

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**Conditional Use Permit
P11-0953 / 3410-3450 Cornerstone Court
Kindergarten – 8th Grade Private School**

March 14, 2012

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The proposed school activities and operation shall conform substantially as shown on the plans and described in the narrative, Exhibit B, dated "Received December 30, 2011," on file with the Planning Division, except as modified by the following conditions. Minor changes to the approved activities and/or operation may be approved by the Director of Community Development if found to be in substantial conformance with the approved exhibits.
2. All conditions of PUD-18, PDR-377, PDR-537, and PCUP-167 shall remain in full force and effect, unless superseded by the conditions of this application.
3. Should the church wish to have more than 207 children and/or 18 staff/employees/volunteers/faculty at the school, City review and approval shall be required prior to allowing more children and/or staff/employees/volunteers/faculty.
4. The church shall submit revised staggered start/end times for the school for review and approval by the Director of Community Development and the City Traffic Engineer prior to operation.
5. If additional hours of operation or activities beyond those proposed in the applicant's written narrative (Exhibit B) or as modified by these conditions are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
6. If the operation of the school results in conflicts pertaining to parking, noise, traffic, or other impacts, at the discretion of the Director of Community Development, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.
7. The school shall obtain State affidavit approval for the school prior to commencing enrollment, and provide a copy of the State approved affidavit to the Planning Division upon receipt from the State. The

operator/director/administrator of the school shall ensure that the State affidavit is current and that all State requirements are met at all times.

8. Prior to an individual working and/or providing services at the private school, said persons shall complete and pass a criminal background check. The church shall submit a letter to the Planning Division stating that all persons at the school have satisfied this condition.
9. Prior to an individual working and/or providing services at the private school, the church shall require said persons to undergo and pass first-aid and CPR training. The applicant shall ensure that these certifications are current at all times. The applicant shall submit a letter to the Planning Division stating that all persons at the school have satisfied this condition.
10. Children 12 years old and younger shall be signed in/out of the school by a parent and/or legal guardian.
11. Prior to commencing enrollment, the church shall prepare and submit a disaster plan for the private school to the Planning Division and shall ensure that it is always in effect for the school.
12. This approval does not include approval of any signage for the school. If signs are desired, the applicant shall submit a sign proposal to the City for review and approval prior to the sign installation.
13. No changes to the phasing plans or site shall be made without prior approval from the Planning Division.

Traffic Engineering

14. The church shall pay the City of Pleasanton Traffic Impact Fee and the Tri-Valley Transportation Fee to mitigate transportation impacts as determined by the Traffic Engineer.
15. The church shall submit a traffic circulation plan for review and approval by the City Traffic Engineer prior to commencing enrollment. The plan shall include identification of drop-off and pick-up procedures, including revised staggered start/end times and internal circulation routes for vehicles to ensure vehicle stacking does not occur on any of the surrounding public streets.
16. The church shall install a stop sign, stop legend, and limit line at the Busch Road project driveway exit subject to the satisfaction of the City Traffic Engineer. The stop sign, stop legend, and limit line shall be installed prior to operation of the school.

Building and Safety Division

17. The applicant or responsible party shall pay for additional sewer capacity for the subject use as determined by the Chief Building Official. The sewer fee shall be paid prior to issuance of a building permit for the new portion Building C and/or prior to operation of the school.

Fire Department

18. The applicant shall install automatic fire sprinklers and fire alarm system within Building C. The fire sprinkler system and fire alarm system shall be shown on the construction plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Chief Building Official and Fire Marshal prior to building permit issuance.

STANDARD CONDITIONS

Planning Division

19. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times these conditions of approval shall be on all construction plans kept on the project site.
20. The applicant and/or staff/employees/volunteers/faculty shall maintain the area surrounding the school in a clean and orderly manner at all times.
21. The Conditional Use Permit approval shall lapse and become void one year following the effective date of project approval, unless prior to the expiration of one year, a building permit is issued for Building C and construction is commenced and diligently pursued toward completion, or an extension has been approved by the City.
22. 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 weekends. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.

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

Building and Safety Division

24. Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Marshall to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

CODE REQUIREMENTS

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

25. The business shall comply with the Chapter 9.24 of the Pleasanton Municipal Code (Smoking in Public and Work Places).
26. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings or by Section 18.116.040 of the Zoning Ordinance if approved as part of a temporary conditional use permit. At no time shall spot lighting be used in conjunction with such grand openings and/or promotional events.

May 8, 2002

Mr. Brian Swift
Director of Planning and Community Development
City Of Pleasanton
200 Old Bernal Road
Pleasanton, California 94566

Dear Mr. Swift,

Pleasanton Presbyterian Church (PPC) graciously thanks you for your candid direction as we seek to meet the City's guidelines in preparing our master plan. The purpose of this letter is to describe the anticipated uses for our new campus as part of the Ponderosa/Busch development application. We hope this information regarding our new facilities and programs will be sufficient to prepare the traffic study and obtain a PUD approval for the church uses.

The overall vision of PPC is to improve the lives of children, youth, adults and families throughout Pleasanton and the immediate surroundings. Doing so is consistent with the Lord's teaching and is a mission we lovingly undertake. PPC has been a vital part of this community for 125 years and it is our desire to grow in this role in the future. Building upon our heritage of committed service to the City of Pleasanton we expect our new campus will enable us to maintain our current programs and expand with new ones to help children and families. We also wish to conduct our programs in a "good neighbor" manner to those immediately adjacent to our campus.

The process of planning our campus is complicated, requiring the involvement of a multitude of congregational constituencies. We are sharing with our congregation right now and intend to present our master plan, including a site layout and construction phasing, to the city in the near future.

Currently, we serve the community through a number of programs including worship services, weddings and memorial services, pre-school, youth ministries, bible study, vacation bible school, summer children's' and youth programs, adult classes such as parenting classes and marriage enrichment workshops, fellowship gatherings, special musical programs, and Christian education classes and workshops. Our facilities are used by other churches without space of their own for weddings, prayer services and other ministry events. We also provide meeting spaces and support for community groups such as AA, Boy Scouts, Girl Scouts, Indian Guides, Indian Princesses, Pleasanton Partners in Education, community choral groups, and other civic and non-

profit groups. In addition to continuing these programs and services, we anticipate our new facilities will allow us to provide meaningful ministries to senior adults, student tutoring/mentoring, singles and college/career groups, expanded Christian education and training classes, indoor sports activities and allow us more flexibility in serving community groups/events.

It is difficult to know at this time which buildings we will initially construct, or to predict when the remaining buildings in our master plan would be completed since these decisions are predicated on membership expansion and funding resources. Therefore, our campus will likely be constructed in several phases. However, to maintain flexibility, we would anticipate that either the sanctuary and/or activity center would be constructed first because a range of different uses can be conducted within those buildings (i.e. worship, pre-school, classes, meeting rooms, etc.). While we do not know exactly how the community will wish to use our spaces and which potential ministries we will undertake initially, all of our ministries and activities serving the community will be within the framework of the space and parking facilities included in our master plan. With this in mind, please find below an estimate the building uses and approximate building square footage along with our on-site parking so that the traffic study can evaluate the church's anticipated uses.

At ultimate build-out (over a ten year period), our sanctuary will be designed to seat up to 900 people. We anticipate that full attendance would occur during the holy holidays (i.e. Christmas, Easter, etc.) and occasional special events. Currently, three Sunday morning services are held between 8:30 AM and noon. Over time, we expect to add a smaller Sunday evening service. In addition, one smaller weekday evening worship service will probably be held from 7:00 PM to 9:00 PM.

Based upon the city on-site parking standard of one space per every six seats in the sanctuary, we would be required to provide a minimum of 150 stalls. We believe we will need at least twice that amount, or 300 stalls (1 to 3 ratio) in times of full attendance. This is consistent with data on parking ratios for other churches in the over 40 jurisdictions in which our architect has designed sanctuary facilities.

We believe the pre-school operation will have the largest initial impact. Currently we serve approximately 100 children within the community. Our licensing will be adjusted to accommodate up to 200 full and part-time children daily, Monday to Friday between 7:00 AM. and 6:30 PM. We will have a pre-school staff of 1 teacher and 1 aide/administrative staff per 15 children, or 35 staff at full capacity. Based on our current pre-school, we expect the approximately 50 children per hour would be dropped-off in the morning beginning at 7:00 AM. through 9:00 AM. Approximately 50 Part-time enrollees will depart between 11:00 AM and 11:45 AM with another 50 arriving between 12:30 PM and 1:00 PM for the afternoon session. We encourage carpooling and find in our present location that many parents do share carpooling duties. In the evenings, we expect that parents would begin picking up their children at the same approximate rate of 50 children per hour beginning at 3 PM. and ending at 6:30 PM.

In addition to the pre-school, other church uses that would occur during the weekday morning and/or afternoon commute hours will likely be special summertime events such as the Vacation Bible School which runs for one week during the summer between 9:00 AM and Noon, and again from 5:00 PM. to 9:00 PM. We expect to serve approximately 250 children during this week. We will also likely have a Youth Sports Camp consisting of four one-week long sessions that will serve 250 children per session. The camps will be from 9:00 AM. to 5:00 PM. Again, we encourage carpooling when dropping off or picking up children. Most of the sports activities will be held inside the Activity Center, with some of the games occurring outdoor on both paved and grassy areas of the campus. Quarterly conferences are also expected to occur with roughly 450 participants attending one-to-three weekday sessions between 9:00 AM and 7:00 PM.

We will provide meeting space for the range of ministry and community programs mentioned earlier during the weekdays, weekday evenings, and weekends outside of the traffic commute periods. Our weekday evening and/or weekend activities are not expected to continue later than 10:00 PM. Other than the pre-school, we do not anticipate any uses, with the possible exception of holy holiday worship services to begin before 7:30 AM. As our membership grows, we are hopeful and prayerful our campus becomes a community gathering place as well as one for our church members.

At full build-out we anticipate as many as 30 staff members (in addition to the pre-school) will be arriving between 6:45 AM and 9:30 AM and departing between 4:00 PM. and 6:30 PM. weekdays.

We hope this gives you the information you require from a traffic perspective in the ultimate build out scenario. Should you require any further information, please feel free to contact me at your earliest convenience.

Sincerely,

Mike Barris, Pastor
Fred Hempy, Alex Merolli, Co-Chairs

cc: Ms. Pam Hardy, Ponderosa Homes
Mr. Lew Dominy, Dominy and Associates Architects

PPC Master Plan Elements

Building Elements	Sq.Ft.	Footprint
And approximate sizes		
Sanctuary-3 Levels		13,000
Main Level -700 seat sanctuary, nursery rooms, Bookstore, Welcome Center, foyer	13,000	
Lower Level-Music, 8 Classes, support s	7,000	
Balcony - 200 seats	2,200	
Children's Center/Preschool -3 Levels		11,500
Main Level-classes/support	11,500	
Upper Level-classes, support	4,000	
Lower Level-classes, support	4,800	
Adult Education-2 or 3 Levels		9,700
Main Level-classes,support space, Chape	9,700	
Upper Level-classes, offices	6,500	
Lower Level to be considered in overall land use		
Activity Center-2 Levels		9,500
Activity Space/Basketball Court,	9,500	
Kitchen, storage, stage, coffee house (same level)		
Lower Level- Youth Center	5,900	
Facilities Support		1,500
Storage Areas	1,500	
Workshop/Equipment		
Buildings and Grounds Equipment		
Printing/Communications Workroom		
Facility Manager Office		
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Subtotal Buildings-basic estimate	75,600	45,200
Outdoor Spaces		103,230
Softscape Playground-200@75/child	15,000	
Fellowship Gathering Space	10,000	
Memorial Garden	2,000	
Landscape/setbacks/sidewalks (est.)	76,230	

Parking-400-450 spaces



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1866

**AN ORDINANCE APPROVING THE APPLICATION OF
PONDEROSA HOMES FOR PREZONING AND
DEVELOPMENT PLAN APPROVAL, AS FILED UNDER
CASE PUD-18**

WHEREAS, Ponderosa Homes has applied for prezoning to PUD-LDR/MDR/HDR/P&I and Mixed P&I/MDR (Planned Unit Development - Low Density Residential/Medium Density Residential/High Density Residential/Public & Institutional and Mixed Public & Institutional/Medium Density Residential) and development plan approval for 175 new single-family homes, plus two existing homes; 16 duets; a 172-unit senior apartment project; and a church/day care facility on approximately 92 acres located northwesterly of the Operations Service Center, between Busch Road and Mohr Avenue and easterly of the former Southern Pacific Railroad Corridor; and

WHEREAS, the property is currently unincorporated and not prezoned; and

WHEREAS, based on the Initial Environmental Study, a negative declaration was adopted by Council on August 20, 2002; and

WHEREAS, a duly noticed public hearing was held on August 20, 2002; and

WHEREAS, the City Council finds that the proposed prezoning and development plan 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 the prezoning of the site to PUD-LDR/MDR/HDR/P&I/ and Mixed P&I/MDR (Planned Unit Development - Low Density Residential/Medium Density Residential/High Density Residential/Public & Institutional and Mixed Public & Institutional/Medium Density Residential) 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 #457, attached hereto as Exhibit "A", dated August 20, 2002, and incorporated herein by this reference.

Section 3: Approves the development plan for 175 new single-family homes, plus two existing homes; 16 duets; a 172-unit senior apartment project; and a church/day care facility on approximately 92 acres, located northwesterly of the Operations Service Center, between Busch Road and Mohr Avenue and easterly of the former Southern Pacific Railroad Corridor, subject to the conditions shown on Exhibit "B", attached hereto and incorporated herein by this reference.

Section 4: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

Section 5: 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 6: 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 August 20, 2002.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on September 3, 2002 by the following vote:

AYES: Councilmembers - Ayala, Campbell, Dennis, Michelotti, and Mayor Pico
NOES: None
ABSENT: None
ABSTAIN: None



TOM PICO, MAYOR

ATTEST:



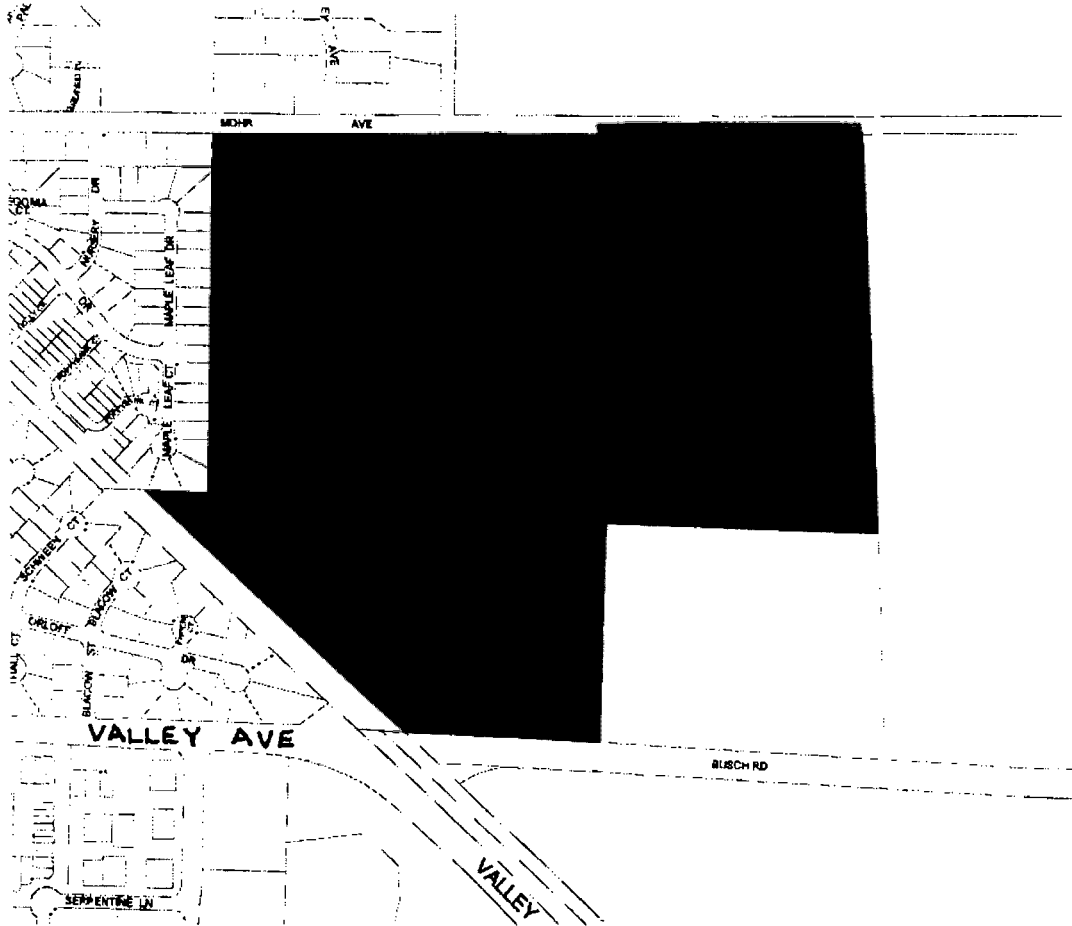
Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM



Michael H. Roush, City Attorney

Description: prezone an approximately 92 acre site to PUD-LDR/MDR/HDR/P&I and Mixed P&I/MDR (Planned Unit Development - Low Density Residential/Medium Density Residential/High Density Residential/Public & Institutional and Mixed Public & Institutional/Medium Density Residential)



**CITY OF PLEASANTON
PLANNING DEPARTMENT**

**Ordinance No. 1866
Zoning Unit Map No. 457**

Drawn by: K. Ferreira	Approved by: <i>Brian W. Swift</i>	Date: 8/20/02
Scale: 1" = 500'	Planning Director	Sec. No.: PUD-18

EXHIBIT A

Exhibit B
PUD-18, Ponderosa Homes/ Busch Property
City Council
Conditions of Approval
August 20, 2002

Development Plan Approval

1. The development plan shall be as shown on the following exhibits, collectively described as Exhibit "A," 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 this development plan.
 - a. Planned Unit Development –Busch/ Ponderosa Property Submittal, dated "Received July 15, 2002", containing:
 - (1) Site Development Plan
 - (2) Preliminary Grading & Utility Plan
 - (3) Tree Plan/ Busch Road Plan
 - (4) Mohr Avenue Exhibit
 - (5) Fencing Exhibit
 - (6) Lots 144-146 Exhibit
 - (7) Overall Conceptual Landscape Plans/Details (pp. L-1 through L-5)
 - (8) Estate Lots – Building Architecture (sheets 1-11)
 - (9) Busch 9,000's – Building Architecture (21 unnumbered sheets, Plans 1-3)
 - (10) Busch 5,500-square-foot Lots – Building Architecture (sheets 5.0-5.3)
 - (11) Duplexes – Building Architecture (sheets 5.0 – 5.3)
 - (12) Senior Apartments – Site Plan and Architecture (sheets A1.1 – A4.3)
 - b. Busch/ Ponderosa Project Preliminary Green Building Checklist, dated July 2, 2002
 - c. Busch/ Ponderosa Property, Planned Unit Development Proposal By Ponderosa Homes, dated Revised July 17, 2002
 - d. Memorandum from Pam Hardy to Heidi Kline, dated July 12, 2002

Uses

2. The uses of the various parcels within the project shall be as follows:
 - a. The LDR- and MDR-designated portions of the project (Lots 1-193 and Parcel E-private park) shall be subject to the following uses:
 - (1) Permitted Uses:
 - (a) single-family attached and detached housing
 - (b) household pets
 - (c) accessory structures and uses
 - (d) small family day care home
 - (e) private recreational facility

- (2) Conditional Uses:
 - (a) home occupation
 - (b) large-family day care home
 - (c) second unit
 - (3) The above-listed uses shall have the meaning as defined and/or interpreted for uses in the R-1 districts of the Pleasanton Municipal Code. Other uses listed in the R-1 districts of the Pleasanton Municipal Code shall be either permitted or conditionally permitted as listed therein.
- b. The HDR- designated portion of the project (Parcel C- Senior Housing) shall be subject to the following uses:
 - (1) Permitted Uses:
 - (a) multi-family dwellings for seniors
 - (b) household pets
 - (c) accessory structures and uses
 - (d) small family day care home
 - (2) Conditional Uses:
 - (a) home occupation
 - (b) large-family day care home
 - (3) The above-listed uses shall have the meaning as defined and/or interpreted for uses in the RM districts of the Pleasanton Municipal Code. Other uses listed in the RM districts of the Pleasanton Municipal Code shall be either permitted or conditionally permitted as listed therein.
- c. The school district facility designated portion of the project (Parcel A) shall be subject to the following P&I and MDR uses:
 - (1) Permitted Uses – P&I:
 - (a) Pleasanton Unified School District educational facility
 - (b) accessory structures and uses
 - (2) Permitted Uses – MDR Senior Housing:
 - (a) single-family attached and detached senior housing
 - (b) accessory uses and structures
 - (3) Conditional Use:
 - (a) home occupation
- d. The church site-designated portion of the project (Parcel D) shall be subject to the following P&I uses:
 - (1) Conditional Uses:
 - (a) church facility
 - (b) accessory structures and uses

(2) The above-listed uses shall have the meaning as defined and/or interpreted for uses in the P&I districts of the Pleasanton Municipal Code. Other uses listed in the P&I districts of the Pleasanton Municipal Code shall be conditionally permitted as listed herein.

e. In the event that the Maple Leaf Drive/ Court homeowners accept the offer to add the 10 ft. strip of the project site to their rear yards, this area shall be zoned R-1-6500 district; lot line adjustments shall be processed to add this strip to each lot resulting in a single parcel. Zoning regulations following the lot line adjustment shall be solely those of the R-1-6500 District.

Development Standards

3. Development standards for the LDR and MDR lots shall be as follows:

a. Specific regulations governing the single-family residential uses in this PUD are as follows:

Development Standard	1-acre Lots for Busch Residences (LDR) <i>*See 3.g.</i>	Estate Lots - 18,200 SF Lot Size (LDR)	9,000 SF Lot Size (MDR)	5,500 SF Lot Size (MDR)	Duet Lots
<i>Minimum Setbacks to Principal Structure(Ft.) *See Special Setbacks for Lots abutting lots along Maple Leaf Drive)</i>					
Front Yard (to House)	30	30	20	20	20
Front Yard (to Porch))	22	22	12	12	12
Side Yard	20	10	9	5	6
Street Side Yard	N/A	N/A	14	10	15
Rear Yard	30	20	20	20 ft.; although 15 ft. to one-story portions less than 15 ft. in height as long as 880 sq. ft. of usable open space remains with a minimum 15 ft. dimension	As-Built
<i>Minimum Setbacks for Accessory Structures- Class I *See Special Setbacks for Lots abutting lots along Maple Leaf Drive)</i>					
Side Property Line	5	5	3	3	3
Rear Property Line	5	5	5	5	3

Maximum Height	35 ft (Principal Structure); 15 Ft (Class I accessory structure)	35 ft (Principal Structure); 15 Ft (Class I accessory structure)	32 ft (Principal Structure); 15 Ft (Class I accessory structure)	30 ft (Principal Structure); 15 Ft (Class I accessory structure); No more than 50% of the rear yard may be covered with Class I accessory structures.	30 ft (Principal Structure); 15 Ft (Class I accessory structure)
Maximum FAR	25%	30%	48%	56%	52%
<i>*Special Setbacks for Lots 1,2,3,4,5,6,28,29,30,31,144,and 145</i>					
<p>Lots 1-6 and 28-31 have a minimum rear yard setback of 25 ft. to all one-story portions and 35 ft. to all two-story portions of the principal structure. (See note 3.h.) All Class I and II accessory structure on this lot must be set back a minimum of 5 ft. from the rear lot lines of the residences along Maple Leaf Court.</p> <p>Lot 144 has a minimum 25 ft. western side yard setback to the principal structure. All Class I and II accessory structures on these lots must be set back a minimum of 5 ft. from common rear lot lines shared with residences along Maple Leaf Drive and Court. (See note 3.h.)</p> <p>Lot 145 has a minimum 20 ft. northern side yard setback to the principal structure. All Class I and II accessory structures on this lot must be set back a minimum of 5 ft. from the rear lot lines of the residences along Maple Leaf Court. (See note 3.h.)</p>					

- b. Unless otherwise specified in subsection (a) above, all site development standards shall be those of the R-1-20,000 District for the LDR lots and R-1-6,500 District for the MDR lots.
- c. Except for the "Special Setback Lots" listed above, class II accessory structures may be located in a required side or rear yard up to the property line, but not attached to the fence. Swimming pools and spas shall be set back a minimum of 5 ft. (as measured to the waterline) and shall comply with all other applicable requirements of Chapter 20.40 of the PMC. Pool and spa equipment shall be set back a minimum of 3 ft. from the side and rear property lines.
- d. Building height shall be measured from the lowest elevation of the structure to the highest elevation of the structure. Exceptions for chimneys and similar roof features shall be those listed in Chapter 18.84.150 of the PMC.
- e. Trellis-covered arbors and/or porches up to a height of fifteen feet (15' 0") supporting photovoltaic panels shall be exempt from the City's Administrative Design Review procedures. Design review at the Planning staff level and building/electrical permits shall be required.
- f. No building additions may be added to the duet units with the exception of a floor being added into the second-floor loft area. The addition of this 238 sq. ft. loft fill-in shall be permitted, subject to the City's Administrative Design Review process, as long as no additional exterior windows are added and the existing roofline and building walls remain unchanged. The resultant square foot area of Plan A shall not exceed 1675 sq. ft., and the square foot area of Plan B shall not exceed 2025 sq. ft.

- g. The two existing heritage homes on Mohr Avenue shall be retained. In the event that a future owner desires to demolish or significantly alter either of these two dwellings, the proposed demolition and proposed replacement structure or substantial alteration plans shall be submitted for the review and approval of the Planning Director in accordance with the City's Design Review procedure.
- h. In the event that the Maple Leaf Drive and Court homeowners do not have the additional 10 ft. of the project site added to their lots, the above referenced setbacks for new project lots abutting these homes shall be increased 10 ft. to the common lot line (in some case a rear lot line and in other cases, a side lot line) shared by these existing residences and the new homes for both principal and accessory structure setbacks.

Specific Development Plan Modifications

- 4. The development plan shall be modified as follows:
 - a. Lot Layout
 - (1) Lot 59,60,and 61 shall be merged with ½ of the vacated Mohr Avenue right-of-way.
 - (2) Lots 27, 131, 132, and 133 shall be configured as shown conceptually on the alternative site plan "Reconfigured I and J Courts," dated 7-22-02.
 - (3) Lots 11, 12, 42, and 43 shall be configured as shown conceptually on the alternative site plan "Reconfigured F and O Courts," dated 7-22-02.
 - (4) All private easements such as that necessary at Lots 145-146 shall be delineated on the tentative map; said easements shall clearly delineate the nature of the easement and the proposed respective rights and obligations of individual lot owners, including maintenance.
 - b. Street Configurations
 - (1) The intersection of P and Q Streets shall be reconfigured to include a compact urban roundabout.
 - (2) The traffic circles shown at the end of Mohr Avenue and at the intersection of Q and R Street shall be removed. These intersections shall be redesigned.
 - (3) Courts J, K, L, and M shall be modified to include separated planter strips between the sidewalk and street, similar to the other cul-de-sacs in the development. Relaxed yard setbacks shall be considered for these adjoining lots in order to accomplish this.
 - (4) The EVA from L Court to the Iron Horse Trail shall be revised to be an eight-foot wide, multi-purpose trail, retaining the proposed landscape width between the trail and wall.
 - (5) Mohr Avenue easterly of Martin Avenue shall be constructed as a 28-foot wide street with no parking allowed on the northerly side.
 - (6) P Street shall be modified to be 66 feet curb-to-curb to accommodate future school lane/parking requirements. P Street from Q Street to the westerly edge of the school option site shall be designed and constructed with this section, modified to conform to the roundabout design, and the full width shall be offered

for dedication across the southerly border of the school option site. In the event Parcel A is used as a MDR-senior project, this street width may be narrowed and the right-of-way added to Parcel A; final approval of the P Street width shall be made at the time of the review of the MDR-senior project PUD development plan.

- (7) Q Street shall be modified as described in the "Traffic Mitigation" requirements.
- (8) The transition of the eastbound lane of Mohr Avenue from the westerly boundary of the project shall either (a) gradually shift across the frontages of Lots 32-34, or (2) retain the existing curb location/street width until the bulb-out at Lot 34.

These changes shall be submitted for review and approval with the tentative map.

Architecture for Single-family Homes and Duets

5. No less than 40% of each plan type shall be used on the estate lots. No fewer than 25% of each plan type shall be used on the 9,000 sq. ft. lots, but no plan type shall be used on more than 40% of these lots. No fewer than 15% of each plan type shall be used on the 5,500 sq. ft. lots, but no plan type shall be used on more than 40% of these lots. The final house plotting plan shall strive to avoid placing two of the same models adjacent to each other, facing the same street. In the 5,500 sq. ft. areas, no two Plan 3A models (gable roofs parallel to street) shall be placed next to each other. In the event adjoining lots have the same model, they shall have different elevations. Single-story models shall be placed on corner lots wherever possible.
6. The final building elevations for the single-family homes shall be revised to include the following changes, subject to the review and approval of the Planning Director prior to issuance of a building permit:
 - a. Estate Lots:
 - (1) The window and trim details shall be revised to include consistent treatment and detailing on all four sides of the homes. Consistent architectural detailing shall include similar window styles, such as window grid patterns, sills, headers, side trim, etc.
 - (2) The stone wainscoting shall be continued around to the side elevations and stopped at either the side fence return or a logical architectural stopping point on side elevations with the garages.
 - (3) The final colors and materials shall be submitted for the review and approval by the Planning Director prior to issuance of a building permit.
 - (4) The plot plan for the house on Lot 35 shall be oriented so that the garage is opposite the southbound lane of Courtney Avenue in order to minimize headlight intrusion into that home.

b. 9,000 Sq. Ft. Lots:

- (1) The applicant shall work with staff to redesign the front yard, driveway access, and front elevation for the Plan 1 "Garage 2" Option with the intent to eliminate the driveway blocking the main entrance. Final design shall be subject to the review and approval of the Planning Director prior to the issuance of the building permit for this option. The "Opt. Bedroom 5" and "Opt. Bedroom 5 Suite" shall be allowed. For this Plan 1 without the "Opt. Bedroom 5" area, modifications shall be made to the remaining footprint to provide more pronounced undulation of the front building wall. Plan 1 shall also be revised to provide more detailed window surrounds, particularly the sills.
- (2) The right building elevations on Plans 2B and 2C shall be revised to eliminate the large expanse of blank building walls by adding architectural detailing to this wall, such as windows, trim, etc.
- (3) The applicant shall work with staff to investigate alternatives which would allow the optional bonus room over the garage on Plan 2 without having this elevation closely mimic the Plan 3 elevation. Final design shall be subject to the review and approval of the Planning Director prior to the issuance of the building permit for this option.
- (4) The final colors and materials shall be submitted for review and approval by the Planning Director prior to issuance of a building permit.

c. 5,500 Sq. Ft. Lots, including Duets:

- (1) The roof styles and their end treatment shall be revised to be consistent on all four sides of the homes.
- (2) The window and trim details shall be revised to include consistent treatment and detailing on all four sides of the homes. Consistent architectural detailing shall include similar window styles, such as window grid patterns, sills, headers, side trim, potshelves, etc., and on all lots.
- (3) The applicant shall work with staff to incorporate strong transitions from the stucco siding to the lap siding on all Regency architectural styles for the four plan types and the duets. Final design shall be subject to the review and approval of the Planning Director prior to the issuance of the building permit for this option.
- (4) The final colors and materials shall be submitted for the review and approval of the Planning Director prior to issuance of a building permit.

7. The garages shall all have automatic opening sectional roll-up garage doors throughout the project. The driveway widths for three-car garages shall have the same driveway opening width as those homes with two-car garages.

Landscaping and Trails

8. The project developer shall submit detailed landscape and irrigation plans, subject to the review and approval of the Planning Director and City Landscape Architect, as part of the improvement plans. These plans shall include a street tree planting plan and landscape plans for all street rights-of-way, landscape trails, common areas, and typical front and street side yards for all homes. The irrigation plan shall provide for automatic controls. Said landscape plan shall be consistent with the approved landscape plan plus any conditions of approval, and shall be detailed in terms of species, location, size, quantities, and spacing. The final selection of plant species for the project shall be subject to the review and approval of the City Landscape Architect and Planning Director and shall consist of species which are native to this region of California or are otherwise drought-tolerant, with the exception of turf/sod. The developer shall be responsible for installing the front and street side yard landscaping prior to the occupancy of the respective homes.
9. The final design of all off-site landscaping, entry monumentation, and trail improvements shall be submitted for the review and approval of the City Engineer and Planning Director prior to the approval of the final map. The developer shall be responsible for demonstrating to the City that it has acquired the necessary authorization and/or easements to install said improvements from the owners of those properties. In the event that the necessary easements and/or authorization can not be obtained prior to approval of the final map to construct the off-site trail along the north side of Mohr Avenue, the developer shall revise its site plan to show the trail on the south side of Mohr Avenue with a crosswalk at Martin Avenue and a connection to the existing trail along the east side of Martin Avenue. All required off-site infrastructure improvements necessary for the development of the project site shall be designed and included in an approved improvement agreement prior to approval of the in-tract final map.
10. A final planting and irrigation design for the street tree planter strip areas and bioswales shall be submitted for the review and approval of the City Landscape Architect and Planning Director. These planter strip areas and bioswales shall be designed with separate irrigation systems to allow them to be maintained by the project homeowners association.
11. The conceptual design plans for the Iron Horse Trail and landscaping improvements shall be submitted for review with the tentative map. Three acres of landscaping improvements shall be completed to the Iron Horse Trail right-of-way adjacent to the project site. The trail surface itself shall be completed from Mohr Avenue to Busch Road in its entirety. The final design for this trail and Iron Horse Trail right-of-way landscaping shall be done in accordance with EBRPD master plan/ City Master Trail Plan for the trail and shall be submitted for review and approval by the Parks and Recreation Commission prior to recordation of the final map. The maintenance of this area shall be the responsibility of the City. In the event a portion of the Iron Horse Trail can serve as an EVA, the improved trail width shall be no less than 20 feet wide.

12. The final design of the in-tract trail and its connection to the off-site Martin Avenue trail shall be submitted for review and approval by the Planning Director prior to approval of the final map. The trail through the project site shall be a minimum of 8 ft. in width unless otherwise approved by the Planning Director.
13. The project developer shall provide root control barriers and four inch (4") perforated pipes for street trees and trees in planting areas less than ten feet (10' 0") in width, as determined necessary by the Planning Director at the time of review of the final landscape plans.
14. The project developer shall adjust the sprinkler heads to redirect the water away from monument signs and/or entry features while ensuring complete irrigation coverage of the landscaping around the signs/features.

The applicant shall work with staff to determine the mix of 24" box size trees and 15 gallon size trees and the location of those trees in the project. The final landscape plan shall be submitted prior to approval of the final map.

16. A final fencing plan conforming to the conceptual fencing plan shall be submitted for review and approval by the Planning Director with the subdivision improvement plans. The proposed project masonry wall shall have an effective 8 ft. panel height as measured from the finished grades of the rear yards, except along the property lines of the two existing Busch homes, and shall include a decorative accent material, such as stone, brick, tile, etc., on the pilasters when visible from a public street or trail. The final design of this masonry wall shall be submitted for the review and approval of the Planning Director with the subdivision improvement plans.
17. Side yard fencing for the Plan 3 model of the Estate Lots shall be set back at the rear corner of the recessed garage on the side of the lot with the garage. No fencing shall be constructed between the garage and the front of the lot.
18. No front yard fencing except that allowed in the R-1-6500 District shall be allowed for Lots 32-38, the Estate Lots.
19. A detail of the landscaping and setback of the masonry wall proposed at the end of D Court shall be provided for review and approval of the Planning Director prior to recordation of the final map.

Cabana Club

20. The final design of the cabana club improvements shall be submitted for the review and approval of the Planning Director and City Landscape Architect prior to the approval of the final map. A tot lot with play structure shall be incorporated in this cabana club area. The trail link shall be designed to retain as large an "open field" area as possible for casual play. The barbecue area/swimming pool enclosure shall incorporate some grass area for users of the facilities.
21. Use of this cabana club facility shall be open to all the residents in the single-family residential units, duets, second units, and senior apartment units in this project.

