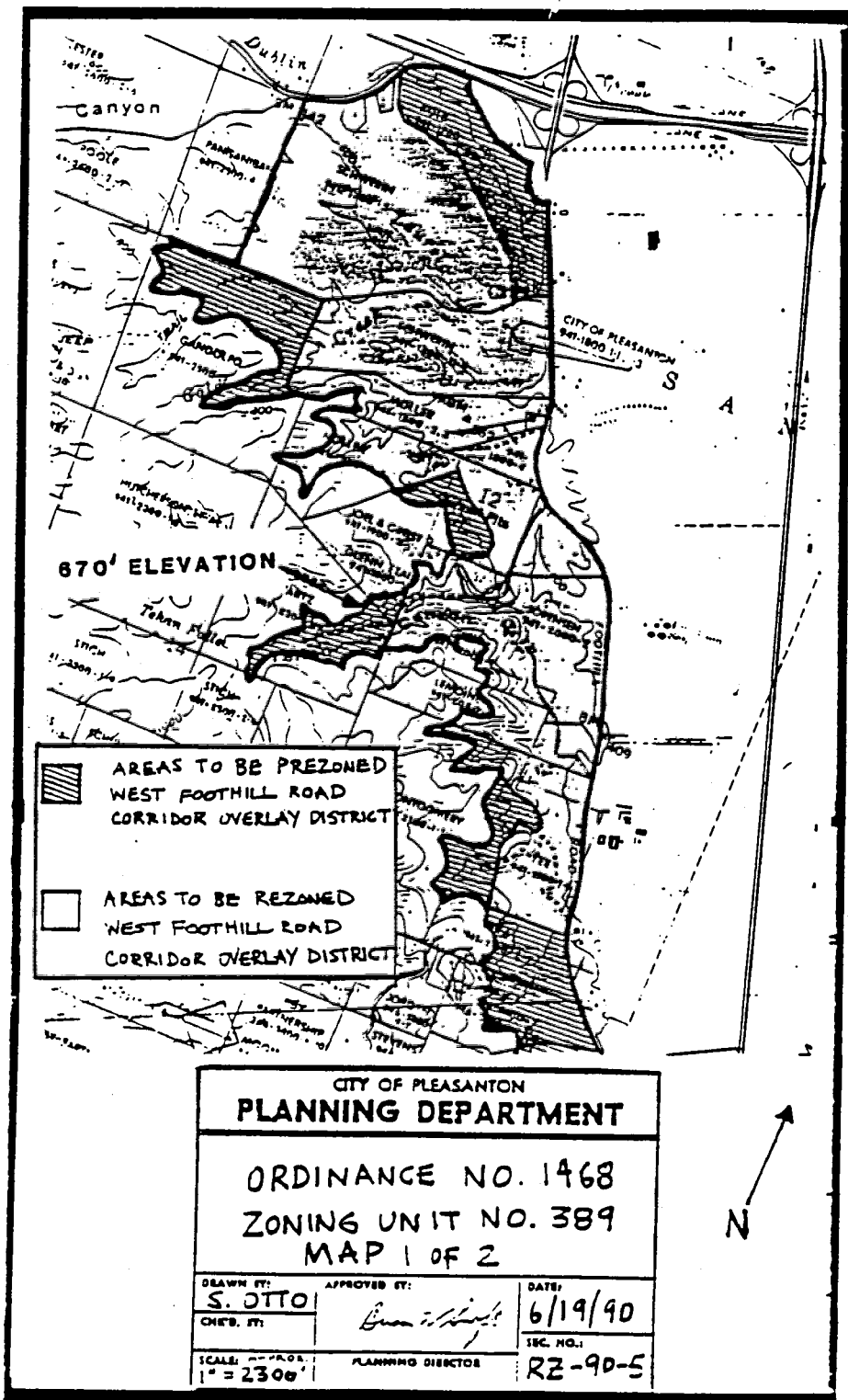
landscaping will preclude the structure from dominating the skyline as viewed from Foothill Road.

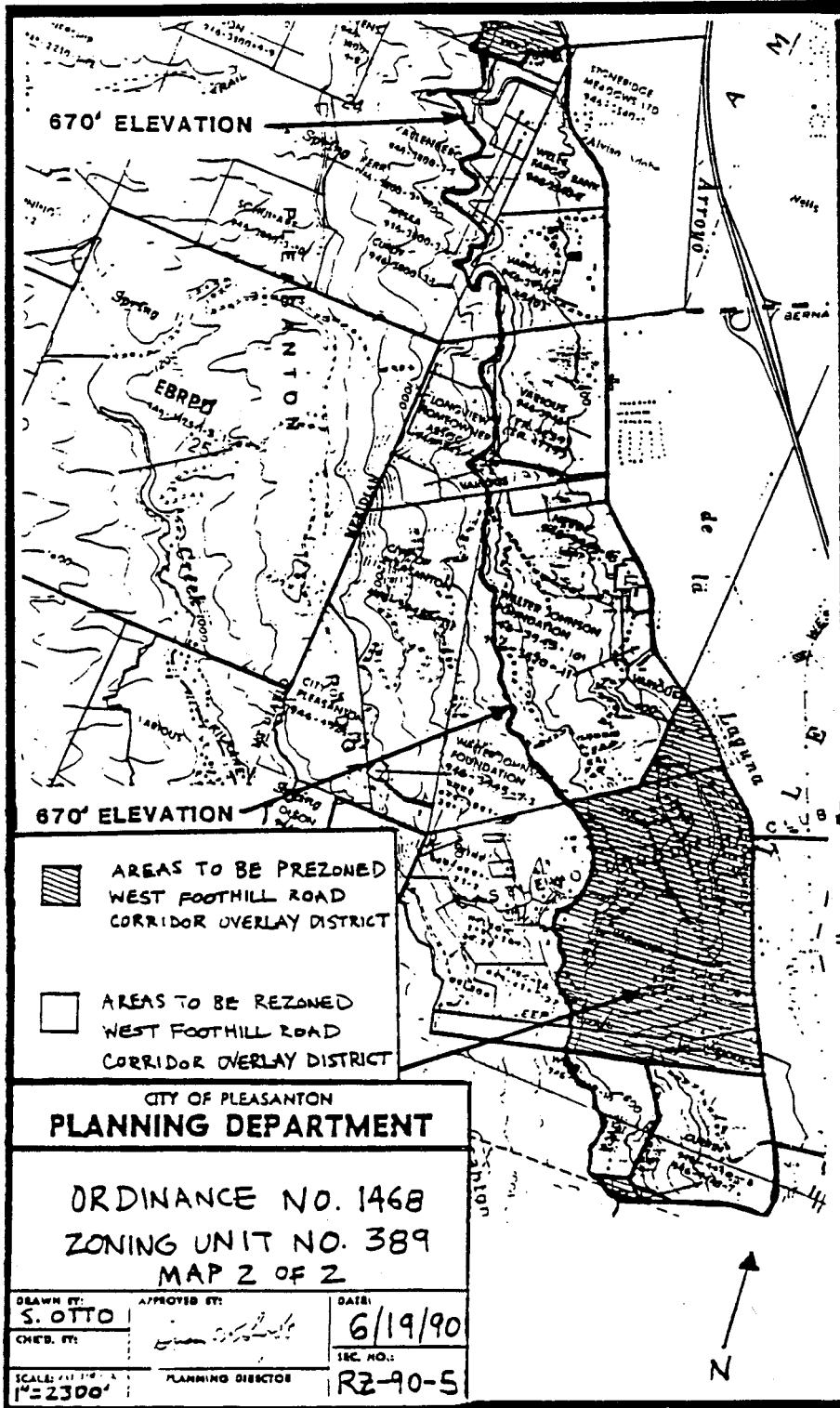
C. Access/Frontage Improvements. Use of individual driveways intersecting directly onto Foothill Road should be prohibited; combined, common-access driveways serving more than one lot shall be encouraged. Use of frontage roads should be encouraged where topography, grading and similar considerations make such roadways feasible.

