PLANNING COMMISSION
AMENDED MEETING AGENDA

Wednesday, February 28, 2024
7:00 p.m.
City Council Chambers – 200 Old Bernal Ave.
and 29300 County Road 358, Buena Vista, CO 81211

The meeting will be held at the City Council Chambers – 200 Old Bernal Ave. – broadcast live at https://www.youtube.com/user/TheCityofPleasanton - and via teleconference at 29300 County Road 358, Buena Vista, CO, 81211.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers:

- Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the Zoning Administrator

2. Approve the minutes of January 24, 2024

MEETING OPEN TO THE PUBLIC

3. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes.*

PUBLIC HEARINGS AND OTHER MATTERS

4. **P23-0177, Bruce Myers, Catalyst Development Partners LLC, Tract 8672, 3200 Hopyard -** Applications for Design Review (P23-0177) and Vesting Tentative Tract Map 8672 approval pursuant to SB 330 to: 1) demolish an existing church and daycare facility; 2) construct a housing development consisting of 57 attached condominium units including 48 three-story townhomes ranging in size from approximately 1,691 to 2,738 square feet, and nine apartment units; and related site improvements; and 3) Vesting Tentative Map.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

5. Discussion – Funding Pleasanton's Future

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

7. Actions of the City Council

8. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Melinda Denis, Planning and Permit Center Manager, by phone at 925-931-5631 or by email at mdenis@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

THE CITY OF PLEASANTON

Planning Commission Agenda Report

February 28, 2024
Item 1

SUBJECT: Actions of the Zoning Administrator

P24-0024, Francisco Matos
Application for Administrative Design Review approval to convert an existing approximately 76-square-foot covered rear porch to living space on the first floor of an existing residence located at 7199 W. Woodbury Court.

Approved. Appeal period expires March 5, 2024. (*Jenny Soo, 931-5615)*

P24-0037, Bill & Jennifer Reilly
Application for Administrative Design Review approval to replace the original horizontal siding with custom milled horizontal siding, to match the original siding, on the façade of an existing historic residence located at 637 St. Mary's Street.

Approved. Appeal period expires March 5, 2024. (*Emily Carroll, 931-5608)*

PLANNING COMMISSION MEETING MINUTES

Wednesday, January 24, 2024

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Gaidos called the regular meeting of the Planning Commission to order at 7:06 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Jain led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain, Vivek Mohan, Brandon Pace, and Chair Matt Gaidos

Commissioners Absent: Ken Morgan and Stephanie Wedge

AGENDA AMENDMENTS

CONSENT CALENDAR

1. Actions of the Zoning Administrator

   Recommendation: Receive report.

2. **P23-0840, Kidsrobotic, Inc., 6654 Owens Drive –** Request for Conditional Use Permit approval to establish a tutoring facility that serves up to 24 students August through May, and no more than 40 students during summer and winter school breaks at the existing facility located at 6654 Owens Drive

   Recommendation: Adopt Resolution No. PC-2024-01 approving the Conditional Use Permit application.

3. Approve the meeting minutes of December 13, 2023

   Recommendation: Approve the meeting minutes.

MOTION: It was m/s by Pace/Jain to approve the Consent Calendar, as recommended. Motion passed by the following vote:

Ayes:	Commissioners Jain, Mohan, Pace, and Chair Gaidos
Noes:	None
Absent:	Morgan, Wedge
Abstain:	None

MEETING OPEN TO THE PUBLIC

4. Public comment regarding items not listed on the agenda.

DRAFT

Chair Gaidos opened the public comment. There being no speakers, Chair Gaidos closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

5. **P24-0023, Stacy Call, Bottoms Up Espresso, 4299 Valley Avenue** – Appeal of the Zoning Administrator's decision denying an application for Zoning Approval for Bottoms Up Espresso at an existing drive-up kiosk located at 4299 Valley Avenue.

   Recommendation: Adopt Resolution No. PC-2024-02 denying the appeal, thereby upholding the Zoning Administrator's decision denying the Zoning Approval application.

Planning Manager Melinda Denis presented the item.

Chair Gaidos opened the public comment. Public comments were received by: Stacy Call, applicant.

Chair Gaidos closed the public comment.

MOTION: Adopt Resolution No. PC-2024-02 denying the appeal, with a modification to Section 1 stating that the Planning Commission's decision applies to the extent that the application and issue are not moot, thereby upholding the Zoning Administrator's decision as recommended, denying the Zoning Approval application. Motion passed by the following vote:

Ayes:	Commissioners Jain, Pace, and Chair Gaidos
Noes:	None
Absent:	Morgan, Wedge
Abstain:	Mohan

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Commissioner Jain reported attending the Bicycle, Pedestrian, and Trails Committee Meeting on January 22, 2024.