Church Facility

22. The church use and size of the facility shall be substantially as shown in the attached letter from the Pleasanton Presbyterian Church to Director of Planning and Community Development, dated May 8, 2002. This approval shall constitute the conditional use permit for those uses set forth in the letter. A site plan, architectural building design, landscape plan, grading plan, and phasing plan shall be submitted for the review and approval of the Planning Commission prior to issuance of a building permit. The church shall provide a detailed weekly schedule and special event/outside parties event schedule to the Planning Director for final review and approval to ensure adequate on-site circulation and of on-site parking spaces for these events. In the event that the church desires to modify the approved use or operation of the facility from that shown on the attached narrative, said changes shall be modified in accordance with Chapter 18.124 of the Pleasanton Municipal Code (Conditional Uses).
23. The grading plan for the church site shall incorporate all possible measures for pretreatment of all stormwater runoff on-site, including bioswales, permeable pavement, micro-detention areas, etc.
24. The proposed EVA shown on the PUD development plan shall be incorporated in the site plan for the church facility, unless otherwise approved by the Fire Marshal.
25. The church shall enter into an agreement with the developer of the senior housing site for the future use and maintenance of the private cul-de-sac shown on the site plan to serve as an access for both properties. This agreement shall include the maintenance of the roadway, street landscaping, and any related improvements. This agreement shall be submitted for the review and approval of the City Attorney and Planning Director prior to the recordation of a final map for this project.

26. In the event that nuisances are created through the operation of the church, either within the church itself or by its patrons in the vicinity of the church, the Planning Director shall seek voluntary compliance by the church to eliminate the nuisance and, if that fails to resolve the issue, may refer the conditional use permit to the Planning Commission for review at a public hearing. If necessary, the Planning Commission may add additional conditions of approval. If these steps fail to satisfactorily resolve the matter, the Planning Commission may, following review at a public hearing, revoke the conditional use permit.
27. If operation of this use results in conflicts pertaining to parking, noise, traffic, or other impacts, the Planning Director shall seek voluntary compliance by the church to eliminate the conflict and, if that fails to resolve the issue, may refer the conditional use permit to the Planning Commission for review. If necessary, the Commission may, following review at a public hearing, modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.

Senior Apartments

28. The northern vehicular entrance to the senior apartments shall be adjusted to align directly across from P Street or at a location on the roundabout satisfactory to the City Engineer. This revised location shall be submitted for review with the tentative map.
29. A transportation van service, either free or nominal charge, shall be provided by the management for the residents of the senior apartments for daily trips to routine destinations, such as the grocery store, senior center, pharmacy, etc. Details of this van service shall be provided for the review and approval of the Planning Director and Director of Parks and Community Services prior to the issuance of a building permit for the senior apartments. This van service shall be designed so as to minimize any impact on the current level of service of the City's Dial-A-Ride program. If the City's senior transport service is negatively impacted by the needs of this development, the City may call upon the management of this facility to modify its van service to better serve the needs of its residents.
30. The current or prospective tenants of the senior apartment project may request at any time that the management convert their units to a handicap-equipped unit to accommodate their physical needs. The management of the senior housing facility shall make such modifications, such as grab bars, elevated toilet facilities, lowered counters, etc., for the tenant in a timely manner and at no cost to the tenant.
31. The management of the senior apartment facility shall make space available in the common areas of the community building for printed materials/ information to be provided to the residents of the senior apartments by the City or other social services agencies. The management shall meet with the City's Park and Community Services representative prior to final occupancy of the project to discuss means by which this can be accomplished.

32. A detailed landscaping and fencing plan shall be submitted for the review and approval of the Planning Director prior to the issuance of a building permit for the senior apartments. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Attractive and detailed landscaping shall be provided in the central courtyard areas of each building. A perimeter sidewalk around the site should be provided, if feasible, with benches located where not directly adjacent to a private courtyard.
33. The site plan shall be revised to include carports for the senior apartment complex. The number of carports shall be determined by the Planning Director based on the projection for future need of the resident population. The architecture shall be of a higher standard, in keeping with the design of the senior apartment unit complex. The design and location of the carports shall be submitted for review and approval by the Planning Director prior to issuance of a building permit. In addition, the site plan shall include additional tree planters in the parking lot area in order to provide more shading for cars. A minor reduction in parking spaces shall be permitted for the sole purpose of providing the carports and additional shade trees.
34. A final grading plan for the senior apartments shall be provided for the review and approval of the City Engineer and Planning Director prior to the issuance of a building permit for the project. This grading plan shall incorporate all possible measures for pretreatment of storm-water runoff on-site, including bioswales, permeable pavement, micro-detention areas, etc.
35. The final colors and materials of the apartments shall be submitted for the review and approval of the Planning Director prior to the issuance of a building permit.
36. The final building elevations, showing all window and trim detailing, shall be reviewed and approved by the Planning Director prior to issuance of a building permit. The developer shall recess the windows or introduce window treatment elements in order to provide more pronounced articulation of the building fenestration.
37. The final floor plans submitted for the issuance of a building permit shall show a shelf immediately inside and outside the front doorway of the apartments for use by the seniors. This detail shall be provided for the review and approval of the Planning Director.
38. The project shall be subject to the terms of the Affordable Housing Agreement approved by the Housing Commission at its June 20, 2002 hearing, and any subsequent changes to the program approved by the City Council.

Maple Leaf Drive and Court Interface

39. The developer shall offer the owners of Maple Leaf Drive and Maple Leaf Court which directly abut the project site the right to purchase a 10 ft. wide strip of land adjacent to their common lot line for a nominal fee per the attached letters from Ponderosa Homes to the Maple Leaf Court property owners, dated June 20, 2002. The developer shall also be responsible for constructing side yard fences up to the existing side yard fences on these property owners' existing fences. However, the developer shall not be responsible for removing the homeowners' existing rear yard fences, except for those lots which have masonry walls on their rear lot line. The developer shall be responsible for removing masonry walls on the rear lot lines of the existing homes and shall be responsible for coordinating their removal with these residents.

40. In order for the 10 ft. strip of land to be added to the lots along Maple Leaf Drive and Court, the developer shall provide authorization from those property owners indicating their approval and file the necessary lot line adjustment applications for approvals. The developer shall be required to demonstrate that all of the lot owners abutting the project site north of Kamp Drive are in accordance with the proposed lot line adjustment in order for them to receive the additional 10 ft. Accordingly, all of the lot owners on the south side of Kamp Drive must be in agreement for the lot line to be adjusted behind their lots. The intent of this requirement is to have a straight, uniform rear lot line behind these lots.

House Marketing

41. When the project developer is ready to sell the first phase of residential units, the project developer shall undertake a marketing campaign targeted at persons who work within the City of Pleasanton and the immediate neighbors of this project. This campaign may include, but is not limited to:
 - a. working in conjunction with the Pleasanton Chamber of Commerce, Downtown Association, and other business group(s) to disseminate information regarding the availability of residential units;
 - b. contacting large employers (100+ employees) located within the City and working with their Human Resources Departments to provide information about the availability of the residential units; and
 - c. holding for persons who work in the City of Pleasanton and immediate neighbors of this project pre-sale open houses.

42. During the course of selling the residential units in each phase of the subject project, the project developer may become aware that there are more qualified, potential buyers than residential units available for sale. The surplus of buyers may be manifested in that the number of persons who have signed interest cards, placed deposits on future units, or have written names on waiting lists exceeds the number of units to be released for sale. When such a "surplus of buyers" situation occurs, the developer shall grant preferences, to the extent legally permitted, to those qualified, potential buyers who are employed within the City of Pleasanton and immediate neighbors of this project. Such preferences may include, but are not limited to:
- a. higher priority on waiting lists; and
 - b. pre-release open houses.

Second Units

43. This PUD Development Plan approval shall function as a conditional use permit for the second units which may be constructed at the time of initial construction, as shown on the originally approved building permit plans. The following requirements shall apply:
- a. Only one (1) residential unit on the subject property may be rented. The other unit shall be owner-occupied. The dwelling's owner shall be signatory to any lease for the second unit. The second unit shall be occupied by no more than two (2) adults, although there shall be no limit on the number of children. The project developer shall prepare a deed restriction to this effect for these lots and shall submit it to the City Attorney for review and approval prior to issuance of the first building permit containing a second unit.
 - b. In no case shall the second unit be sold, subdivided, or held under different legal ownership from the primary residence.
 - c. One (1) off-street parking space shall be made continuously available to the occupant(s) of the second unit for parking. In the event that the occupant(s) of the second unit own and operate more than one (1) auto, all vehicles shall be accommodated on-site.
44. The project developer shall install address signs that are visible from the street, clearly indicating that two (2) separate units exist on the parcel. The project developer shall obtain the new street address for the second unit from the Planning Department.
45. The second units included in the initial construction shall constitute the only second units approved with this PUD Development Plan. Any future second unit located on another lot covered by this PUD Development Plan approval shall be required to secure a Conditional Use Permit following the applicable review/approval procedures specified in the Pleasanton Municipal Code.

Project Phasing

46. Any proposed phasing of this development shall be depicted on the tentative map and shall include narrative explaining any proposed phasing. Unless a phasing plan for improvements is approved by the Planning Director, the applicant shall complete all of the on-site improvements at one time.

Disclosures

47. A statement disclosing the proximate industrial operations, including but not limited to the Pleasanton Garbage Service transfer station, gravel truck haul route, Pleasanton Police shooting range, City's Operation Service Center, and the Livermore Airport shall be prominently displayed on a minimum 24" by 36" sign in the tract sales office for this development.
48. The recorded deed of sale for all lots covered by this PUD Development Plan approval shall include the following:
- a. A clause which states that the property is in an area subject to noise, dust, and vibration levels from gravel harvesting and processing and gravel truck haul route and that the City of Pleasanton is not liable for possible damages due to such impacts.
 - b. A clause indicating the close proximity of the Livermore Municipal Airport and of possible impacts to homes due to aircraft overflights.
 - c. A clause indicating the close proximity of the Pleasanton Garbage Service transfer station, Pleasanton Police shooting range, Pleasanton Operations Center, and industrial operations at the Kiewit Construction and Utility Vault facilities and possible noise, dust, and related impacts from said operations and activities.

Wording for these clauses and/or disclosures shall be submitted to the City Attorney for review and approval before City Council approval of the first final subdivision map for this development and shall be recorded over the project site by separate instrument.

Green Building Measures

49. The project developer shall implement the "green building measures" listed under the "Busch/Ponderosa Project - Preliminary Green Building Checklist," dated 7-2-02, except that whole house fans shall be provided as an option. The design and construction of all of the single-family homes, including the duets, shall be covered by this approval. The project developer may modify the green building measures, e.g., add new measures, or change existing measures if there are other, more effective measures, which can feasibly be done. Prior to building permit issuance, the green building provisions that are proposed to be included in the development shall be submitted to the Planning Director for review and comment. City staff shall arrange a meeting with the project developer to discuss the proposed measures and to determine if other feasible, mutually agreeable green building measures can be incorporated into the project.

50. The developer shall incorporate the following additional green building measures into the design of the single-family homes in this project:
- a. A garage hook-up for a future Electric Vehicle (EV-1) recharging station shall be offered as an option in each home. If installed, the location of this hook-up shall be shown on the building permit plan set. For houses with this option, the outlet housing the EV-1 hook-up shall be clearly labeled, prior to issuance of an occupancy permit.
 - b. If dishwashers are provided in the homes, they shall have an energy-saving cycle or qualify for ENERGY STAR.
 - c. A gas rough-in shall be provided for the clothes dryer, range, cooktop and/or oven when these appliances are not included in the home. The location of the gas line shall be shown on the building permit plan set.
 - d. The developer shall provide all buyers with a list of energy efficient appliances including, but not limited to, refrigerators, dishwashers, washing machines, and dryers. This list shall be submitted to the Planning Department for review and approval prior to issuance of a final building permit for the first home of the project.
51. For the Senior apartment project, the project developer shall use its best efforts to implement the measures identified in the U.S. Green Building Council's (USGBC), "Leadership in Energy and Environmental Design (LEED™)" 2.0 rating system and the Alameda County Waste Management Authority's New Home Construction Green Building Guidelines in the design, construction, and operation of all aspects of the project. These measures shall be shown on the building permit plan set submitted for review and approval before issuance of a building permit. In conjunction with the building permit application, the project developer shall determine the building's "LEED™ Green Building Rating", using the USGBC evaluating methodology, and shall report the rating to the Planning Director. Prior to building permit issuance, the green building provisions that are proposed to be included in the development and the LEED™ scorecard shall be submitted to the Planning Director for review and comment. City staff shall arrange a meeting with the project developer to discuss the proposed measures and to determine if other feasible, mutually agreeable green building measures can be incorporated into the project.
52. The developer shall construct a "zero net energy" house as one of its model single-family homes and shall offer this package and its individual components as options available for purchase on other homes in the project.
53. The project developer shall work with City staff to prepare a summary report of the effectiveness of implementing the selected Green Building components, including, as feasible, the costs and benefits of each component. This report shall be prepared following construction of seventy-five percent (75%) of the single-family residential project units, with actual energy use data from occupied units, if possible, which shall be forwarded to the Planning Commission for its review.

54. The project developer shall provide to the buyers of the houses covered by this approval photovoltaic systems as an option. With the building permit plan set, the project developer shall show the installations for each of the buildings covered by this approval to the satisfaction of the Planning Developer before issuance of a building permit. The project developer shall provide to the future homebuyers 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 Director of Planning for review and approval prior to occupancy of the first unit.
55. All green building 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.
56. The project developer shall submit a waste management plan to the Building Department prior to issuance of a building permit. 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 construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recyclable materials only". Prior to submittal of the waste management plan, the project developer shall contact Pleasanton Garbage Service to create a comprehensive plan for removal of all waste and recycling from the site.

Building and Site Design Requirements

57. 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.
58. Approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
59. The homes covered by this approval shall be constructed to encourage telecommuting by providing as an option telecommunications infrastructure consistent with state-of-the-art methods, e.g., cabling for DSL service, wiring for total room access, etc. The project developer shall submit with the first building permit application those measures included in the home construction for review and approval by the Planning Director before issuance of the first building permit.
60. Only natural gas burning fireplaces or USEPA-approved wood/pellet burning stoves shall be permitted in the proposed houses.

Existing Trees

61. No trees shall be removed other than those specifically designated for removal in the "Update of Tree Report – Busch Property" prepared by Hortscience and dated May 27, 2002. All recommendations of the "Tree Report- Busch Property," prepared by Hortscience and dated April 1996 shall be followed. The developer shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of a grading permit to ensure that all recommendations have been properly implemented. The consultant shall certify in writing to City staff that such recommendations have been properly implemented prior to issuance of a grading permit.
62. 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) for each tree required to be preserved, up to a maximum of twenty-five thousand dollars (\$25,000). 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.
63. Construction of the proposed project could result in the disturbance of active raptor nests, which are protected under California State Fish and Game (CSFG) Code Section Code Section 3503.5. If grading is to begin during the raptor nesting season (February 1 to August 31), a focused survey for raptor nests shall be conducted by a qualified biologist during the nesting season. The survey shall be conducted no less than fourteen (14) days, and no more than thirty (30) days, prior to the beginning of grading and/or tree removal. If nesting raptors are found during the focused survey, no grading or tree removal shall occur within five hundred feet (500' 0") of an active nest until the young have fledged – as determined by a qualified biologist – or until the project developer receives written permission from CSFG personnel to proceed. The written findings of the biologist shall be provided to the Planning Director within thirty (30) days of the start of grading.
64. The project developer shall submit the improvement plans, tract grading plans, and building permit construction plans to Hortscience for review in order to determine whether any of the on-site trees are satisfactory for transplantation to other areas of the project site. The consultant's comments shall be submitted to the Planning Director and to the City's Landscape Architect and shall be incorporated onto the final site plans, grading plans, improvement plans, etc., prior to issuance of a grading, on-site, and/or building permits.
65. No tree-trimming and/or pruning shall occur unless supervised by a horticultural consultant. The project developer shall arrange for the consultant to conduct a field inspection of the construction site(s) prior to issuance of grading permits to ensure that all recommendations have been properly implemented. The consultant shall then certify in writing to the Planning Director that the recommendations have been followed.

66. The applicant shall provide an appraisal of the replacement value of all trees included in the tree report which are required to be retained. The appraisal shall be performed in accordance with the current edition of the "Guide for Plant Appraisal" under the auspices of the International Society of Arboriculture. This appraisal shall be provided for review with the tentative map submittal. The project shall be subject to all of the provisions of Chapter 17.16 Tree Preservation.
67. The value of the heritage trees to be removed shall be appraised and shall be paid to the City's Urban Forestry Fund at the time of recordation of the Final Subdivision Map.

Project-Related Fees

68. 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. The developer shall be responsible for paying the regional Traffic fee in effect at the time of issuance of permits.
69. 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.
70. 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 Strata 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 offset 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 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.

Miscellaneous Environmental Requirements

71. Prior to the demolition of any existing structure located on the subject properties, the project developer shall have the structures examined for the presence of bats; if found, the developer shall prepare an appropriate mitigation plan for review and approval by the Planning Director prior to any demolition work.
72. 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.

73. 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.
74. The developer shall adhere to the recommendations of the Noise Study for the project. Additional analysis shall be completed for the homes on D Court with the final building layouts, pad elevations, and lot layout to determine the specific STC window ratings and wall construction for these homes to meet the General Plan acceptable indoor noise standards. Additional analysis shall be provided to determine what specific window ratings and wall design, if any, are needed to achieve noise levels within the maximum level permitted for indoor noise in the senior apartment complex.
75. The project developer shall adhere to the recommendations of the "Archaeological Field Inspection and Archival Research for the Busch Property," prepared by Holman & Associates and dated September 1, 1994. Prior to approval of the final map for the project, if it is determined that underground utilities would be buried deeper than 5 ft., a program of mechanical subsurface testing for buried archaeological materials shall be developed. If any prehistoric or historic artifacts, or other indications 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 ground-breaking 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.

Private Improvements and Maintenance

76. The project developer shall provide a bond to the City guaranteeing the installation of all common open space and recreational improvements, private access roads, street trees, and all infrastructure and landscaping improvements on private property shown on the approved development plan or otherwise required as part of this development. The project developer shall provide an itemized cost estimate of said improvements, to be submitted with the bond, for the review and approval the Planning Director prior to approval of the final map. The bond shall be returned to the project developer upon acceptance of said improvements by the Planning Director.
77. The project developer shall submit project CC&Rs for review with the improvement plans that create a homeowners association/ property owners association for the single-family and senior housing portions of this project to provide maintenance of owner-maintained facilities within the project. This association shall be responsible for the maintenance of the cabana and private park area, the on-site trail system extending in its entirety from Busch Road to Mohr Avenue, the street planter strips (including street trees and lawn area), the on-site stormwater treatment facilities (including bioswales, stormceptors, etc.), all soundwalls and landscaping extending to face of curb, project entrance landscaping and decorative elements (signage, decorative pilasters, enhanced paving, landscaped areas, etc.), and median/ traffic circles/ roundabouts. The association shall also be responsible for the maintenance of any on-site private utilities. A plan clearly showing these areas of association-maintained facilities shall be submitted for review by the Planning Director and City Engineer prior to approval of the final map. The CC&Rs shall be submitted for review and approval to the City Attorney and the City shall be granted the rights and remedies of the association, but not the obligation, to enforce the maintenance responsibilities of the association. These CC&Rs shall be recorded with the final map for the project.

Building Permit Review

78. All dwelling units in the development shall be constructed to meet Title 24 state energy conservation requirements.
79. All building and/or structural plans must comply with all codes and ordinances in effect at the time of submitting plans before the Building Department will issue permits.
80. All retaining walls higher than four feet (4' 0") from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.

81. The project developer shall submit plot plans for each of the residential lots showing building setbacks and a topographic plan showing grading and drainage. Pad elevations, finish floor elevations, retaining walls, easements, maximum height of the highest structure, and the front, rear, and side yards are to be indicated on the plan. Plans for custom lots are to be signed by a registered civil engineer. All residential plot plans shall show compliance with Sections 2907(d) and 70012(d) of the Uniform Building Code.
82. The project developer shall submit two (2) copies of the site soils report to the Director of Building Inspection for third party peer review and shall pay for such review at the time specified by the Director, but in all cases before the issuance of a grading permit.
83. The project developer shall submit record tract grading plans showing the elevation of all four (4) corners of the lot as well as the center of the lot, all top and toe of slope elevations, and the top and toe of all retaining wall elevations.
84. The record grading plan is to be submitted to the Director of Building Inspection before the first house final.
85. The soils engineer shall certify the pad compactions of all lots containing fill to the satisfaction of the Director of Building Inspection prior to the issuance of building permits.
86. Building and situs plans are to be submitted to the Building Department on computer disk in a format approved by the Director. Digitized information shall be submitted before requesting a final inspection and should reflect as-built situs and architectural information as approved by the Director.
87. All initial 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. Work within the interior of the homes may occur on Saturday from 8:00 a.m. to 5:00 p.m. The applicant shall provide a telephone contact number for a person who can be reached on Saturdays to address possible violations of this condition. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.
88. 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.
89. 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

90. The project developer shall meet all requirements of the Pleasanton Fire Code (Pleasanton Municipal Code, Chapter 20.24).
91. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
92. 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. When alternate methods of fire protection are approved by the Fire Chief, this requirement may be waived or modified. Proposed alternative methods of fire protection shall be submitted in writing to the Fire Chief prior to any framing construction. Work on the alternative fire protection methods shall not begin until approved by the Fire Chief.
93. The Fire Chief and the City Engineer shall approve the number, type, and location of all public fire hydrants.
94. All curbs located within a 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.
95. 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.
96. The final design of all emergency vehicle accesses (EVAs) within the project shall be subject to the review and approval of the Fire Marshal. Any gates provided in these EVAs shall be constructed with Opticon opening devices, unless otherwise approved by the Fire Marshal.
97. The senior apartment buildings shall be constructed with automatic fire sprinkler systems. The developer shall also provide a final site plan with street configurations (widths, traffic calming devices, etc.) to the Fire Department for a final simulation run to determine whether all units within the project are within the City's five-minute response time, prior to the issuance of a building permit for any of the single-family units. In the event that any of the units are not within a five-minute response time, the respective units shall be required to be constructed with automatic fire sprinkler systems.

Engineering Requirements

98. Construction vehicles shall be provided with an all-weather access from Busch Road and shall not use Mohr Avenue as an access to the site.
99. The water and gravity sanitary sewer mains shall be public and maintained by the City. There shall be individual sanitary sewer and water laterals to each dwelling unit including the existing houses along Mohr Avenue. There shall be a two-way clean-out on the gravity sanitary sewer lateral located at the back of the Public Service Easement.
100. All streets designed to have no parking on one or more sides shall be posted in accordance with State law to advise of the "no parking" restrictions.
101. The existing septic tank and leach field to the houses located on the property shall be abandoned per Alameda County Health Department regulations and connected to the City's sanitary sewer system.
102. Unless used for landscape irrigation, the existing wells located on the property shall be abandoned per Zone 7 standards. If wells are to remain, the property on which the well is located shall have a backflow device on the domestic water line.
103. All subdrains shall have a clean-out installed at the beginning of the pipe. The bottom of the pipe shall terminate in a storm drain or other storm drain outfall, subject the approval of the City Engineer. The project developer's engineer shall submit a final subdrain location map to the City Engineer prior to the City's 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 lots covered by this PUD Development Plan shall have disclosures identifying the locations of the subdrains to the future homeowners. The disclosure shall be recorded over the lots by separate instrument with recordation of the final subdivision maps. The disclosure shall be reviewed by the City Attorney before recordation.
104. The project soils engineer shall review a lot drainage plan prepared for the project lots to ensure that proper drainage measures are included and forward his/her analysis and compliance with the recommendations in the project geotechnical studies to the Planning Director prior to the issuance of a building permit for the lots. The toe of cut slopes shall be designed with subdrains. Said drains shall be connected to the street gutter or other means determined to be acceptable to the City Engineer.
105. The project developer shall obtain all necessary State and Federal agency environmental permits before approval of the final subdivision map or, at the discretion of the City Engineer and Planning Director, the issuance of a grading permit.

106. The storm drainage from each lot shall be directed to the street or to an approved storm drain system in accordance with Sections 2907(b)(5) and 7012(d) of the 1988 Uniform Building Code.
107. Unless otherwise approved by the City Engineer, all fill and cut slopes shall be 3:1 horizontal to vertical or less.
108. If required, the project developer shall construct transit shelters with trash receptacles at locations determined by the Planning Director and the City Engineer. The shelter and trash receptacle design shall be approved by the Planning Director prior to issuance of project building permits. An encroachment permit shall be obtained prior to installation. Lighting shall be provided if determined necessary by the City Engineer.
109. All utilities required to serve any existing or proposed development on-site shall be installed underground, unless otherwise determined by the City Engineer, including Mohr Avenue and Busch Road. All utility lines (PG&E, Pac Bell, & cable TV) shall be installed in a conduit.
110. The project developer shall comply with the recommendations of the following geotechnical reports and their subsequent peer review and response letters:
 - a. "Geotechnical Investigation Report, Proposed Residential Subdivision on the Busch Property," prepared by Kleinfelder, Inc. and dated April 22, 1996.
 - b. "Phase One Environmental Site Assessment 88 Acres Farmland End of Mohr Avenue," prepared by Certified Engineering and Testing and dated May 28, 1994.
 - c. "Shallow Subsurface Investigation," prepared by Certified Engineering and Testing and dated August 2, 1994.
 - d. "Subsurface Investigation" prepared by Recon Environmental Corporation and dated January 9, 1995.
111. The following geotechnical reports shall be peer reviewed at the developer's expense and those final recommendations submitted for review with the tentative map submittal. The project developer shall comply with the recommendations of the following geotechnical reports and subsequent peer review and response letters.
 - a. "Geotechnical Investigation – Busch Property," prepared by Lowney Associates and dated June 11, 2002.
 - b. "Phase I Environmental Site Assessment," prepared by Lowney Associates and dated June 13, 2002.
 - c. "Reconnaissance Level Slope Stability Evaluation of Existing Quarry Slope," prepared by Lowney Associates and dated June 7, 2002.
 - d. "Corrosivity Analysis," prepared by Cerco Analytical, Inc. and dated January 11, 2002.

112. 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.
113. The project developer shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer and Director of Building Inspection for review and approval prior to occupancy.
114. 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.
115. 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.
116. The project developer shall dedicate to the City for street right-of-way purposes those parcels of land shown for the public streets.
117. 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.
118. 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.
119. 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.
120. 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. Mohr Avenue and Kamp Drive shall not be used as a haul route for any materials.

121. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the Building Department. Such measures shall be maintained until such time as permanent landscaping is in place.
122. The project developer shall submit a dust control plan or procedure as part of the improvement plans.
123. Storm drainage swales, gutters, inlets, outfalls, and channels not located 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.
124. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.
125. Approval of the storm drainage system shall be subject to the review and approval of the City Engineer and Zone 7, as applicable, to determine 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.
126. Electric power distribution, gas distribution, communication service, Cable television, and any required alarm systems shall be installed underground in a joint utility trench.
127. The project developer shall be responsible for the installation of the street lighting system serving the development. The street lights shall be seventy (70) watt, high pressure sodium vapor units. Approval for the number, and location of the poles shall be subject to the review and approval of the City Engineer.
128. 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. Additionally, the developer shall be responsible for constructing a 2-inch thick overlay on the road surface on Martin Avenue in the event that the street is cut/ trenched to install utilities as determined by the City Engineer.

129. The project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
130. The developer shall pay a prorata share of the storm drain oversizing per the previously-approved reimbursement agreement with Standard Pacific.
131. The developer shall determine the structural section of the existing Mohr Avenue. If the existing street section is not adequate, the developer shall be responsible for the reconstruction of this roadway as part of the proposed widening of the project's Mohr Avenue frontage. If it is determined that the existing street section is adequate, the existing street shall be overlaid with a minimum of 2 inches of asphalt with fabric in conjunction with the proposed widening of the street. The developer shall also be responsible for installing the Mohr Avenue street improvements to their ultimate configuration across the approximately 400 ft. long frontage of the Jennaro property. The final design and configuration of the ultimate frontage improvements across the Jennaro property shall be subject to the public review process, including the Jennaro property owners, neighbors, and the City. Final design of these improvements shall be determined by the Public Works Director prior to approval of the final map. The developer may enter into a reimbursement agreement to recover the cost of the Jennaro property improvements from the property owner at the time this parcel is developed.
132. The developer shall be responsible for conducting vermin control prior to and during the grading of the property. Additionally, the developer shall clean the swimming pools and wash houses of the neighboring property owners as needed, subject to the discretion of the Planning Director.

Urban Stormwater Runoff Requirements

133. Bulk construction materials stored outdoors that may contribute to the pollution of storm water runoff shall be covered as required by the City Engineer and/or the Director of Building Inspection.
134. 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. On-site storm drain facilities shall be cleaned a minimum of twice a year as follows: immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by the City Engineer/Director of Building Inspection.
135. 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.

136. All cut and fill slopes shall be revegetated and stabilized after completion of grading before 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.
137. 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.
138. 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 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.
 - 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.

139. 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 owner. The developer shall install a structural control, such as an oil/water separator, sand filter, or approved equal on the site to intercept and pretreat storm water prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Director of Building Inspection for review and approval prior to issuance of building permits. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January. The developer shall enter into a maintenance agreement for the oil/water separator prior to issuance of an occupancy permit for any portion of this development. The developer shall label all on-site storm drain inlets with the wording, "No Dumping -- Drains to Bay" using City-approved methods and materials.
140. The developer shall design an on-site stormwater pretreatment and collection system that includes, to the maximum extent feasible, on-site water pretreatment facilities, including bioswales, micro-detention areas, permeable pavement, etc. The final layout and design of these facilities shall be submitted for review with the review and approval of the Planning Director and City Engineer prior to the approval of the final map. The goal shall be to provide on-site pretreatment for a minimum of 85% of the project site. Bubbleup pretreatment shall be used for pretreating water from the house roof leaders and lot area drains and shall empty into the concave-shaped, turf planter strip. Additionally, the use of permeable paving in the cabana club parking area shall be used, if feasible.
141. The developer shall design and construct a storm drain system, (sized to include the entire drainage basin between the project and Stanley Boulevard) along the east side of Martin Avenue from Mohr Avenue to connect to the existing pipe stub-out located at the northern end of Martin Avenue. The developer shall negotiate with Kaiser to obtain an easement for the installation of the storm drain line and/or portions of a bioswale along the buffer area between Martin Avenue and the Kaiser/ Zone 7 property. The proposed design of these improvements shall be subject to the review and approval of the Planning Director and City Engineer. The developer may request pro-rata reimbursement from other benefiting properties for the storm drain line/ bioswale.

Development Plan Lapsing

142. This 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 two (2) years of this PUD Development Plan.

Traffic Mitigations

143. The following traffic improvements will be completed with the construction of the single-family, senior housing, and/or church portion of the project:
- a. All on-site streets as shown on Exhibit A.
 - b. The traffic calming measures shown along Mohr Avenue and Kamp Drive (south) as shown on Exhibit A.
 - c. Modify Q Street to include on-street bike lanes up to P Street, two northbound lanes plus a left turn lane at the church private road, transitioning to one northbound lane.
 - d. Include an urban round-about at Q Street-P Street intersection and align the senior apartment driveway to this round-about, and construct P Street as far easterly as the school option site boundary.
 - e. Construct Busch Road to include two left turn lanes at Q Street; one of the two through lanes may be dropped at the discretion of the City Traffic Engineer.
 - f. The Q Street-Busch Road intersection shall be signalized.
 - g. Valley Avenue shall incorporate two southbound left turn lanes, with corresponding modifications as approved by the Public Works Director; all widening shall occur on the east side of Valley Avenue.
 - h. In the event the modification to the Valley Avenue-Busch Road intersection requires removal of the pedestrian crosswalk, the developer (1) shall install a sidewalk westerly to Quarry Lane and modify that signal to accommodate pedestrians and (2) shall install a continuation of the Iron Horse Trail southerly to Boulder Street and modify that signal to accommodate pedestrians.
 - i. The Boulder -Valley intersection shall be signalized.
 - j. The Valley-Stanley-Bernal intersection shall be modified in a manner to ensure LOS D at AM and PM peak hour periods by constructing a free westbound to northbound right turn lane with corresponding changes, or an alternative capacity enhancement approved by the City Traffic Engineer.
 - k. The First-Ray-Vineyard intersection shall be modified to restripe the eastbound lane for one through/left turn lane and one right turn lane.
 - l. The Bernal-First-Sunol intersection shall be modified to include westbound triple left turn lanes with corresponding changes or an alternative approved by the City Traffic Engineer to achieve LOS D at AM and PM peak hour periods.
 - m. The Stoneridge-Hopyard intersection shall be modified to provide through restriping and associated modifications: northbound three left turn lanes, two through lanes, one right turn lane; eastbound two left turn lanes, two through lanes, one through/right turn lane, and one right turn lane.
 - n. The Stoneridge-Hacienda intersection shall be modified to provide through restriping and associated modifications: eastbound two left turn lanes, one through lane, and northbound two left turn lanes and two through lanes.
 - o. In the event the City Traffic Engineer determines that there are pending modifications to City traffic policies, or if modifications have been adopted, at the time of the project's final map approval which would negate the need for any of the

above traffic improvements, the City Traffic Engineer may accept a bond for the improvements or waive them (if policies have been adopted) if in his/her judgment the improvement shown is unlikely to remain in the City's circulation plan.

- p. The project shall be subject to the full City traffic fees with no offset for any of the above improvements.

Project developers shall be eligible for reimbursement and/or fee credits for any of the above improvements which would either benefit other undeveloped properties or become incorporated into the City's traffic fee program.

- 144. The developer shall provide the necessary funds for the purchase and installation of four "Your Speed" devices to be installed at locations in the Mohr-Martin Area, subject to the discretion of the Traffic Engineer. The Traffic Engineer shall work with adjoining neighborhoods to determine the final location of these devices.

Annexation

- 145. In the event the property tax-sharing agreement negotiated for the City during the annexation of the project results in the city receiving less than the current average share of property tax, the applicant shall work with the City to make up the shortfall on a permanent basis.

Future Medium Density Residential on School Site

- 146. In the event that medium-density residential senior housing is desired on the school facility site, a new PUD development plan with the necessary environmental documents shall be required to be submitted for City approval in accordance with the purpose and considerations of Chapter 18.68 of the Pleasanton Municipal Code. Any residential development of this site will be required to provide the necessary traffic and other mitigations for development of the use on this site.