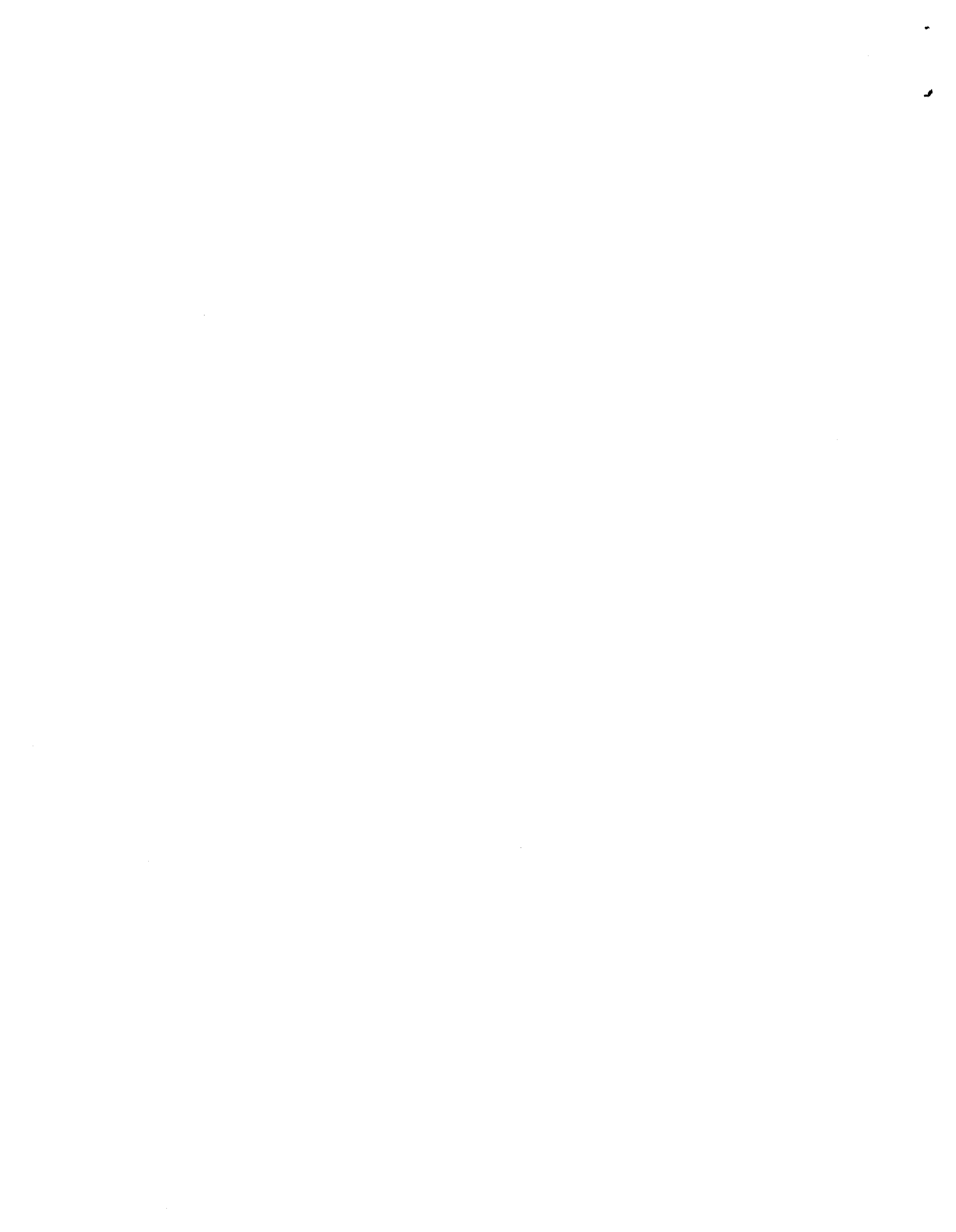
D. Landscaping. Mature, native trees within the district shall be retained to the maximum extent feasible. Where feasible, mature oak and other native species should be relocated to grassland areas planned for development in order to soften the effect of new development with the corridor. New development landscaping shall be predominantly native plant species in areas visible from Foothill Road, with lawn or turf areas in landscape schemes adjacent to Foothill Road either eliminated or hidden by native landscaping.

E. Retaining Walls. Retaining walls visible from Foothill Road should be faced with materials compatible with the natural setting, such as natural stone or wood. Where feasible, retaining walls should be stepped. Landscaping shall be incorporated to minimize adverse visual impacts, with planting in front of walls, within stepped recesses and/or overhanging the wall.

F. Fencing. Open fencing shall be required, except that solid, privacy fencing may be allowed in areas of a lot not within required yard areas if it is screened with landscaping. (Ord. 1468 § 1 (part), 1990)







WEST FOOTHILL ROAD CORRIDOR DESIGN GUIDELINES

New development along the base of Pleasanton and Main Ridges should complement the natural oak woodland and grassland habitat while preserving views of the ridges. These guidelines have been developed to supplement the West Foothill Road Corridor Overlay District regulations and to assist the City in ensuring that new development achieves the general plan goals and policies for this area.

I. Building Design

Structures should be designed to be compatible with the rural, open setting comprised of oak woodland and grassland habitats. House design should reflect its setting not only with respect to its vegetative setting but also to its topographical setting. In particular, hillside lots should be built upon in a manner which reflects the sloping terrain, integrating the house into sloped areas. The following guidelines should be followed.

A. Exterior building surfaces should use natural materials, such as wood siding and natural stone.

B. The maximum height for any structure should be 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure.

C. All building elevations visible from Foothill Road should receive full architectural treatment, with attention given to minimizing the appearance of massiveness in wall and roof design.

D. Use of bright colors -- white, yellow, orange, red, and similar hues and tones -- shall be prohibited on all exterior building surfaces.

E. No particular architectural style shall be required nor precluded, but the architectural style chosen, in conjunction with its use of colors and materials, shall achieve compatibility with its particular setting and shall blend with the natural environment.

II. Fencing

Open fencing types shall include corral-type, wire mesh, wrought iron, or other similar designs. Perimeter fencing, should be integrated into the landscaping design. A variety of fencing types along Foothill Road shall be encouraged.

III. Lighting

Street lighting shall be designed to minimize the light and glare as seen from Foothill Road and the valley floor. Lighting design preferred would utilize low poles with cut off fixtures and walkway type lights. Street landscaping should be incorporated so as to screen lighting.

IV. Sensitive areas

Specific areas designated on Exhibit A of these guidelines have specific features and/or sensitivities which require particularly close attention and sensitive development if the goals and policies of the general plan are to be met. These areas have been identified as those having special features such as topography, natural drainage courses, flora, and views from Foothill Road which warrant special care in any subsequent project review. Sensitive areas should be minimally changed during development, with special attention given to the aesthetics of development as seen from Foothill Road. Sensitive areas are described below with measures required to achieve corridor goals.

A. Sensitive Area A - Moller Property

Sensitivity:

- o Developable foreridges with no backdrop
- o Scenic view of near ridges from Foothill Road
- o Long frontage along Foothill Road

Potential Mitigation Measures:

- o Prohibit development on or near foreridges where ridge terrain beyond the site is not visible
- o Transplant mature oak or other native species at back of foreridges to provide a vegetative backdrop for any structures
- o Minimize building mass and bright colors for buildings near or on foreridges
- o Maintain view corridors from Foothill Road, unblocked by street tree landscaping and/or buildings in foreground
- o Prohibit more than two roads/driveways onto Foothill Road

B. Sensitive Area B - Garms

Sensitivity:

- o Developable foreridges
- o Scenic oaks in grassland setting
- o Long frontage along Foothill Road

Potential Mitigation Measures:

- o Prohibit development on or near foreridges where ridge terrain beyond the site is not visible
- o Transplant mature oak or other native species at back of foreridge to provide a vegetative backdrop for any structures
- o Retain large oaks in grassland open space setting
- o Retain large oaks in grassland open space setting
- o Use frontage road configuration to minimize access points to Foothill Road

C. Sensitive Area C - Yee Property

Sensitivity:

- o Developable foreridge with approved lots
- o Approved lots close to Foothill Road

Potential Mitigation Measures:

- o Landscape adjacent to and behind houses on foreridge
- o Utilize architectural measures to reduce mass of houses and blend into existing, oak-studded grassland
- o Utilize landscaping along Foothill Road to obscure houses built on lots close to the roadway

D. Sensitive Area D - Berz Property

Sensitivity:

- o Natural riparian corridor
- o Steep slope above roadway with potential for houses to obscure ridgeline
- o Difficult, steeply sloped access along Foothill Road.

Potential Mitigation Measures:

- o Maintain riparian corridor in its natural state
- o Keep structures low profile, predominantly single-story to avoid obscuring ridgeline views.
- o Reach developable areas without reliance on Santos Ranch Road

E. Sensitive Area E - Wells Fargo Bank

Sensitivity:

- o Open grassland with view of ridge
- o Scenic trees in grassland setting
- o Frontage along narrowed section of Foothill Road

Potential Mitigation Measures:

- o Keep foreground development low profile to maintain view of ridge beyond
- o Retain views to mature trees in open space setting
- o Gain access via Old Foothill Road in lieu of Foothill Road

F. Sensitive Area F - Branaugh Property

Sensitivity:

- o Natural riparian corridor
- o Significant oaks along narrow portion of Foothill Road
- o Potential for houses to obscure ridgeline

Potential Mitigation Measures:

- o Maintain riparian corridor in its natural state
- o Keep structures low profile, predominantly single-story well set back from the roadway, to avoid obscuring ridgeline view
- o Limit access to avoid tree loss
- o Limit total development to avoid necessity of establishing a protected turn lane and resultant significant loss of roadside trees

KOLB RANCH ESTATES
DESIGN STANDARDS FOR CUSTOM LOTS
TRACT 6951

MAY 1999

OWNER/SUBDIVIDER

William Kolb
11393 Dublin Canyon Road
ESTATES
Pleasanton, CA 94538
TEL. (925) 463-954

KOLB RANCH

Pleasanton, California

EXHIBIT "B"
CONDITIONS OF APPROVAL
KOLB RANCH ESTATES — PUD
CITY COUNCIL - _____

- 1.) All conditions of approval for PUD _____ et al shall remain in effect and full force except as modified by these conditions.