7. Actions of the City Council

Director Ellen Clark provided a brief overview of the items listed in the report.

8. Future Planning Calendar

No items to report.

MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Gaidos adjourned the meeting at 8:23 p.m.

_____
Paul Eichenholtz, Recording Secretary

DRAFT

Planning Commission Agenda Report

February 28, 2024
Item 4

SUBJECT:	**P23-0177 & Tract 8672**
APPLICANT:	Bruce Myers, Catalyst Development Partners LLC
PROPERTY OWNER:	Derek Meckins, Harvest Valley Christian Church
PURPOSE:	Applications for Design Review (P23-0177) and Vesting Tentative Tract Map 8672 approval pursuant to SB 330 to: 1) demolish an existing church and daycare facility; 2) construct a housing development consisting of 57 attached condominium units comprised of 48 three-story townhomes ranging in size from approximately 1,691 to 2,738 square feet, and nine apartment units; and related site improvements; and 3) Vesting Tentative Map.
LOCATION:	3200 Hopyard Road
GENERAL PLAN:	High-Density Residential
ZONING:	RM-1,500 (Multi-Family Residential District, minimum 1,500 square feet of lot area per unit)
EXHIBITS:	A. Draft Resolution and Conditions of Approval B. Project Plans dated received on “September 5, 2023” C. CEQA Guidelines Section 15183 Consistency Checklist D. State Density Bonus Law Request Letter E Public Comments F. Location and Notification Map

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STAFF RECOMMENDATION

Staff recommends the Planning Commission:

1. Approve the Design Review (DR) application, filed as P23-0177, based on the required findings, and subject to the draft conditions of approval in Exhibit A
2. Approve the Vesting Tentative Tract Map (VTM) 8672, based on the required findings, and subject to the draft conditions of approval in Exhibit A.
3. Find the CEQA Guidelines Section 15183 Consistency Checklist (Exhibit C) for the project is adequate to serve as the environmental documentation for the project and satisfies all the requirements of CEQA.

EXECUTIVE SUMMARY

The project consists of the demolition of an existing church and daycare facility on the project site and the construction of 57 attached condominium units, comprised of 48 townhome-style units and nine apartments, internal streets, and common open space. The Planning Commission may approve, approve with conditions, or deny the application. As proposed and conditioned, staff believes findings can be made to approve the project, including findings of conformance with all applicable development standards.

BACKGROUND

In October 2022, the applicant submitted a preliminary review application (P22-0886) for the project pursuant to Senate Bill 330 (SB 330). The law provides an optional vesting opportunity for housing development projects, which freezes the policies, standards, and fees in effect when the Preliminary Application is submitted. As such, this project is vested to the policies, standards, and fees at the time of submittal and is not subject to the more recently adopted 2023 Objective Design Standards (ODS). Pursuant to State law, specifically the Housing Accountability Act (Cal. Government Code § 65589.5), the scope of the City's review and basis for project approval or denial is limited to conformance with standards of the PMC and other relevant regulations to the extent they are objective in nature.

In addition, under State Density Bonus Law (SDBL), the City is required (with limited to no discretion) to provide for a number of "incentives," "concessions" or "waivers or reductions of development standards" based on the percentage of affordable units and qualification for State housing density bonuses. A concession or incentive is defined in State law as a reduction in site development standards, a modification of zoning code or architectural design requirements or other regulatory incentives or concessions which result in identifiable cost reductions. A project including at least 10 percent but less than 17 percent lower-income units is entitled to up to one incentive or concession. The project provides nine lower-income units (15.7 percent of total units); thus, it is entitled to one incentive or concession.

State law separately defines "waivers or reductions of development standards" as a further form of assistance available to developers with eligible density bonus projects. The City is not permitted to apply a development standard that would physically preclude the construction of the project at its permitted density; accordingly, a developer may request such standards to be modified or "waived" accordingly. For most projects, there is no limit on the number of waivers or reductions of development standards that may be requested. Under these provisions, the applicant has requested 11 waivers for the project, which are summarized in Table 2 of this report. Note that SDBL does not require a project to propose density above the maximum allowed in order to apply for concessions or waivers.