{END}

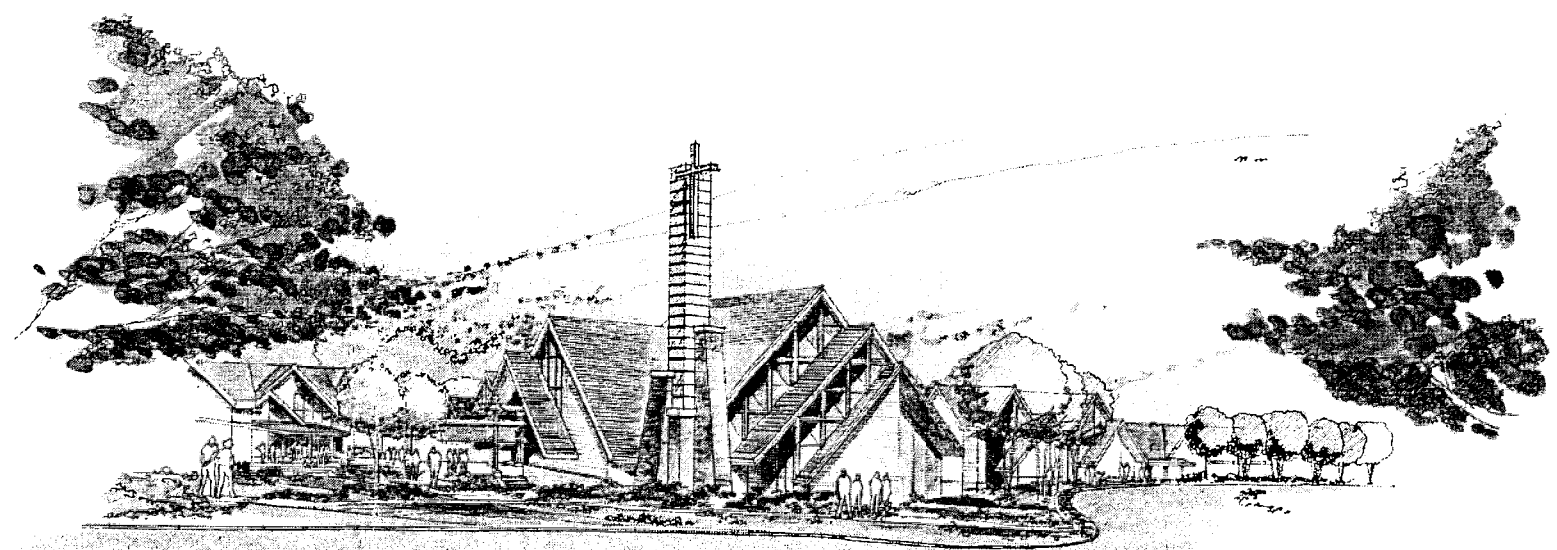
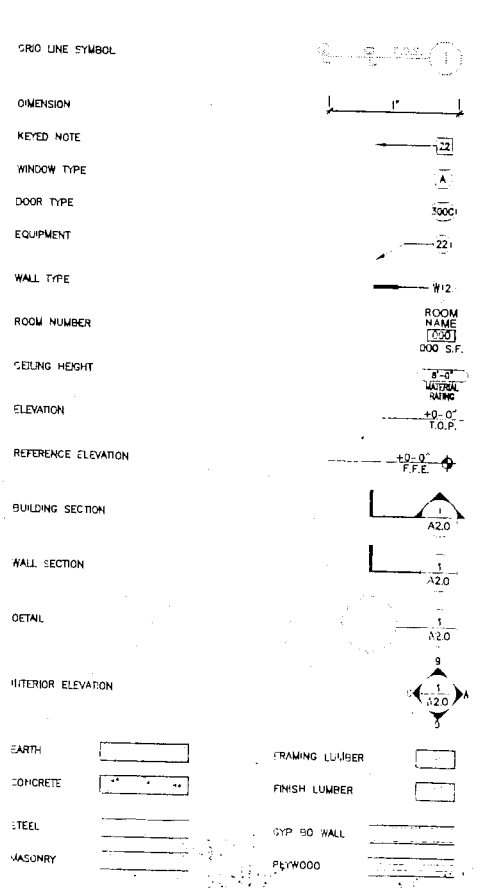
GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.
- ALL CONTRACTORS SHALL REPORT ANY CONFLICT / INCONSISTENCIES IMMEDIATELY TO THE ARCHITECT AND PRIOR TO PROCEEDING WITH THEIR WORK.
- TO PROMOTE CLEAR COMMUNICATION IN THE FIELD, ALL QUESTIONS AND CLARIFICATIONS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECTS IN A TIMELY MANNER. OFFICIAL RESOLUTIONS TO THESE ISSUES SHALL BE ISSUED IN WRITING ONLY.
- LOCATIONS OF UTILITIES AS SHOWN IN DRAWINGS IS BASED UPON INFORMATION INCLUDED IN RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. THE ARCHITECTS AND ARCHITECTS' CONSULTANTS WILL NOT BE RESPONSIBLE FOR THE RECORD DRAWINGS. WHERE CONFLICTS ARISE BETWEEN ACTUAL LOCATION AND DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED, UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE PROVIDED AND INSTALLED UNDERGROUND.
- ANY PERIODIC VISITS TO THE JOB SITE BY THE ARCHITECT ARE FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THE TECHNICAL PROVISIONS OF THE CONTRACT DOCUMENTS AND ARE IN NO WAY A GUARANTEE OF INSURANCE, NOR ASSUME RESPONSIBILITY FOR METHODS OR APPLIANCES USED BY THE CONTRACTOR, NOR THE SAFETY ON THE JOB IN COMPLIANCE WITH THE LAWS AND REGULATIONS.
- DO NOT SCALE DRAWINGS, DIMENSIONS PREVAIL.
- WHERE NO DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR ANY OTHER SIMILAR WORK OR AS DIRECTED BY THE ARCHITECT.
- ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS STATED IN SOILS REPORT. COPIES OF SOILS REPORTS ARE AVAILABLE UPON REQUEST.
- ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATIVE TO THE TRADES INVOLVED, AND SHALL BE COMPLETE AND PROPERLY COORDINATED WITH ALL WORK ADJACENT OR RELATED TO IT.
- FRAMER SHALL LAYOUT ALL STUDS / CEILING JOISTS / RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS AND ANY OTHER ELECTRICAL / MECHANICAL FIXTURES.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR TEMPORARY TELEPHONE SERVICE FOR THE JOB SITE DURING THE ENTIRE CONSTRUCTION.
- OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS. CONTRACTOR SHALL OBTAIN BUILDING AND OTHER PERMITS FROM THE CITY OF JURISDICTION.
- IT IS THE INTENT OF THESE DOCUMENTS THAT THE WORK DESCRIBED HEREIN, WHEN ACCOMPLISHED, SHALL CONSTITUTE A COMPLETE JOB. ALL COORDINATION, FEES, TASKS, LABOR, MATERIALS, TOOLS, CONNECTIONS, EQUIPMENT, CLEANUP (UNLESS OTHERWISE NOTED IN DOCUMENTS) REQUIRED TO FULLY FINISH THE DESCRIBED PROJECT SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR WITHIN THE SCOPE OF THE WORK. ANY AND ALL EXCEPTIONS SHALL BE REQUESTED AND AGREED TO IN WRITING AT THE TIME OF THE SIGNING OF THE OWNER / CONTRACTOR AGREEMENT.
- FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2%.
- ALL NATURAL GAS APPLIANCES, THAT ARE INSTALLED IN THE BUILDING MUST BE EQUIPPED WITH APPROVED INTERMITTENT IGNITION DEVICES.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PVC SLEEVES AND CHASERS BENEATH PAVING TO ALL AREAS INCLUDING RAISED PLANTERS FOR INSTALLATION OF UTILITY LINES.
- IT IS THE INTENT OF THESE CONTRACT DOCUMENTS THAT THE NEW CONSTRUCTION OF THE PROJECT WHEN COMPLETED SHALL CONFORM TO REGULATIONS AT THE TIME OF PLAN CHECK OF THE FOLLOWING CODES, GOVERNING CODES; PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA ADMINISTRATIVE CODES AND THE FOLLOWING ADOPTED CODES AND REGULATIONS AND STANDARDS:
 - CALIFORNIA AND FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACTS
 - NATIONAL FIRE PROTECTION ASSOC.
 - REGULATIONS OF THE FIRE MARSHALL
 - UNIFORM BUILDING CODE CURRENT EDITION
 - UNIFORM MECHANICAL CODE
 - UNIFORM PLUMBING CODE
 - NATIONAL ELECTRICAL CODE
 - MASONRY ASSOCIATION
 - CALIFORNIA TITLE 24
 - AMERICAN CONCRETE CODE
 - UNIFORM FIRE CODE
 - ADA
 - TCA CERAMIC TILE INSTALLATION
- WORK IN FURRED AREAS SHALL NOT BE CONCEALED UNTIL SUCH WORK HAS BEEN INSPECTED AND APPROVED BY THE INSPECTING AUTHORITIES. IF SUCH WORK IS CONCEALED WITHOUT INSPECTION AND APPROVAL, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL WORK REQUIRED TO OPEN AND RESTORE THE CONCEALED AREAS IN ADDITION TO ANY REQUIRED MODIFICATION TO THE SYSTEM AS WELL AS TO OTHER SYSTEMS.
- CONTRACTOR TO PROVIDE ALL BACKING PLATES AND SUPPORTS FOR ITEMS SUCH AS, BUT NOT LIMITED TO, TOILET ACCESSORIES, TOILET PARTITIONS, MIRRORS, CASEWORK, HANDRAILS, ETC.
- CONTRACTOR TO PROVIDE SEPARATION OR BARRIER BETWEEN ALL DISSIMILAR METALS.
- ELEVATORS, ESCALATORS AND LIFTS SHALL COMPLY WITH CBC CHAPTER 30 ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3003.5.
- VACUUM BREAKERS SHALL BE INSTALLED AT ALL HOSE BIBS.
- ANY EXISTING STRUCTURE OR MATERIAL TO REMAIN THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING CONDITIONS.
- WHERE WALLS AND CEILINGS ARE REQUIRED TO BE OF FIRE RESISTIVE OR NON-COMBUSTIBLE CONSTRUCTION AND WALLS ARE SET OUT OR CEILINGS ARE DROPPED, THE HANGERS AND ASSEMBLY MEMBERS OF SUCH DROPPED CEILINGS THAT ARE BELOW THE MAIN CEILING LINE SHALL BE OF NON-COMBUSTIBLE MATERIALS EXCEPT THAT IN TYPE III AND TYPE V CONSTRUCTION, FIRE RETARDANT TREATED WOOD MAY BE USED.
- CONTRACTOR SHALL UTILIZE WINDOW PRODUCTS WITH FULL U-VALUE LABELING BY THE WINDOW MANUFACTURERS CHOICE OF DEFAULT OR MERC-U METHOD. ALL EXTERIOR WINDOWS AND DOORS SHALL BE SET IN SEALANT, WEATHERSTRIPPED AND LABELED AS COMPLYING WITH ANSI STANDARD.
- NO PERSON SHALL PERFORM ANY WORK ON ANY BUILDING OR STRUCTURE ADJACENT TO A PUBLIC WAY IN GENERAL USE BY THE PUBLIC FOR PEDESTRIAN TRAVEL, UNLESS THE PEDESTRIANS SHALL BE PROTECTED BY FENCES, CANOPIES, OR OTHER DEVICES. (IBC 3303)
- SUPPLY AND INSTALL GALVANIZED SHEET METAL ROOF JACKS FOR VENTING. VENTS SHALL BE GANGED TOGETHER AND ROUTED TO BACKSIDE OF ROOF TO PENETRATE ROOF AS DIRECTED BY ARCHITECT, MIN. 18" FROM FASCIA & 18" MIN. FROM RIDGES.
- EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVATORY TO BE INSULATED OR COVERED AND BE FREE OF SHARP OR ABRASIVE SURFACES.
- ALL EXISTING TO REMAIN MECHANICAL, ELECTRICAL, PLUMBING, AND EQUIPMENT (DUCTS, WIRING, ETC) DISTURBED BY NEW CONSTRUCTION SHALL BE REROUTED OR MODIFIED AS REQUIRED TO PROVIDE A COMPLETE OPERATING SYSTEM.

COMMERCIAL FIRE NOTES

- PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SHALL BE PREPARED AND SUBMITTED BY INSTALLING CONTRACTOR TO THE LOCAL FIRE PROTECTION AUTHORITY, FIRE MARSHALL AND ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH THE U.B.C. STANDARD NO. 2-1. PLANS FOR STANPORES, SPRINKLER SYSTEMS OR FIRE ALARM SYSTEMS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL OF EXPOSED EQUIPMENT AND LOCATIONS, PRIOR TO REVIEW AND APPROVAL OF THE PLANS BY THE FIRE PREVENTION AUTHORITY. ALL EXPOSED SHALL BE STRATEGICALLY LOCATED IN THE CENTER OF THE CEILING TILES UNLESS OTHERWISE NOTED.
- IN AREAS WHERE RECESSED FIXTURES VIOLATE THE INTEGRITY OF A FIRE RATED ASSEMBLY, PROTECTION SHALL BE CONTINUOUS AROUND RECESSED FIXTURE TO MAINTAIN CONTINUITY OF THE FIRE RATED ASSEMBLY.
- FIRE HYDRANTS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS FOR ON SITE FIRE HYDRANTS. (UFC SEC. 10.30.1)
- PLANS FOR ALL FIRE ALARM SYSTEMS SHALL BE INCLUDED IN THE CONTRACT, BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION, AND BE INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES: (CBC 3503.1.3 AND CFC SEC. 1007)
- BUILDING CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPANCY THIS BUILDING(S).
- BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CFC SEC. 301.4.4)
- THE CONSTRUCTION, REMODEL OR DEMOLITION OF A BUILDING SHALL COMPLY WITH U.F.C. ARTICLE 87, FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES, ACCESS, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, NO DEADBOLTS, NO SLUING BOLTS, ETC. (UBC SEC. 1004.3 AND UFC SEC. 1 207.3)
- EXIT SIGNS MUST BE INTERNALLY ILLUMINATED. (CFC SEC 1212.4 AND CBC SEC 1013.3)
- PROVIDE TWO SEPARATE SOURCES OF POWER FOR EXIT SIGNS (CBC SEC 1013.4, CFC SEC 1212.5)
- PROVIDE A MINIMUM OF ONE 2410BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6000 SQ/FT OF PORTION THEREOF ON EACH FLOOR. (C.F.C. SEC. 1007, C.F.C. STANDARDS 10-1 AND CA. CODE REGS. TITLE 18, 3.29)
- INTERIOR FINISH SHALL COMPLY WITH CBC TABLE 9B ASSEMBLY ROOMS AND EXITWAYS SHALL BE CLASS 1 MINIMUM ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (CA. CODE REG. TITLE 18, SEC. 1.14, 3.08, 3.21 AND C.F.C. SEC. 1103.3.3, SEC. 2501.5, SEC. 2501.8)
- AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED AS SET FORTH IN THE CFC.
- IN FIRE RESISTIVE EXTERIOR WALL CONSTRUCTION, THE FIRE-RESISTIVE CONSTRUCTION SHALL BE MAINTAINED PASSING THROUGH ATTIC AND OTHER SIMILAR AREAS. (CBC 708.3)
- OPENINGS INTO A SHAFT ENCLOSURE SHALL BE PROTECTED WITH FIRE DAMPERS OR SELF-CLOSING ASSEMBLIES AND SHALL HAVE A FIRE PROTECTION RATING OF ONE-HOUR (CBC 711.4, 713.13)
- FIRE SPRINKLER SYSTEMS TO BE TIED INTO AN ALARM SYSTEM (CBC 904.3.2 AND STANDARD 9-1)
- AUTOMATIC SPRINKLER SYSTEMS SERVING MORE THAN 100 SPRINKLERS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY, OR REMOTE STATION SERVICE, OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT CONSTANTLY ATTENDED LOCATION (CBC 904.3.1)
- DEAD END ACCESS ROADWAYS IN EXCESS OF 150 FEET LONG SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE DEPARTMENT APPARATUS. THE ACCESS ROADWAY SHALL BE EXTENDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING. WHERE THE ACCESS ROADWAY CANNOT BE PROVIDED, APPROVED FIRE PROTECTION SYSTEM(S) SHALL BE PROVIDED AS REQUIRED AND APPROVED BY THE CHIEF.

ARCHITECTURAL LEGEND



PROJECT DATA

PROJECT DESCRIPTION: PHASED CONSTRUCTION OF NEW CHURCH BUILDINGS

PROJECT ADDRESS: INTERSECTION OF BUSCH AND VALLEY, CITY OF PLEASANTON

ASSESSOR'S PARCEL #: 578-021-11 (4.148 AC) & 579-021-05 (3.8 AC)

LEGAL DESCRIPTION: Parcel C - Tract 7381

EXISTING ZONING: P & I PER CITY COUNCIL ORDINANCE 110.1888 DATED AUGUST 20, 2002

TOTAL LOT AREA: 8.41 ACRES (279,548 S.F.)

SANITATION DISTRICT: CITY OF PLEASANTON

WATER DISTRICT: CITY OF PLEASANTON

SCHOOL DISTRICT: -----

PARKING REQUIRED: PARKING BASED UPON LARGEST OCCUPANCY
SANCTUARY - PHASE 1 = 450 SEATS / SPACE - 900 SEATS
1 PARKING SPACE PER 4 SEATS

PARKING PROVIDED: PHASE 1
PAVED: OVERFLOW ON GRASS: 157 (INCLUDING 8 H.C.)
TOTAL: 70
PHASE 2
PAVED: OVERFLOW ON GRASS: 285 (INCLUDING 7 H.C.)
TOTAL: 382 SPACES

PROPOSED HEIGHT: 55 FEET (75 FOOT TOWER) - SEE SHEET A-13

PROJECT TEAM

OWNER: PLEASANTON PRESBYTERIAN CHURCH
4300 MIRADOR DRIVE
PLEASANTON, CA 94588
PHONE: 925.948.4438
CONTACT: ALEX MEROLLI
PHONE: 925.462.7428

ARCHITECT: DOMINY + ASSOCIATES ARCHITECTS @ dominstudio, LLP
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SAN DIEGO, CALIFORNIA 92110
PHONE: 619.832.9393
FAX: 619.692.9394
CONTACT: LEW DOMINY EXT. #12
EMAIL: lew.dominy@dominstudio.com

CIVIL CONSULTANT: RUGGERI JENSEN AZAR & ASSOCIATES
4850 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
PHONE: 925.227.9100
FAX: 925.227.9300
CONTACT-CIVIL ENGINEERING: MIKE TAYLOR

LANDSCAPE ARCHITECT: DEMEEN POWELL ATELIER
8988 RIO SAN DIEGO DR. #370
SAN DIEGO, CA 92108
PHONE: 619.234.9042
FAX: 619.264.9028
CONTACT: JON POWELL
EMAIL: jon@dpadecign.com

SHEET INDEX

T1.0	TITLE SHEET	13 Sheets Total
CIVIL		
C1	CONCEPTUAL GRADING PLAN	1 Sheet
ARCHITECTURAL		13 Sheets
A0.1	SITE PLAN	
A0.2	PHASING PLAN	
A0.3	PHASE 1 FLOOR PLANS	
A1.0	LOWER LEVEL PLAN	
A1.1	MAIN LEVEL PLAN	
A1.2	UPPER LEVEL PLAN	
A1.3	ROOF PLAN	
A2.0	SITE ELEVATIONS	
A2.1	SANCTUARY / CHAPEL ELEVATIONS	
A2.2	CHILDREN'S BUILDING ELEVATIONS	
A2.3	ACTIVITY CENTER / ADMINISTRATION ELEVATIONS	
A5.0	RENDERINGS	
LANDSCAPE		1 Sheet
L1	LANDSCAPE CONCEPT PLAN	

APPROVED
PLEASANTON PLANNING COMMISSION
BY: *[Signature]*
DATE: 10-27-2004

PDR 317
EXHIBIT A

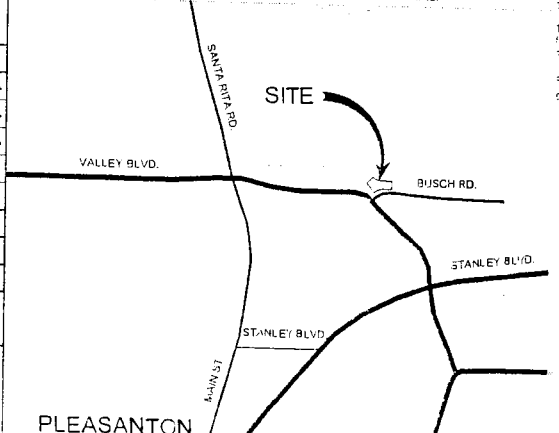
RECEIVE

CITY OF PLEASANTON
PLANNING DEPT.

USE / AREA TABLE

USE TYPE	BUILDING A SANCTUARY			BUILDING B ACTIVITY CENTER			BUILDING C CHILDRENS BUILDING			BUILDING D ADULT EDUCATION			TOTALS
	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	
ADMINISTRATION					6,468 s.f.	5,702 s.f.							
WORSHIP AUDITORIUM		11,078 s.f.	2,510 s.f.		9,642 s.f.								12,170 s.f.
MEETING CLASSROOMS	10,520 s.f.			5,446 s.f.			5,154 s.f.	10,290 s.f.	4,590 s.f.	4,120 s.f.	4,120 s.f.		23,230 s.f.
FACILITIES SUPPORT				1,060 s.f.									45,940 s.f.
TOTALS													1,060 s.f.
TOTAL AREA BY LEVEL	10,520 s.f.	11,078 s.f.	2,510 s.f.	6,418 s.f.	17,170 s.f.	5,702 s.f.	5,454 s.f.	10,290 s.f.	4,590 s.f.	4,120 s.f.	4,120 s.f.		
TOTAL BUILDING AREA		24,108 s.f.			33,718 s.f.			20,334 s.f.		3,240 s.f.			82,400 s.f.
FOOTPRINT	11,078 s.f.			7,110 s.f.			10,290 s.f.			4,120 s.f.			

VICINITY MAP



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Fax: 619.692.9394
dominstudio.com
Project: 1335
City of Pleasanton
11 May 2004

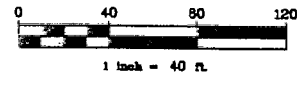
REVIEWED FOR: PLEASANTON PRESBYTERIAN CHURCH, 2140 VALLEY AVENUE, PLEASANTON, CA 94566. DATE: 05/01/2004. DRAWN BY: JAZAR & ASSOCIATES. PROJECT NO: 0325. SHEET NO: 1 OF 2.

TRACT 7429

TRACT 7381
PARCEL B

CORNERSTONE
COURT

NOTE:
TURFBLOCK TO FUNCTION AS A WATER QUALITY TREATMENT.
□ TURFBLOCK AREA



FUTURE
MADSEN COURT

FUTURE
TRACT 7432

PARCEL C

HANSON

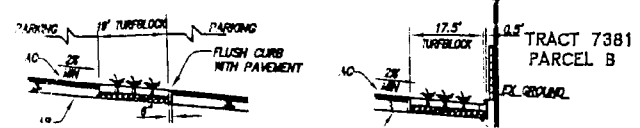
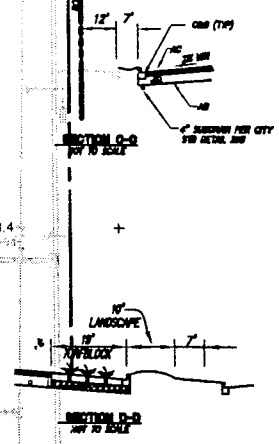
HUNTER THORWOOD
PARTNERS

COUNTY OF ALAMEDA

IRONWOOD DRIVE

BUSCH ROAD

VALLEY AVENUE



JAZAR & ASSOCIATES ARCHITECTS & ENGINEERS
 2140 VALLEY AVENUE, SUITE 200
 PLEASANTON, CALIFORNIA 94566
 TEL: (925) 492-4202
 FAX: (925) 492-4204
 WWW.JAZAR.COM

PROJECT: 0325
 DESIGN REVIEW: 1 MAY 2004

Ruggieri - Jazar & Associates
 ARCHITECTS & ENGINEERS

Pleasanton Presbyterian Church
 Pleasanton, California

Concept Grading Plan

Property along... Thanks to our clients and design team... Pleasanton Presbyterian Church... Pleasanton, California...

SINGLE FAMILY RESIDENCES

THREE STORY SENIOR HOUSING

THREE STORY SENIOR HOUSING

SINGLE FAMILY RESIDENCES

CORNERSTONE COURT

FACILITIES SUPPORT
1,500 SF

BUILDING B
FELLOWSHIP HALL / GYM
YOUTH CENTER
ADMINISTRATION
1 LEVEL
29,718 SF

BUILDING D
CHAPEL / LIBRARY
CLASSROOMS
2 LEVELS
8,240 SF

BUILDING C
PRESCHOOL /
CLASSROOMS
1 LEVEL
20,324 SF

BUILDING C
PRESCHOOL
1 LEVEL

BUILDING A
SANCTUARY
NURSERY
CLASSROOMS
200 SEAT CAPACITY
1 LEVEL
34,108 SF

PARKING LOT TOTALS:
255 PAVED SPACES
117 GRASS OVERFLOW SPACES
382 TOTAL PARKING SPACES

CONNECTION TO
IRON HORSE TRAIL

RETAINING WALL WITH OPEN
COURTURAL - SEE CIVIL

PLANTED CRIB HALL WITH
OPEN COURTURAL - SEE
LANDSCAPE

RETAINING WALL WITH OPEN
COURTURAL - SEE CIVIL

COLLUMBARIUM -
SEE LANDSCAPE

RETAINING WALL WITH OPEN
COURTURAL - SEE CIVIL

VALLEY AVENUE

BUSCH ROAD

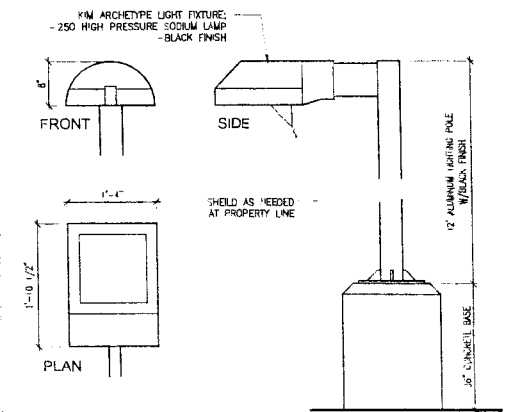
IRONWOOD DRIVE

SITE PLAN

1" = 30'-0"

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- STREET LIGHT
- FH FIRE HYDRANT
- CB EX. CATCH BASIN
- ACCESSIBLE PATH OF TRAVEL
- SINGLE HEAD PARKING LOT LIGHT
1/4" ARCHETYPE
- DOUBLE HEAD PARKING LOT LIGHT
1/4" ARCHETYPE WITH OSPRAL HOUSE SHIELD
- WALL MOUNTED PARKING LOT LIGHT
1/4" ARCHETYPE
- CONCRETE LIGHT BOLLARD
1" DIA. 18" HIGH LIGHT, 12" DIA.
W/SHIELD AND NO LIGHT AT PRELINES



A TYPICAL PARKING LOT LIGHTS
1/4" = 1'-0"

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Project: 0325
Design Review: 7 May 2004



A 0.1

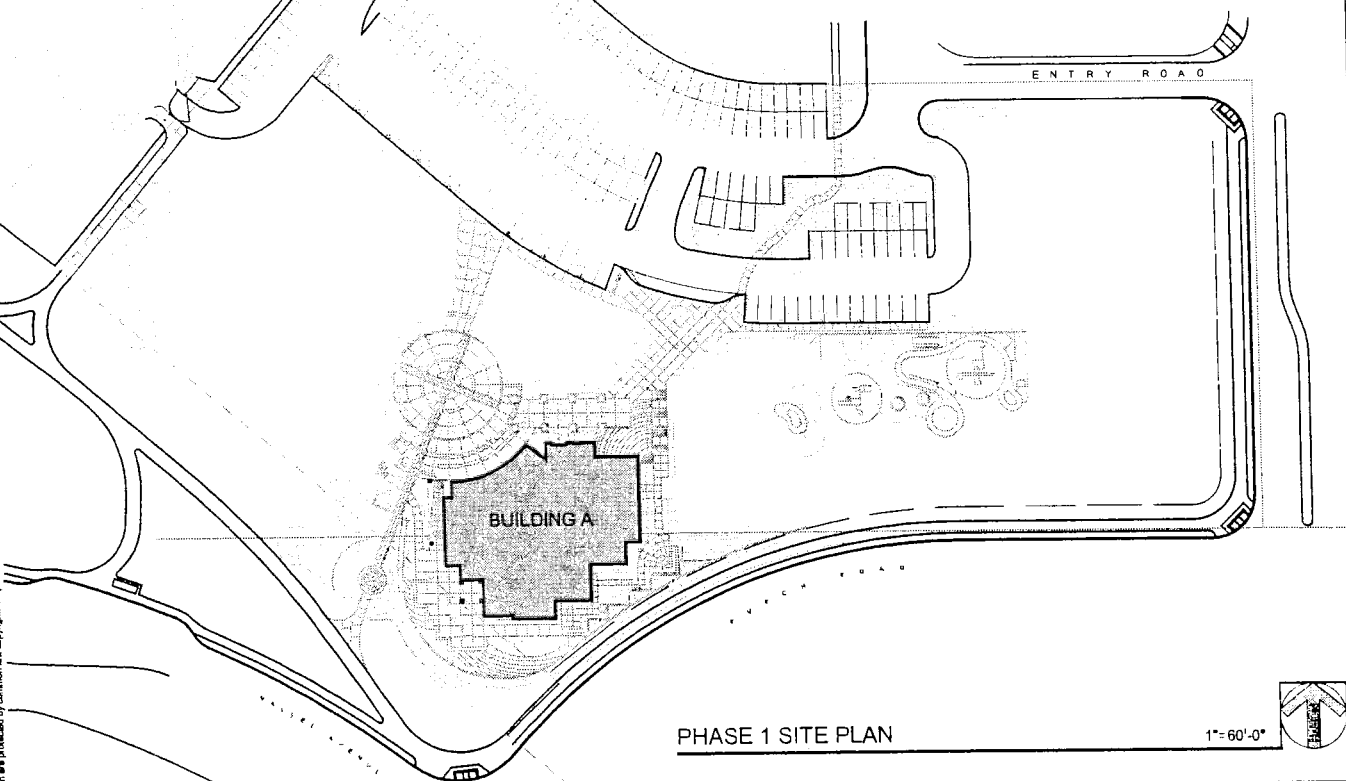
Pleasanton Presbyterian Church
Pleasanton, California

Site Plan

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 Plot Date: 05/03/2004 11:53 AM
 Plot Time: 11:53 AM

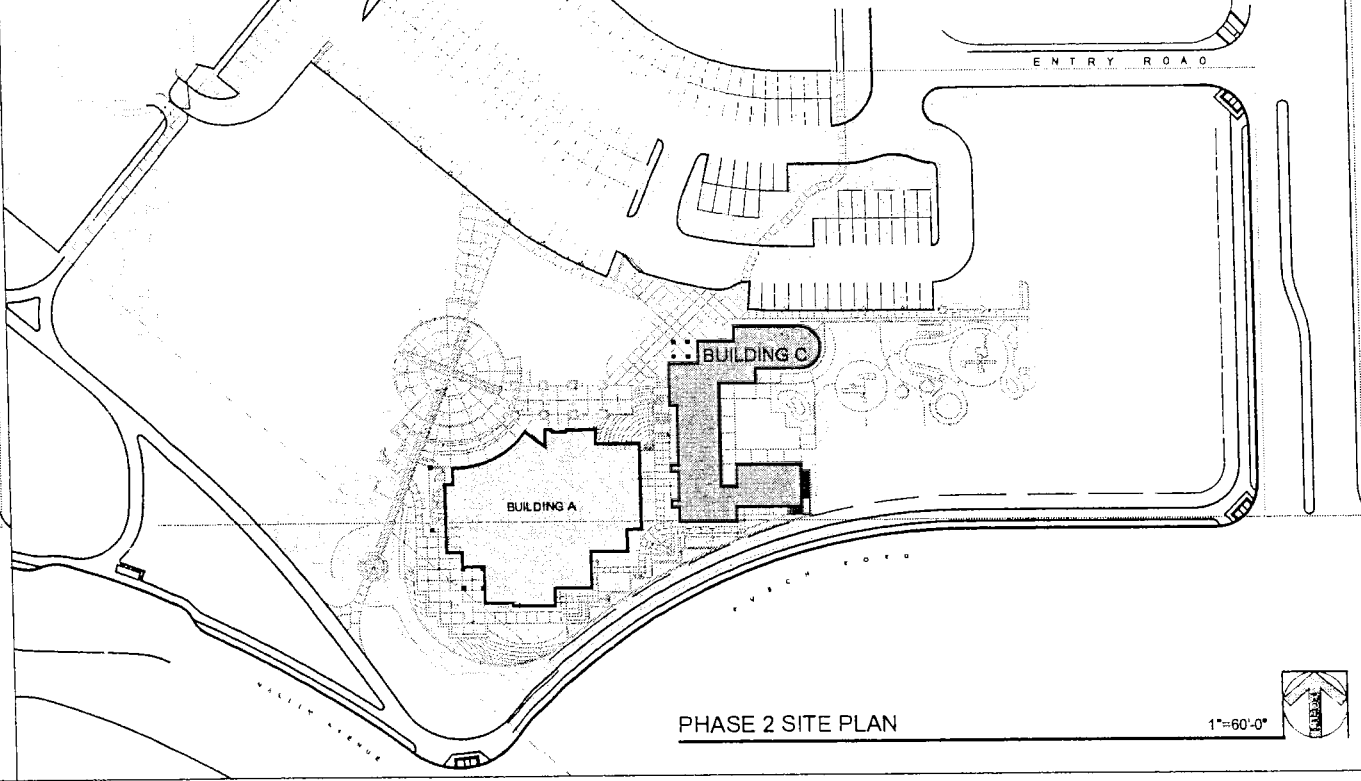
SITE / PHASE AREAS			DESCRIPTION
PREVIOUS PHASES	PHASE 1	TOTAL	
BUILDING AREA (FOOTPRINT)	11,078 s.f.		BUILDING "A" - SANCTUARY *50 SEAT CAPACITY - (BALCONY UNFINISHED) 3 LEVELS PRESCHOOL ON LOWER LEVEL 24,108 SF PARTIAL PARKING LOT 137 PAVED PARKING SPACES 10 GRASS OVERFLOW PARKING SPACES 337 TOTAL PARKING SPACES
PARKING	71,600 s.f.		
HARDSCAPE	20,500 s.f.		
LANDSCAPE	24,300 s.f.		



PHASE 1 SITE PLAN

1"=60'-0"

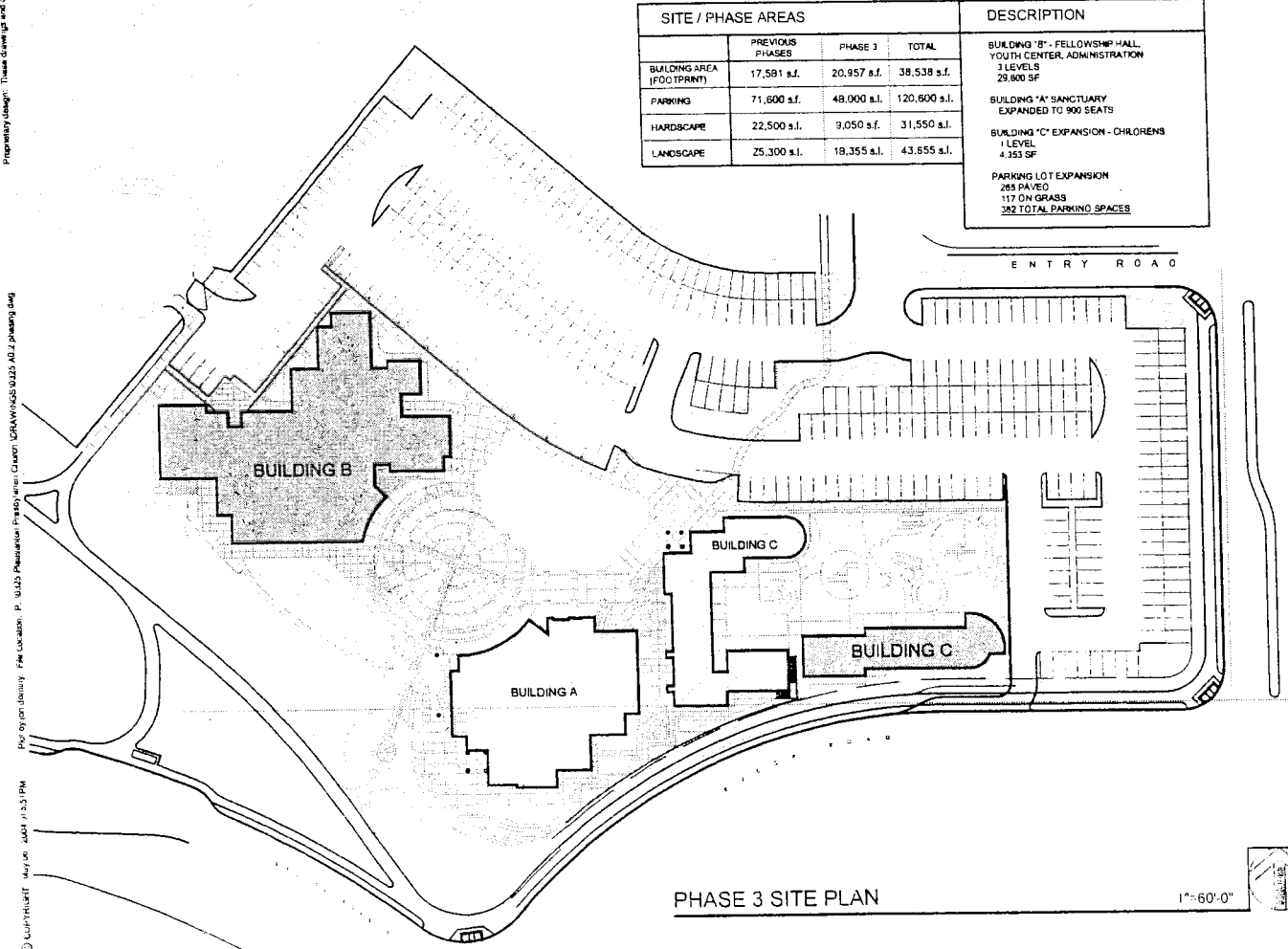
SITE / PHASE AREAS				DESCRIPTION
PREVIOUS PHASES	PHASE 2	TOTAL		
BUILDING AREA (FOOTPRINT)	11,078 s.f.	6,503 s.f.	17,581 s.f.	BUILDING "C" - CHILDREN'S 3 LEVELS 8,547 SF BUILDING "A" LOWER LEVEL CONVERTED *0 MULTI-PURPOSE ROOMS
PARKING	11,600 s.f.		71,600 s.f.	
HARDSCAPE	20,500 s.f.	2,000 s.f.	22,500 s.f.	
LANDSCAPE	24,300 s.f.	1,000 s.f.	25,300 s.f.	