KOLB RANCH ESTATES DESIGN STANDARDS FOR CUSTOM LOTS

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Appendix A

Fire Protection and Landscape Guidelines

Exhibits

Exhibit A: R-1-20,000 Zoning District

Exhibit B: Guidelines for Tree Preservation

KOLB RANCH ESTATES

DESIGN STANDARDS FOR CUSTOM LOTS

A. Introduction

3. Subject area

The Kolb Ranch Estates subdivision is subject to the design review procedure of the City of Pleasanton. This document is intended to provide the criteria for designing custom single family residences.

4. Registered Architects

All house and landscape plans shall be prepared by a registered architect and a registered landscape architect, licensed to practice in the State of California, respectively.

B. Submittal Procedures

1. All structures

All new structures are subject to the City of Pleasanton's design review and approval process, and shall conform with these guidelines.

2. Alterations

Alterations or remodeling of an existing approved plan will be reviewed by the Director of Planning or his designate to determine if additional design review action is necessary.

3. Preliminary Designs

Property owners are encouraged to submit preliminary design plans to the City of Pleasanton's Planning Department for an informal review. Preliminary plans will be informally reviewed for appropriate design and conformance with the intent of these guidelines. The preliminary review is designed to assist the owner and the architect in achieving a project that is responsive to the owner's program and the objectives of the City.

C. Application Requirements

All design review applications shall be submitted to the City of Pleasanton Planning Department and in addition to a completed application form and filing fee the following shall be submitted:

1. **Site Plan**

The scaled site plan shall depict building foot prints with building pad area, roof overlays, dimensions, covered walkways, breezeways, accessory structures, detached garages, etc.

2. **Grading and Drainage Plan**

The grading and drainage plan shall depict all on-site grading, the square foot of the on-site grading, depths of cut/fill, pad elevations, finished floor elevations, existing and proposed contours at two-foot intervals, and all v-ditches, area drains, drainage swales, etc.

3. **Landscape Plans**

Landscape plans shall depict the location, size and type of all on-site planting, retaining walls, and decorative structures of any type (decks, gazebos, overhangs, etc.). All landscaping must be installed within nine months of occupancy.

4. **Building Floor Plans**

Building floor plans shall depict the overall building dimensions and room designations.

5. **Building Elevation Plan**

The building elevation plans, shall depict the exterior architectural facade of the entire structure with vertical dimensions indicating the finished floor to top of plate dimensions and overall building height. There shall be labels clearly identifying all exterior materials and trim sizes.

6. Color and Materials Board

The color and materials board shall depict all roof, wall, trim, and accent colors placed on the actual material to be utilized.

7. Retaining Wall Plan (if required)

The retaining wall plan shall depict the height, design, location, color and finish of all on-site retaining walls. The retaining wall plan may be incorporated into the site plan.

8. Fencing Plan

The fencing plan shall depict the type and location of all on-site fencing. The fencing plan may be incorporated into the site plan or landscape plan.

9. Miscellaneous Information

Miscellaneous information shall include a building cross-section, perpendicular to the ground contours, for all homes on lots greater than 10% in slope or as required by the City of Pleasanton.

D. Site Guidelines

1. R-1-20,000 Standards for Lots 1 - 10

The project shall adhere to the uses and site development standards of the current R-1-20,000 zoning district except as modified by any of the following site guidelines.

R-1-40,000 Standards for Lots 11 and 12 and Parcels C and F

2. Spatial Arrangement

Buildings should be design and sited to provide a strong functional relationship to the site, i.e. the required side and rear yards should be integrated into the overall spatial arrangements of the site.

3. Natural Amenities

Natural site amenities such as trees, creeks, rock outcroppings, etc., should be preserved whenever possible and integrated into the design.

4. Grading - Revise

Lots through 10 shall adhere to the graded pad shown on the development plan.

Lots 11 and 12 grading shall be minimized and contoured to reflect the

natural hillside terrain. Finished cut and fill site work shall be minimized as much as possible and completed in a manner that compliments the surrounding primary topography. To that end, the use of split pad foundations is strongly encouraged and the use of flat pads which require more than eight (8) feet of cut and/or fill are strongly discouraged.

The use of flat pads which have more than eight (8) feet of cut and/or fill may be approved by the City of Pleasanton, based on the finding that the site design adequately blends with the existing topography of the lot and, does not create an artificially appearing topographic change.

And cut

Fill slopes shall be at 3:1 or flatter (3 foot horizontal to 1 foot vertical).

Grading for parcels "g" and "f" shall be reviewed in conjunction with the application to modify the existing buildings and/or site.

5. **Tree Removal**

Tree removal shall be by permit only. A tree report, prepared by a licensed arborist shall be prepared and submitted whenever tree removal is contemplated, planned or there is grading occurring under the dripline of an existing tree. In addition, all development adjacent to existing trees shall follow the practices of the attached Guidelines for Tree Preservation.

6. **Garages**

Where lot sizes and configuration permit, garages are encouraged to be designed in such a manner that the garage doors. Do not face the street and/or are not the primary element of the building elevations.

7. **Accessory Buildings**

Accessory buildings or structures such as gazebos, trellises, equipment sheds, cabanas, etc., shall not be located in any required front or street side setback. No structure shall be proposed or erected within five (5) feet of any interior side or rear property line.

8. **Vehicle Storage**

Recreational vehicles, boats, trailers, campers, etc., shall be screened from view from all public streets. The actual screen shall be subject to the City of Pleasanton's design review process.

D. Setbacks

1. R-1-20,000 Standards/R-1-40,000

The product shall adhere to the minimum setback standards established in the R-1-20,000 zoning districts for Lots 1 –10 and the R-1-40,000 standards for Lots 11-12 and for Parcels g and f.

2. Street Sideyard

Lots (including corner lots) shall adhere to a 15-foot minimum sideyard setback on each side.

E. Building Design

1. Building Style

The dwelling shall compliment the natural surrounding. Styles not normally associated with hillside development will not be permitted; i.e. geodesic domes, A-frames, steel structures, etc.

2. Hillside Setting

Dwellings that are sited into the hillside shall maintain an aesthetic balance of massing materials and colors.

3. Height

All structures are limited to single story dwellings with a maximum height of 24 feet.

4. Floor Area Ratio

The maximum Floor Area Ratio of the custom lots shall be 25%, not including garages.

F. Roof

1. Roof Pitch

Structures shall have a roof pitch of 5:12 or greater unless specifically approved during the design review process. All roof masses shall be harmoniously integrated and blend with the slope of the terrain.

2. Roof Materials

Roof materials may consist of fire treated wood shingles and shakes, flat or slightly shaped concrete or clay roof tiles. Roof colors shall be limited to dark colors such as brown, grey and black. No bright red, blue, or pink tile roofs are permitted.

3. Roof Equipment

All roof jacks, pipes, vents, etc., shall be painted to blend with the roof color.

4. Skylights

Skylights are permitted.

G. Exterior Wall Materials

1. Compatibility

Wall materials shall be selected and proposed to compliment the hillside environment. Designs which are not in harmony with the site will be rejected.

2. Stone and Masonry

Natural materials of stone and brick masonry veneer and wood siding, shall be used in an appropriate manner consistent with the style and design of the dwelling. The use of stucco siding, in limited amounts may be allowed, subject to design review approval, if the elevation contains other natural materials which visually produce an elevation that is sensitive to the natural surrounding to the satisfaction of the Design Review Board.

3. Prohibited Materials

The selected veneer material shall be compatible with the colors of the other finish materials.

The following materials will not be permitted on the exterior of any structure:

- a) Asphalt shingles
- b) Asphalt siding
- c) Imitation brick
- d) Metal siding, raw or painted

- e) Pre-finished concrete block or concrete as a total façade
- f) Transite shingles
- g) Log siding, real or imitation

4. Colors

Colors shall be limited to dark shades of brown, grey, green and beige tones. Other colors will be reviewed on a case by case basis by the City of Pleasanton's design review approval process during individual house review. Bright and clashing colors are not allowed.

Appendix "A"
Fire Protection & Landscape Guidelines
For
Kolb Ranch Estates

Tract 6951
Pleasanton, California

May 1999

INTRODUCTION

The property owner plays a vital role in continuing the aesthetic potential of the entire development to complement the existing beauty of the neighborhood's natural environment. Architectural and hardscape elements should be selected to complement the natural environment and promote the aesthetic characteristics which are representative of the neighborhood. In addition, plant material used in the home landscape should enhance the individual lots ability to blend in with the total neighborhood environment.

PURPOSE

The purpose of the following guidelines is to help the property owner and designer integrate the individual private landscapes within the neighborhood into a cohesive whole, and to guide the landscape transition between developed and natural environment. In addition, these guidelines outline design concepts to minimize fire danger, provide a suitable plant palette to create fire retardant gardens, and specify the requirements of the property owner to provide Wetband Zone of defensible space against wildfire.

Subject to the prior express written approval of the City Fire Authority, shall, from time to time, revise and update these guidelines to reflect changes in the project and/or changes in fire prevention techniques and fire prevention services. In any event these guidelines shall be consistent with any codes, guidelines or other requirements imposed by the City Fire Authority. In the event of a conflict between these Guidelines and the requirements of the City Fire Authority, the latter shall control.

SUBMITTAL

All landscape improvements shall be subject to the review and approval of the Design Review Committee and shall comply with all ordinances, codes and other requirements of the City of Pleasanton.