SITE AREA AND DESCRIPTION

The approximately 2.99-acre project site is currently occupied by the Harvest Valley Christian Church, which includes an affiliated daycare facility. Surrounding existing land uses include St. Clare's Episcopal Church and Preschool, and Chabad of the Tri-Valley to the northwest, across South Valley Trails Drive; an office building to the north, across the Hopyard Road/Parkside Drive intersection; the Ken Mercer Sports Park and commercial uses to the east, across Hopyard Road; the Pleasanton Canal Trail, Pleasanton Canal, and the Pleasanton Tennis and Community Park to the south; and single-family residences to the West (Valley Trails neighborhood).

Figure 1: Aerial Photograph

Figure 2: 3200 Hopyard Road, Street View

PROJECT DESCRIPTION

The project proposes nine three-story buildings with a total of 57 condominium units. This includes 48 three- and four-bedroom townhome-style units that would be provided in clusters of six or seven side-by-side units, each with an attached two-car garage, with units ranging from approximately 1,691 to 2,378 square feet. Nine of the townhome-style units would have a second attached approximately 565-square-foot one-bedroom condominium apartment unit in a duplex configuration, with a one-car garage. The nine one-bedroom units are proposed to be deed-restricted to lower-income households to meet the City's inclusionary zoning requirements and to qualify for waivers and concessions pursuant to State Housing Density Bonus Law as described above.

The project utilizes Santa Barbara Mission-style architecture, characterized by concrete tile sloped roofs, stucco, prefabricated pipes, and arch details. The project would also include approximately 38,648 square feet of common open space, two private streets and six surface guest parking spaces. Additionally, the project includes the removal of 27 of the 33 on-site trees, where six of the 27 on-site trees proposed for removal are considered Heritage Trees. 115 new trees would be planted as part of the project landscaping, as shown in the conceptual landscape plan. Please see Exhibit B for full project details.

ANALYSIS

General Plan Conformance

The project site has a General Plan designation of High Density Residential which assigns a density range of greater than eight dwelling units per acre (du/ac). The project proposes a density of 19 du/ac; thus, the project would be consistent with the General Plan Land Use Designation and prescribed density. Below are some of the General Plan Goals, Programs, and Policies the project is consistent with or would promote:

Sustainability

- Program 2.1: Reduce the need for vehicular traffic by locating employment, residential, and service activities close together, and plan development so it is easily accessible by transit, bicycle, and on foot.
- Program 2.6: Require design features in new development and redeveloped areas to encourage transit, bicycle, and pedestrian access, such as connections between activity centers and residential areas, and road design that accommodates transit vehicles, where feasible.

Overall Community Development

- Policy 4: Allow development consistent with the General Plan Land Use Map.

Special Interest Areas

- Program 8.1: Enforce the provisions of the City's Zoning Ordinance and related planning ordinances to maintain the character of existing residential neighborhoods.

Climate Action Plan 2.0 (CAP 2.0)

In 2022, the City adopted the Climate Action Plan (CAP) 2.0. The CAP 2.0 was reviewed by the Bay Area Quality Management District (BAAQMD) and was deemed a "Qualified Greenhouse Gas Reduction Strategy" in accordance with the District's CEQA guidelines. Implementation of CAP 2.0 will occur over several years. The CAP 2.0 consists of amendments to regulations and policies related to Land Use and Transportation, Energy, Solid Waste, and Water and Wastewater, which result in reductions in greenhouse gas emissions in compliance with the targets set by AB 32, California's Global Warming Solutions Act of 2006.

Staff completed an analysis of how the project is consistent with or implements the applicable measures outlined in the CAP 2.0. As a residential project located near the Pleasanton Canal Trail and a bus line, as well as within a short distance of schools, parks, shopping and services, the project is consistent with Transportation & Land Use Strategy 2 and 3 of the CAP 2.0: to reduce vehicle miles traveled (VMT) through infill and higher density development and integrating accessible infrastructure that accommodates multiple modes of transportation. The

project will also incorporate bicycle storage areas in each garage for residents that utilize alternative commutes and provides EV ready parking spaces. The project will be conditioned to meet the City's all-electric reach code, consistent with CAP 2.0 Strategy P.1.

6th Cycle Housing Element

The project site is listed in the 6th Cycle Housing Element sites inventory (listed as APN 941 090706200 in Housing Element Table B-14) with the project to provide 44 moderate-income units. The project proposes 48 units for above-moderate-income households and nine units for lower-income residents. As proposed, the project exceeds the inventory's estimates by offering nine more units for lower-income residents and 48 more units for above-moderate income households. Simultaneously, the proposal falls short by 44 units for moderate-income households per the Housing Element projections.