PHASE 2 SITE PLAN

1"=60'-0"

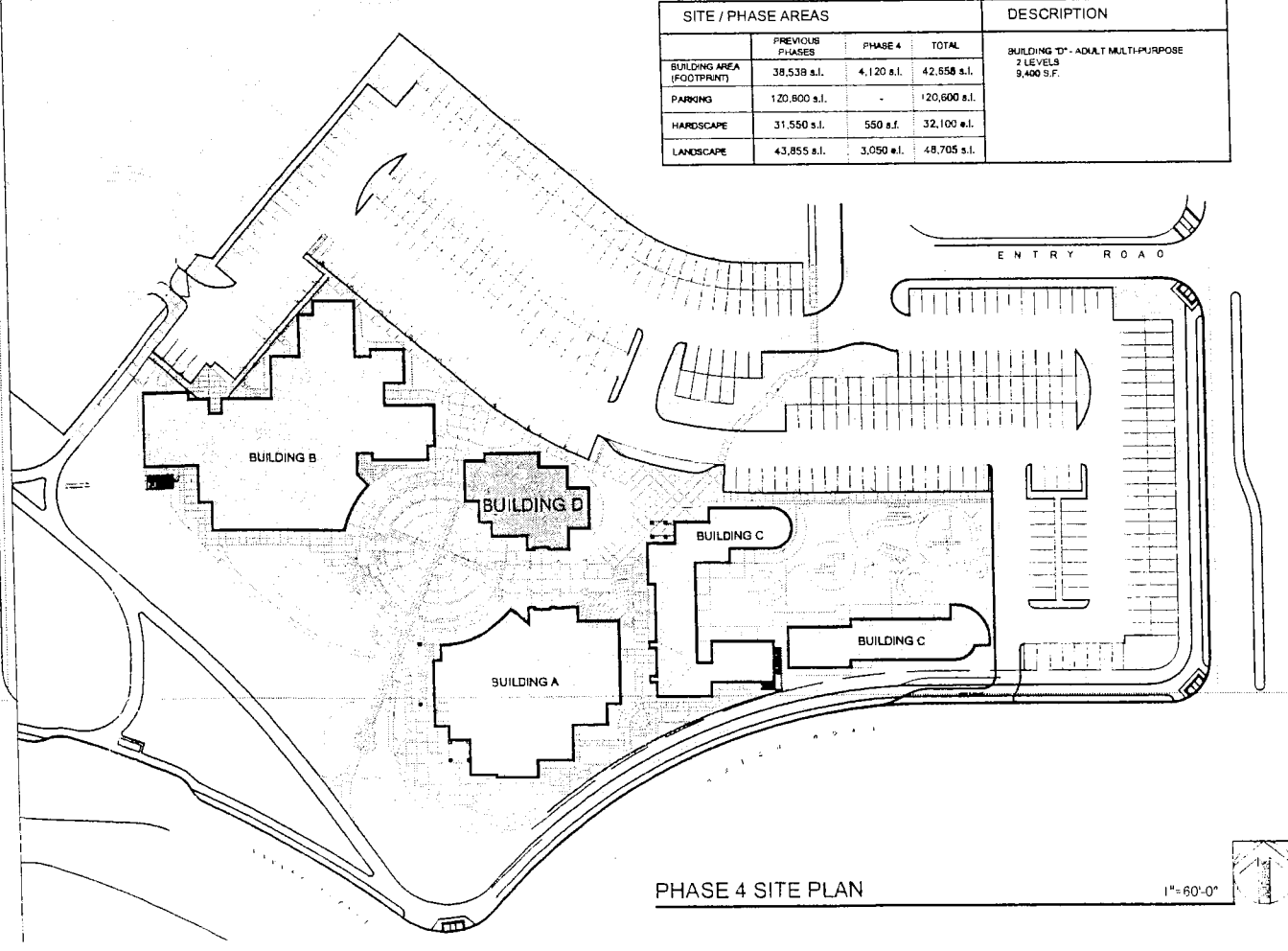
SITE / PHASE AREAS			DESCRIPTION	
PREVIOUS PHASES	PHASE 3	TOTAL		
BUILDING AREA (FOOTPRINT)	17,581 s.f.	20,957 s.f.	38,538 s.f.	BUILDING "B" - FELLOWSHIP HALL, YOUTH CENTER, ADMINISTRATION 3 LEVELS 29,800 SF BUILDING "A" SANCTUARY EXPANDED TO 900 SEATS BUILDING "C" EXPANSION - CHILDREN'S 1 LEVEL 4,353 SF PARKING LOT EXPANSION 265 PAVED 117 ON GRASS 382 TOTAL PARKING SPACES
PARKING	71,600 s.f.	48,000 s.f.	120,600 s.f.	
HARDSCAPE	22,500 s.f.	9,050 s.f.	31,550 s.f.	
LANDSCAPE	25,300 s.f.	18,355 s.f.	43,655 s.f.	



PHASE 3 SITE PLAN

1"=60'-0"

SITE / PHASE AREAS				DESCRIPTION
PREVIOUS PHASES	PHASE 4	TOTAL		
BUILDING AREA (FOOTPRINT)	38,538 s.f.	4,120 s.f.	42,658 s.f.	BUILDING "D" - ADULT MULTI-PURPOSE 2 LEVELS 9,400 S.F.
PARKING	120,600 s.f.		120,600 s.f.	
HARDSCAPE	31,550 s.f.	550 s.f.	32,100 s.f.	
LANDSCAPE	43,655 s.f.	3,050 s.f.	46,705 s.f.	



PHASE 4 SITE PLAN

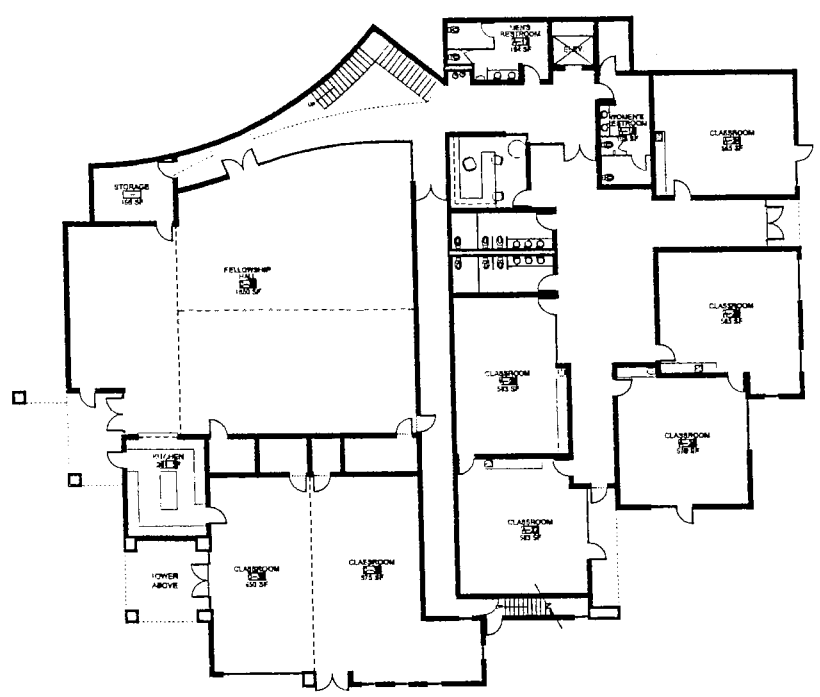
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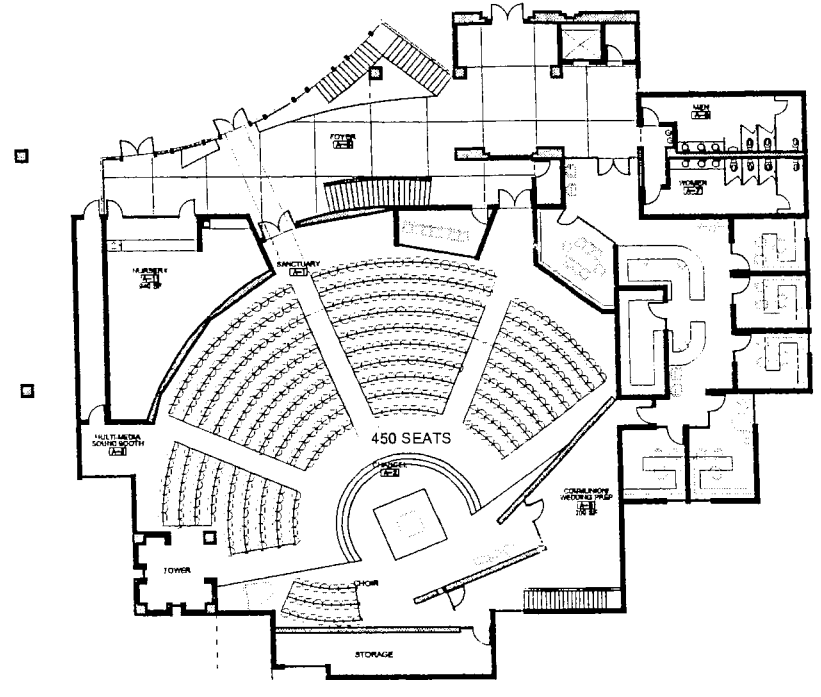
 Tel: 619.992.0393
 Fax: 619.993.9394
 dorseydaa.com

 Project: U325
 Design Review: 1 May 2004

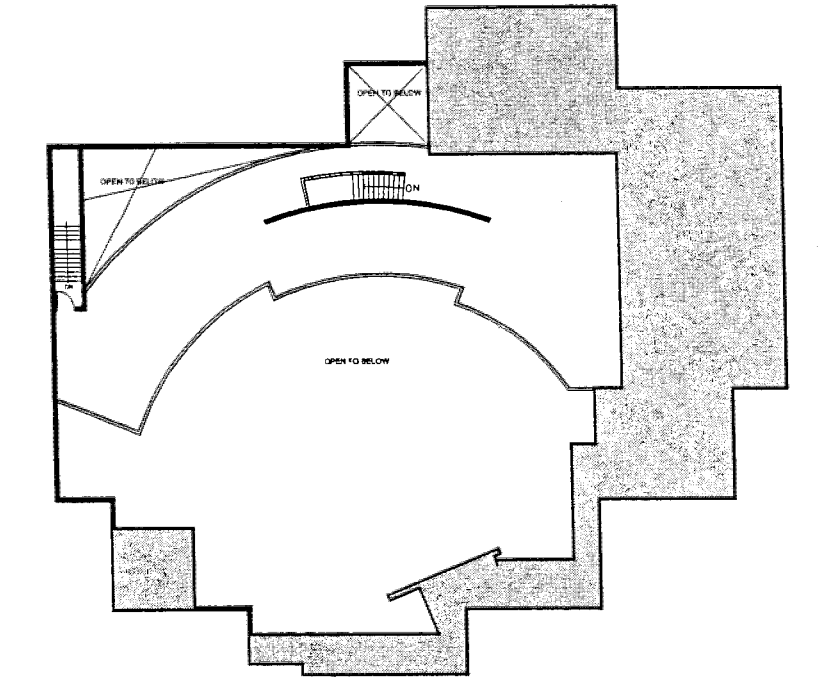
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LOWER LEVEL PHASE 1 FLOOR PLAN
 1"=20'-0"
 SEE TITLE SHEET, T1.0 FOR AREA CALCULATIONS



MAIN LEVEL PHASE 1 FLOOR PLAN
 1"=20'-0"
 SEE TITLE SHEET, T1.0 FOR AREA CALCULATIONS



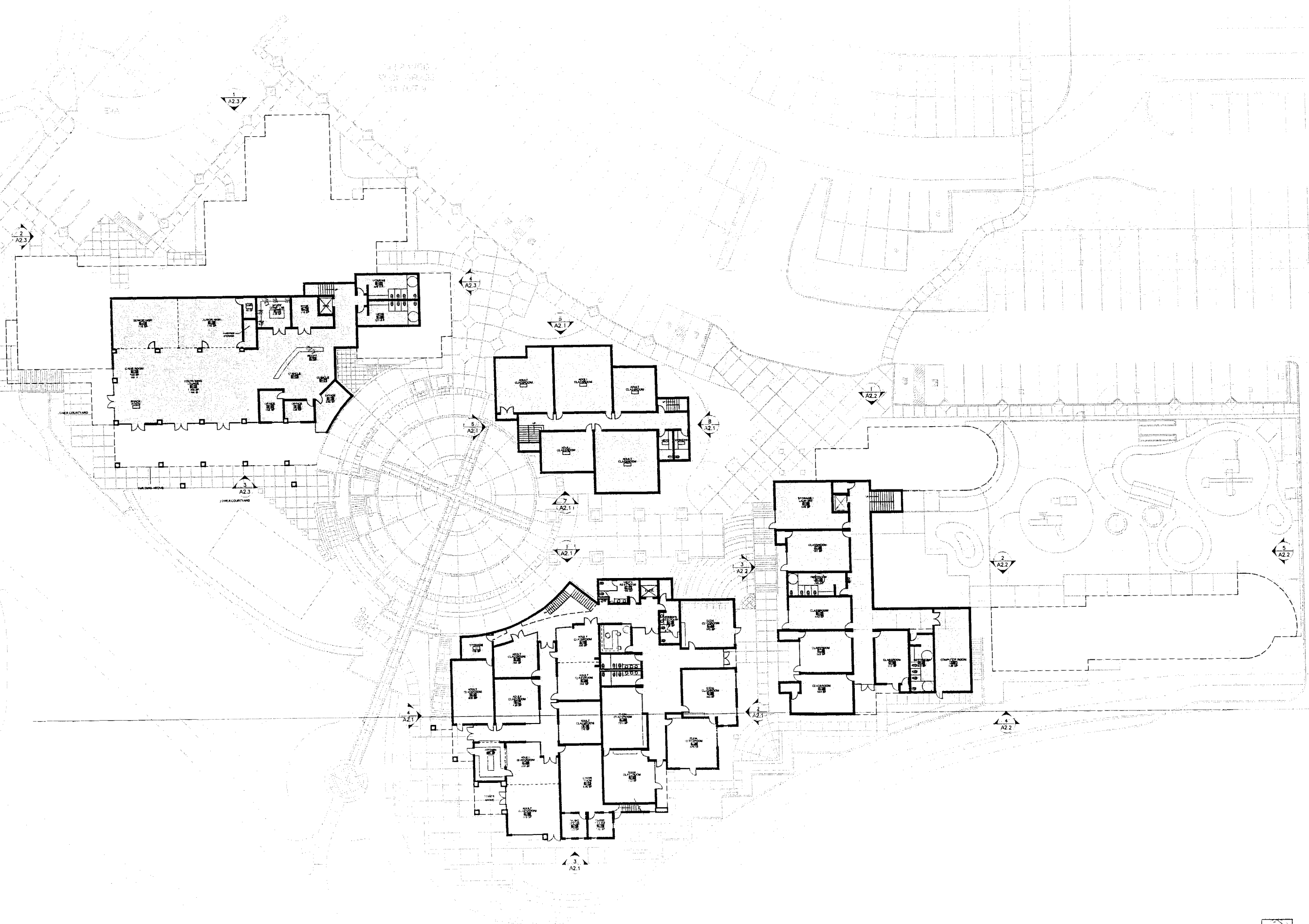
UPPER LEVEL PHASE 1 FLOOR PLAN
 1"=20'-0"
 BALCONY IS NOT IMPROVED IN PHASE 1

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 Project: 7325
 Design Review: / May 2004

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Project location: Pleasanton Presbyterian Church, 10000 S. 10th St., Pleasanton, CA 94566

Project location: Pleasanton Presbyterian Church, 10000 S. 10th St., Pleasanton, CA 94566



LOWER LEVEL FLOOR PLAN

1"=20'-0"



SEE TITLE SHEET, T1.0 FOR AREA CALCULATIONS

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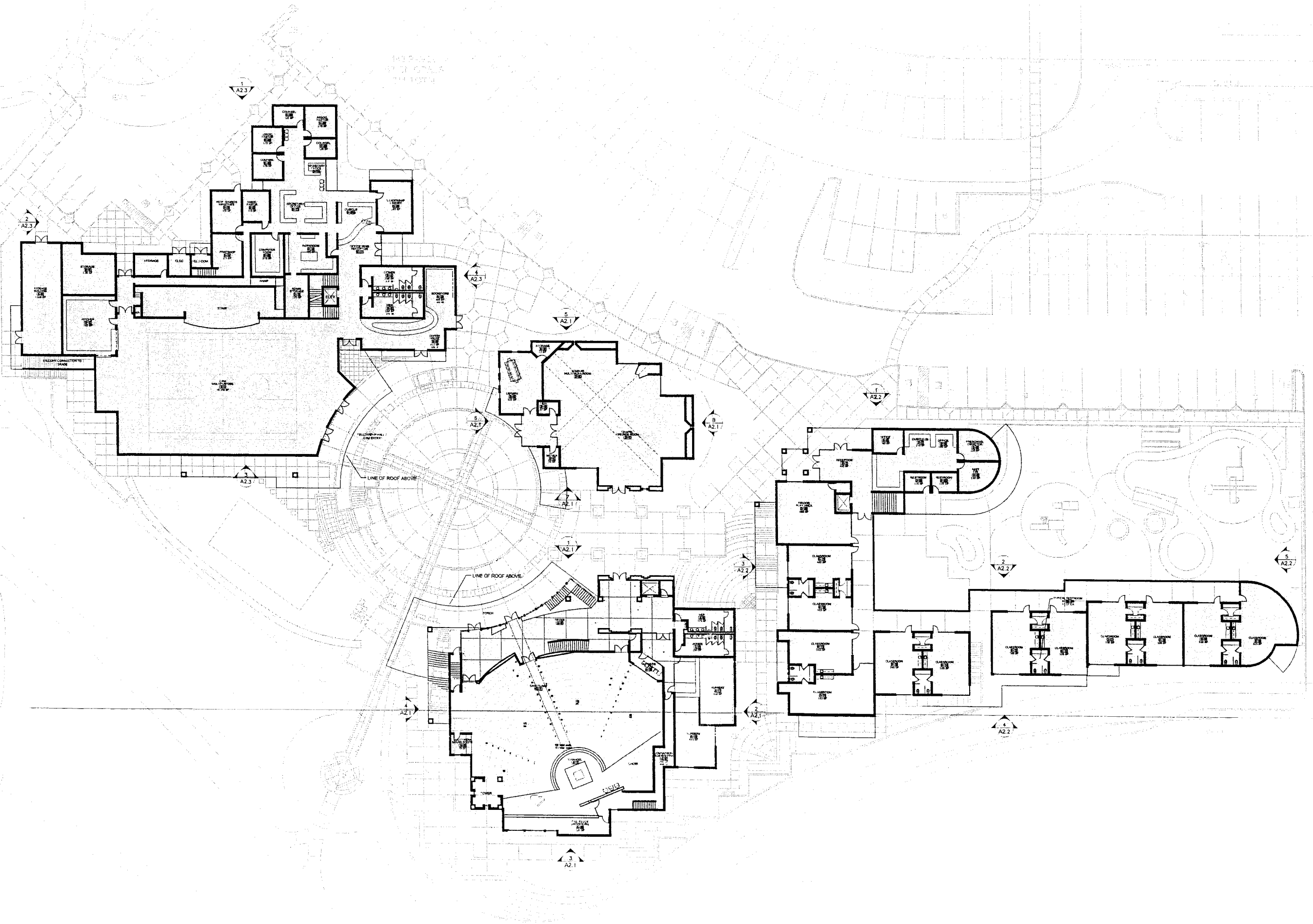


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Prepared by: Domus + Associates Architects @ domusstudio LLP
Project: Pleasanton Presbyterian Church
Date: 05/01/04
Scale: 1/8" = 1'-0"

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MAIN LEVEL PLAN

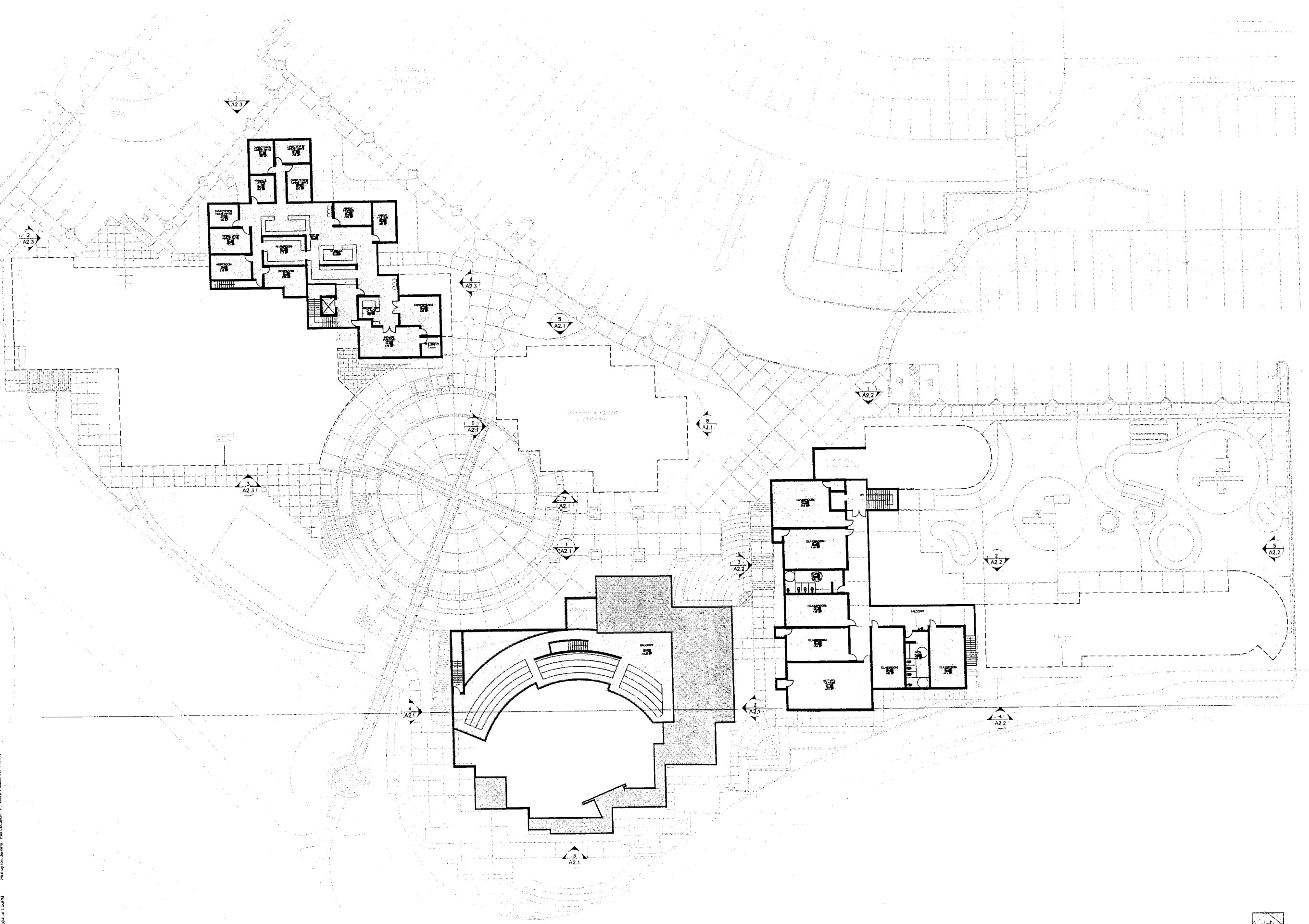
1" = 20'-0"

SEE TITLE SHEET, T1.0 FOR AREA CALCULATIONS

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Project: Pleasanton Presbyterian Church
Design Review: 1 May 2004



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UPPER LEVEL FLOOR PLAN

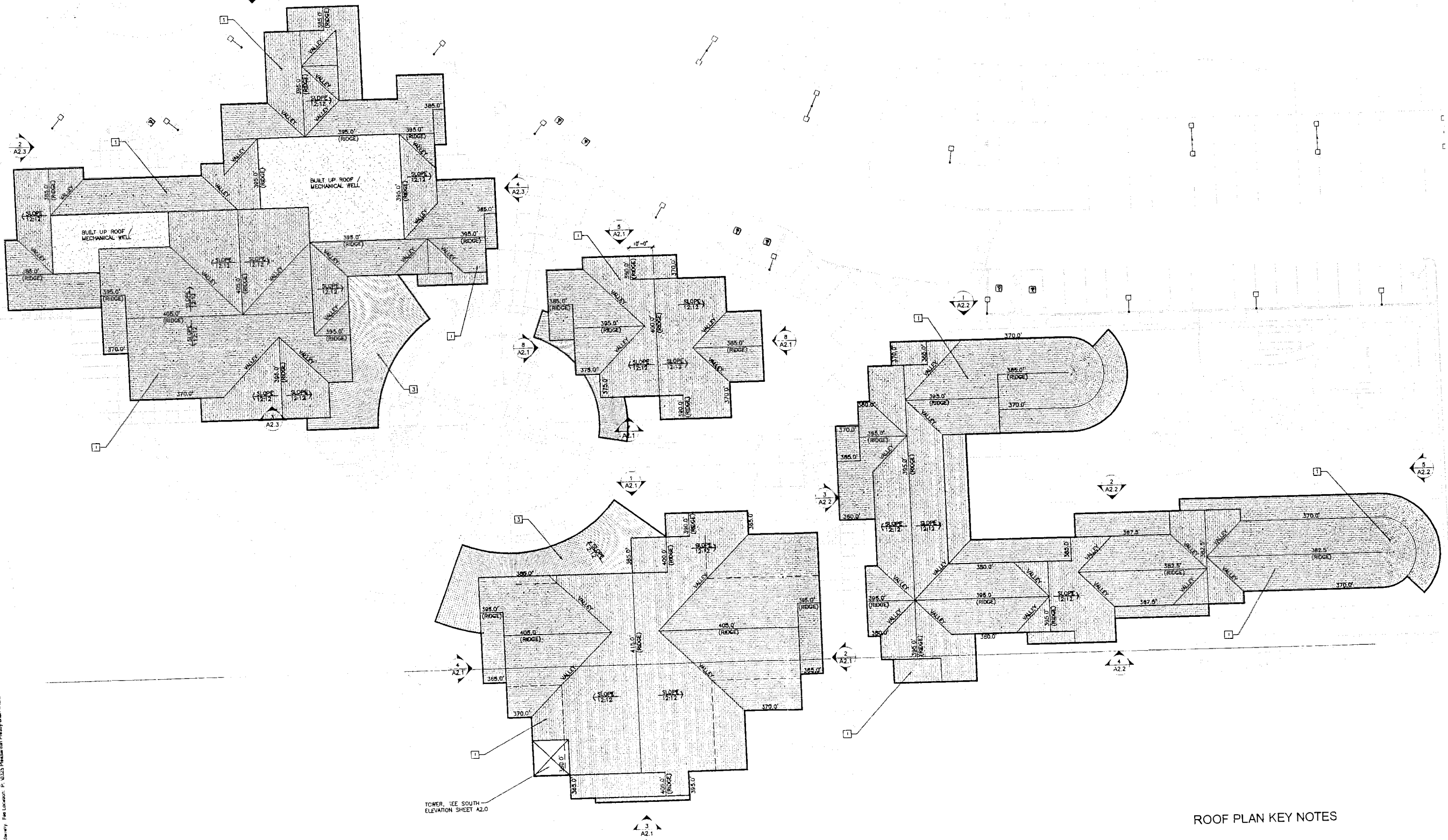
SEE TITLE SHEET, T1.0 FOR AREA CALCULATIONS

1"=20'-0"



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TOWER, SEE SOUTH ELEVATION SHEET A2.0

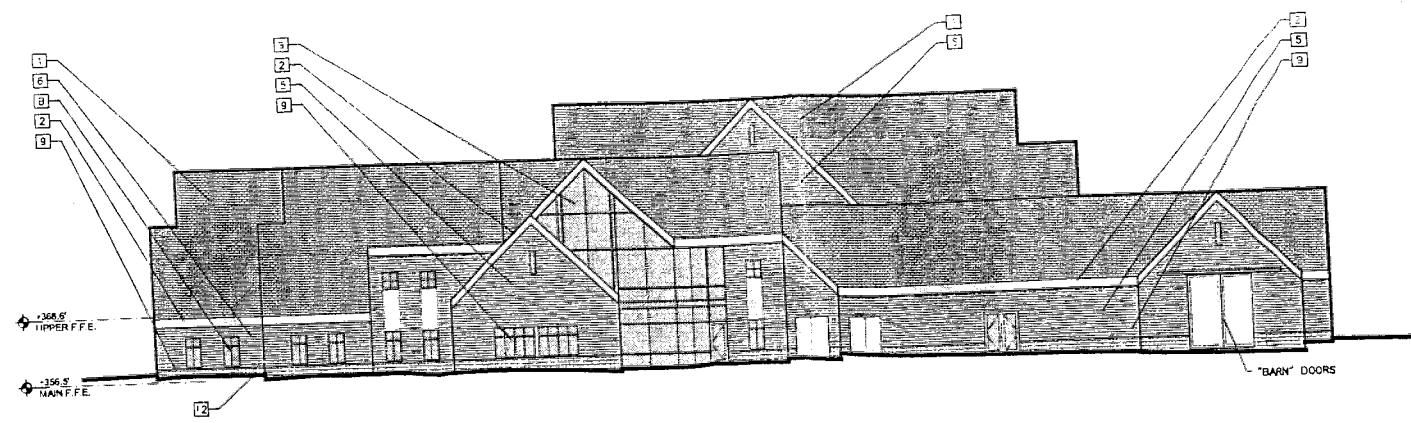
ROOF PLAN KEY NOTES

- 1. COMPOSITE SHINGLE ROOFING
- 2. WOOD FACIA / GUTTER
- 3. METAL ROOFING, FINISH PER SPECIFICATION
- 4. METAL FACIA / GUTTER

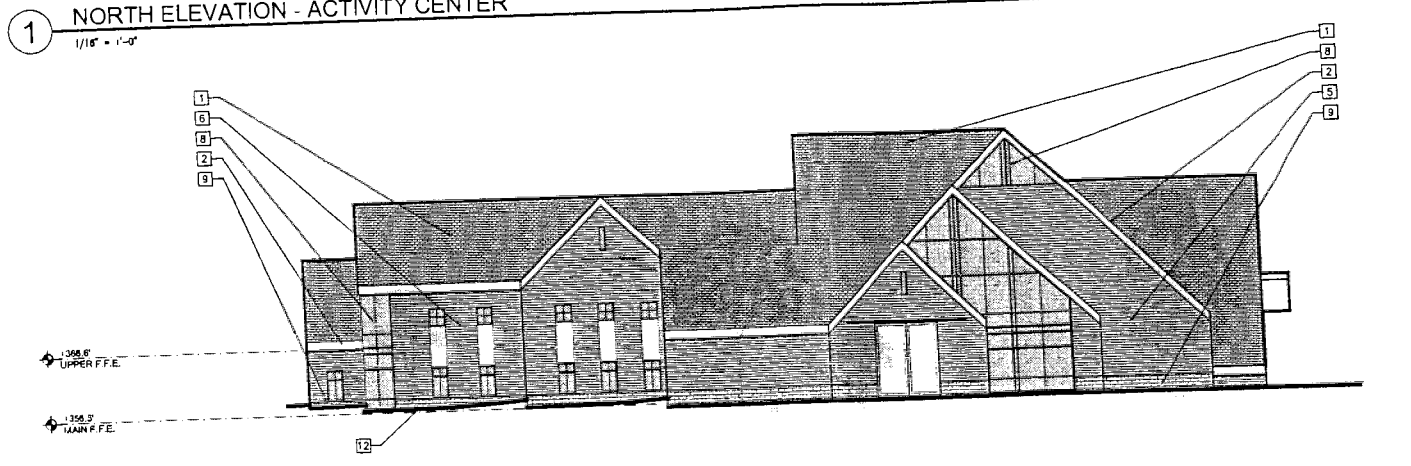
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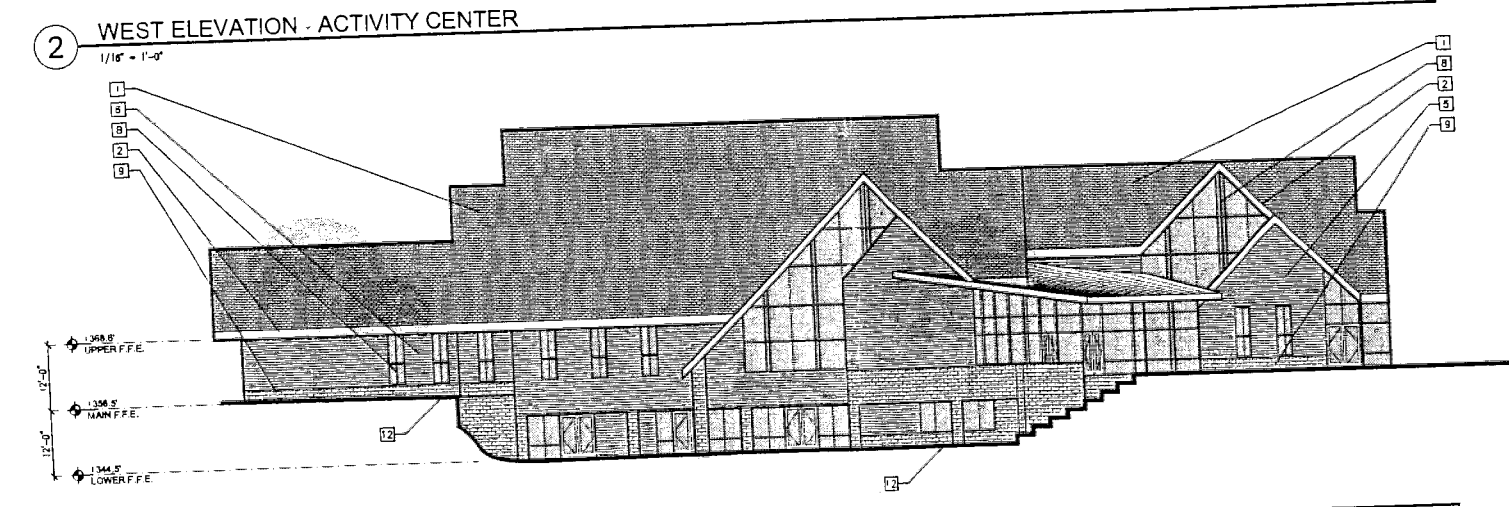
ROOF PLAN