PRELIMINARY DESIGN

A preliminary landscape plan showing proposed landscape elements should be reviewed by the Planning Department staff prior to preparation of actual plans and specifications and formal submittal to the City for approval. Material finishes, locations and sizes of landscape elements, and grade alterations should be considered at this time. This preliminary review will ensure that the proposed plan is in compliance with the standards set forth in these guidelines.

PLANS AND SPECIFICATION

It is required that final landscape plans and specifications be submitted to and approved by the City prior to commencement of work. All work requiring approval and permitting by the City of Pleasanton shall be presented to the respective governing agency.

Plans and Specifications shall include some or all of the following as applicable:

- A. Fence and Wall Plans. Include location, materials, color and height
- B. Site and Landscape Plans (Maximum Scale: 1" = 10') including landscape development plan with paving, grading, dimensions and detail call-outs of site features; details and specifications
- C. Planting, irrigation, and lighting plans and details
- D. Plans and details of pools, spas, structures, etc.

LANDSCAPE GUIDELINES

LANDSCAPE DEVELOPMENT

Landscape development for the homes at Kolb Ranch Estates shall be designed in accordance with the following guidelines, blending residential landscapes with the natural setting of the project. Review and approval by the City is intended to help ensure the ongoing quality and character of the project.

All front yard Landscape Improvements shall be installed within 9 (nine) months from purchase of home. All landscaping and irrigation plans for front and rear yards shall comply with these Guidelines, and all applicable ordinances and codes as enforced by the City of Pleasanton. Portions of rear yards left in a natural condition shall be maintained in accordance with the Fire Protection Guidelines set forth below and all other ordinances and codes per the City of Pleasanton.

SETBACK LIMITATIONS

All accessory structures shall be limited to placement on the graded building pad.

A five-foot (5') minimum setback is required from rear and side property lines, except corner lots which shall have a 15' setback from the side property line adjacent to the street.

Fence setbacks and limitation are as noted below.

WALLS AND FENCES

Improvements such as walls, fences and vine arbors play an important role in promoting harmony and continuity within the development. The Developer does not presently intend to provide walls or fences. If the Owner desires to install a wall or fence, the Owner shall comply with the following guidelines.

- A. **Rear Yard Fences**
Rear yard fences are used to enclose the rear yard portions of the property. These fences do not necessarily need to be located at the property line; they may be located anywhere in the rear yard. A fence cannot straddle the property line.

All fences installed adjacent to open space, on slopes, or within six feet (6') of grade break at top an/or toe of slope shall be "view fences" constructed of ornamental iron or shall be an open fence consisting of a redwood frame with

welded galvanized wire panels. The maximum height shall be six feet (6') as measured from the grade at the bottom of the fence. View fences may continue along the side yard adjacent to the building pad and to the return at the house.

If solid fences are desired they can be constructed on side property lines but shall not extend beyond the limit of the graded building pad on the lot except on corner lots on the street side where the solid fence may extend to the rear property line. Solid fences are permitted on rear property lines and slopes only when adjacent to other developed lots. Solid fences adjacent to undeveloped open spaces are prohibited, except at side yards along the length of the building pad of the lot. Where fences are adjacent to public sidewalks, the fence shall be setback a minimum of eight feet (8') from the property line.

B. Architectural Walls and Fences

If desired, architectural walls, fences and raised planters for decorative purposes, which are not a part of perimeter fencing and are non-structural, must be an integral part of the house architecture as well as the surrounding landscape elements and shall conform to the established building setback requirements. If the end of an architectural wall or fence would be publicly visible, the wall should end with a pilaster or the end should "return" to expose a minimum 12 inches to public view. Maximum height for front yard walls and fences within the building setback envelope shall not exceed four and one-half feet in height. Front yard architectural walls which extend beyond the building setback envelope shall not exceed 30 inches in height. All architectural walls which are located adjacent to the street shall be setback a minimum of eight feet (8') from the property line. Raised cast concrete or masonry planters are included in these limitations.

C. Pool Enclosure

Fences or walls shall be designed pursuant to City of Pleasanton Building Department Pool Fencing Requirements.

D. Wall and Fence Materials

1. Cast or concrete block walls shall be finished with cement plaster, trowel applied synthetic plaster, stone or brick masonry or tile.
2. Open fencing is encouraged, including ornamental iron or welded galvanized wire mesh on redwood frame. Chainlink fencing is prohibited.
3. Wood fencing is allowed but requires adequate painting, staining, preserving and maintenance to ensure against uneven weathering and deterioration.
4. Retaining walls and decorative landscape walls may be of colored, split face walls similar to the "Keystone" walls by basaltite concrete block manufacturer.

LANDSCAPE GRADING

It is the property owner's responsibility not to alter lot grading in such a way that would effect the overall drainage pattern for such owner's lot or any other lots within the project. Mounding

and earth berms are encouraged if they fit into the property owner's landscape design and accommodate prescribed lot drainage. Grading, if part of the design, must be submitted with the

landscape package that will be reviewed by the City. Any owner desiring to conduct any Excavation, drilling, trenching or other earth moving activity on his lot shall engage the services of an appropriately licensed geotechnical engineer to review the proposed improvements and prepare the necessary plans and specifications. Grading details shall specify the treatment of tops and ends of cut and fill slopes. Grading techniques which will result in rounded contours to provide a smooth transition between graded and natural areas shall be used, but earthmoving requirements and areas of land disturbance should be minimized. Any landform alteration shall maintain clear sight distances for traffic and non-motorized circulation. All fill banks shall be graded at a 3:1 slope maximum. All cut banks shall be graded at a 2:1 slope maximum.

RETAINING WALLS

All retaining walls in front yards or visible from any street shall be of materials and textures that complement the architecture of the house. The use of natural materials and plantings to soften the walls is encouraged. Walls must meet the criteria established in the above paragraph titled 'Architectural Walls and Fences'. Rear and side yard retaining walls, when not adjacent to the street, shall be setback a minimum of three feet (3') from the property line. The maximum visible height of a retaining wall shall be five feet (5'). Retaining walls over four feet (4') in height from top of wall to bottom of footing shall not be installed without all applicable calculations provided by a structural engineer. All retaining wall plans shall be submitted to, and approved by the City prior to construction.

PAVING AND HARDSCAPE (including driveways, patios, pool decks, walks)

Large areas of untextured and/or uncolored concrete are discouraged, as are unfinished concrete block or plain cast concrete walls. The use of natural stone or brick materials is encouraged, as are stamped and colored concrete, or interlocking concrete pavers.

POOLS, SPAS OR WATER FEATURES

Pools, spas or water features should be designed by a landscape architect and must be engineered by a licensed structural engineer. They shall be designed to avoid disturbing adjacent properties and should avoid being constructed on a slope. Pool heaters and pumps must be screened from view using materials and designs complementary to those proposed for other landscape elements on the property. Minimum setback requirements and other restrictions as set forth by the City, State or Uniform Building Code shall be adhered to for pools, spas and related equipment. Consideration must be given to fire safety when siting the pool equipment.

GAMES AND PLAY STRUCTURES

All basketball backboards and any other fixed games and play structures shall be located at the rear of the dwelling, or on the inside portion of corner lots within the established setback lines.

WOOD DECKS

Unfinished, naturally weathering wood decks which would be visible from the street, or a neighboring house, are discouraged. Decks require adjacent painting, staining, preserving and maintenance to ensure against uneven weathering and deterioration.

Underpinning of decks should be enclosed with non-flammable, solid skirt, concrete block, gypsum board, stucco, or other exterior sheathing. If unenclosed, posts and beams should be oversize timbers (at least 6" X 6" dimension).

C. Plant Selection

A Recommended Plant List is included to assist the property owner and designer in enhancing the beauty of the lot in keeping with the overall design theme of Kolb Ranch Estates while adhering to fire protection principles and minimizing water demand.

PRESERVATION OF EXISTING TREES

No naturally existing trees may be removed without the written consent of the City of Pleasanton Planning Department.

The existing trees at Kolb Ranch Estates require certain considerations to ensure the trees' longevity. Should an existing tree be within a private lot or directly adjacent to it, the property owner is responsible for the following precautions:

- A. Absolutely no excavation may occur. Soil (fill) may not be placed in this area.
Dripline
- B. No equipment shall be operated within the dripline of any tree and temporary fencing shall be installed around the entire dripline prior to any construction activity. No storage of materials shall be allowed under the trees.
- C. Any excavation performed in the area beneath the tree's dripline, if allowed by the planning director. Any roots encountered in this area should be tunneled under or, if necessary, cleanly cut and sealed with a asphaltic tree compound. The trees should be carefully pruned to remove a number of branches proportional to the roots lost.
- D. No chemical herbicides shall be applied within 100 feet of an existing tree.
- E. Landscape irrigation may not be introduced within the dripline.
- F. Natural drainage patterns may not be altered nor may proposed onsite drainage systems be constructed so that the end result directs runoff toward an existing tree.
- G. If paving around existing trees is necessary, only porous materials such as brick on sand, gravel, mulch etc., shall be used. Nothing should be placed within a six-foot (6') radius of the trunk.
- H. All pruning of existing trees shall be performed only by a certified arborist according to the International Society of Arboriculture pruning standards.

Page 6 continued

Necessary pruning should be done during the dormant period (winter) for deciduous species and during July and August for evergreen species.

Consideration must also be given to Fire safety when siting and designing the deck, as discussed in the Fire Protection Guidelines.

ACCESSORY STRUCTURES

Proposed accessory structures (arbors, trellis, overhead shade structures, gazebos, wood play structures, pool houses, pump equipment, etc.) which are attached to the house or within ten feet (10') of the house wall shall follow the established building setbacks. For detached structures over ten feet from the house, the setbacks shall be five feet from the property line and located in the side and/or rear portions of the lot. All accessory structures shall be located within the graded building pad and shall not exceed twelve feet in height. Construction materials, color and detailing shall reflect the architecture of the home, especially when attached or near to the structure. Consideration must be given to fire safety when siting and designing accessory structures and shall have a thirty-foot (30') Wetband Zone between the structure and grassland open space areas.

LIGHTING

The installation of functional yard lighting is encouraged in the landscape. Walkway lighting and lighting of steps creates safe night use. Limited, tasteful application of accent lights for key landscape elements (trees, fountains, etc.) is acceptable. All lighting should be installed as to direct glare away from surrounding properties and rights-of-way.

Planting designs must also conform to the Fire Protection Guidelines as discussed below.

A. Street Trees

The property owner shall provide and install street trees as the minimum rate of two 24" box trees per noon-corner lot, four 24" box trees per corner lot. Street trees shall be irregularly spaced or grouped in clusters. Equal, formal spacing shall be avoided. Street trees in front yards can be placed from six feet (6') to fifteen feet (15') from back of curb or sidewalk. Street trees along side yards shall be placed a minimum of six-feet (6') from back of curb or sidewalk, between fence and curb or sidewalk. The following street trees are required to meet the above requirements.

REQUIRED STREET TREE LIST

1. To be determined by the City of Pleasanton as follows:

B. Minimum Yard Tree Requirements

In addition to street trees, each property owner shall plant a minimum of one tree per two thousand (2000) square feet of net lot area (lot area not already covered by existing trees).

Of these trees, one-third shall be 24" box size, minimum. The remaining two-thirds of the required trees shall be a minimum of 15-gallon size. Tree species may be other than the street trees listed above.

- I. **Tree cuts and wounds should be as close to shoulder as possible. Sealing compound should be painted over larger cuts (greater than 4"). Cuts should be painted immediately with a thin asphalt emulsion.**

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Exhibit "A"



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1805

**AN ORDINANCE APPROVING THE APPLICATION OF
WILLIAM KOLB, EUGENE C. AND CAROL STROM, AND
DONNA MILLER FOR PREZONING AND PUD
DEVELOPMENT PLAN APPROVAL, AS FILED UNDER
CASE PUD-99-03**

WHEREAS, William Kolb, Eugene C. and Carol Strom, and Donna Miller have applied for rezoning approximately 55.4 acres at 11393 Dublin Canyon Road to the PUD (Planned Unit Development) - LDR, C, and PHS/WO (Low Density Residential, Commercial, and Public Health and Safety/Wildlands Overlay) District and for development plan approval for a residential subdivision consisting of 12 new single-family lots, two existing single-family homes, open space, a public park, and public street and infrastructure improvements; and designating approximately 5.22-acre area for a future senior care facility; and

WHEREAS, the property is currently in the unincorporated area of Alameda County; and

WHEREAS, based on the Initial Environmental Study, a negative declaration was adopted by Council on May 2, 2000; and

WHEREAS, Council received the Planning Commission's recommendations for approval of the rezoning and development plan; and

WHEREAS, a duly noticed public hearing was held on May 2, 2000; and

WHEREAS, the City Council finds that the development plan and rezoning are consistent with the General Plan policies of the City of Pleasanton.

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Approves rezoning approximately 55.4 acres at 11393 Dublin Canyon Road to PUD (Planned Unit Development) - LDR, C, and PHS/WO (Low Density Residential, Commercial, and Public Health and Safety Wildlands Overlay) District.

Section 2: The Zoning Map of the City of Pleasanton dated April 18, 1960, on file with the City Clerk designating and dividing the City into zoning districts is hereby amended by Zoning Unit Map #451, attached hereto as Exhibit "C", dated May 2, 2000, and incorporated herein by this reference.

Section 3: Approves the development plan for a residential subdivision consisting of 12 new single-family lots, two existing single-family homes, open space, a public park, and public street and infrastructure improvements located on approximately 55.4 acres; and designating an approximately 5.22-acre area for a future senior care facility located at 11393 Dublin Canyon Road, subject to the conditions shown on "Exhibit B", attached hereto and incorporated herein by this reference.

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

Section 5: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on May 2, 2000.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on May 16, 2000 by the following vote:

AYES: Councilmembers - Ayala, Dennis and Michelotti


NOES: Councilmember Pico and Mayor Tarver

ABSENT: None

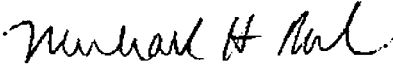
ABSTAIN: None


BEN C. TARVER, MAYOR

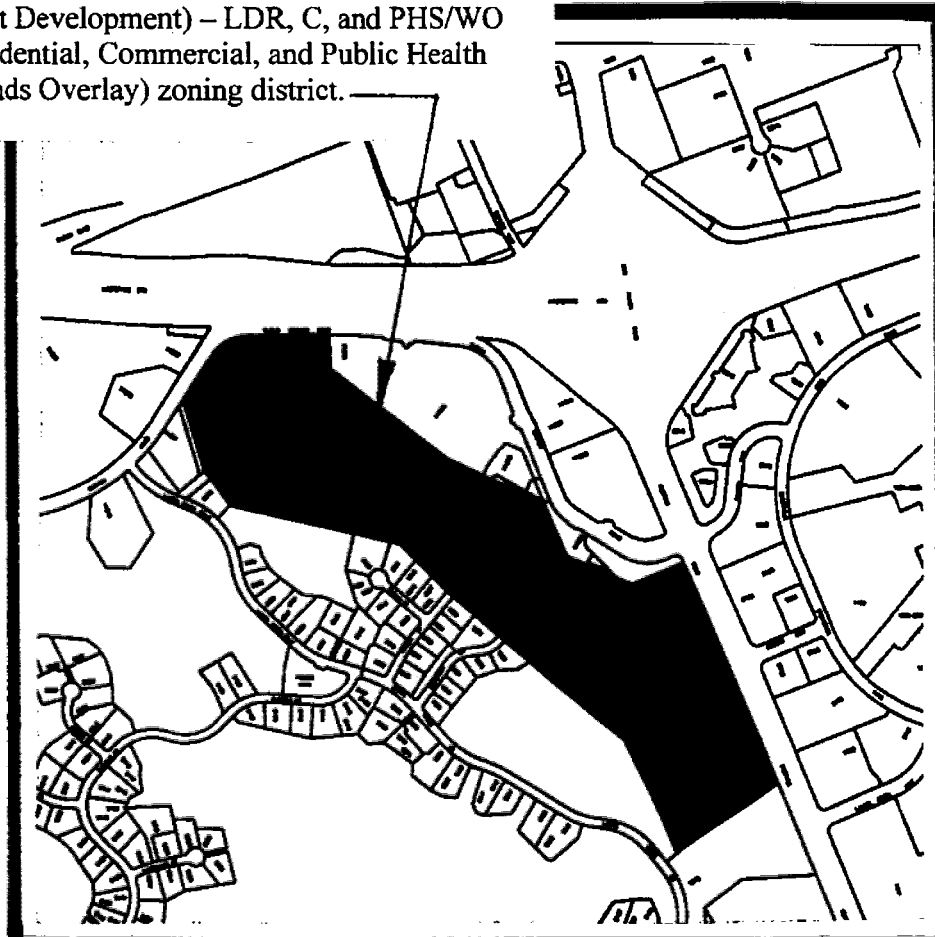
ATTEST:


Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:



Michael H. Roush, City Attorney

PUD Rezoning of three parcels totaling 55.4 acres to the PUD (Planned Unit Development) – LDR, C, and PHS/WO (Low Density Residential, Commercial, and Public Health and Safety/Wildlands Overlay) zoning district.



**CITY OF PLEASANTON
PLANNING DEPARTMENT**

**Ordinance No. 1805
Zoning Unit Map No. 451**

DRAWN BY: <i>MP</i>	APPROVED BY: <i>Brian W. Swift</i>	DATE: 05/16/00
	PLANNING DIRECTOR	SEC. NO.: <i>PUD-99-03</i>



May 2, 2000

General Conditions:

1. Development shall be substantially as shown on the development plans, Exhibit "A", dated "Received April 26, 1999" on file with the Planning Department, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Planning Director if found to be in substantial conformance to the approved exhibits.
2. The subject property shall be rezoned to the following designations:
 - a. PUD (Planned Unit Development) – LDR (Low Density Residential) district for Lots 1 through 12 and Parcel "G". Permitted uses and development standards shall be those of the R-1-20,000 (Single Family District) for Lots 1 through 10 and the R-1-40,000 (Single Family District) for Lots 11 and 12 and Parcel "G".
 - b. PUD (Planned Unit Development) – C (Commercial) district for Parcel "A". Permitted uses shall be a senior care facility. However, the City's approval of the senior care facility shall not constitute entitlement. Further details, e.g., number of beds, building heights, setbacks from Devaney Creek, parking, traffic impacts to the Foothill Road/Dublin Canyon Road/Canyon Way intersection, etc., shall be reviewed under a separate application for PUD Development Plan approval and a separate project specific initial study. The existing residence, barn, corral, and miscellaneous outbuildings shall be interim uses subject to the development standards of the R-1-40,000 (Single family District).
 - c. PUD (Planned Unit Development) – PHS/WO (Public Health and Safety/Wildlands Overlay) district for Parcels "B", "D", "E", and "F". Permitted uses shall be permanent open space for Parcels "B", "D", and "E", a public park for Parcel "E", and one single-family residence for Parcel "F", the Miller property. Development standards for Parcel "F" shall be those of the R-1-40,000 (Single Family District). Any additions and/or alterations of the Miller residence shall be subject to the requirements

of Chapter 17.12 (Geologic Hazards) of Title 17 (Planning and Related Matters) of the Pleasanton Municipal Code.