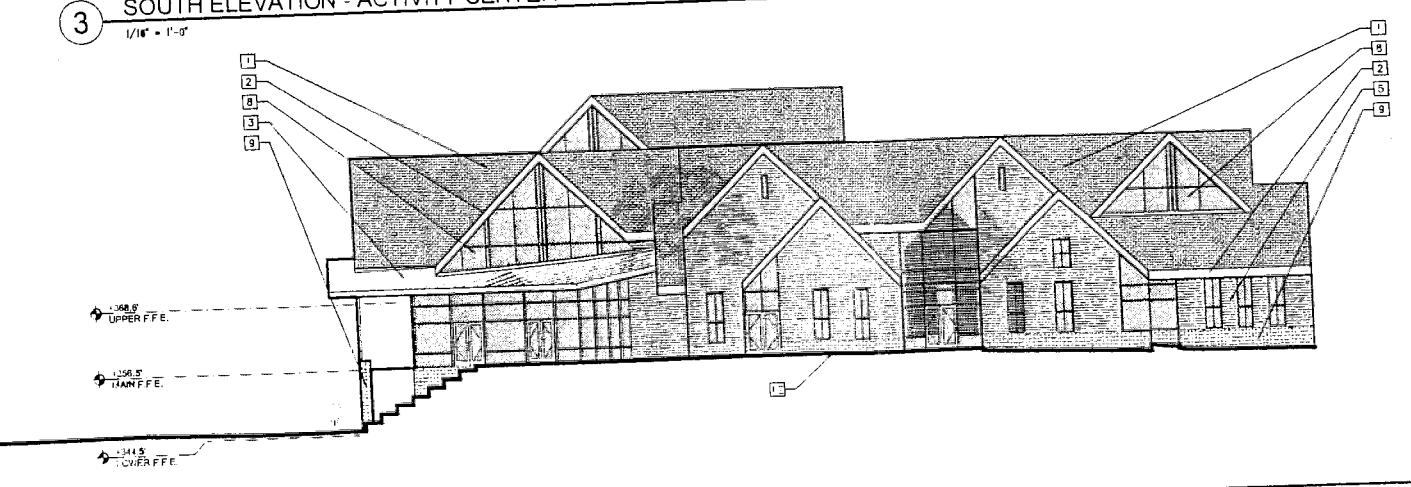
1 NORTH ELEVATION - ACTIVITY CENTER
1/16" = 1'-0"



2 WEST ELEVATION - ACTIVITY CENTER
1/16" = 1'-0"



3 SOUTH ELEVATION - ACTIVITY CENTER
1/16" = 1'-0"



4 EAST ELEVATION - ACTIVITY CENTER
1/16" = 1'-0"

SEE ROOF PLAN, SHEET A1.3 FOR BUILDING HEIGHTS

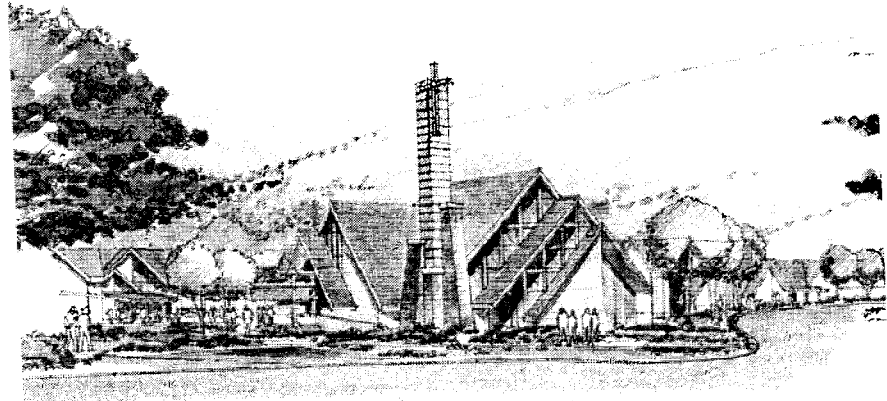
ELEVATION / SECTION KEYED NOTES

- 1 COMPOSITE SHINGLE ROOFING
- 2 WOOD FACIA / GUTTER
- 3 METAL ROOFING, FINISH PER SPECIFICATION
- 4 METAL FACIA / GUTTER
- 5 HARD-PLANK SIDING, PAINTED
- 6 HARD-BOARD, BOARD AND BATT SIDING, PAINTED
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- 9 MASONRY BLOCK
- 10 SMOOTH TROWEL PLASTER
- 11 EXISTING GRADE
- 12 FINISH GRADE
- 13 STONE VENEER
- 14 STEEL & WOOD TRELLIS - PAINTED & STAINED
- 15 BEAM PER STRUCTURAL - STAINED & EXPOSED CONDITIONS
- 16 SIGN
- 17 ALUMINUM LOUVERS
- 18 EXPANSION JOINT
- 19 STEEL GATES

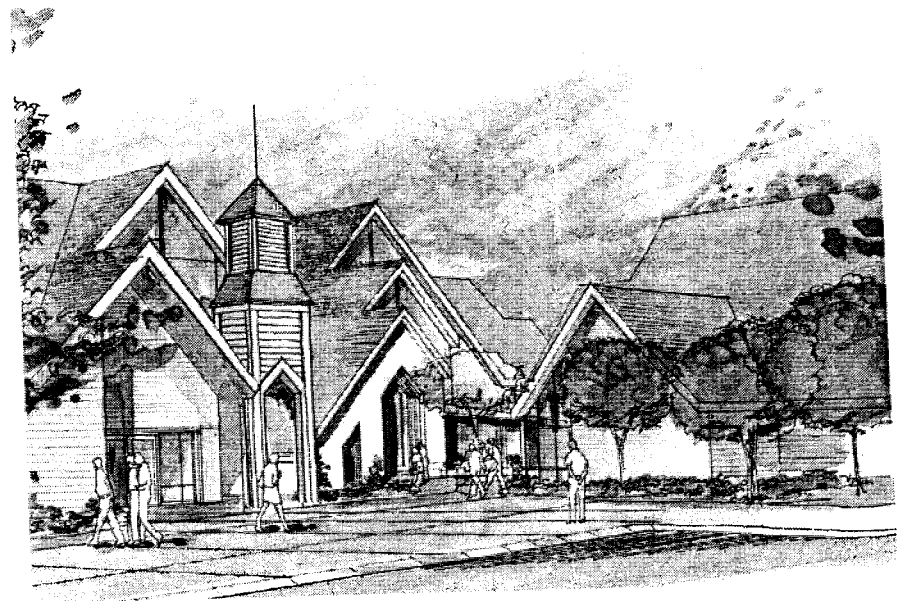
Donney & Associates Architects & Consultants
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Project: 0325
Design Review: 7 May 2004



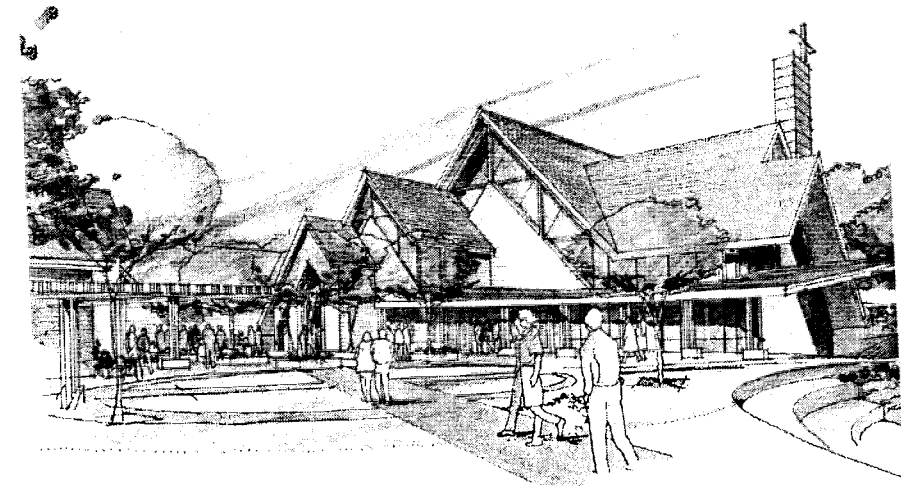
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 Design Review: 7 May 2004
 Pleasonton Presbyterian Church (DRAWINGS) 0325_A2.3 Activity Center Admin. Building B
 5/10/2004 10:08 AM 3/24/04 4:5:18 PM



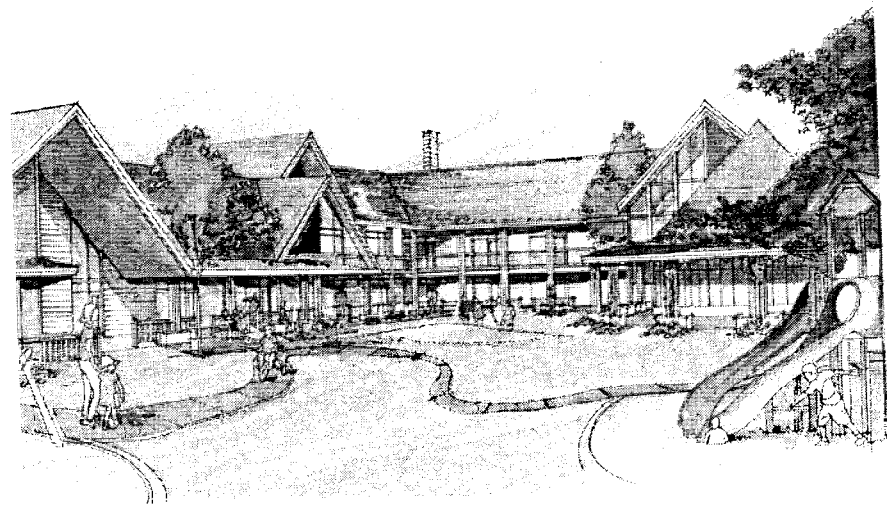
1 VIEW OF SANCTUARY FROM CORNER OF VALLEY & BUSCH



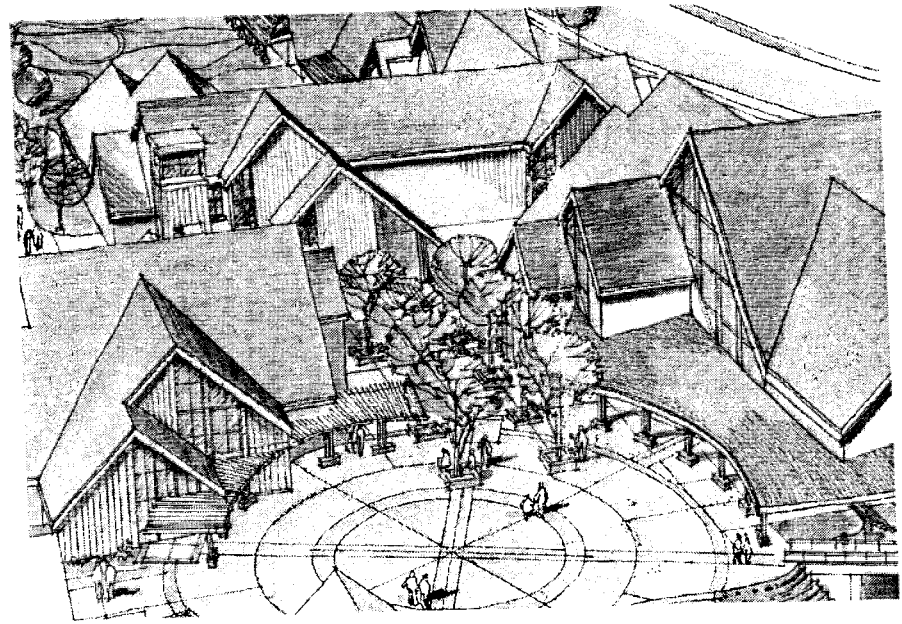
2 VIEW OF ENTRY FROM PARKING LOT



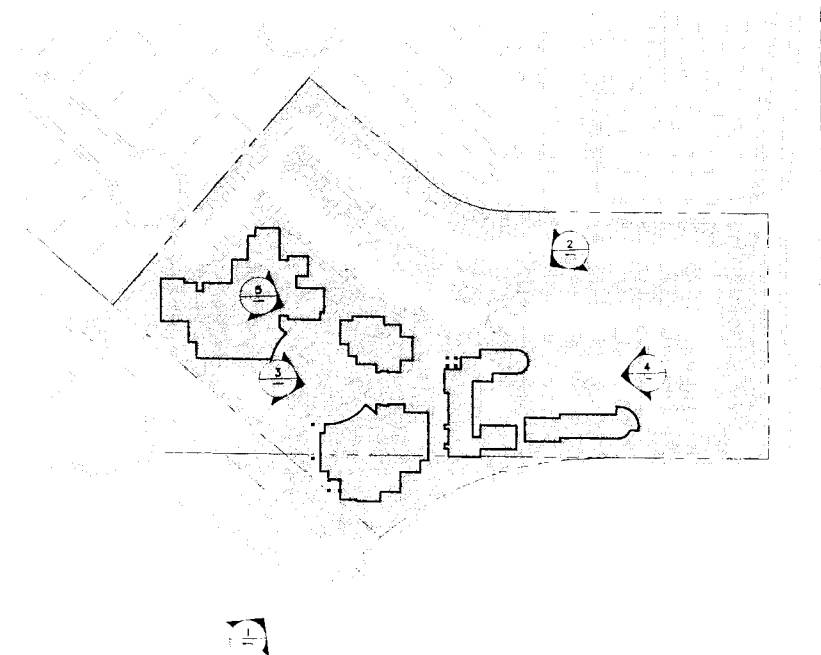
3 VIEW OF SANCTUARY FROM COURTYARD



4 VIEW OF CHILDRENS PLAYGROUND



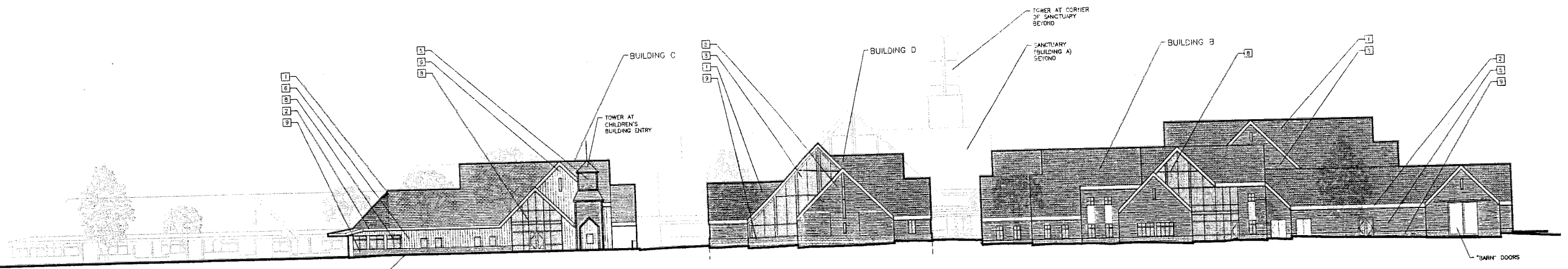
5 VIEW OF COURTYARD



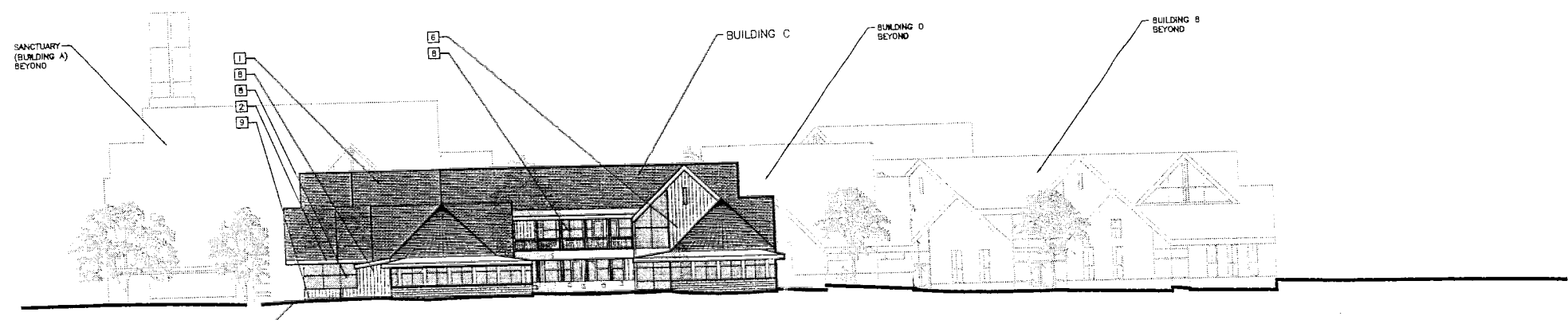
6 KEY PLAN

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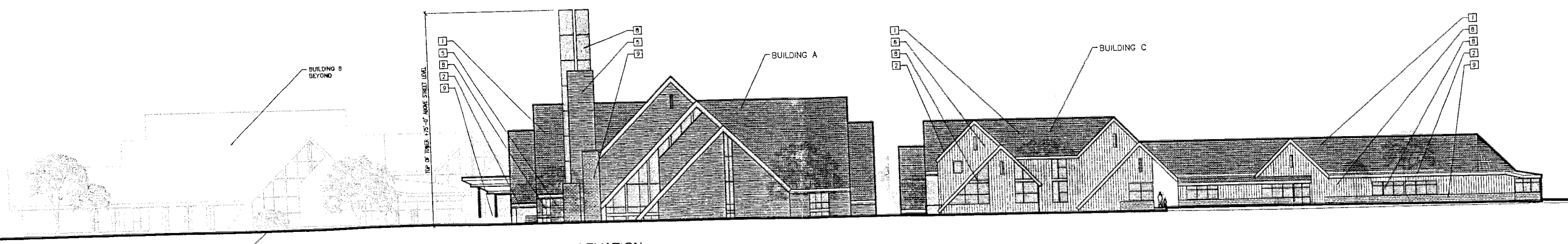
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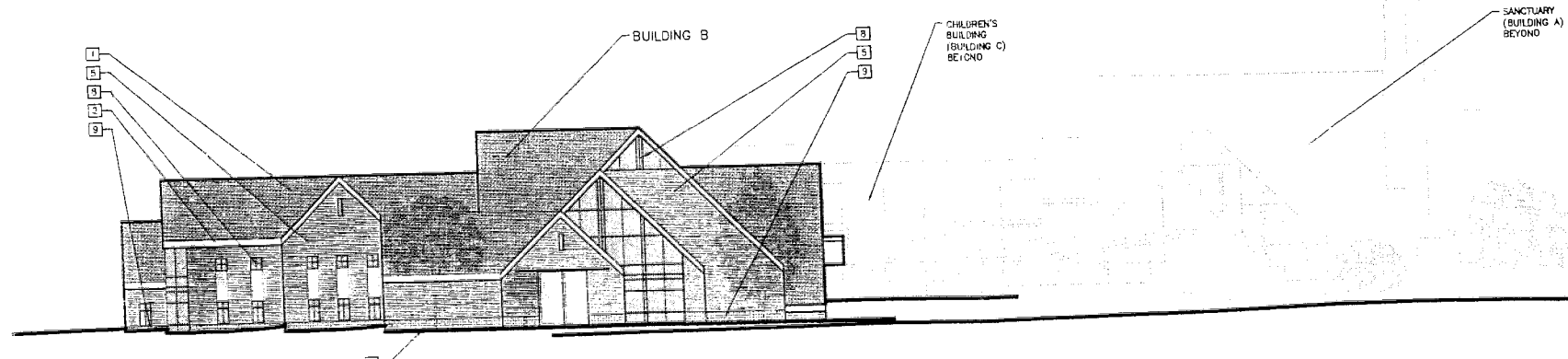
1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



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



4 WEST ELEVATION
1/16" = 1'-0"

SEE ROOF PLAN, SHEET A1.3 FOR BUILDING HEIGHTS

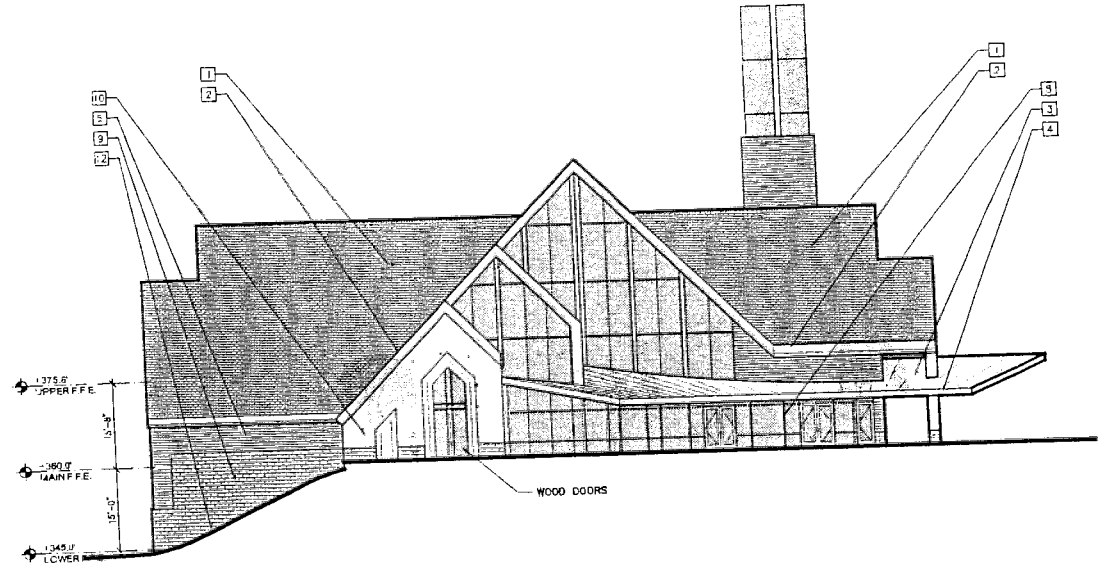
ELEVATION / SECTION KEYED NOTES

- 1 COMPOSITE SHINGLE ROOFING
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- 15 BEAM PER STRUCTURAL - STAINED OR EXPOSED CONDITIONS
- 16 SIGN
- 17 ALUMINUM LOUVERS
- 18 EXPANSION JOINT
- 19 STEEL GATES

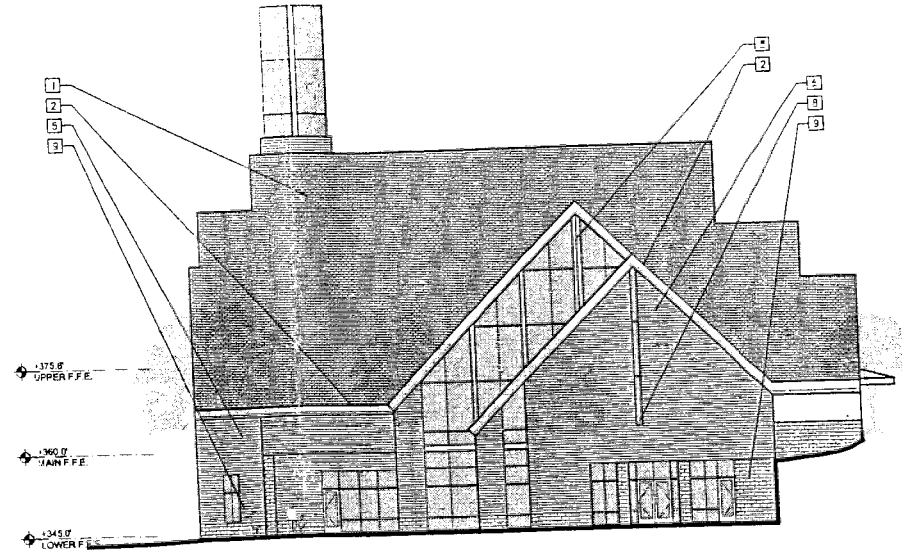
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Project: Pleasanton Presbyterian Church
 Design Review: 7/25/14

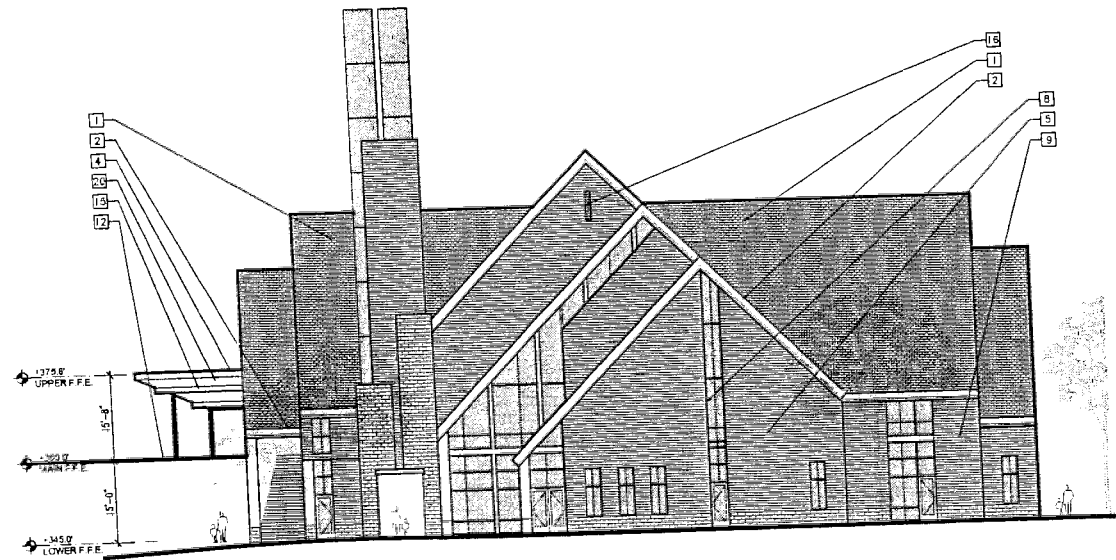
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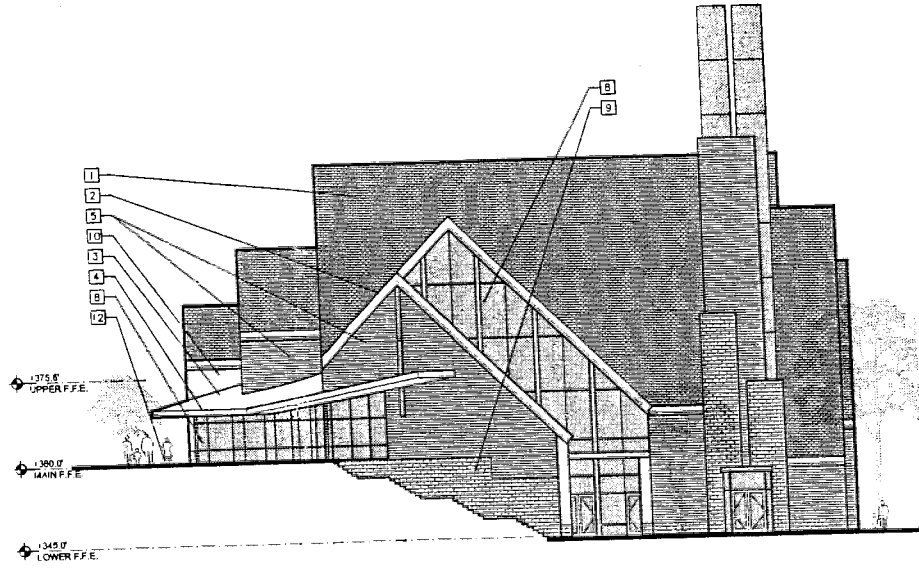
1 NORTH ELEVATION - SANCTUARY
1/16" = 1'-0"



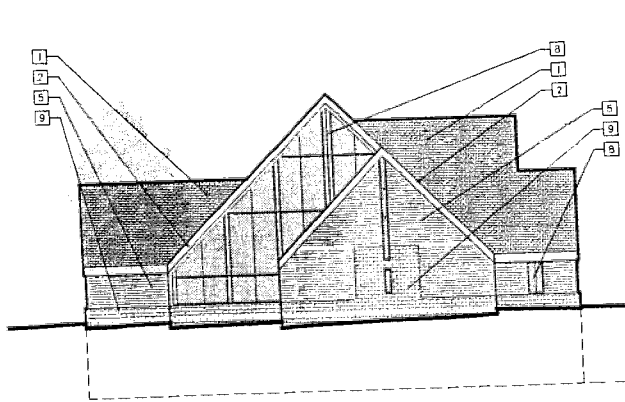
2 EAST ELEVATION - SANCTUARY
1/16" = 1'-0"



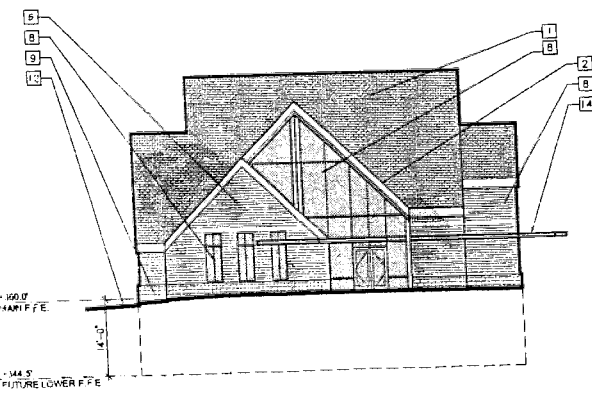
3 SOUTH ELEVATION - SANCTUARY
1/16" = 1'-0"



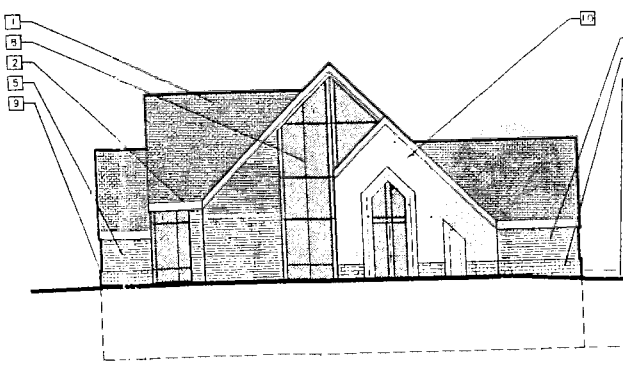
4 WEST ELEVATION - SANCTUARY
1/16" = 1'-0"



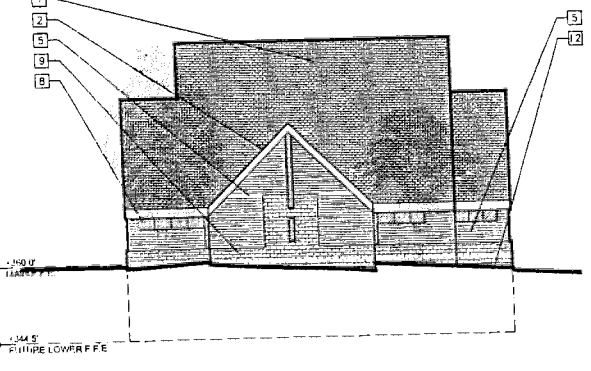
5 NORTH ELEVATION - ADULT MULTI PURPOSE
1/16" = 1'-0"



6 WEST ELEVATION - ADULT MULTI PURPOSE
1/16" = 1'-0"



7 SOUTH ELEVATION - ADULT MULTI PURPOSE
1/16" = 1'-0"



8 EAST ELEVATION - ADULT MULTI PURPOSE
1/16" = 1'-0"

ELEVATION / SECTION KEYED NOTES

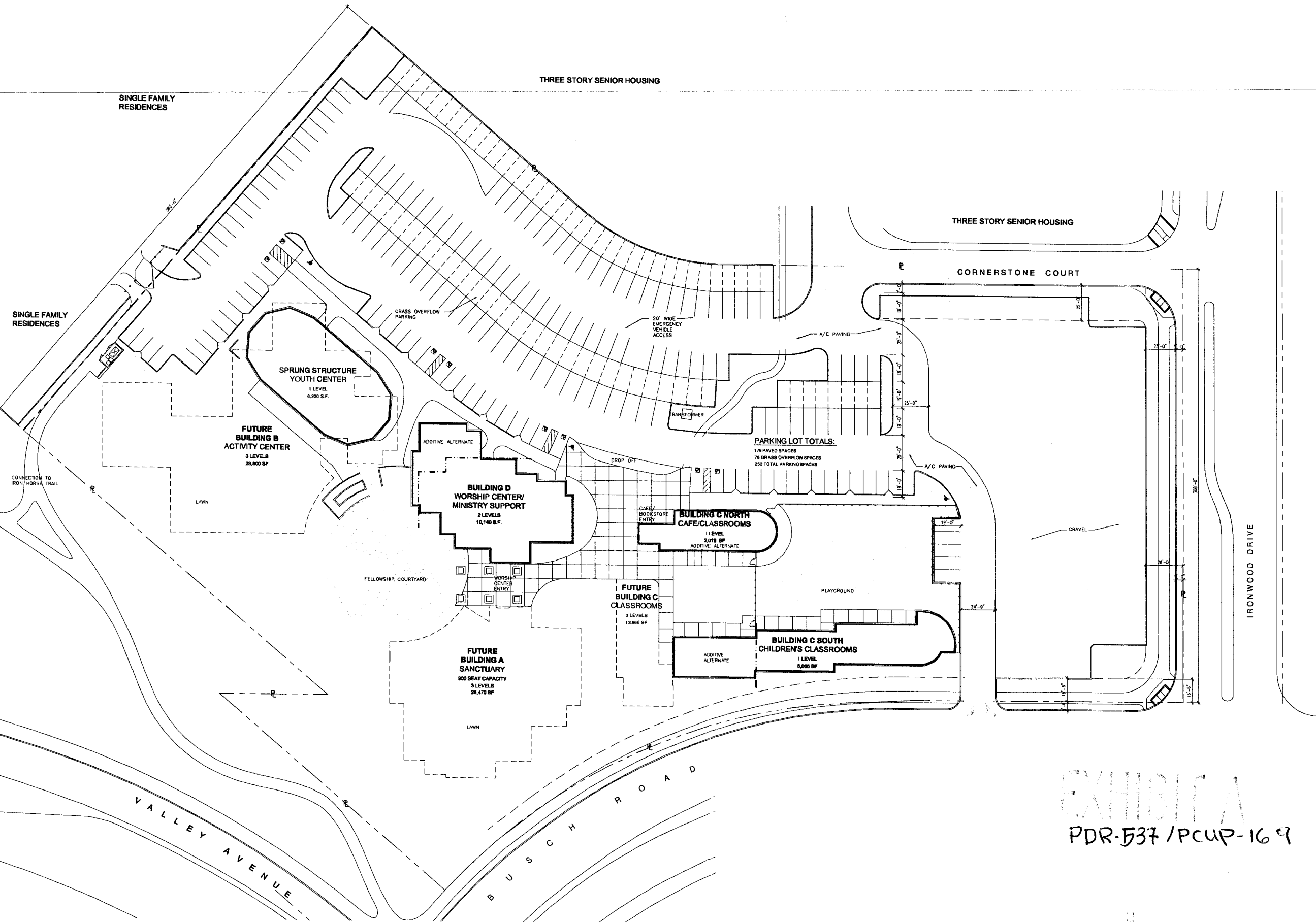
- 1 COMPOSITE SHINGLE ROOFING
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- 15 BEAM PER STRUCTURAL - STAINED @ EXPOSED CONDITIONS
- 16 SIGN
- 17 ALUMINUM LOUVERS
- 18 EXPANSION JOINT
- 19 STEEL GATES
- 20 GYP. BOARD SOFFIT / CEILING

Project Location: P. 0322 Pleasanton Presbyterian Church, DRAWINGS 0322 A2, 1 sanctuary chapel elevations.dwg
 Plot by: 04/14/04 11:41:06 AM

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 Printed: 0325
 Design Review: 7 May 2004

Pleasanton Presbyterian Church
 Pleasanton, California
 Elevations - Sanctuary, Building A & Multi Purpose / Chapel, Building D

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Site Plan - Phase 1

EXHIBIT A
PDR-537 / PCUP-169

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Design Development: 26 June 2006

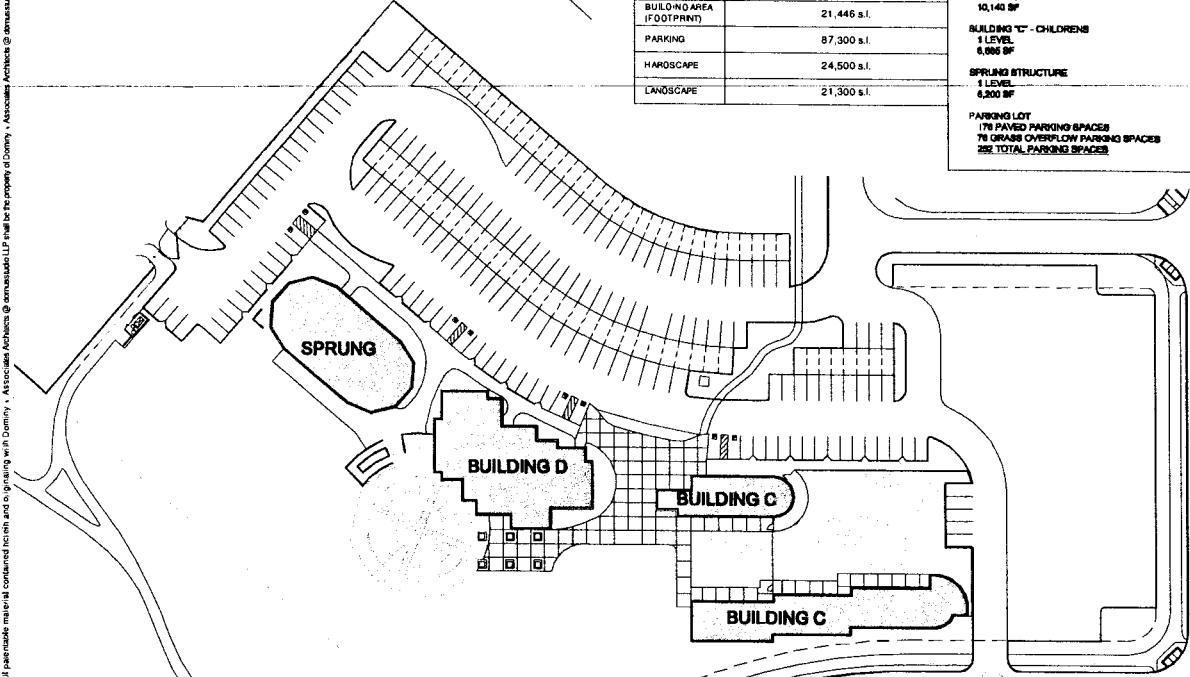
Phase 1 Site Plan
1" = 30'-0"



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 Location: P. 0325 Pleasanton Presbyterian Church, US/ARND/Phase1, US/325/A0.2_phasimg.rvt
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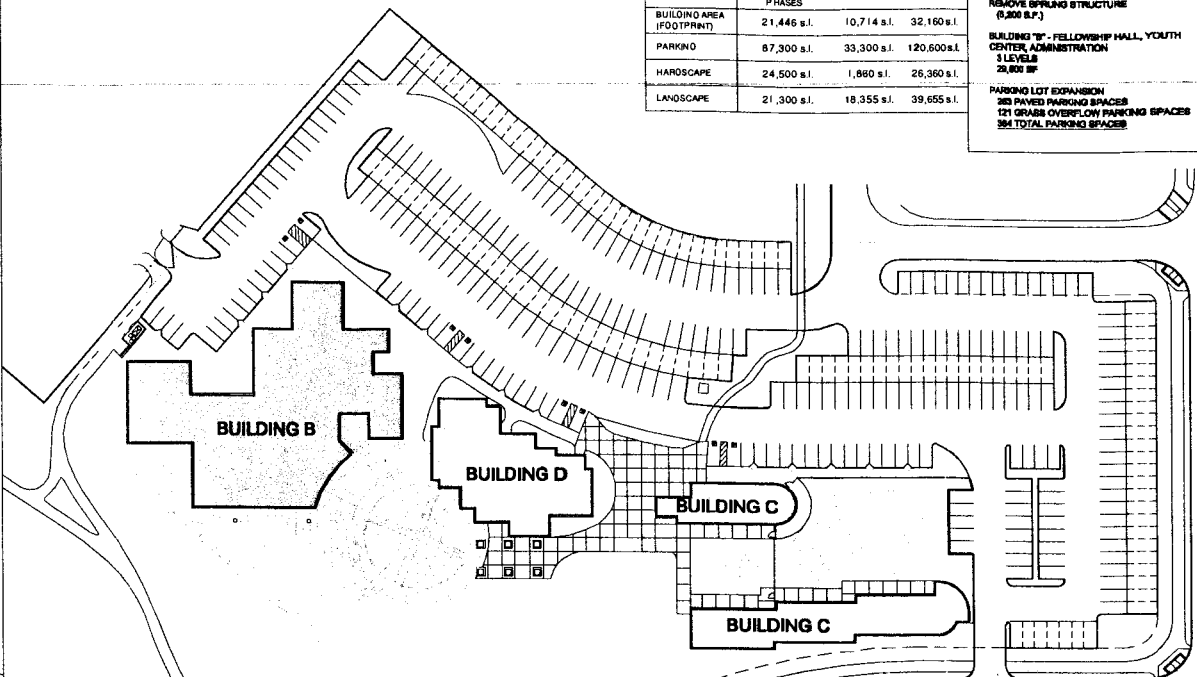
SITE / PHASE AREAS			DESCRIPTION
PREVIOUS PHASES	PHASE 1	TOTAL	
BUILDING AREA (FOOTPRINT)	21,446 s.f.		BUILDING "D" - ADULT MULT-PURPOSE 2 LEVELS 10,140 SF BUILDING "C" - CHILDREN 1 LEVEL 6,995 SF SPRUNG STRUCTURE 1 LEVEL 6,200 SF PARKING LOT 176 PAVED PARKING SPACES 76 GRASS OVERFLOW PARKING SPACES 252 TOTAL PARKING SPACES
PARKING	87,300 s.f.		
HARDSCAPE	24,500 s.f.		
LANDSCAPE	21,300 s.f.		



PHASE 1 SITE PLAN

1"=60'-0"

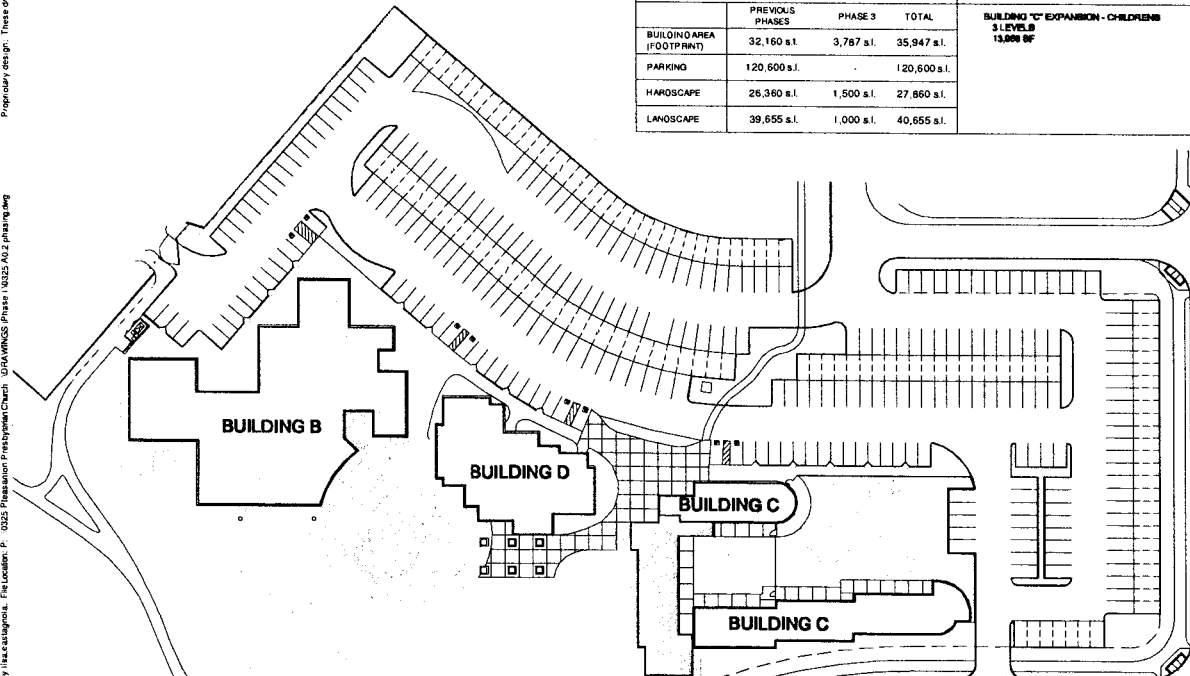
SITE / PHASE AREAS			DESCRIPTION
PREVIOUS PHASES	PHASE 2	TOTAL	
BUILDING AREA (FOOTPRINT)	21,446 s.f.	10,714 s.f.	REMOVE SPRUNG STRUCTURE (6,200 S.F.) BUILDING "D" - FELLOWSHIP HALL, YOUTH CENTER ADMINISTRATION 3 LEVELS 26,800 SF PARKING LOT EXPANSION: 282 PAVED PARKING SPACES 121 GRASS OVERFLOW PARKING SPACES 393 TOTAL PARKING SPACES
PARKING	87,300 s.f.	33,300 s.f.	
HARDSCAPE	24,500 s.f.	1,860 s.f.	
LANDSCAPE	21,300 s.f.	18,355 s.f.	



PHASE 2 SITE PLAN

1"=60'-0"

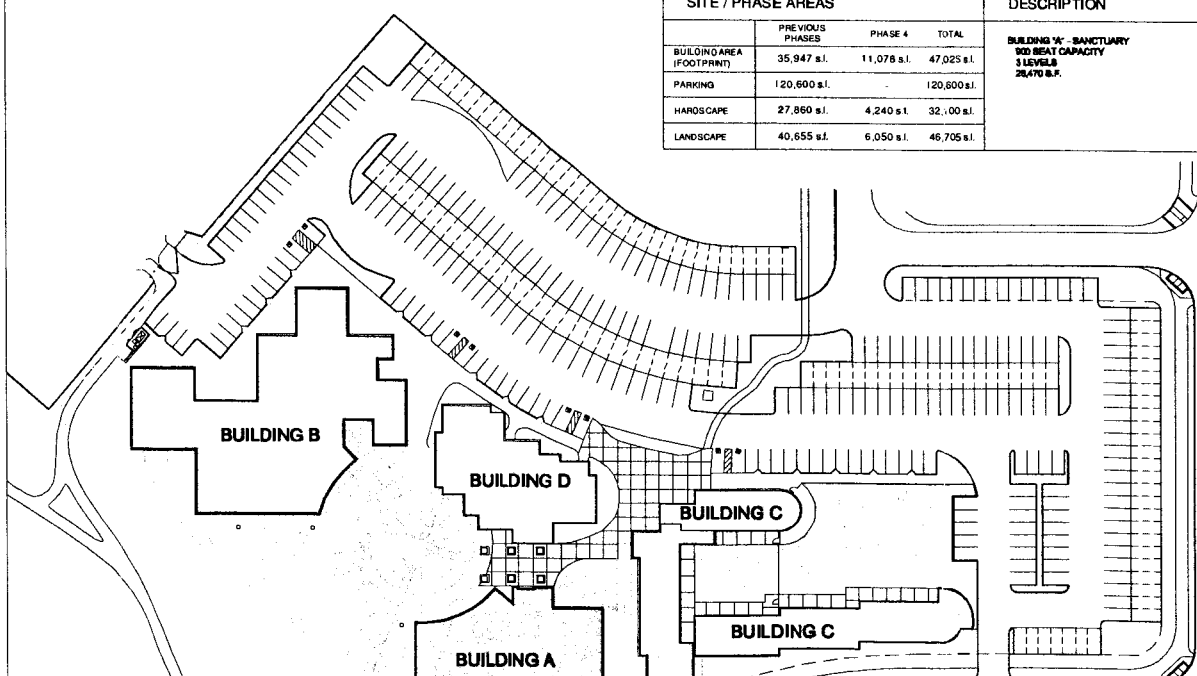
SITE / PHASE AREAS			DESCRIPTION
PREVIOUS PHASES	PHASE 3	TOTAL	
BUILDING AREA (FOOTPRINT)	32,160 s.f.	3,787 s.f.	BUILDING "C" EXPANSION - CHILDREN 3 LEVELS 13,800 SF 3,664 s.f.
PARKING	120,600 s.f.	120,600 s.f.	
HARDSCAPE	26,360 s.f.	1,500 s.f.	
LANDSCAPE	39,655 s.f.	1,000 s.f.	



PHASE 3 SITE PLAN

1"=60'-0"

SITE / PHASE AREAS			DESCRIPTION
PREVIOUS PHASES	PHASE 4	TOTAL	
BUILDING AREA (FOOTPRINT)	35,947 s.f.	11,078 s.f.	BUILDING "A" - SANCTUARY 300 SEAT CAPACITY 3 LEVELS 26,470 S.F. 40,655 s.f.
PARKING	120,600 s.f.	120,600 s.f.	
HARDSCAPE	27,860 s.f.	4,240 s.f.	
LANDSCAPE	40,655 s.f.	6,050 s.f.	



PHASE 4 SITE PLAN

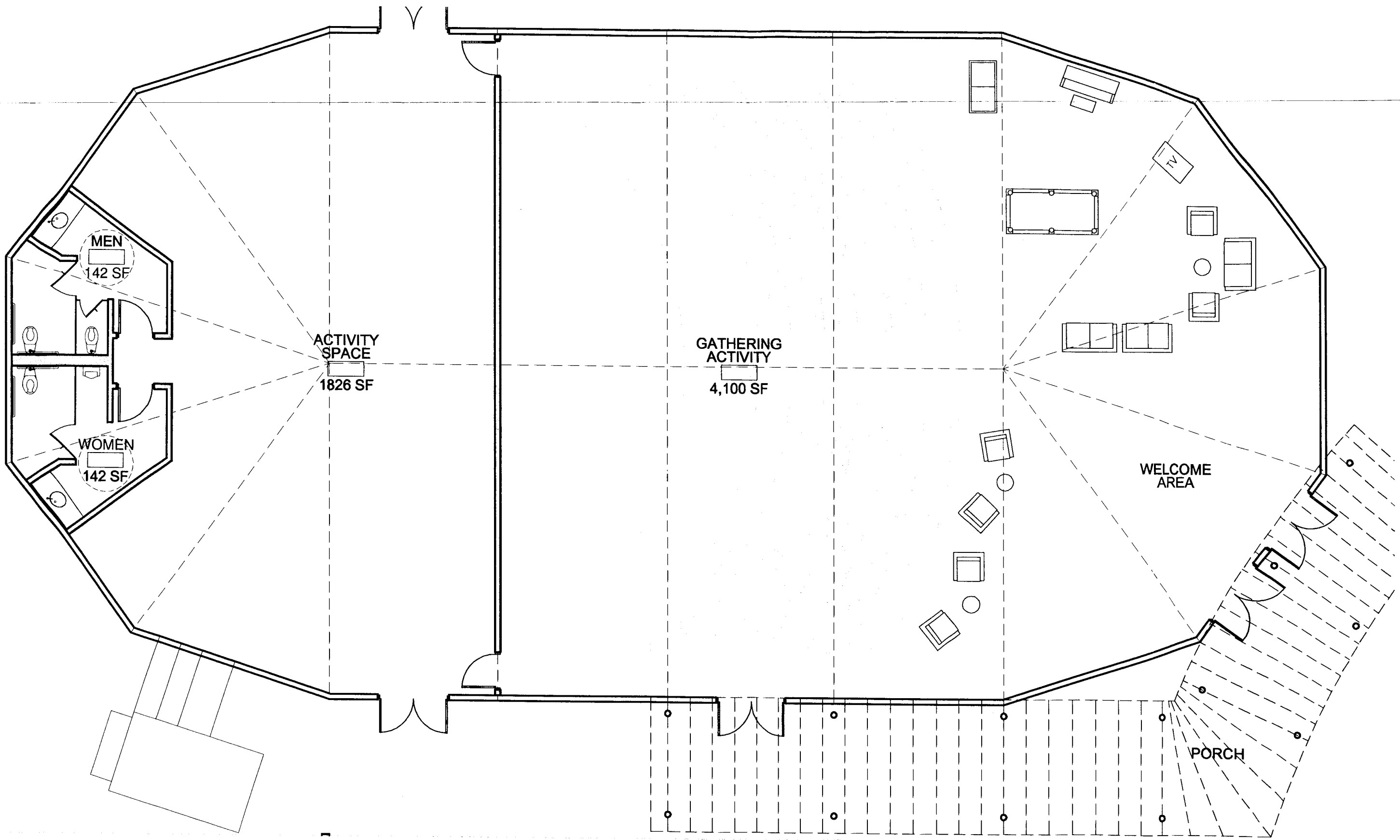
1"=60'-0"

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Project: 0325
 Design Development: 26 June 2008





Pleasanton Presbyterian Church

0' 2' 4' 8' 16'
 SCALE: 1/8" = 1'-0"

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Floor Plan

0315
 Sep. 5 2005
 1/8"=1'-0"

Selected California *Education Codes*

Selected sections of the California *Education Code* pertaining to private elementary and high schools. Unless noted, the entire section appears below.

33190. Affidavit by persons conducting private school instruction; publication of school list

Every person, firm, association, partnership, or corporation offering or conducting private school instruction on the elementary or high school level shall between the first and 15th day of October of each year, commencing on October 1, 1967, file with the Superintendent of Public Instruction an affidavit or statement, under penalty of perjury, by the owner or other head setting forth the following information for the current year.

(a) All names, whether real or fictitious, of the person, firm, association, partnership, or corporation under which it has done and is doing business.

(b) The address, including city and street, of every place of doing business of the person, firm, association, partnership, or corporation within the State of California.

(c) The address, including city and street, of the location of the records of the person, firm, association, partnership, or corporation, and the name and address, including city and street, of the custodian of such records.

(d) The names and addresses, including city and street, of the directors, if any, and principal officers of the person, firm, association, partnership, or corporation.

(e) The school enrollment, by grades, number of teachers, coeducational or enrollment limited to boys or girls and boarding facilities.

(f) That the following records are maintained at the address stated, and are true and accurate:

(1) The records required to be kept by section 48222.

(2) The courses of study offered by the institution.

(3) The names and addresses, including city and street, of its faculty, together with a record of the educational qualifications of each.

(g) Criminal record summary information has been obtained pursuant to section 44237. Whenever two or more private schools are under the effective control or supervision of a single administrative unit, such administrative unit may comply with the provisions of this section on behalf of each of the schools under its control or supervision by submitting one report.

Filing pursuant to this section shall not be interpreted to mean, and it shall be unlawful for any school to expressly or impliedly represent by any means whatsoever, that the State of California, the Superintendent of Public Instruction, the State Board of Education, the State Department of Education, or any division or bureau of the Department, or any accrediting agency, has made any evaluation, recognition, approval, or endorsement of the school or course unless this is an actual fact.

The Superintendent of Public Instruction shall prepare and publish a list of private elementary and high schools to include the name and address of the school and the name of the school owner or administrator.

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33191. Affidavit; Criminal Record Summary; Requirements

(a) Commencing October 1, 1985, the affidavit or statement filed with the Superintendent of Public Instruction pursuant to section 33190 shall, under penalty of perjury, include a statement manifesting compliance with the provisions of section 44237.

(b) In the case of any private school where the instructor also serves as the administrator of the school, the affidavit or statement shall be made available upon request to the parents or guardians of all pupils currently enrolled in the school and to any parent or guardian considering whether to enroll his or her child in the school.

44237. Fingerprints; private school employees; criminal record information; list of teachers with revoked or suspended credentials; fees; confidentiality

(**Note:** This section is excerpted. To read the entire section, see [EC 44237](#) [Outside Source].)

(a) Every person, firm, association, partnership, or corporation offering or conducting private school instruction on the elementary or high school level shall require each applicant for employment in a position requiring contact with minor pupils who does not possess a valid credential issued by the Commission on Teacher Credentialing or is not currently licensed by another state agency that requires a criminal record summary that directly relates to services provided in a facility described in this section and has background clearance criteria that meets or exceeds the requirements of this section, to submit two sets of fingerprints

prepared for submittal by the employer to the Department of Justice for the purpose of obtaining criminal record summary information from the Department of Justice and the Federal Bureau of Investigation.

(b)

(1) As used in this section, "employer" means every person, firm, association, partnership, or corporation offering or conducting private school instruction on the elementary or high school level.

(2) As use in this section, "employment" means the act of engaging the services of a person, who will have contact with pupils, to work in a position at a private school at the elementary or high school level on or after September 30, 1997, on a regular, paid full-time basis, regular, paid part-time basis or paid full- or part-time seasonal basis.

(3) As used in this section, "applicant" means any person who is seriously being considered for employment by an employer.

(4) This section does not apply to a secondary school pupil working at the school he or she attends or a parent or legal guardian working exclusively with his or her children.

(To read the entire section, see link above.)

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48200. Children between ages 6 and 18 years

(Compulsory public school attendance)

Each person between the ages of 6 and 18 years not exempted under the provisions of this chapter or Chapter 3 (commencing with Section 48400) is subject to compulsory full-time education. Each person subject to compulsory full-time education and each person subject to compulsory continuation education not exempted under the provisions of Chapter 3 (commencing with Section 48400) shall attend the public full-time day school or continuation school or classes and for the full time designated as the length of the schoolday by the governing board of the school district in which the residency of either the parent or legal guardian is located and each parent, guardian, or other person having control or charge of the pupil shall send the pupil to the public full-time day school or continuation school or classes and for the full time designated as the length of the schoolday by the governing board of the school district in which the residence of either the parent or legal guardian is located.

Unless otherwise provided for in this code, a pupil shall not be enrolled for less than the minimum schoolday established by law.

48222. Attendance in Private School

(Local district authority over exemption)

Children who are being instructed in a private full-time day school by persons capable of teaching shall be exempted. Such school shall, except under the circumstances described in Section 30, be taught in the English language and shall offer instruction in the several branches of study required to be taught in the public schools of the state. The attendance of the pupils shall be kept by private school authorities in a register, and the record of attendance shall indicate clearly every absence of the pupil from school for a half day or more during each day that school is maintained during the year.

Exemptions under this section shall be valid only after verification by the attendance supervisor of the district, or other person designated by the board of education, that the private school has complied with the provisions of section 33190 requiring the annual filing by the owner or other head of a private school of an affidavit or statement of prescribed information with the Superintendent of Public Instruction. The verification required by this section shall not be construed as an evaluation, recognition, approval, or endorsement of any private school or course.

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48224. Instruction by tutor

(Exemption by certificated tutor)

Children not attending a private, full-time, day school and who are being instructed in study and recitation for at least three hours a day for 175 days each calendar year by a private tutor or other person in the several branches of study required to be taught in the public schools of this state and in the English language shall be exempted. The tutor or other person shall hold a valid state credential for the grade taught. The instruction shall be offered between the hours of 8 o'clock a.m. and 4 o'clock p.m.

48260. Definition; legislative intent

(Truancy)

(a) Any pupil subject to compulsory full-time education or to compulsory continuation education who is absent from school without valid excuse three full days in one school year or tardy or absent for more than any 30-minute period during the schoolday without a valid excuse on three occasions in one school year, or any combination thereof, is a truant and shall be reported to the attendance supervisor or to the superintendent of the school district.

(b) Notwithstanding subdivision (a), it is the intent of the Legislature that school districts shall not change the method of attendance accounting provided for in existing law and shall not be required to employ period-by-period attendance accounting.

[Back to Top](#)

48904. Liability of parent or guardian for willful pupil misconduct; withholding of grades, diplomas and transcripts; voluntary work program

(Private schools withholding records)

(NOTE: This section is excerpted. To read the entire section, see [EC 48904](#) [Outside Source].)

(a)

(1) Notwithstanding Section 1714.1 of the Civil Code, the parent or guardian of any minor whose willful misconduct results in injury or death to any pupil or any person employed by, or performing volunteer services for, a school district or private school or who willfully cuts, defaces, or otherwise injures in any way any property, real or personal, belonging to a school district or private school, or personal property of any school employee, shall be liable for all damages so caused by the minor. The liability of the parent or guardian shall not exceed ten thousand dollars (\$10,000). The parent or guardian shall also be liable for the amount of any reward not exceeding ten thousand dollars (\$10,000) paid pursuant to Section 53069.5 of the Government Code. The parent or guardian of a minor shall be liable to a school district or private school for all property belonging to the school district or private school loaned to the minor and not returned upon demand of an employee of the district or private school authorized to make the demand.

(b)

(1) Any school district or private school whose real or personal property has been willfully cut, defaced, or otherwise injured, or whose property is loaned to a pupil and willfully not returned upon demand of an employee of the district or private school authorized to make the demand may, after affording the pupil his or her due process rights, withhold the grades, diploma, and transcripts of the pupil responsible for the damage until the pupil or the pupil's parent or guardian has paid for the damages thereto, as provided in subdivision (a).

(To read the entire section, see link above.)

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49068. Transfer of permanent enrollment and scholarship record

Whenever a pupil transfers from one school district to another or to a private school, or transfers from a private school to a school district within the state, the pupil's permanent record or a copy thereof shall be transferred by the former district or private school upon a request from the district or private school where the pupil intends to enroll. Any school district requesting such a transfer of a record shall notify the parent of his right to receive a copy of the record and a right to a hearing to challenge the content of the record. The State Board of Education is hereby authorized to adopt rules and regulations concerning the transfer of records.

(NOTE: Other regulations governing private school records appear in California Code of Regulations, Title 5, Division 1 California Department of Education, Chapter 2 Pupils, Subchapter 2 Records of Pupils, Article 3 Individual Pupil Records, Sections 430-437.)

49069. Absolute right to access

(Parents and Records)

Parents of currently enrolled or former pupils have an absolute right to access to any and all pupil records related to their children that are maintained by school districts or private schools. The editing or withholding of any of those records, except as provided for in this chapter, is prohibited.

Each school district shall adopt procedures for the granting of requests by parents for copies of all pupil records pursuant to Section 49065, or to inspect and review records during regular school hours, provided that the requested access shall be granted no later than five business days following the date of the request. Procedures shall include the notification to the parent of the location of all official pupil records if not centrally located and the availability of qualified certificated personnel to interpret records if requested.

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51210. Areas of study

(Grades K-6)

The adopted course of study for grades 1 to 6, inclusive, shall include instruction, beginning in grade 1 and continuing through grade 6, in the following areas of study:

(a) English, including knowledge of, and appreciation for literature and the language, as well as the skills of speaking, reading, listening, spelling, handwriting, and composition.

(b) Mathematics, including concepts, operational skills, and problem solving.

(c) Social sciences, drawing upon the disciplines of anthropology, economics, geography, history, political science, psychology, and sociology, designed to fit the maturity of the pupils. Instruction shall provide a foundation for understanding the history, resources, development, and government of California and the United States of America; the development of the American economic system including the role of the entrepreneur and labor; the relations of persons to their human and natural environment; eastern and western cultures and civilizations; contemporary issues; and the wise use of natural resources.

(d) Science, including the biological and physical aspects, with emphasis on the processes of experimental inquiry and on the place of humans in ecological systems.

(e) Visual and performing arts, including instruction in the subjects of dance, music, theatre, and visual arts, aimed at the development of aesthetic appreciation and the skills of creative expression.

(f) Health, including instruction in the principles and practices of individual, family, and community health.

(g) Physical education, with emphasis upon the physical activities for the pupils that may be conducive to health and vigor of body and mind, for a total period of time of not less than 200 minutes each 10 schooldays, exclusive of recesses and the lunch period.

(h) Other studies that may be prescribed by the governing board.

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51220. Areas of study (Grades 7-12)

The adopted course of study for grades 7 to 12, inclusive, shall offer courses in the following areas of study:

(a) English, including knowledge of and appreciation for literature, language, and composition, and the skills of reading, listening, and speaking.

(b) Social sciences, drawing upon the disciplines of anthropology, economics, geography, history, political science, psychology, and sociology, designed to fit the maturity of the pupils. Instruction shall provide a foundation for understanding the history, resources, development, and government of California and the United States of America; instruction in our American legal system, the operation of the juvenile and adult criminal justice systems, and the rights and duties of citizens under the criminal and civil law and the State and Federal Constitutions; the development of the American economic system, including the role of the entrepreneur and labor; the relations of persons to their human and natural environment; eastern and western cultures and civilizations; human rights issues, with particular attention to the study of the inhumanity of genocide, slavery, and the Holocaust, and contemporary issues.

(c) Foreign language or languages, beginning not later than grade 7, designed to develop a facility for understanding, speaking, reading, and writing the particular language.

(d) Physical education, with emphasis given to physical activities that are conducive to health and to vigor of body and mind, as required by Section 51222.

(e) Science, including the physical and biological aspects, with emphasis on basic concepts, theories, and processes of scientific investigation and on the place of humans in ecological systems, and with appropriate applications of the interrelation and interdependence of the sciences.

(f) Mathematics, including instruction designed to develop mathematical understandings, operational skills, and insight into problem-solving procedures.

(g) Visual and performing arts, including dance, music, theater, and visual arts, with emphasis upon development of aesthetic appreciation and the skills of creative expression.

(h) Applied arts, including instruction in the areas of consumer and homemaking education, industrial arts, general business education, or general agriculture.

(i) Career technical education designed and conducted for the purpose of preparing youth for gainful employment in the occupations and in the numbers that are appropriate to the personnel needs of the state and the community served and relevant to the career desires and needs of the pupils.

(j) Automobile driver education, designed to develop a knowledge of the provisions of the Vehicle Code and other laws of this state relating to the operation of motor vehicles, a proper acceptance of personal responsibility in traffic, a true appreciation of the causes, seriousness and consequences of traffic accidents, and to develop the knowledge and attitudes necessary for the safe operation of motor vehicles. A course in automobile driver education shall include education in the safe operation of motorcycles.

(k) Other studies as may be prescribed by the governing board.

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Questions: Private Schools | 916-445-7331

California Department of Education
1430 N Street
Sacramento, CA 95814

Last Reviewed: Monday, September 27, 2010


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Private Schools

Addresses, phone numbers, school administrators, grade span, programs offered, and enrollment by grade.

California law (*California Education Code* Section 33190) requires private schools offering or conducting a full-time elementary or secondary level day school for students between the ages of 6 and 18 to file an affidavit with the California Department of Education (CDE). Filing an affidavit with CDE does not constitute certification of status as a private school. The **Private School Directory** information, below, lists only private schools reporting enrollments of six or more students on their Private School Affidavits.

Inclusion of a school in this directory should not be interpreted as meaning that the State of California, the State Superintendent of Public Instruction (SSPI), the State Board of Education, CDE, or any other agency has made any evaluation, approval, or endorsement of any school listed.

The directory includes contact and demographic information reported by private schools (with six or more students) that filed the private school affidavit.

Private School Directory

- [2011-2012](#) (Posted 16-Feb-2012; XLS; 3MB; 438pp.)
- [2010-2011](#) (Revised 12-Aug-2011; XLS; 3MB; 485pp.)
- [2009-2010](#) (Posted 17-Feb-2010; XLS; 3MB; 440pp.)
- [2008-2009](#) (Revised 12-Aug-2009; XLS; 3MB; 370pp.)
- [2007-2008](#) (Modified 14-May-2009; XLS; 3MB; 252pp.)
- [2006-2007](#) (Modified 14-May-2009; XLS; 3MB; 272pp.)
- [2005-2006](#) (Modified 14-May-2009; XLS; 3MB; 260pp.)
- [2004-2005](#) (Modified 14-May-2009; XLS; 3MB; 268pp.)
- [2003-2004](#) (Modified 14-May-2009; XLS; 3MB; 272pp.)
- [2002-2003](#) (Modified 14-May-2009; XLS; 3MB; 284pp.)
- [2001-2002](#) (Modified 14-May-2009; XLS; 3MB; 365pp.)
- [2000-2001](#) (Modified 14-May-2009; XLS; 3MB; 385pp.)
- [1999-2000](#) (Modified 14-May-2009; XLS; 3MB; 296pp.)

Statistics

Following are reports of selected information submitted by the private schools.

- [2008-2009 Enrollment and Staff in California Private Schools](#) (Posted 05-Mar-2010; DOC; 840MB; 24pp.)
- [2006-2007 Enrollment and Staff in California Private Schools](#) (Posted 08-Aug-2007; DOC; 1MB; 25pp.)
- [2005-2006 Enrollment and Staff in California Private Schools](#) (Posted 20-Jun-2006; DOC; 1MB; 20pp.)
- [2004-2005 Enrollment and Staff in California Private Schools](#) (Posted 30-Sep-2005; DOC; 1MB; 20pp.)
- [2003-2004 Enrollment and Staff in California Private Schools](#) (Posted 30-Mar-2004; DOC; 1MB; 19pp.)

- [2002-2003 Enrollment and Staff in California Private Schools](#)
(Posted 02-Jul-2004; DOC; 1MB; 19pp.)

Questions: Private Schools | privateschools@cde.ca.gov | 916-445-7331
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EVALUATION OF PROGRAMS**Private School Participants in Programs under the No Child Left Behind Act and the Individuals with Disabilities Education Act: Private School and Public School District Perspectives (2007)**

- Final Report: [PDF \(783 KB\)](#) | [Word \(1.8 MB\)](#)

BACKGROUND

Public school districts are required to provide equitable services to eligible private school students through the *Elementary and Secondary Education Act (ESEA)*, as reauthorized by the *No Child Left Behind Act (NCLB)* 2001, and the *Individuals with Disabilities Education Act (IDEA)*, reauthorized 2004. Twelve major *ESEA* programs require public school districts to provide services and benefits to private school participants on an equitable basis. *IDEA* requires that public school districts conduct a child find process to locate students with disabilities enrolled by their parents in private schools, and to expend a proportionate amount of funding on special education and related services to such eligible children enrolled in private schools.

Both *ESEA* and *IDEA* also require that public school districts engage in timely and meaningful consultation with private schools about the provision of services to private school students and their teachers and parents. This consultation must occur before any decision is made that impacts the opportunities for participation of private school students, teachers, and parents and throughout the design, development, implementation, and assessment of those services. ¹

This report describes participation of private school participants in federal education programs, the consultation process between private schools and public school districts, and public school district allocation of federal funds for services for private school participants. The results presented in this report are based on surveys conducted in 2005–06 among a nationally representative sample of public school districts with at least one private school located within their boundaries and a nationally representative sample of private schools located within the boundaries of the sample districts.

KEY FINDINGS**Participation**

Overall, 44 percent of private schools had at least one participant in an *ESEA* program. However, there was not a single individual *ESEA* program (e.g. Title I, Part A) in which more than 20 percent of private schools had at least one participant. The two *ESEA* programs with the highest levels of participation were State Grants for Innovative Programs (20 percent) and Improving Teacher Quality State Grants (20 percent). Sixteen percent of private schools had participants in Improving Basic Programs Operated by Local Educational Agencies (Title I, Part A), the largest *ESEA* program.

Catholic schools were more likely to report having at least one participant in *ESEA* programs than were non-Catholic schools. Eighty percent of Catholic schools reported having a participant in at least one of the 11 *ESEA* programs covered in this study, compared with one-quarter of non-Catholic schools. More than one-third (37 percent) of Catholic schools reported having participants in Title I, Part A, compared with 7 percent of other religious private schools and 6 percent of nonsectarian schools.

The percentage of students participating in a particular *ESEA* program in a given private school varied substantially by the religious affiliation and size of the school. While nonsectarian schools were less likely than Catholic schools to have participants in *ESEA* programs, those that did have participants were likely to have a majority of their students participating in four out of the five programs in which private schools most often reported having participants. Among private schools with at least one participant in *ESEA* programs, the smaller schools (those with fewer than 100 students) tended to have a higher fraction of students participating in most of the *ESEA* programs.

The most common reason given by private schools for not having participants in *ESEA* programs was a conscious decision not to be involved in federal programs (58 percent). **Forty percent of private schools with no *ESEA* participants reported having no knowledge of federal education programs under *ESEA*.** However, 14 percent of the private schools that reported no knowledge of

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- Public Charter Schools Program

ESEA programs (6 percent of private schools with no *ESEA* participants) also reported that they consciously chose not to participate.

IDEA had the highest percentage of private schools with participants of any federal education program. Forty-three percent of private schools had at least one participant in *IDEA*.

Provision of Services

Private schools reported that the most common services provided through *ESEA* programs were professional development for private school teachers and the provision of equipment and materials. Forty-five percent of public school districts offered Title I, Part A, services to private school participants, with the majority indicating that a public school district employee provided these program services at the private school site.

For *IDEA*, the most common services that public school districts provided were speech and language therapy (92 percent) and special education instruction (78 percent).

Consultation

Public school districts and private schools with participants in a particular program generally reported similar levels of consultation about that *ESEA* program.

Limited communication from the public school district was the most common reason private schools gave for the absence of timely and meaningful consultation. Seven percent of public school districts identified poor coordination within the public school district office as a barrier to timely and meaningful consultation.