3. The project developer shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
4. Approval of this PUD Development Plan shall not take effect until the annexation is complete. The timing of the expiration of the PUD Development Plan shall be governed by Condition no. 10 of this approval.
5. Site development standards shall be as stated in the Pleasanton Municipal Code unless otherwise modified by the design guidelines, "Kolb Ranch Estates, Design Standards for Custom Lots, Tract 6951, dated May, 1999", or by a subsequent condition of approval.
6. The project developer shall provide all buyers with copies of the project conditions of approval.
7. The project developer shall work with the Pleasanton Unified School District and the City Planning Director to develop a program, in addition to the school impact fees required by State law and local ordinance, to off-set this project's long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to off-set this project's reasonably related effect on the long-term need for expanded school facilities to serve new development in Pleasanton. The method and manner for the provision of these funds and/or facilities shall be approved by the City and in place prior to approval of the final subdivision map. In no event shall construction commence unless the above method and manner for the provision of these funds and/or facilities has been approved by the City.
8. No building permit shall be issued or lot sold for any of the twelve (12) new homes within this project until after the new elementary and middle schools, anticipated to be open by fall, 2000, are operational. The project developer may request modification of this condition based on the progress being made on the construction of these new schools with the intent being that no home shall be occupied until the schools are open.
9. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project developer shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee.

10. This PUD Development Plan shall be of no further validity and the project developer shall be required to submit the same or new development plan for City approval prior to development of the site in the event that the project developer fails to record a final map within three (3) years of the City Council's approval of the PUD Development Plan.
11. The 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.
12. This approval does not guarantee the availability of sufficient water to serve the project. The City shall withhold building permits for the project if at the time building permits are applied for, mandatory water rationing is in effect, unless the City has adopted a water offset program and unless the project developer is participating in the program. Notwithstanding the project developer's participation in such a program, the City may withhold building permits if the City determines that sufficient water is not available at the time of application of building permits.

Planning Requirements:

13. Regarding the proposed dedication of Parcel "E" to the City as public park land; if accepted, Parcel "E" would be combined with the adjoining park acreage, Knoll Park, accepted in conjunction with the Preserve subdivision. If not accepted, Parcel "E" shall be combined with Lot 12. The resolution of this issue shall be reflected in the tentative subdivision map submittal.
14. The project developer shall initiate discussion with representatives of the Preserve Homeowners Association regarding annexing its project to The Preserve Homeowners Association, including merging the common open space areas of this development with the Preserve's open space areas. If the project developer is unable to annex to or otherwise include the open space area as part of The Preserve's maintenance liability, a homeowners association for this development shall be created. This issue shall be resolved before Planning Commission approval of the Tentative Subdivision Map.
15. All new house designs and additions to existing homes shall be subject to the design review procedures outlined under Chapter 18.20 (Design Review) of the Pleasanton Municipal Code and shall be subject to review by the Planning Commission.
16. With the application for the tentative subdivision map, the project developer shall submit a wildland fire management plan for the common open space areas and for Lots 11 and 12 for review and approval by the Planning Commission.

17. The project developer shall give the City evidence that it has implemented the following agreements at the time that the Final Subdivision Map is recorded:
 - a. Phillip and Dorothy Braga, 9237 Klemctson Drive, Preserve Lot 35:
The project developer shall grant to the Bragas a fifteen foot (15' 0") wide section of land located between the Bragas' existing fence and the shared access driveway to lots 11 and 12. The existing fence separating the Bragas' property from the Kolb property shall be retained in its present location. The project developer shall also contribute the sum of seventy-five-hundred dollars (\$7,500.00) to the Bragas for landscaping installed in this area. The Bragas shall be responsible for maintaining this area.
 - b. Peter and Lynn Allen, 9232 Klemetson Drive, Preserve Lot 34:
The project developer shall grant to the Allens a ten foot (10' 0") wide section of land located along the northeasterly side of the Allens' property, shall contribute the sum of seventy-five-hundred dollars (\$7,500.00) to the Allens for landscaping installed in this area, and shall face the proposed home to be located on Lot 10 towards Klemetson Drive.
 - c. Brian and Victoria Brown, 9339 Benzon Drive, Preserve Lot 29:
The project developer shall contribute to the Browns the sum of twenty-five-hundred dollars (\$2,500.00) for landscaping on their property.
 - d. Eke and Esther Kalu, 6005 Tillman Court, Preserve Lot 28:
The project developer shall contribute to the Tillmans the sum of twenty-five-hundred dollars (\$2,500.00) for landscaping on their property.
18. The project developer shall install tree planting following Exhibit "D" within one (1) year of recordation of the final subdivision map for this development. With the tentative subdivision map application, the project developer shall submit a planting plan and irrigation plan for these trees for review by the Planning Commission. The trees shall be irrigated by an automatic control system for three (3) years after installation, and shall be permanently maintained by this development's homeowners association.
19. If concrete "v"-ditches are to be used on Lots 1 through 6 to intercept runoff from the adjoining open space areas, the "v"-ditch shall be located at the "toe" of the slope where natural terrain adjoins a graded building pad, or at the "top-of-bank" where natural terrain adjoins a graded slope. The location of the "v"-ditches shall be shown with the tentative map for review and approval by the Planning Commission.

20. For Parcels "G" and "F", to the extent that these properties require subsequent discretionary City approval, the project shall meet the spirit of the West Foothill Road Overlay District current regulations in the context of allowing new construction in accordance with the approved underlying zoning regulations of this PUD Development Plan.
21. For Lot 12, new view analyses to determine the visibility of the future house on this lot from Foothill Road and areas east of Foothill Road shall be provided with the site-specific design review application. The view analyses shall be taken from the same points as the view analyses done for the PUD Development Plan. Additional views may be required depending on the specific proposal. Depending on its visibility, the applicable sections of the WFRCOD would apply.
22. The three-foot (3' 0") tall retaining wall located along the northerly side of the berm on Lot 7 facing West Klemetson Drive shall be constructed or "faced" natural materials, e.g., stone, dry-stock blocks, wood, etc., as specified by the West Foothill Road Core Overlay District standards. The design of this retaining wall shall be provided with the tentative subdivision map for review by the Planning Commission.
23. The project developer shall modify the design guidelines, "Kolb Ranch Estates, Design Standards for Custom Lots, Tract 6951, dated May, 1999", with the following changes:
 - a. On Lots 1 through 12, at least fifty percent (50%) of the exterior main structure building wall surfaces shall be either natural wood, stone, and/or brick materials or synthetic materials which look like either natural wood, stone, and/or brick, and the remainder of the exterior building wall material may be stucco.
 - b. For Lots 1 through 12, Parcel "G", and Parcel "F", the maximum building floor area shall be limited to twenty-five percent (25%) of the lot area or four-thousand-five-hundred square feet (4,500 sq. ft.), whichever is less. Garage areas in excess of six hundred square feet (600 sq. ft.) shall be incorporated into the floor area calculation.
 - c. Building colors shall conform to the proposed regulations of the West Foothill Road Core Overlay District.
 - d. For Parcels "G" and "F", to the extent that these properties require subsequent discretionary City approval, the project shall meet the spirit of the West Foothill Road Overlay District current regulations in the context of allowing new construction in accordance with the approved underlying zoning regulations.

- e. For Lots 1 through 12, all houses shall be single-story and shall have a maximum building height of twenty-two feet (22' 0") measured from the lowest to the highest points on the house.
- f. Unless specifically modified herein, all other requirements of the WFRCOD shall apply to the new lots.

Tentative/Final Subdivision Map Requirements:

24. In the event that the project developer is unable to annex the subject project into The Preserve's Homeowners Association, the project developer shall record CC&R's at the time of recordation of the final map which shall create a property owners association for the development. The CC&R's shall be subject to the review and approval of the City Attorney prior to recordation of the final map. The property owners association shall be responsible for the following:
 - a. Maintenance of the fire separations located on the areas of the development plan designated as permanent open space.
 - b. Maintenance of the tree plantings on the slopes located behind Lots 1 through 5 and on Parcel "D".
 - c. Maintenance of the street trees in the public planting strips located between the sidewalk and curb on West Klemetson Drive adjoining Lots 1 through 6, on the side of West Klemetson Drive opposite these lots, and along the side of West Klemetson Drive adjoining parcel "B".
 - d. All private utilities and other common areas and facilities on the site.
 - e. Implementing all applicable storm water measures for the common open space areas and landscaping for the site.
25. Prior to recordation of the final map, all modifications required to the design guidelines thorough conditions of approval shall be combined into a single comprehensive document. This document shall be submitted to the Planning Director for review and approval prior to publication. The project developer or its successor in interest shall disclose the design guidelines to the lot buyers prior to close of escrow, and shall provide them with copies of the guidelines.

26. The project developer shall complete all of the on-site improvements at one time (including all improvements around future building pads). All remaining pad areas shall be seeded and kept in a neat and weed-free manner at all times.
27. With recordation of the final subdivision map, rights of ingress/egress along the shared access driveway shall be granted from Lot 11 to Lot 12 and to the City of Pleasanton. The wording for the easement shall be submitted to the City Attorney for review and approval prior to recordation.
28. With the tentative subdivision map, the project developer shall initiate discussion with representatives of the Preserve Homeowners association to secure an ingress/egress easement from laurel Creek Drive to parcel "E", the proposed park acreage. If the Preserve H.O.A. agrees to the easement, it shall be executed with recordation of the final subdivision map for this development.
29. With recordation of the Final Subdivision Map, a Geologic Hazard Abatement District (GHAD) shall be applied to the areas of the development. Wording for the district shall be submitted to the City Attorney for review and approval prior to recordation.
30. Fencing would be as follows:
 - a. For Lots 7 through 10, solid fencing would be allowed on the rear property line to the extent that solid fencing is allowed on the Preserve lots, and interior property lines from the corner of the house to the rear property line.
 - b. For Lots 1 through 6, 11, and 12, all open fencing would be required.
31. The project developer shall submit with the tentative subdivision map application a comprehensive fencing plan for the entire project site. The fencing plan shall show the following:
 - a. The location and type of fencing separating Parcel "A", the future assisted senior care facility, from Parcel "B", the open space area.
 - b. The location and type of all new private property line fencing.
 - c. The location and type of all existing fencing proposed to remain or proposed to be removed.
 - d. Design and construction details of all fencing.

All fencing shall be installed by the project developer before occupancy of the homes covered by this approval.

Existing Trees:

32. The project developer shall comply with the recommendations of the tree report: "Tree Preservation Report, Kolb ranch, Pleasanton, CA", prepared by HortScience, dated February, 1999. 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.
33. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report: Tree 110, a twenty-four inch (24") diameter Coast Live Oak situated on Lot 4. With the tentative subdivision map application, the applicants shall submit an updated analysis of the health of this tree, prepared to the satisfaction of the Planning Director and the City's Landscape Architect. Based upon the results of this analysis, the Planning Commission shall make the determination as to whether the replacement fee for this tree would be waived.
34. The project developer shall post cash, letter of credit, or other security satisfactory to the Planning Director in the amount of five-thousand dollars (\$5,000.00) for each tree required to be preserved, up to a maximum of twenty-five thousand dollars (\$25,000.00). This cash bond or security shall be retained for one (1) year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged.
35. Site specific tree analyses shall be submitted with the design review applications for Lots 11 and 12 and for Parcels "G" and "F", the Strom and Miller properties, respectively. These reports shall follow the City's standard format.
36. Site specific tree inventories for Parcel's "G" and "F" shall be submitted with the tentative subdivision map applications for review and approval by the Planning Commission and shall be kept on file with the Planning Department.
37. If an existing tree is to be removed in the course of the proposed development or in conjunction with future site developments, the value of the existing tree to be removed shall be first established by an arborist licensed by the State of California to the satisfaction of the Planning Director and the City's Landscape Architect. The developer shall mitigate the removal of the tree(s) with the following:

- a. Planting replacement trees of similar species to that of the tree(s) being removed. The replacement trees shall include a combination of thirty six inch (36") and forty eight inch (48") box size trees; and,
- b. Payment of the value of the tree to the City's Urban Forestry fund.

Construction Requirements:

38. All site improvements and house construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.
39. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each work day.
40. Final inspection by the Planning Department is required prior to occupancy.
41. If archeological materials are uncovered during grading, trenching, or other on-site excavation, all work on site shall be stopped and the City immediately notified. The county coroner and the Native American Heritage Commission shall also be notified and procedures followed as required in Appendix "K" of the California Environmental Quality Act (CEQA). A similar note shall appear on the improvement plans.
42. 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.

Fire Department Requirements:

43. The project developer shall meet all requirements of the Pleasanton Fire Code (Pleasanton Municipal Code, Chapter 20.24).
44. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
45. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to surface roads, fire hydrants, and a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

46. The Fire Chief and the City Engineer shall approve the number, type, and location of all public fire hydrants.
47. All curbs located with seven foot, six inch (7' 6") 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.
48. All public and private driveways 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.
49. The planned access gate to the Strom property and the existing access gate serving Parcels "F" and "G" from Dublin Canyon Road shall be equipped with a remote control mechanism to permit emergency activation from the communications console at the Police Department. This shall consist of direct connection hardware, radio control, or other mechanism approved by the Police Department. The access gate shall be identified on the improvement plans submitted with the final subdivision map and the type of remote control mechanism shall be identified.
50. The project developer shall construct a "passby" on the shared access driveway for Lots 11 and 12 and Parcel "G" at the driveway's approximate midpoint. The purpose of this "passby" is to allow two emergency vehicles to pass each other going in opposite directions. The final design of the passby shall be provided with the tentative map application for review and approval by the Planning Commission.
51. The specific details of the conservation easement shall be reviewed and approved by the Planning Commission in conjunction with the tentative subdivision map.

Engineering Requirements:

52. There shall be no parking allowed on one (1) side of the twenty-eight foot (28' 0") wide street. "No Parking" signs shall be posted to advise residents and their guests of this restriction.
53. West Klemetson Drive by Lots 1 through 6 shall be configured with a five-foot (5' 0") wide separated sidewalk adjoining said lots with a five foot (5' 0") wide landscape strip located between the sidewalk and curb. This change shall be shown on the tentative subdivision map for review and approval by the Planning Commission. A monolithic side-

walk as shown on Exhibit "A" may be used on the remaining portions of West Klemetson Drive.

54. There shall be an eight foot (8' 0") wide Public Service Easement (P.S.E.) located on both sides of the street. Where the sidewalk is monolithic to the back-of-curb, the width of the P.S.E. shall be increased to eight feet (8' 0") behind the sidewalk, to allow for public utilities to be installed behind the sidewalk. In other areas where there is no sidewalk, the eight foot (8' 0") easement shall be measured from the back-of-curb.
55. The project developer shall post with the City prior to approval of the final subdivision map, an additional performance bond for all subdivision improvements that are not to be accepted by the City of Pleasanton.
56. The water and gravity sanitary mains shall be public and maintained by the City. There shall be individual sanitary sewer and water laterals to each dwelling unit. There shall be a two-way cleanout on the sanitary sewer lateral located at the back of the P.S.E. The sanitary sewer system shall be designed to flow by gravity. All sanitary sewers shall be interconnected.
57. Any portion of the storm drain system located outside of the street right-of-way shall be private and maintained by the homeowners association.
58. All roof leaders shall be connected to the street gutter or other means acceptable to the City Engineer.
59. The existing septic tanks and leach fields to homes located on Parcels "G" and "F" shall be abandoned per Alameda County Health Department regulations if required by the Alameda County Health Official.
60. All subdrains shall have cleanout(s) installed at the beginning of the pipe. The bottom of the pipe shall terminate in a storm drain or other storm drain outfall, subject to the approval of the Planning Director and the City Engineer. The project developer shall submit a final subdrains location map to the City Engineer prior to the acceptance of the public improvements. It shall be the responsibility of the homeowner to relocate the subdrains if, during the excavation of a pool or other subsurface structure, the subdrains are encountered. All owners within the subdivision shall receive notice of the presence of these subdrains. The City Attorney shall approve said notice.
61. All "v-ditches" installed along the rear property line shall be constructed of concrete. Said "v-ditches" shall be connected to the approve storm drain system, as determined by the City Engineer.