For *IDEA*, 38 percent of private schools reported that the public school district engaged in timely and meaningful consultation with private school officials, representatives, or parents regarding participation in *IDEA*, while 86 percent of public school districts reported conducting such consultations with appropriate parties. One possible explanation is that public school districts are required to consult with some, but not all, private schools located within their boundaries. Additionally, public school districts may consult with an organization like a diocese on behalf of a group of private schools.

This report is available online at www.ed.gov/about/offices/list/opepd/ppss/reports.html.

1. *ESEA*, Section 9501(c)(3), Section 1120, (b)(2) and *IDEA* Section 612(a)(10)(A)(iii).

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- Security
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Other Sites

- Whitehouse.gov
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- Benefits.gov



EXHIBIT H
175
3474 100 439 FEB 15 11
3753 PLEASANTON, CA 94566

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DEPT
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PLEASANTON CA 94566

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COMMUNITY DEVELOPMENT

9456660802 8900



Informational Meeting Proposed Centerpointe Presbyterian Church K-8 Academy Program Addition

Centerpointe Presbyterian Church is seeking ways to increase our service to the community by obtaining a Conditional Use modification which will allow us to operate a K-8 Christian Academy utilizing existing and approved Centerpointe campus facilities. This modification is for operational approval only; we are not seeking any change in the number or size of buildings on our campus. You are invited to attend a Neighborhood Informational Presentation, where Centerpointe representatives will be available to share details regarding the proposed Academy program. Representatives will be available to answer questions from **4:00 pm to 7:30 pm on March 1, 2012** at the Gardens at Ironwood Club Room located at 3431 Cornerstone Court.

The approval would permit the operation of an Academy with a maximum of 207 students (approximately 23 students per class) and 18 staff at project completion. It is the intent to phase this educational program over a period of time, likely starting with Kindergarten, First and Second Grade classes, followed by the addition of subsequent grades. Administrative and Teaching staff will also be phased. As we informed the City when obtaining our original Conditional Use Permit, and is still the same today, our decisions regarding future construction at the Centerpointe Campus is predicated on membership expansion and funding resources. However, this program addition will enable our congregation to move faster on the completion of our master plan and the permanent facilities approved for the site.

The Hours of Operation for the Academy are proposed as follows:
Kindergarten classes shall be held from 9:00 a.m. to 3:00 p.m.
Elementary school classes shall be held from 9:20 a.m. to 3:20 p.m.

We believe this program addition will benefit the community by offering high quality education to Pleasanton students. If you have any questions or would like additional information, please contact Rian Gamble at 925-846-4436 ext. 113, or via email at rian.gamble@centerpointeweb.org.

Natalie Amos

From: Jan Tobias
Sent: Sunday, March 04, 2012 11:57 AM
To: Natalie Amos
Subject: Re: Centerpointe Presbyterian Church private school proposal P11-0953

Respectfully,

This will have a huge negative impact on traffic at the corner of Valley Avenue and Busch Road, and especially Ironwood Drive. Ironwood Drive is the only roadway in to Ironwood Classics homes, Ironwood Gardens apartments, and the new, in progress, Village at Ironwood. There are 80+ more single family homes going to be built in the next two years in the Village at Ironwood. Ironwood Drive is one lane in each direction.

Please consider the school's proposed location as inappropriate, or at least wait to see what the impacts will be from the current housing construction once it's completed.

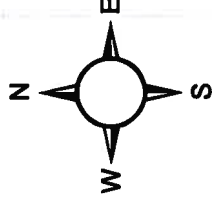
Jan Tobias
1157 Bradford Way
Pleasanton, CA 94566

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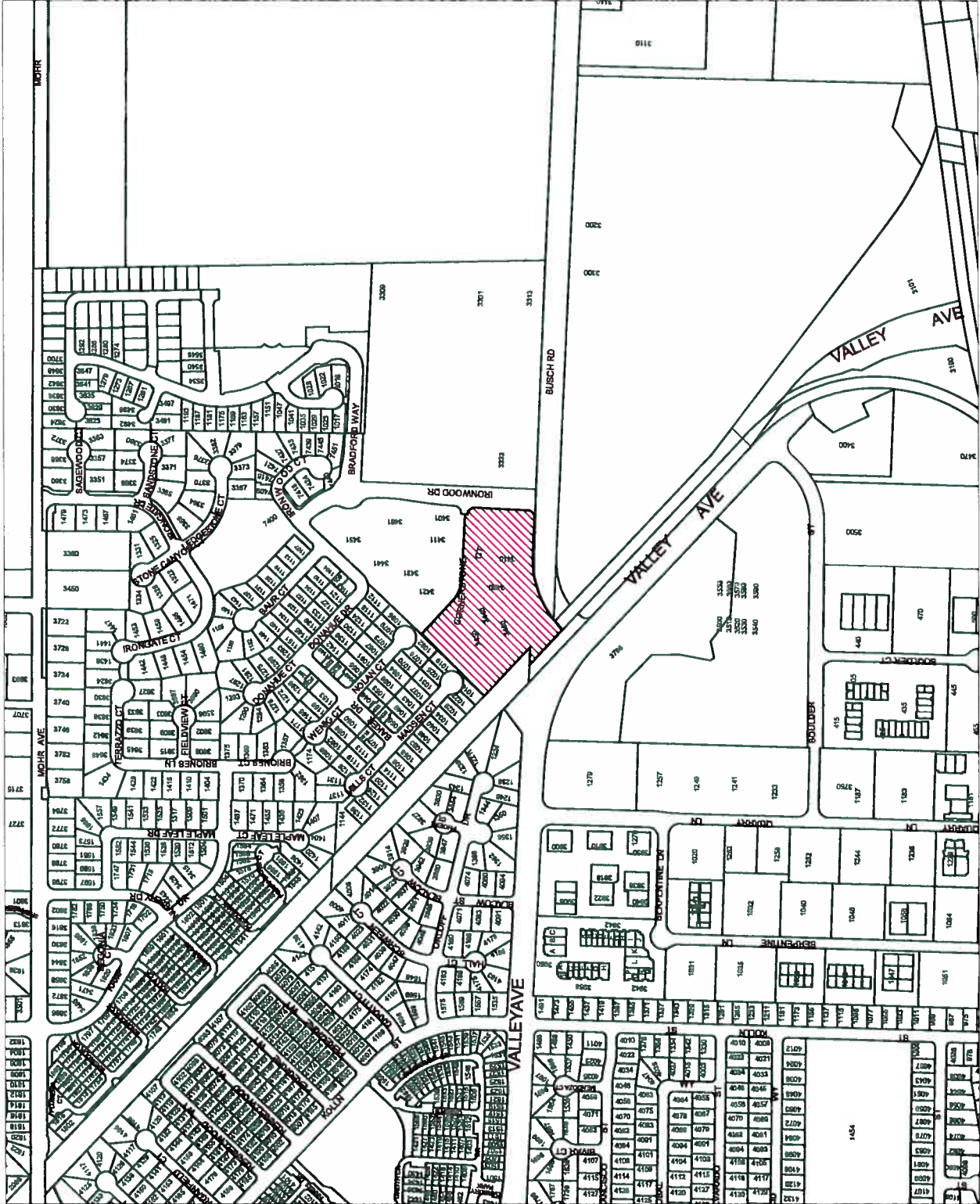


Scale 1 in = 650 ft



EXHIBIT J

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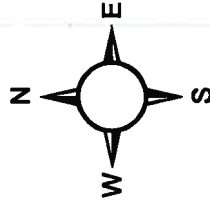
P11-0953, Centerpointe

City of Pleasanton

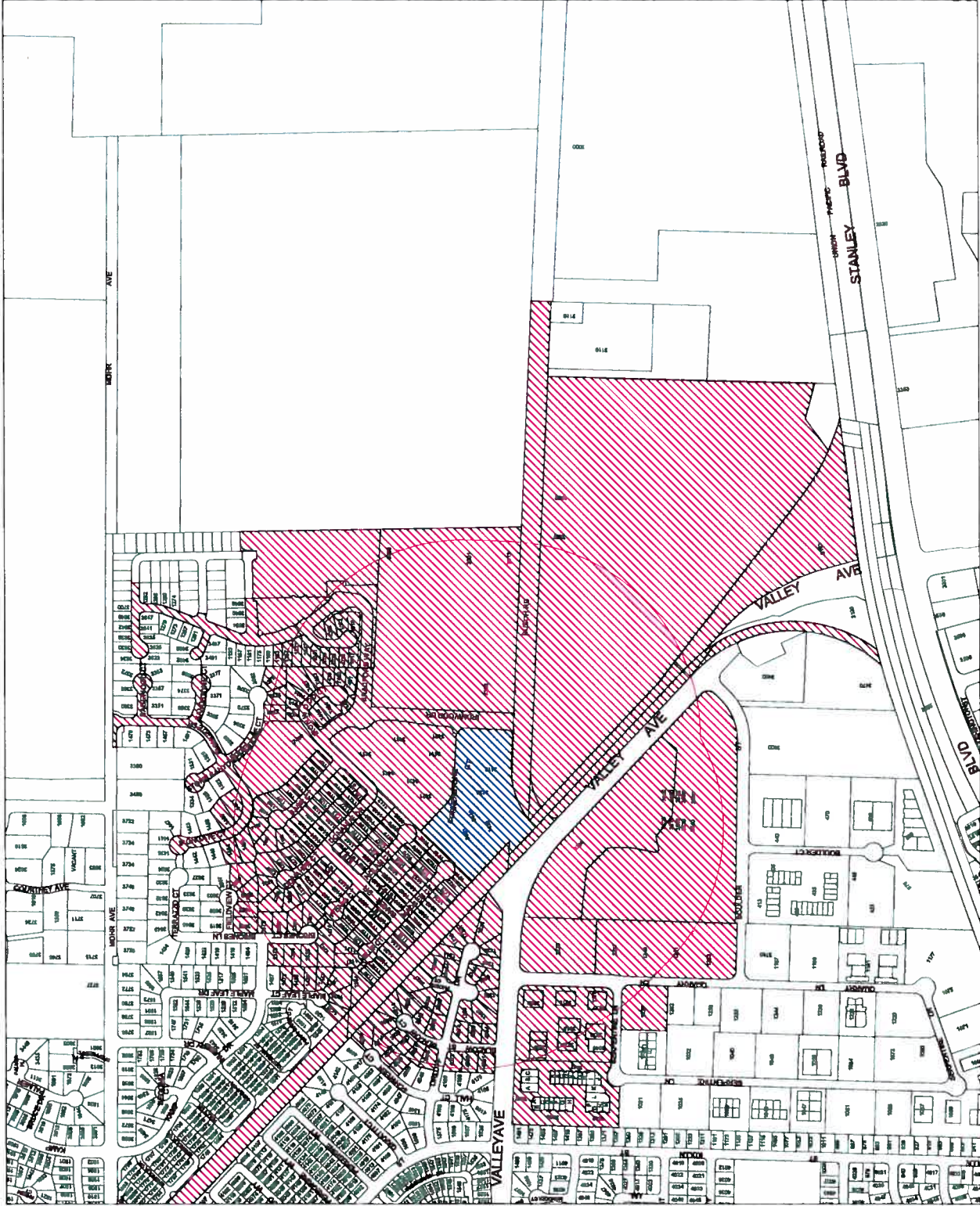
GIS

Department

3410 Cornerstone Ct



Printed 2/28/2012



PLANNING COMMISSION CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. PC-2004-63

RESOLUTION APPROVING THE APPLICATION OF PLEASANTON PRESBYTERIAN CHURCH FOR DESIGN REVIEW APPROVAL, AS FILED UNDER CASE PDR-377

WHEREAS, Pleasanton Presbyterian Church has applied for design review approval to construct a church complex consisting of four buildings measuring approximately 24,108 square feet, 29,718 square feet, 20,344 square feet, and 8,240 square feet, respectively, to be located at the northeast corner of the intersection of Valley Avenue and Busch Road; and

WHEREAS, zoning for the property is PUD-LDR/MDR/HDR/P&I (Planned Unit Development -- Low Density Residential/Medium Density Residential/High Density Residential/Public & Institutional) District; and

WHEREAS, at its duly noticed public hearing of October 27, 2004, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and

WHEREAS, this project was included in the scope of the mitigated Negative Declaration prepared and adopted in September 2002 for the PUD pre-zoning and development plan review for the Busch Property (PUD-18); and

WHEREAS, the Planning Commission has determined that 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 that there is no new information of substantial importance not known at the time the previous mitigated Negative Declaration was adopted regarding the project or its effects, mitigation measures, or alternatives; therefore, no additional environmental documentation was prepared for this application; 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-377, the application of Pleasanton Presbyterian Church for design review approval to construct a church complex consisting of four buildings measuring approximately 24,108 square feet, 29,718 square feet, 20,344 square feet, and 8,240 square feet, respectively, to be located at the northeast corner of the intersection of Valley Avenue and Busch Road, subject to the conditions shown in Exhibit "B," attached hereto and made part of this case by reference.

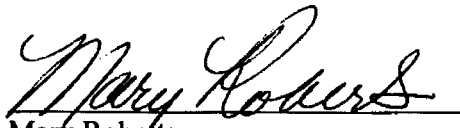
Section 2. This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

THIS RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PLEASANTON ON THE 27th DAY OF OCTOBER 2004 BY THE FOLLOWING VOTE:

AYES: Commissioners Arkin, Fox, Maas, and Roberts.
NOES: None.
ABSENT: Commissioner Sullivan.
ABSTAIN: None.

ATTEST:


Dawn G. Abrahamson
City Clerk


Mary Roberts
Chairperson

APPROVED AS TO FORM:

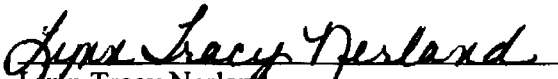

Lynn Tracy Nerland
Assistant City Attorney

EXHIBIT B
CONDITIONS OF APPROVAL

PDR-377, Pleasanton Presbyterian Church
Valley Avenue and Busch Road
October 27, 2004

1. Development shall be substantially as shown on the development plans, Exhibit "A", dated "Received May 7, 2004", without the columbarium and with the revised "weather vane" cross, 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. All conditions of PUD-18 shall remain in full force and effect, unless superseded by the conditions of this application.
3. The project developer shall explore the use of a grass and plastic frame permeable parking system to replace the proposed turfblock paving system. The final detail of this grass parking system shall be subject to the review and approval of the Planning Director prior to the issuance of a building permit.
4. 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.
5. This design review approval will lapse within one (1) year from the date of approval unless a building permit for any one of the buildings is issued and construction has commenced and is diligently pursued toward completion or an extension has been approved by the City. The design review approval for future phases of this facility shall be vested upon receipt of the first building permit for any of the buildings in this facility.
6. Any changes to the proposed phasing of the project shall be submitted for the review and approval of the Planning Director. Said request shall demonstrate that sufficient parking would be available on-site for all buildings and approved uses on the site.
7. **All conditions of approval for this case shall be written by the project developer on all building permit plan check sets submitted for review and approval.** These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the building developer to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.

8. Prior to issuance of a building permit, the project developer shall pay the required commercial development school impact fee as prescribed by state law and as adopted by the Pleasanton Unified School District.
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. 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.
11. 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.
12. The project developer shall achieve a certified rating per the U.S. Green Building Council's (USGBC), "Leadership in Energy Environmental Design (LEED™)" 2.1 rating system in the design, construction, and operation of the proposed building. Before issuance of a building permit, the LEED™ checklist with specifics as to how each point would be achieved shall be submitted for the review and approval by the Planning Director. A copy of the approved checklist and how each point is to be obtained, along with the sheet number of the permit set on which that measure is referenced, shall be shown on the front sheet of the building permit plans submitted for the issuance of a building permit. A copy of the project specifications and all other supporting documentation shall also be provided to the Planning Director for use in reviewing the project's compliance with the City's Green Building ordinance.
13. 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. Tenant spaces shall be identified as determined by the City.
14. The project developer shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the main structure. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Planning Director. All required screening shall be provided prior to occupancy.

15. All mechanical equipment shall be constructed in such a manner that noise emanating from it will not be perceptible beyond the property plane of the subject property.
16. The location of any pad mounted transformers or other utility equipment/ boxes shall be subject to approval by the Planning Director prior to issuance of permits by the Building Department. Such transformers shall be screened by landscaping or contained within an enclosure matching the building and with corrugated metal gates. All transformers shall be shown on the plans submitted for issuance of building permits. The project developer shall attempt to locate transformers at the rear of the site.
17. Final color samples shall be provided for the review and approval of the Planning Director prior to issuance of a building permit. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
18. All backflow prevention devices installed with the development shall be painted forest green (Pantone Color System Number 2030) and shall be screened from view from public/ private streets. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within one year from the date of planting. Weather protection devices such as measures to protect pipes from freezing shall require approval by the Planning Director prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. All backflow prevention devices shall be shown on the plans submitted for issuance of building permits together with screening mechanism and/ or weather protection devices. Proposed screening and weather protection devices shall be reviewed for conformity to these requirements and approved by the Planning Director prior to issuance of a building permit.
19. The project developer shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping and open space areas included in this project will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property. All proposed and required landscaping shall be irrigated. The site irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to maximize water conservation to the greatest extent possible. The irrigation systems shall include a soil moisture, rain sensor, or other irrigation efficiency device. The proposed type of irrigation efficiency device shall be shown on the plans submitted for the issuance of building permits.
20. A final landscape plan and irrigation plan shall be submitted to and approved by Planning Director as part of the building permit plan sets prior to issuance of a building or on-site permit. The project developer shall revise the plant palette to include more drought-tolerant species and shall utilize a high-efficiency irrigation system. Said landscape plan shall be consistent with the approved landscape plan in terms of the quantity of plants and general locations of trees, and shall be detailed in terms of species, location, size,

quantities, and spacing. The landscaping and irrigation plans are subject to the review and approval of the Planning Director and City Landscape Architect.

21. Prior to occupancy, the landscape architect shall certify in writing to the Planning Director 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.
22. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Department will issue permits.
23. A sanitary sewer sampling manhole shall be provided on the sanitary sewer lateral unless otherwise waived by the Director of Building Inspection.
24. The project developer shall submit two copies of the site soils report to the Director of Building Inspection for third party peer review and shall pay for such review at the time specified by the Director, but in all cases before the issuance of a grading permit.
25. Building and situs plans are to be submitted to the Building Department on computer disk in a format approved by the Director. Digitized information shall be submitted before requesting a final inspection and should reflect as-built situs and architectural information as approved by the Director.
26. 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.
27. Final inspection by the Planning Department is required prior to occupancy.
28. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor. All demolition activities and all construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be permitted on Federal Holidays. All construction equipment must meet DMV noise standards and shall be equipped with muffling devices.
29. There shall be no truck deliveries, parking lot sweeping, or garbage pick-up between the hours of 10:00 PM and 6:00 AM.
30. The project developer shall submit a waste management plan to the Building Department 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.

31. If required by the Police Department, the building shall be equipped with an alarm system, the type to be approved by the Police Department and that this system shall be installed prior to occupancy of the building.
32. The project developer shall meet all requirements of the Pleasanton Fire Code (Pleasanton Municipal Code, Chapter 20.24).
33. The building covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted to the Pleasanton Building Department for review and approval prior to installation. The fire alarm system, including waterflow 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). The fire alarm system shall be monitored in accordance with the Pleasanton Municipal Ordinance #1778. The fire alarm system shall transmit zone information to a UL listed Central Station as specified in the Ordinance.
34. The project developer shall keep the site free of fire hazards from the start of construction until the final inspection.
35. Any project developer, business owner, or tenant storing and/or using hazardous materials within the building covered by this approval, shall post National Fire Protection (NFP) 704 identification on the building and/or tenancy according to the City's "Hazardous Materials Identification Sign" procedures.
36. The project developer shall ensure that fire protection facilities, including all surface roads, fire hydrants, and a water supply capable of furnishing the required fire flow are installed and serviceable prior to and during the time of construction. When alternate methods of protection are approved by the Fire Chief, this requirement may be waived or modified. Proposed alternate methods of fire protection shall be submitted, in writing, to the Fire Chief. Work on the alternative fire protection methods shall not start without the approval of the Fire Chief.
37. The Fire Chief shall issue a permit prior to any installation of a fire detection, alarm, and occupant notification system. All sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
38. All portions of the building covered by this approval shall have installed and operating, fire extinguishers with a minimum 2-A:10-B:C rating. The fire extinguishers shall be located within a seventy-five foot (75' 0") radius of each other.

39. All utilities required to serve any existing or proposed development on-site shall be installed underground.
40. 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 the Director of Building Inspection prior to the issuance of any building permits.
41. 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.
42. 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.
43. 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.
44. 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.
45. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the Building Department. Such measures shall be maintained until such time as permanent landscaping is in place.
46. The project developer shall submit a dust control plan or procedure as part of the improvement plans.
47. Prior to building permit issuance, the developer shall submit a copy of the site, grading, and drainage plans to Zone 7 for review of the project's consistency with Zone 7 applicable guidelines for projects next to Zone 7 channels. The developer shall incorporate any requested changes into the design of the project, subject to the review and approval of the Planning Director.
48. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.

49. Approval of the storm drainage system shall be subject to the review and approval of the City Engineer to determine that the system is adequate, connects to an approved point of discharge, and meets the immediate and long-range requirements of this development.
50. 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.
51. The project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
52. The project developer shall install a system of vegetated bio-swales and micro-retention facilities on-site to intercept and pretreat storm water prior to reaching the storm drain and comply with the City's stormwater treatment requirements. The design, locations, and a schedule for maintaining these facilities shall be submitted to the City Engineer for review and approval prior to issuance of building permits.
53. 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. On-site storm drain facilities shall be cleaned a minimum of twice a year as follows: immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by the City Engineer/Director of Building Inspection.
54. 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, if applicable.
55. Prior to the commencement of any clearing, grading, or excavation, the project developer shall obtain the Construction Activities Storm Water General Permit from the State Water Resources Control Board, if applicable.
56. 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. 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 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.
 - 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.
57. The project developer shall install the landscaping along the northwest corner of the project site, the area closest to the Ponderosa Homes project's planned single-family residences, at the time of the Phase I construction of the sanctuary.

{end}

PLANNING COMMISSION CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. PC-2006-50

RESOLUTION APPROVING THE APPLICATION OF THE PRESBYTERIAN CHURCH
FOR DESIGN REVIEW APPROVAL AND CONDITIONAL USE PERMIT
AS FILED UNDER CASE PDR-537/PCUP-169

WHEREAS, the Presbyterian Church has applied for design review approval and conditional use permit for a stressed membrane (Sprung) structure to be located at 3410-3440 Ironwood Court; and

WHEREAS, zoning for the property is PUD-P&I and Mixed P&I (Planned Unit Development – Public & Institutional and Mixed Public & Institutional) District; and

WHEREAS, at its duly noticed public hearing of September 13, 2006, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and

WHEREAS, this project was included in the scope of the mitigated Negative Declaration prepared and adopted by the City Council in September 2002 for the PUD pre-zoning and development plan review for the Busch Property (PUD-18).; and

WHEREAS, the Planning Commission made the following findings for the conditional use permit:

1. The location of the proposed conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

The subject site is located in the Public & Institutional and Mixed Public & Institutional (P&I and Mixed P&I) portion of a Planned Unit Development. Public and Institution Districts are intended to provide sites for public or institutional uses, including religious facilities. The conditional use permit approving the activities of the church was approved as part of PUD-18. The temporary Sprung structure will house the same activities as previously approved until the permanent building is constructed. Therefore, this finding can be made.

2. The proposed location of the conditional use and the conditions under which the conditional uses would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The Sprung structure will be required to meet all standards and regulations of the California Uniform Building and Fire Codes before it can be erected. Therefore, this finding can be made.

3. The proposed conditional use will comply with each of the applicable provisions of Chapter 18.124 of the Pleasanton Municipal Code.

Chapter 18.124 of the Municipal Code states that because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to their effects on surrounding properties. The proposed Sprung structure is a temporary measure to meet the immediate needs of the Pleasanton Presbyterian Church. As previously stated, the uses proposed within the Sprung structure are the same as those proposed and approved for the future permanent building. The temporary structure will thereby create no increased impacts to the surrounding properties. Therefore, this finding can be made.

WHEREAS, the Planning Commission determined that the proposed project is consistent with the appearance of the existing buildings in the area, and the conditional use would be compatible with the existing uses in the area.

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

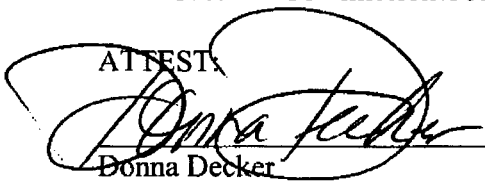
Section 1. Approves Case PDR-537/PCUP-169, the application of the Presbyterian Church for design review approval and conditional use permit for a stressed membrane (Sprung) structure to be located at 3410-3440 Ironwood Court, subject to the conditions shown in Exhibit B, attached hereto and made part 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.

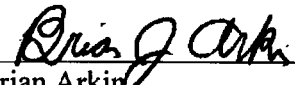
THIS RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PLEASANTON ON THE 13TH DAY OF SEPTEMBER, 2006 BY THE FOLLOWING VOTE:

AYES: Commissioners Blank, Fox, O'Connor, Olson, and Pearce.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Commissioner Arkin.

ATTEST:

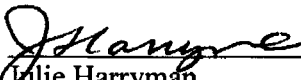


Donna Decker
Secretary, Planning Commission



Brian Arkin
Chairperson

APPROVED AS TO FORM:



Julie Harryman
Assistant City Attorney

**EXHIBIT B
CONDITIONS OF APPROVAL**

**PDR-537/PCUP-167, Pleasanton Presbyterian Church
3410-3440 Ironwood Court
September 13, 2006**

General

1. Development of the Sprung structure shall be substantially as shown on the development plans, Exhibit A, dated "Received June 7, 2006" 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. All changes with respect to location, size, materials, function, phasing, or construction shall be subject to the review and approval of the Planning Commission.
2. Except as modified by the conditions below, all conditions of Case PDR-377 and PUD-18 shall remain in full force and effect.
3. The Sprung structure shall be removed at the time permanent Building B is finalized or after ten years from the time the Sprung structure is finalized, whichever comes first. The applicant shall submit a request for an extension to the Planning Department should funding not be available to construct the complex as proposed.
4. All audio and/or amplification systems shall be oriented towards the southeast, or away from the Ironwood residences.
5. Doors shall remain closed during all times of activity within the Sprung structure.
6. All appropriate City permits shall be obtained prior to the erection of the Sprung structure.
7. The design review approval shall lapse one year from the effective date of approval unless a building permit is obtained for this or any building as part of PDR-377 and construction diligently pursued, or the City has approved a time extension. Conversely, if a building permit is pulled for the Sprung structure as herein approved, approval for PDR-377 shall be activated.
8. All conditions of approval for Cases PDR-537/PCUP--167 and PDR--377 shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on all grading and construction plans kept on the project site at all times. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval.

Planning

9. If archeological materials are uncovered during grading, trenching, or other on-site excavation, all work shall stop and the City immediately notified. The County Coroner and the Native American Heritage Commission shall be notified and procedures followed as required by the California Environmental Quality Act. A similar note shall appear on the grading and construction plans.
10. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. 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, if any, shall be removed from the site at the end of each workday.
11. The project developer shall implement the U.S. Green Building Council's (USGBC), "Leadership in Energy and Environmental Design (LEED)" 2.1 or 2.2 rating systems in the design, construction, and operation of the proposed building, including all future tenant improvements. These measures shall be shown on the building permit plan set submitted for review and approval before issuance of a building permit. In conjunction with the building permit application, the project developer shall determine the building's "LEED Green Building Rating", using the USGBC evaluating methodology, and shall report the rating to the Planning Director.
12. The proposed green building checklist shall be shown on one of the first two pages of the plans submitted for the issuance of a building permit. The sheet number(s) where each checklist item is addressed in the plan set shall be noted on the checklist. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Planning Director and the Chief Building Official.
13. The Building and Safety Division may require special inspections for the green building measures proposed. If required, the applicant shall provide verification to the Planning Department clearly stating that the Building and Safety Division has inspected and approved all applicable special inspections relating to green building measures. Said verification shall be provided prior to occupancy of the home.
14. The applicant shall submit an exterior lighting plan for the site and building, including photometrics, for the review and approval of the Planning Director and Chief Building Official prior to the issuance of building permits. The lighting plan shall comply with the City's Security Ordinance (Chapter 20.36 of the Pleasanton Municipal Code) and the following requirements:
 - (a) Lighting shall be directed away from adjacent properties and shall incorporate cut-off shield-type fixtures to prevent glare onto adjacent properties or roadways.

- (b) The height of the light poles shall not exceed 10½ feet. If additional lighting is necessary to comply with the City's Security Ordinance, then additional light poles and/or fixtures shall be provided at the site.
- (c) Light levels at the easterly property line shall be designed to meet the required foot candles for security.

Landscaping

- 15. No trees shall be removed other than those specifically designated for removal in the "Update of Tree Report – Busch Property" prepared by Hortscience and dated May 27, 2002. All recommendation of the "Tree Report – Busch Property," prepared by Hortscience and dated April 1996 shall be followed. The developer shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of a grading permit to ensure that all recommendations have been property implemented. The consultant shall certify in writing to City staff that such recommendations have been property implemented prior to issuance of a grading permit. The applicant shall obtain all required permits for tree removal.
- 16. Additional landscaping shall be required along the frontage of Busch Road and Valley Avenue and shall be no less than 24-gallon box size. The placement of the trees shall be subject to review and approval by the Planning Director and/or the City's Landscape Architect.
- 17. A final landscape plan and irrigation plan shall be submitted to an approved by the Planning Director as part of the building permit plan sets prior to issuance of a building or on-site permit. The landscaping and irrigation plans are subject to the review and approval by the Planning Director. The project developer shall provide root control barriers and four (4)-inch perforated pipes for trees in planting areas less than ten (10) feet in width, as determined necessary by the Planning Director at the time of review of the final landscape plan.
- 18. All planting materials shall be minimum of 24-gallon for street frontage trees, 15-gallon for all other trees, five-gallon for shrubs, and one-gallon for ground cover, except as approved by the Planning Director and/or the City Landscape Architect.
- 19. Prior to occupancy, the project developer shall certify in writing to the Planning Director 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.
- 20. The applicant shall provide for the addition of temporary trellises until such time that the street landscaping becomes sufficiently mature to screen the structure, subject to the review and approval of the Planning Director.

Building

21. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.
22. The project developer shall sweep or vacuum the existing roads and sidewalks that are used during construction, a minimum of once a month and shall prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually. If areas are pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water must be collected and discharged to the sanitary sewer, subject to approval of the Dublin-San Ramon Services District (DSRSD).

Engineering

23. The project developer shall submit two copies of the site soils report to the Chief Building Official for third-party peer review and shall pay for such review at the time plans are submitted for building permit, unless determined otherwise by the City Engineer.
24. Backflow-prevention devices, above-ground irrigation controls, and above-ground irrigation meters shall be located and screened so as to minimize visual impacts. To help minimize visual impacts, when feasible they shall be installed near the side property line with the most potential for landscape screening. All backflow-prevention devices, above-ground irrigation controls, and above-ground irrigation meters shall be substantially screened with landscaping, exceptions can be made for sites with no landscaping near the front property line. Backflow-prevention devices, above-ground irrigation controls, above-ground irrigation meters, and all proposed landscape screening shall be shown on the landscaping and the utility plans submitted for the issuance of building permits and shall clearly be marked "above-ground" on the plans. The location of all backflow-prevention devices, above-ground irrigation controls, and above-ground irrigation meters and the quantity and type of proposed landscape screening shall be subject to the review and approval of the Planning Director prior to installation. All backflow-prevention devices, above-ground irrigation controls, and above-ground irrigation meters shall be painted shall be forest green (Pantone Color System Number 357), or an equivalent color by a different manufacturer, unless covered by a box or a bag in which case the box or bag shall be forest green (Pantone Color System Number 357) or an equivalent color by a different manufacturer. Unless waived by the Director of Public Works, prior to installation, the applicant shall submit information to the Public Works Department that demonstrates that a proposed backflow-prevention device adheres to the Alameda County Public Health Department standards.

25. 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 owner(s).

{end}

6. PUBLIC HEARINGS AND OTHER MATTERS

Item 6a

PGPA-04, PUD-18, PGM-06, Ponderosa Homes (Busch Property)

Application for:

- (1) a general plan amendment to the Land Use Element (a) to eliminate the text reference to the Busch Property as an area of "special concern" and (b) to redesignate the land uses as necessary to correspond to its proposed development plan: creating new designations for P&I (6.1 acres) and P&I/MDR (22.6 acres), increasing the MDR area, decreasing the LDR area, leaving the HDR area the same area, and deleting the Park & Recreation area;
- (2) rezoning the site to PUD-LDR/MDR/HDR/P&I/and P&I or MDR;
- (3) approving a development plan for (i) 9 lots/houses on the LDR area, (ii) 71 9,000-sq.ft. lots/houses; 97 5,500-sq.ft. lots/houses; 16 duet lots/houses; and a private park on the MDR area; (iii) a 172-unit senior apartment project on the HDR area, 50% affordable to low-income households; (iv) the use component for a church/daycare facility on the P&I area, and (v) construction of the Iron Horse Trail from Mohr Avenue to Busch Road;
- (4) construction of associated infrastructure to serve the site both on- and off-site, including intersection and traffic signal improvements along Stanley-First-Sunol Blvd., and Stoneridge Drive and a storm drain line in the full length of Martin Avenue;
- (5) approving a growth management program development schedule allowing the senior apartment project to utilize the "Affordable Housing Sub-Allocation" and be constructed in 2003 and to phase the balance of the project over 2004 and 2005; and
- (6) approving an Affordable Housing Agreement incorporating the fee waivers.

The subject site is located northwesterly of the Operations Service Center, between Busch Road and Mohr Avenue and easterly of the former Southern Pacific Railroad Corridor.

Also consider the negative declaration prepared for this project. (SR 02:191)

Brian Swift presented the staff report.

Ms. Michelotti referred to the growth management allocation for senior housing from 2003-2006 and asked if that meant Ponderosa was borrowing units from the future allocations so its project could be built all at one time?

Mr. Swift said yes.

Mr. Campbell asked if there had been any conversation with the art community about some kind of public art in the park?

Mr. Swift did not think so.

Mr. Campbell inquired about the whole-house fan?

Mr. Swift indicated that new projects, in an effort to meet the new green building standards, have proposed to use whole-house fans, which takes air out of the house into the attic

and allows fresh, cool air in through the windows to cool the house. Ponderosa proposed to offer this as an option to homebuyers rather than a standard feature. The Planning Commission split two/two on whether to require Ponderosa to offer it as standard. Staff believes that it is acceptable to offer the fans as an option. If the homeowners know the benefits of the fan compared to the cost, it is believed they will want to include it.

Ms. Ayala commented that the Greenbriar application also mentioned the "Night Breeze" fan and indicated this is a fairly new product in the United States.

Mr. Swift said the Planning Commission voted to have the fan as an option on that project. He acknowledged this product is new to Pleasanton.

Mr. Campbell asked if there had been some resolution regarding access to the Iron Trail.

Mr. Swift said staff and Ponderosa have agreed to disagree.

Mayor Pico was concerned that this project would take away affordable housing capacity in the future from other potential projects. He asked if Council could increase the number of affordable units to be allocated in 2003 and leave affordable units available in future years.

Mr. Swift said according to the ordinance, Council could do that at the September review. During the year, it is assumed Council would follow the allocations set in September. When Council reviews Growth Management in September it could increase the affordable housing allocation by 200 units in 2003 and Ponderosa would then use those units rather than borrowing from 2004-2006.

Mayor Pico wanted to make certain there was flexibility and no barriers to future affordable housing issues.

Mr. Swift indicated staff wanted to provide a growth management allocation that would work for this project and allow the Council to review the rest of the program at its comprehensive evaluation.

Mark Sweeney, representing Ponderosa Homes, related all the meetings and hearings that had been held to arrive at the proposal being presented to Council. He complimented staff and the citizens who participated in this process. He noted this project provides an unprecedented amount of affordable housing from a private development. He briefly reviewed the major aspects of the projects.

Ms. Ayala asked about the financial feasibility of the state mandates for affordable housing.