62. All agency environmental permits shall be obtained prior to approval of the final subdivision map or the issuance of a grading permit.
63. The water system shall be connected to the City's 770 Water Zone. The applicant shall install reduced pressure devices on the water services of those lots with greater than eighty pounds per square inch (80 p.s.i.). The project developer shall loop the 770 Water Zone by extending the twelve-inch (12") diameter, 770 water line on Laurel Creek Drive northerly from its present terminus to the intersection with Kolb Ranch Road, unless another solution satisfactory to the City Engineer will provide looped service meeting City standards.
64. Unless otherwise approved by the City Engineer all cut and fill slopes shall be graded at a 3:1 horizontal to vertical slope. These changes shall be incorporated into the tentative map.
65. The storm drainage from each lot shall be directed to the street or an approved storm drain system in accordance with Sections 2907(b)(5) and 7012(d) of the 1998 Uniform Building Code unless otherwise approved by the Building Official and the City Engineer.
66. The project developer shall analyze the capacity of the existing storm drain stubbed to this property from Laurel Creek Drive, to ensure there is sufficient capacity in the pipe to carry the storm drain runoff from the proposed development.
67. The project developer shall install subdrains at the perimeter of all building foundations, at the back of sidewalk or back of curb along all streets within this development. Said drain shall be connected to the underground, public storm drain system unless otherwise approved by the City Engineer.
68. Unless otherwise approved by the Fire Marshal, no housing construction may begin until such time as an acceptable emergency vehicle access has been established, as defined by the Fire Marshall. This access shall be maintained at all times until the public improvements are accepted.
69. At the time that the final subdivision map is recorded, the project developer shall pay their pro-rata share of the following:
 - a. The Presley Homes 770 Water Reservoir/Pump Station agreement;
 - b. The Presley Homes Dublin Canyon Road improvement reimbursement agreement;
and,

- c. Improvements to the Dublin Canyon Road/Foothill Road/Canyon Way intersection per the development agreement with Hines (Wells Fargo).
70. All utilities required to serve any existing or proposed development on-site shall be installed underground, unless otherwise determined by the City Engineer.
71. The project developer shall comply with the recommendations of the geotechnical report, "Preliminary Geotechnical Study, Proposed Twelve Lot Subdivision, 11393 Dublin Canyon Road for Mr. Bill Kolb (Project No. JB-9753)", prepared by Korbmacher Engineering, Inc., Bruno Korbmacher, P.E., dated December 31, 1997, and the recommendations contained in the letter from the City's geotechnical peer review consultant, Berlogar Geotechnical Consultants (Raymond P. Skinner, Principal Geologist) to Marion Pavan, dated October 5, 1999. 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 Director of Building Inspection that the final development plan is in conformance with the geotechnical report approved with the project.
72. The project developer shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining 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 and Director of Building Inspection for review and approval prior to occupancy.
73. All property lines shall be located a minimum of two feet (2' 0") from the uphill side of the top of bank.
74. With the first project phase, the project developer shall install street frontage improvements per Chapter 19.40.010 of the Pleasanton Municipal Code and to the satisfaction of the City Engineer. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, water facilities, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.
75. 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 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 and/or the Director of Building Inspection prior to the issuance of any building permits.

76. The project developer shall submit a refundable cash bond for hazard and erosion control prior to issuance of an Engineering or Building Department permit. The amount of this bond will be determined by the City Engineer.
77. The project developer shall dedicate to the City for street right-of-way purposes those parcels of land intended to be public streets.
78. The project developer shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer or other easements which may be designated by the City Engineer.
79. All existing wells located on the site not used for domestic landscape irrigation shall be removed or sealed, filled and abandoned pursuant to Alameda County Ord. 73-68, prior to the start of grading operations unless Zone 7 retains specific wells for observation wells, or special approval is obtained from the City Engineer for temporary use of an existing well for construction water. Any wells designated for abandonment or any wells, encountered during construction, are to be destroyed in accordance with a permit obtained from Zone 7.
80. The design for the line, grade, and structural sections for the streets serving this development shall be subject to final review and approval by the City Engineer.
81. The project developer shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.
82. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of an encroachment permit.
83. The project developer shall submit a dust control plan or procedure as part of the improvement plans.
84. 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.

85. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.
86. Approval of the storm drainage system shall be subject to the review and approval of the City Engineer and Zone 7, as applicable, that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda County Flood Control District - Zone 7, meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, the California Department of Fish and Game, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this development.
87. Electric power distribution, gas distribution, communication service, Cable television, and any required alarm systems shall be installed underground in a joint utility trench unless otherwise specifically approved by the City Engineer or Director of Building Inspection for on-site.
88. Street lighting for the development shall be designed and located so as to minimize visibility from the valley floor to the greatest extent possible, subject to the review and approval of the City Engineer and Planning Director.
89. The project developer shall submit detailed landscape and irrigation plans as part of the improvement plans. These plans should include a street tree planting plan and landscape plans for all any right-of-way landscape areas. The irrigation plan shall provide for automatic controls.
90. 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. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
91. The project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.

Urban Stormwater Runoff Requirements:

92. The project developer shall label all on-site storm drain inlets with the wording, "No Dumping—Drains to Bay" using City-approved methods and materials.
93. Prior to the commencement of any clearing, grading, or excavation, the project developer shall submit a copy of the State Water Resources Control Board Notice of Intent (NOI) for coverage under the State Construction Storm Water General Permit.

94. The project developer shall include erosion control/storm water 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/Director of Building Inspection. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Director of Building Inspection. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.
95. 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/storm water quality measures are in place, subject to the approval of the City Engineer/Director of Building Inspection. Such measures shall be maintained until such time as permanent landscaping is in place.
96. The project developer shall submit a construction Best Management Practices (BMP's) program for review and approval by the Planning Director prior to issuance of building and/or grading permits. These BMP's shall be implemented by the general contractor and all subcontractors and suppliers of materials and equipment. Construction site cleanup and control of construction debris shall also be addressed. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a stop work order.
97. The project developer is responsible for implementing the following measures during all construction phases of the project:
 - a. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water runoff pollution.
 - b. 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 gravelled 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.

- c. 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.
- d. Create a contained and covered area on the site for the storage of bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- e. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- f. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

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City of Pleasanton

GIS

Department

5976 Kolb Ranch Drive

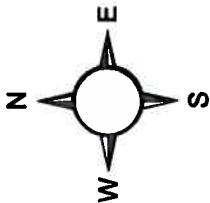
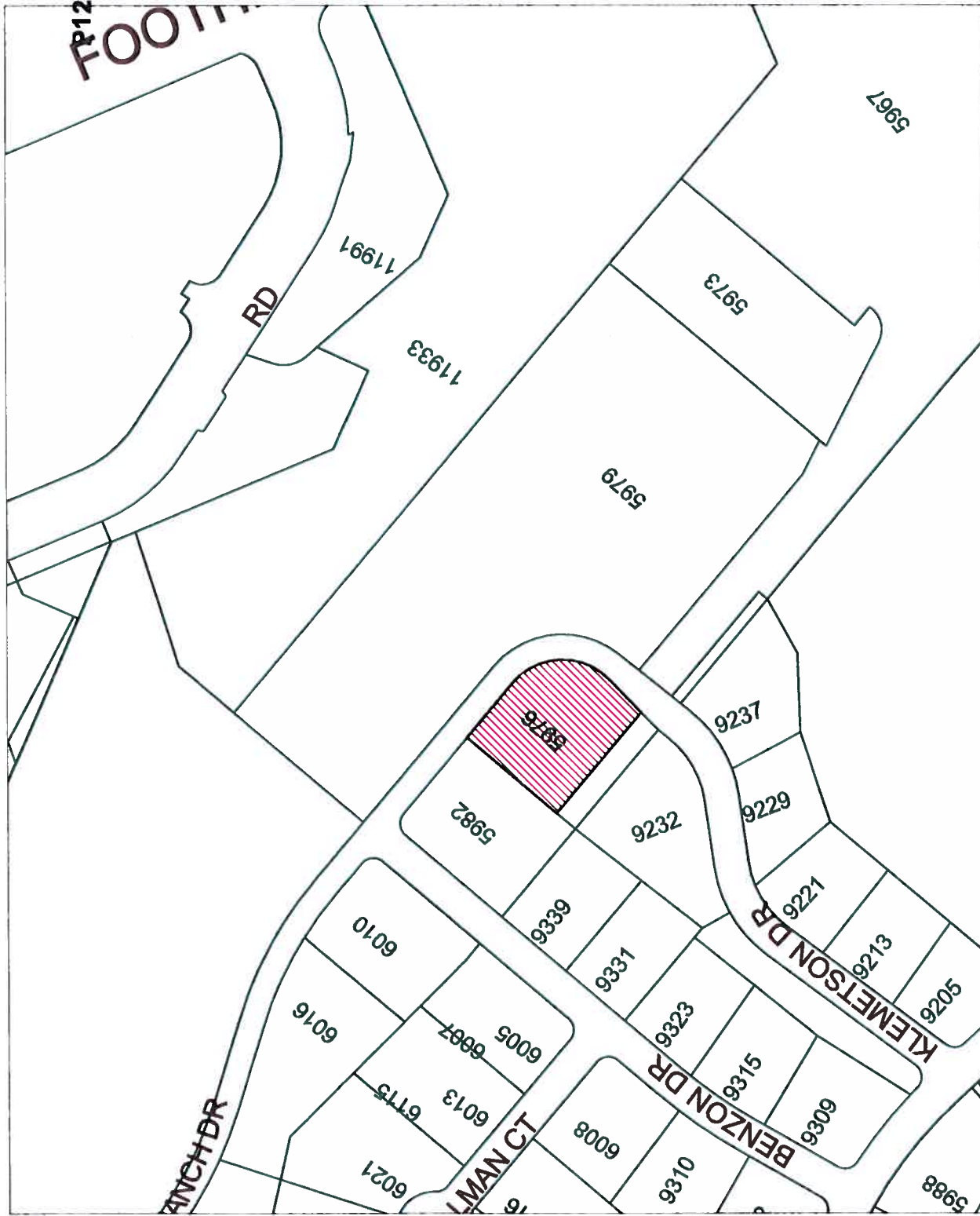


EXHIBIT I

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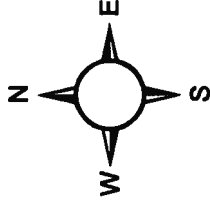
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