Mr. Sweeney indicated the for-sale housing subsidizes the affordable senior housing. The cost of infrastructure for the affordable housing is being absorbed by the for-sale units. The affordable units will sell for less than it cost to build them.

Pam Hardy, representing Ponderosa Homes, also thanked all those who participated in the planning process for this project. She reviewed the project site, building designs, park and trail.

Pastor Mike Barris, 7478 Highland Oaks Drive, representing the Pleasanton Presbyterian Church, commended Ponderosa for this project. He related the history of his church and the activities of the congregation, which benefit many varied groups in the community. He looked forward to working with the senior citizens near the new church. He then related the activities and programs of the church, which serve all ages. He also noted the church facilities are available for use by other groups as well. Pastor Barris then described the various local and international outreach programs.

Lew Dominy, Dominy and Associates Architects, presented a site plan for the proposed church facility and noted the pedestrian access and desired connection to the Iron Horse Trail.

Pam Hardy responded to previous questions. She referred to the carport issue and indicated that Ponderosa concurs with staff that it would be desirable to have a covered walkway from the building to a designated drop off and pick up area. She said they did not propose the carports for aesthetic reasons. Instead more trees and landscape would be provided. She asked for approval of the covered walkways.

Mr. Campbell asked if Ponderosa could work with the Civic Art Commission to provide some kind of art in the park.

Ms. Hardy indicated they would be happy to talk to the Commission. Public art had not been considered because the park area is a privately owned and maintained pool/cabana facility and is not located on a major arterial road. She believed there were different ways to provide public art in a passive or informal manner.

Ms. Michelotti asked where the carport covers would have been located if they had been required. Were they for all parking spaces or in specific areas?

Ms. Hardy said the covered walkways would be provided from the buildings to the parking lots and pointed to the site plan to give an idea of the locations. She said a specific number of carports had not been discussed. They had considered providing them for a certain number of the market rate units. It was thought they would be in a central location and any demands for additional carports would be evaluated in the future.

Ms. Ayala suggested installing an art piece at the Iron Horse trailhead near the church.

Ms. Michelotti asked how visible that area would be from Valley Avenue?

Ms. Hardy felt there was some visibility and indicated the path would be designed so it is clearly a public access way. She expressed concerns for maintenance and security for the artwork so it would not be vandalized.

Ms. Michelotti felt that with the park being only 2.5 acres and considering it would include a pool, cabana and tot lot, perhaps the tot lot play apparatus could be the art object.

John Casey, Superintendent of the Pleasanton Unified School District, 4665 Bernal Avenue, indicated the needs of the School District have been met through their work with Ponderosa homes on this project. As the City considers growth, school districts must consider impacts on the schools and plan for a number of scenarios. He could not definitely say what kind of school would be located on this property, but it is helpful to be able to have the property available. He reviewed all the factors that affect the need for facilities. He acknowledged that when the District defines the project the District is obligated to work with the City on traffic mitigations. A letter was sent to the City recognizing the District's obligation.

Ms. Ayala expressed concern about the trails leading to the school site and visibility of the school from some of the surrounding residences. She asked that the District be sensitive to that when planning the school site.

Dr. Casey said the District will certainly work with the City on boundaries, berming, landscaping, etc.

Mayor Pico declared the public hearing open.

Pat Kernan, 1885 Tanglewood Way, speaking as a resident, felt this project was a phenomenal effort in planning a neighborhood. He felt staff should be very proud of its efforts and he totally supported the project.

Christine Steiner, 596 Hamilton Way, Chair of the Housing Commission, expressed her thanks to Ponderosa for the way it worked with the citizens, commissions, and staff. She felt this was an incredible opportunity to provide housing for seniors who have incomes greater than what qualifies for previous low income senior housing. The architect for Ponderosa was very receptive to suggestions made by the Housing Commission. As more senior housing is built in Pleasanton, she felt it would be useful to have a comprehensive plan for case management to developers as a guideline to provide services to the residents who will live and age in these facilities. She was very happy with this project and felt it will be a great asset for Pleasanton. She also commented that she has a whole house fan and it is fabulous. She said her utility bill never exceeds \$40 in the summer and she encouraged other residents to install one.

Bruce Fiedler indicated that in the past he had expressed concern that the senior housing was too far from shopping, the library, the senior center and downtown. He noted that without through streets to Mohr Avenue, a Wheels route to this neighborhood would be highly unlikely. He also had noted that a site next to the transfer station and the City's corporation yard was not ideal. However, the project has moved ahead and received support from many sectors of the community. He was pleased with the design of the project, but cautioned that it was necessary to have conscientious management for an appropriate elder environment. He noted the van transportation for the complex and felt this was essential. He liked the discussion about providing carpools and a community meeting room. He also liked the proposed rents and he urged Council to approve this development. He did note however, that this project is only for

seniors who have a higher income. The only way to have a really affordable project is to use land already owned and would be operated by an owner who does not need to make a profit. No one should claim that the Ponderosa units meet the significant need for affordable housing still faced by many elders in the community.

Pat Belding, 7703 Highland Oaks Drive, said she was happy to see the cooperation of Ponderosa and the fact that it has revised its project more than once in response to concerns of the community. She agreed with the remarks of Mr. Fiedler and noted there are many seniors who will not be able to get into this project. That is a matter for the long term planning of our community. The City's Housing Element requires the City to count the various ages of the residents and to project appropriate housing for the different income levels of the community. The Ponderosa project is a good solution to the needs of some people, but she hoped the City would not forget those below the income levels for market rate units. She believed this development was very good, but would like to have a larger recreation room for the seniors to provide adequate social activity.

Jack Dove said his group has been relatively quiet on the details of this project because it wanted to be certain the project would be approved. He felt that in the future, the City needed to pay close attention to the additional services, such as Dial-a-Ride, that will be required by senior citizens. He supported carports for safety reasons and indicated that when leaves fall and it rains, then it could be slippery for residents. He wanted to make certain that in the Ponderosa project that there is no visible distinction between market rate and below market rate units for the seniors. He objected to having carports only for the market rate units. He referred to the Pleasanton Gardens project, which has 2,400 sq. ft. in the community building for forty residents. The new plan has 172 units, which equals about two hundred residents, and has a 2,400 sq. ft. community building. Ridge View Commons has a 6,000 sq.ft. community building for its 200 plus residents. He felt the Ponderosa project needed a much larger building. He said seniors do not go out at night and their social activities are usually centered in the community building. He suggested allowing Ponderosa to have 60% of the units as market rate to help pay for the larger community center and services. He said a question had been raised that the City was building too many senior units, but he felt within the next ten to fifteen years, there will be many more seniors in need of housing.

Carole Varela, 3858 Mohr Avenue, said she was basically happy about this project. She felt Pam Hardy had done a wonderful job of communication. She had no problem with the church or senior apartments. She was still concerned about traffic and speeding although she was happy that Busch Avenue is not connected to Mohr or Kamp. She wanted to make certain that Mohr Avenue between Kamp and Nursery is not widened. She wanted to retain the curb, no parking on the north side of the street, the landscaping and the pathway. She wanted the Genero property to have an extension of the same landscaping and pathway as exist and no parking on the north side of the street. She felt widening the street would increase the speed of the vehicles. She wanted the City to install a speed monitoring device on the light poles to remind people how fast they are driving. She also expressed concerns about the six day work week. She was worried about the safety of children on Saturdays.

Jennifer Hosterman, 2922 Chardonnay Drive, said that since the community has an urban growth boundary and housing cap, it is important to focus on smart in-fill and smart growth and she felt this project truly is a smart growth project. She supported affordable senior housing and the green building features as well as the amenities of this project and the trails connections. She was happy about the church site. She liked the fact that the project was targeting people who work in Pleasanton as future purchasers. She liked the zero net energy house. She referred to the Centex house in Livermore and highly recommended the Night Breeze fan. She asked that the green building standards be the same for all the units. She asked Council if there was an opportunity to review green building policies for the entire City and if Ponderosa would be receptive to looking at those. Finally, with all the amenities of this project, it takes pressure off the Bernal property and may give an opportunity to do things on the Bernal property that will serve the community.

Michael Janjigian, 1501 Maple Leaf Drive, indicated his property backed up to the Ponderosa property and he felt Ponderosa had done a great job addressing the concerns of the neighborhood. He felt he was speaking for all the neighbors on the northeast side and for Frank Gordet (who had to leave) in saying that they all approve of this project. He referred to some people who try to cut through his neighborhood to get to Livermore and realize they can't get through. He is happy that connection is still not be there. He was happy about the size of lots behind his neighborhood. He wanted to control speed and referred to the Ponderosa proposal to narrow the street entrance and strip the streets as well as other mitigations for Kamp Drive. He was happy about receiving an addition ten feet of property and fence improvements. Comparing this project to the one five years ago, it has been a very good experience this time and he supported the project.

Steve Brozosky, 1700 Vineyard Avenue, said he participated in some of the workshops and public hearings regarding the Ponderosa project and he felt Ponderosa had done an extremely good job. The process it used worked very well. Ponderosa was not satisfied until the community was satisfied with the project. Every part of the plan brings something to the community and he noted the affordable housing and senior housing. He noted there was an opportunity for the City to buy down the cost of some of the affordable units to make them more affordable for low income families. Trying to lower the price of existing units is much cheaper than trying to build new units. There are always trade-offs for space for community events. He felt if more space was given to the community room, it could result in fewer units in the projects. He believed having the church facility nearby would be a great benefit and the seniors could use that space for bigger events. He said the Presbyterian Church has served this community for 125 years and this new facility will help them to expand their services. He related many of their programs and the ability to use their facilities by other organizations. He approved giving the School District the option for 22 acres for a long period of time to allow it to evaluate its future needs. The single-family homes have been designed around a street network that does not allow cut through traffic and does not put traffic into existing neighborhoods. He liked the duet units, which are affordable by design. This is great for those who do not qualify for affordable units, but cannot afford the larger market rate single-family units. In addition, the development will construct a trail and a park for the residents. That pool will be available to the senior residents as well and that is unique to the City. He enthusiastically supports this development. This is a model for future developments.

Cindy McGovern, 9206 Longview Drive, said many people look at a glass as half-full and noted that this project is a glass that is full to the top. She noted that the KinderKirk Preschool provides the child care that is needed according to the Youth Master plan. It will also provide valuable intergenerational involvement between children and seniors. She strongly supported this project.

Peter Cohen, 1602 Martin Avenue, said he followed this process since 1996 and saluted Ponderosa and Pam Hardy for the current process. Ponderosa staff has gone out of its way to make certain all concerns were addressed. Creative ways were found to address traffic and he noted church traffic is only during off peak hours and seniors don't drive much. He urged Council not to make any drastic changes to the proposed project. He heartily endorsed the plan as presented and urged Council approval.

Albert Wiemken, P. O. Box 969, wanted to make it clear that he supported a separation of high, medium, and low density for traffic flow purposes and to prevent cut through traffic. He was happy the storm drains had been addressed. He had questions about the width of the road on the easterly side. Trenery is only twenty feet wide. A 28-foot road is the road, plus a fire lane and parking. He felt the easterly street needed to be a minimum of 28 feet wide as stated in the staff report. He praised Ponderosa for the process it followed and the fact that everyone was given an opportunity to give input. He supported the project.

There were no further speakers and the public hearing was closed.

Pam Hardy responded to some of the comments made. The recreation room is 2,400 sq. ft. and noted the building will accommodate 130 people, which their architect feels will accommodate an independent living senior apartment complex. The building provides movable partitions that would accommodate concurrent activities and there is an office facility that could provide private meeting room space. There will be a full-time manager on the premises for the recreation building and maintenance of the project site. Regarding comments about carports, she indicated Ponderosa is also concerned about people slipping on leaves and noted there is an on-site manager. She felt the more effective solution was the covered walkways from the buildings. Regarding the Mohr Avenue improvements, Ponderosa will provide the improvements to the Genero frontage and some transitioning to the existing path and curb and gutter. Construction hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. The Saturday operations will be limited only to interior house construction such as painting, carpet laying, etc. She said they will continue to work with staff regarding the California Green Building Standards and are excited about providing the zero energy model home, which is the first in Pleasanton. She said she had toured the Centex model home. As this project continues with construction drawings, it will have the benefit of the six to eight month evaluation of the Centex home and will be able to make better decisions about the components of the Green Building Program.

Ms. Ayala asked about the speed monitors and whether Ponderosa was providing them on Mohr Avenue.

Ms. Hardy said Ponderosa is required to fund four locations for "Your Speed" sign monitors. They will work closely with staff to determine the most appropriate locations for those signs.

Ms. Ayala believed the concern about construction hours was more a concern about construction traffic that may use Mohr. She asked if most of the larger construction vehicles would be using Valley Avenue?

Mr. Hardy said that was correct. There would be very limited construction traffic on Mohr or Kamp.

Ms. Ayala referred to the 24-hour hotline for neighbors to call if there were concerns and wanted to make certain notice of the number was given.

Ms. Hardy said that was correct. The hotline will be a recording, but it will be monitored constantly. She noted the Ponderosa offices are in Pleasanton and they will be very involved with this process and will respond to concerns immediately.

She asked the proposed price for the duet homes.

Ms. Hardy said it is difficult to set that price now. It is market-sensitive at the time the homes are actually released for purchase. They expect the price to be in the mid \$400,000s. That will be evaluated later. The estate homes will be about \$1 million.

Ms. Michelotti asked about the square footage.

Ms. Hardy said the smallest duet was 1,400 sq. ft. and the other is about 1,800 sq. ft. The smallest single-family house will be 2,100 to 2,200 sq. ft.

Ms. Michelotti noted that the current price for homes of 1,400 to 1,800 sq. ft. is \$400,000 and above.

Mayor Pico asked for discussion of the questions raised by staff in the staff report and straw votes were taken with the following results: a) reserve land for OSC expansion – No; b) second-position option for school option site – No; c) carports for senior apartments – yes, include a reasonable number of carports mixed among affordable and market rate units; d) connection to Iron Horse trail – support as proposed (not through Lot 152); e) whole house fans – optional; f) inclusionary housing/affordability component is satisfactory; g) Affordable Housing Agreement – satisfactory; h) traffic pattern, calming features and off-site traffic mitigations are satisfactory; i.) Growth Management allocation – satisfactory; j) whether any other aspect of the project should be modified – Council had no recommendations.

Mayor Pico indicated the only issue that had caused some discussion was the carports. He referred to a comment that as the project and the tenants age, there may be a lesser need for carports than what might be considered today. He suggested that staff review the project and determine the lesser number of carports that would be required for the project in ten years and

add those carport requirements to this project using the higher standard of architecturally designed carports.

Ms. Michelotti also wanted a determination of where the most appropriate placement aesthetically would be for the carports and to use that information in conjunction with determining the number of carports.

Mayor Pico agreed that should be part of the direction to staff.

It was moved by Mayor Pico, seconded by Ms. Ayala, to adopt Resolution No. 02-091, approving the negative declaration prepared for the project; to adopt Resolution No. 02-092, approving a general plan amendment to the Land Use Element (a) to eliminate the text reference to the Busch Property as an "area of special concern" and (b) to redesignate the land uses as necessary to correspond to its proposed development plan: creating new designations for P&I (6.1 acres) and P&I/MDR (22.6 acres), decreasing the MDR acreage by 16 acres; decreasing the LDR acreage by seven acres; leaving the HDR area the same size; and deleting the Park & Recreation area; and to introduce Ordinance No. 1866, to be read by title only and waiving further reading thereof, approving the rezoning and development plan as filed under Case PUD-18, including the changes from the straw votes above.

The roll call vote was as follows:

AYES: Councilmembers – Ayala, Campbell, Michelotti, and Mayor Pico
NOES: None
ABSENT: Councilmember Dennis
ABSTAIN: None

Ms. Ayala said Ponderosa has done a great job on this project and she thanked them for their hard work.

Ms. Michelotti felt this was a well-planned process although not an easy one. Ponderosa continued to make changes and work with all the community members and she commended them. She also commended the community participation.

Mr. Campbell thanked Ponderosa for truly listening to the needs of the community. He felt Ponderosa has set a standard for this and other communities in the Valley. He acknowledged all those who had participated in the process and thanked everyone.

Mayor Pico also congratulated everyone involved. He thanked those who participated in the referendum five years ago, because he felt the current project was a much better project. The process works. He looked forward to having trails, a church site, senior housing, a school site, a cabana club, solving most of the traffic problems for the existing neighborhood and mitigating future traffic impacts. He believed this was a model process that could be used in the future.

There was a break at 10:04 p.m.

The meeting reconvened at 10:15 p.m.

Item 6b

Consider construction of a replica dairy silo at Alviso Adobe Community Park and possible adoption of a resolution approving a Supplemental Negative Declaration.

(SR 02:195)

James Wolfe presented the staff report.

Ms. Michelotti asked if staff had considered moving the silo behind the barn so it is screened by the barn.

Mr. Wolfe said that should Council determine that it wants the silo on the site, it could be moved to another location. The task force concept for the silo was either to construct it in its original location as part of the dairy recreation or simply eliminate the silo from the plan.

Ms. Ayala pointed out the silo does not have to be in its original location because it is not an historical site. So it would be all right if it is moved back into the oak trees behind the barn. She felt that if staff had put up story poles for the barn, there would be a lot of people at the meeting objecting to the barn.

Mr. Wolfe indicated the milking barn will be a little to the west of where the silo was located.

Mayor Pico asked if the barn would be painted white?

Mr. Wolfe said that was the plan.

Mr. Campbell asked how long the silo was operational and why was it no longer used? He also asked why silos are not seen very often on the west coast.

Mr. Wolfe believed the silo was constructed between 1919-23. It is believed that the silo was demolished after 1950. The dairy operation was closed and moved to Tracy in approximately 1959, so there was no need for the silo and other structures on the site. Most dairy operations are very large today, so they don't have a single silo. Some have silage on site, but that may be located in a building.

Mayor Pico declared the public hearing open.

Denise Bryson, 8286 Regency Drive, said she lived right across the road from the park and indicated she was totally against the silo. She objected to a statement in the staff report that said the nearest home was 180-190 ft. from the silo and a slope bank hinders direct line of sight to the silo. She said her residence is nearest to the silo and she showed pictures that clearly showed the silo from her backyard. The aesthetic impact of the silo is very significant.

In response to an inquiry by Commissioner Arkin, Ms. Kline confirmed that a representative from the Planning staff normally attended developer-hosted meetings if staff were aware of them. Commissioner Arkin requested that a member of staff attend the next meeting.

Commissioner Fox suggested that staff obtain any exhibits that were presented to the neighborhood.

4. REVISIONS AND OMISSIONS TO THE AGENDA

Ms. Kline advised that Item 6.d., City of Pleasanton – Veterans Memorial Building Renovation, would be continued to the meeting of November 10, 2004.

5. MATTERS CONTINUED FOR DECISION

There were none.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. PDR-377, Pleasanton Presbyterian Church

Application for design review approval to construct a church complex consisting of four buildings measuring approximately 24, 108 square feet, 29,718 square feet, 20,344 square feet, and 8,240 square feet, respectively, to be located at the northeast corner of the intersection of Valley Avenue and Busch Road. Zoning for the property is PUD-P&I (Planned Unit Development – Public and Institutional) District.

Ms. Kline summarized the staff report. The City Council approved a conditional use permit for the facility and required that the final design plans be submitted to the Planning Commission for design review of the buildings in the church facility. Ms. Kline summarized the history of this application and described the site and scope of the project phases. She noted that applicants would make a revised presentation in terms of the height of the tower/cross. With a total square footage of 82,400 square feet, the project would be subject to the Commercial and Civic Green Building Ordinance and is required to achieve a Certified LEED rating. Both staff and the green building consultant worked with the church and developed a viable list of credits and points they can obtain. There would be a total of 382 parking spaces to serve the complex, exceeding the 150 required by Code; one-third of the parking places would be a permeable parking surface with turf surface to serve special events. The overflow parking area would provide overflow parking without the appearance of an asphalt parking lot year-round.

Ms. Kline advised that, as required at the time of the PUD approval, there would be a connection from the residential development to the Iron Horse Trail through the church property. This connection would be an eight-foot sidewalk that runs alongside the church parking lot. Staff believes the layout and design of the facility are both attractive and

functional and that it would complement the adjoining residential neighborhood being constructed by Ponderosa. The project would provide an attractive focal point at this rather nondescript intersection. Staff recommends approval of this project, subject to the conditions of approval listed in Exhibit "B."

Chairperson Roberts noted that the design review approval will lapse within one year unless a building permit for any of the buildings is issued; she understood that it may take five years before building commences.

Ms. Kline advised that the Pleasanton Municipal Code is very specific with respect to design review, which is valid for one year. Two additional one-year extensions are allowed, and while one could always apply for a variance from this Code requirement, it would be difficult to make the required variance findings. She noted that if a building permit were obtained for any of the buildings, the design review approval for the rest of the project would be vested.

Commissioner Fox expressed concern about the proximity of Building B to the residential area, specifically the last house on Madsen Court. She noted that the Facility Support building was very close to that house. She inquired whether it was possible to approve particular phases of the project and inquired about the daily traffic flow for a Kinderkirk in Buildings A and C with respect to drop-offs and pick-ups. Ms. Kline confirmed that the project may be approved in phases; staff's goal was to provide the residents of the neighborhood with the information before they moved in. She noted that all the pick-ups and drop-offs would occur on-site and that Cornerstone Court would be a private court built by Ponderosa Homes, sharing maintenance with the senior complex and the church. The driveways for this parcel were approved with the PUD development plan for Ponderosa Homes.

At Commissioner Fox's request, Ms. Kline clarified the traffic flow.

Commissioner Maas advised that the item addressed the design review and that the PUD concerning the traffic flow had been approved. Ms. Kline confirmed that all traffic issues were considered when the initial PUD was approved.

Commissioner Arkin wanted to be sure that any potential noise problems from special events would be addressed and alleviated:

THE PUBLIC HEARING WAS OPENED.

Mike Barris, Pastor, Pleasanton Presbyterian Church, 7479 Highland Oaks Drive, thanked the Commission and the staff for their guidance and noted that the church has enjoyed a 127-year history in the community. He hoped that this project would continue to contribute to the community and reach out to the residents in a meaningful way. He believed the new site would allow access to facilities for the church's many programs, especially the children's ministry programs. He looked forward to providing a safe place for the church's support programs. He noted that it was very important to be a good

neighbor to the surrounding residents and that they intended to communicate with the neighbors clearly and completely. He noted that the Kinderkirk ministry was located on the other end of the property because of traffic patterns and to be respectful of the neighbors.

Lew Domini, project architect, San Diego, noted that his firm had designed approximately 120 churches throughout the West and displayed examples of some designs. He noted that the site was well-situated and pointed out the access points on the site plan. He noted that because the site was located approximately four feet below the road, they planned to dig down another five or six feet in the center and use the soil to build up around the perimeter so the site would be more flush with the surrounding streets. Regarding the Commission's questions regarding landscaping, he noted that Ponderosa Homes would perform all the perimeter landscaping immediately. He would recommend that all of the trees be planted as soon as possible in order to allow growing time. He displayed the proposed site plan and design to the Commission, describing the associated activities and amenities.

Pam Hardy, Ponderosa Homes, noted that the site plan and building design would complement their homes and would create a good eastern gateway to the City. She noted that upon City Council's approval of the PUD, the church began its site plan development, working with Ponderosa Homes. Responding to the Commission's concerns, she noted that Ponderosa Homes had initially been very concerned about the interface between the church uses and their homes; but Ponderosa is now very comfortable with the layout of the site plan and believed that the architect and the congregation had done a good job of locating the multipurpose buildings, limiting the parking on the side closest to the residents, and placing the more intensive uses such as the day care center towards Valley Avenue and Busch Road to minimize the impacts. Regarding the height of the wall, Ms. Hardy stated that Ponderosa would not be pleased with a wall higher than seven feet because that would "shadow out" the future homes. The development has not been plotted at this point, and Ms. Hardy indicated that she did not know whether the home would be a single- or two-story building and where the garage would be located.

Commissioner Fox inquired whether it would be feasible to reconfigure Building B to place the facility support at the end corner; the wall would be moved farther away from the property line. She expressed concern about the visibility and noise issues from the multipurpose rooms.

Commissioner Maas advised that if any complaints were received, the church would be contacted. She believed they wanted to be good neighbors. She thanked the applicant for a very good presentation and believed it would be a great project. She appreciated the modifications they made to the tower.

Commissioner Arkin suggested an amendment that the applicant be required to landscape the property closest to the neighbors at the time of the first phase.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Maas moved to approve PDR-377 (with the revised “weather vane” – style cross and no columbarium) as conditioned in the staff report, with the modification that the applicant install the landscaping on the northwest corner of the project site, the area closest to the Ponderosa Homes’ project’s planned single-family residences, at the time of the Phase I construction of the sanctuary. Commissioner Arkin seconded the motion.

ROLL CALL VOTE:

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

Resolution No. PC-2004-63 was entered and adopted as motioned.

Commissioner Fox inquired whether the church landscaping plans could be posted in the Ponderosa sales office to ensure that the residents from Madsen Court have an attachment to their disclosures.

Commissioner Arkin noted that the City must approve the disclosures.

In response to an inquiry by Ms. Nerland, Ms. Hardy replied that Ponderosa would agree to that suggestion. Ms. Nerland clarified the different kinds of disclosures, including those required through PUD approval processes. At Commissioner Maas’s request, she stated that staff would work with Ponderosa Homes to review ways to disclose church plans to new residents.

The Planning Commission recessed for a break at 8:16 p.m.

Chairperson Roberts reconvened the meeting at 8:26 p.m.

b. PDR-357, Alejandro Garcia, Blue Agave

Application for design review approval to allow a 263-square-foot addition, an extension to the front porch, and modifications to the front-yard outdoor dining area for the existing building located at 625 Main Street. Zoning for the property is C-C (Central Commercial)/Downtown Revitalization District.

Ms. Kline presented the staff report and described the proposed project. While the lighting would be relatively low intensity, staff expressed concern about the quantity of both the fence-mounted and post-mounted lighting fixtures and suggested that the Commission may wish to discuss it further with the applicant. Staff reviewed the project in accordance with the Downtown Specific Plan, the Downtown Design Guidelines, as

ROLL CALL VOTE:

AYES: Commissioners Blank, Fox, O'Connor, Olson, and Pearce.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Commissioner Arkin.

Resolutions Nos. PC-2006-46, approving PCUP-171; PC-2006-47, approving PCUP-178; PC-2006-48, approving PCUP-178; and PC-2006-49, approving PCUP-179, were entered and adopted as motioned.

6. PUBLIC HEARINGS AND OTHER MATTERS

b. PDR-537/PCUP-169, Presbyterian Church

Application for design review approval and for a conditional use permit for a stressed membrane (Sprung) structure located at 3410–3440 Ironwood Court. Zoning for the property is PUD-P&I and Mixed P&I (Planned Unit Development – Public & Institutional and Mixed Public & Institutional) District.

Ms. Decker summarized the staff report and described the scope, layout, and background of this application. She noted that the phasing plan had recently been revised. She displayed the originally approved site plan and described the recent modifications. She then displayed the modified phasing plan and described the proposed location for the Sprung structure. She noted that the proposal was to erect the Sprung structure whereby Building C and Building D would be constructed first, after which the permanent structure, Building B, would be built. The Church proposed a limit of ten years to allow it adequate time for fundraising to construct the complete first phase. At that time, or after 10 years, Building B would replace the Sprung structure. The final buildout of Phase III shows Building C connected with the vertical portion of the structure, which would complete the site. Ms. Decker noted that representatives of Ponderosa Homes had indicated that the original PUD required street tree planting along Busch Road and Valley Avenue, which had been done. They were concerned about the location of additional street trees or perimeter plantings as required by the conditions. Ponderosa Homes noted that it would like the screening and the trees to be actually planted before occupancy. Staff had conditioned the project to add landscape screening along the southwest perimeter. Conditions Nos. 15-17 identified that a landscaping plan must be submitted and reviewed by the Planning Director prior to building permit issuance. A condition was included that addressed the additional screening on-site to be 24-inch box to provide healthier specimens along the streetscapes on Valley Avenue and Busch Road, which would further enhance the screening of this structure. Ms. Decker noted that the original PUD required the buildings to meet the Green Building Ordinance although the size was less than what the ordinance required. She noted that many of the materials used in the structure were recycled. Fire sprinklers would be installed in the building.

Ponderosa Homes expressed concern regarding lighting standards on the site. Ms. Decker noted that a specific condition of approval had not been identified regarding exterior lighting that would address the concerns expressed by Ponderosa, which was to shield the lighting from residential neighborhoods. Staff would like to add the following language to the standard condition:

“The applicant shall submit an exterior light plan for the site and building, including photometrics for the review and approval for the Planning Director and Chief Building Official prior to issuance of building permits. The lighting plan shall comply with the City’s Security Ordinance and the following requirements:

1. Lighting shall be directed away from adjacent properties and shall incorporate cutoff shield-type fixtures to prevent glare onto adjacent properties or roadways.
2. The height of the light poles shall not exceed 10½ feet, if additional lighting is necessary to comply with the City’s Security Ordinance, then additional light poles and fixtures shall be provided at the site.
3. Light levels shall not exceed the required foot-candles for security.”

Staff also noted that all conditions of approval for Cases PUD-18 and PDR 337 are in effect. She noted that typically, all conditions of approval are required to be a part of the construction documents submitted to the City. However, in this case, the applicant had only been conditioned to provide the most recent, consisting of PDR-377 and the modified conditions of approval for the project before the Commission. Staff has not required all of the PUD-18 conditions to be added to this particular temporary structure. Staff recommended that the Planning Commission make the required use permit findings for PCUP-169 and design review criteria for PDR-377 in the staff report and approve cases PDR-537 and PCUP-169, subject to the conditions of approval as amended.

In response to an inquiry by Commissioner Blank regarding the definition of “temporary,” Ms. Decker stated that the City has typically offered and processed temporary use permits for one- to two-year periods, which can be extended. The City has not had many projects request a temporary permit for up to ten years. In this particular case, staff examined what the entire business plan and buildout plan was, and wanted to provide the church with adequate flexibility to be able to have the building constructed within the proposed time frame. She noted that funding for this project is based on donations, and could fluctuate considerably. Staff believed this would be adequate for their needs.

In response to an inquiry by Acting Chairperson Fox regarding the type of precedent an approval might set for other organizations to come forward with a similar request, Ms. Harryman replied that the Planning Commission and the City should look at each project on a case-by-case basis and attempt to make the findings set forth therein in order to approve or disapprove the project.

THE PUBLIC HEARING WAS OPENED.

Pastor Mike Barris, 7479 Highland Oaks Drive, thanked staff for working with the Church during this process. He noted that this application was an essential part of their effort to relocate from their current site to the Ironwood Development. He provided some background to this effort and noted that many members of the congregation were in attendance to support the application. He noted that this application was a key component in being able to close escrow the following week on their current property.

Lew Dominy, project architect, Dominy & Associates Architects, 2150 W. Washington, Suite 303, San Diego, noted that this project had been described as a church within a park. He stated that everything about the previously approved design remained the same, except for the timing. The theme of the building was still "peaks and porches," and adequate space would be provided in the interim by erecting the Sprung structure. He believed that unique circumstances made the Sprung structure acceptable and noted that the permanent buildings were all in front of the building relative to Busch Road; the Sprung structure would be 260 feet away from Busch Road, 160 feet away from the complex, and over 80 feet away from the two residences in the back. They intended to plant the trees called for in the site plan in the approved plans. He noted that the color representations in the Council Chambers were not accurate when compared to seeing them outside in the sunlight. He added that the Bayberry color was actually lighter than the sky; they selected that color so it would be visually recessive.

In response to an inquiry by Acting Chairperson Fox regarding the durability of the color, Mr. Brandon Dano of Sprung Structures, Inc. displayed the cross-section of the building and noted that the material was coated with a material called Tevlar, made by DuPont. A 20-year warranty was offered on the material, and it has passed accelerated weathering tests. He noted that the aluminum substructure could last for 30 years. He noted that River Rock Casino in Healdsburg was a Sprung structure that featured the same green color.

Acting Chairperson Fox noted that she had met with the applicant and had examined pictures of the structure that had windows; the proposed structure has doors but no windows. In response to her inquiry regarding the rationale for having a structure with no windows, Mr. Dominy replied that the church needed a darker interior for its youth work, which involved more media and visual productions. Windows would become a visual problem, be less energy-efficient, and cost more. The siting of the building was such that neighboring homes would not be able to see it.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Blank noted that it was important to emphasize the unique nature of this structure in terms of possible precedents.

Commissioner Pearce noted that she was comfortable with the noticing issue after hearing from Ms. Harryman and would like to move forward.

Commissioner Olson added that he was also comfortable with the noticing issue.

In response to an inquiry by Acting Chairperson Fox regarding the choice of a conditional use permit rather than a temporary use permit for this use, Ms. Harryman replied that use permits run with the land rather than the owner. Therefore, time limits are not part of the use permit, but noise, time of operation, and other limits are placed on the use so that it may be revoked if there were any violations. In this case, the use permit would run for ten years or until Building B is completed.

Ms. Decker advised that all of the uses under PUD-18 were approved, and when the use permit is changed in any form, the City processes additional use permits for that site. In this particular circumstance, the temporary use permit would be processed for the structure and its removal, not the uses that are part of the previous approvals that are still in force.

Mr. Iserson noted that the City was reticent to use time expiration periods on use permits that involve the expenditure of significant resources such as constructing a permanent building on the site and doing major site improvements that are intended to be there for a long time. Staff recognized that in this case, the building is designed to be a temporary structure; in fact, the applicant has applied for it on a temporary basis. Staff, therefore, believes that it is appropriate to condition this use permit for a discrete period of time and that it be removed after that period of time; this is done for modular buildings as well. He added that the City tends to be slightly more lenient for churches that develop in phases and that have to rely on voluntary contributions to obtain funding, which can take time.

Commissioner Blank understood staff's reluctance to put time limits on projects requiring significant capital expenditures but did not hear that a use permit cannot be time-limited. He inquired whether that could be the case.

Mr. Iserson noted that a use permit can be time-limited in theory. He added that staff was reluctant to place those restraints if the findings can be made, and the applicant is meeting those findings, and there were processes for code enforcement, including suspension and revocation of the use permit.

In response to an inquiry by Acting Chairperson Fox regarding the commencement of the ten-year clock, Ms. Decker replied that the applicant has up to a year to pull a building permit and the ten-year clock starts at that time.

Commissioner Pearce moved to make the required conditional use permit findings for PCUP-169 and design review findings for PDR-537 as listed in the staff report and to approve Cases PDR-537/PCUP-169, subject to the conditions of approval as listed in Exhibit B of the staff report, as recommended by staff, with the following modifications:

- 1. Add the following sentence to the end of Condition No. 1: "All changes with respect to location, size, materials, function, phasing, or construction shall be subject to the review and approval of the Planning Commission."**

2. Add a new condition as follows:

“The applicant shall submit an exterior lighting plan for the site and building, including photometrics, for the review and approval of the Planning Director and Chief Building Official prior to the issuance of building permits. The lighting plan shall comply with the City’s Security Ordinance (Chapter 20.36 of the Pleasanton Municipal Code) and the following requirements:

- “(a) Lighting shall be directed away from adjacent properties and shall incorporate cut-off shield-type fixtures to prevent glare onto adjacent properties or roadways.**
- “(b) The height of the light poles shall not exceed 10½ feet. If additional lighting is necessary to comply with the City’s Security Ordinance, then additional light poles and/or fixtures shall be provided at the site.**
- “(c) Light levels at the easterly property line shall be designed to meet the required foot candles for security.”**

Commissioner Olson seconded the motion.

Acting Chairperson Fox requested that the motion be amended to include a condition that would provide for the addition of temporary trellises if the street landscaping were to be insufficiently mature, at the discretion of the Planning Director.

Commissioners Pearce and Olson accepted the proposed amendment.

Acting Chairperson Fox noted that she liked the Desert Sand color better than the Bayberry color.

Commissioner Pearce was confident that the architect had made an informed choice in color selection.

ROLL CALL VOTE:

AYES: Commissioners Blank, Fox, O’Connor, Olson, and Pearce.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Commissioner Arkin.

Resolution No. PC-2006-50 was entered and adopted as motioned.

A recess was called at 8:07 p.m.

Acting Chairperson Fox reconvened the meeting at 8:17 p.m.