However, the site inventory allows for a surplus of 56 units beyond the City's designated 894-unit allocation for moderate-income housing under the regional housing needs assessment (RHNA). Approving the project would not require rezoning additional sites to meet the moderate-income RHNA.

Zoning and Uses Conformance

The subject site has a zoning designation of RM-1,500 District. The project, pursuant to SB 330 and SDBL, aligns with the zoning district's permitted uses and site-prescribed development standards pursuant to the Pleasanton Municipal Code (PMC), except with respect to items requests a concession or waiver pursuant to SDBL, and as further described in the next section of this report.

Conformance with Site Development Standards

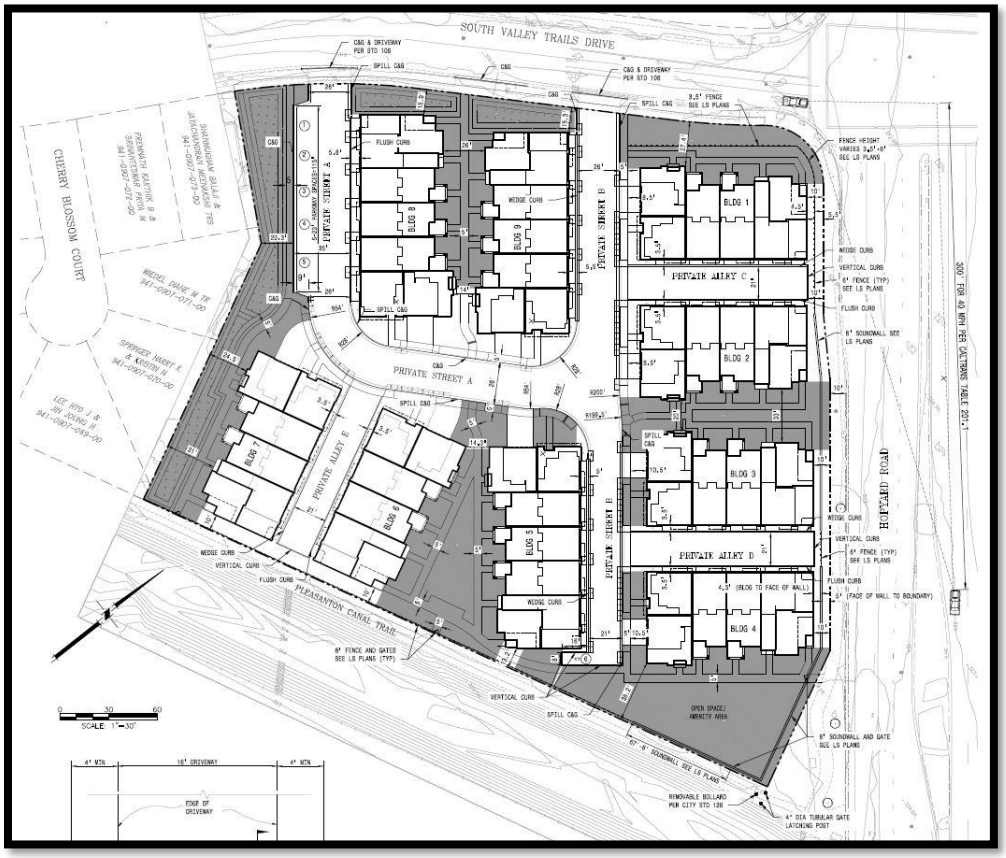
The project is subject to the prescribed development standards for the RM-1,500 District. The site development standards for the zoning district are included in Table 2. As mentioned above, per SDBL, the project is eligible to request incentives and concessions, and waivers or reductions to development standards. The applicant has requested one incentive and 11 waivers, which are summarized below in Table 2.

The applicant has requested the incentive and waivers from site development standards for the purpose of accommodating the proposed number of units at the allowed density (8+ du/ac) for the site and meet open space and circulation requirements. The majority of the waiver requests are related to spatial aspects of the project such as setbacks, lot area, FAR, parking, etc. Additionally, the applicant requests a height waiver to exceed the maximum height allowed of 30 feet to 34 feet to allow the project to fit onto the property as designed. Without the incentive and waivers, the applicant cites that the objective development standards hinder the project that is within the allowed density. In addition, the applicant cites the requests to be cost-saving, which in turn would provide affordable housing as part of the project. Staff has assessed the incentive and waiver requests in conjunction with SDBL and believes the request for waiver is appropriately needed to accommodate the site's allowable density, and none would have an adverse impact on health and safety, the physical environment, or historic resources. Please see Exhibit D for full request details per SDBL.

Table 2: Incentive and Waiver Request

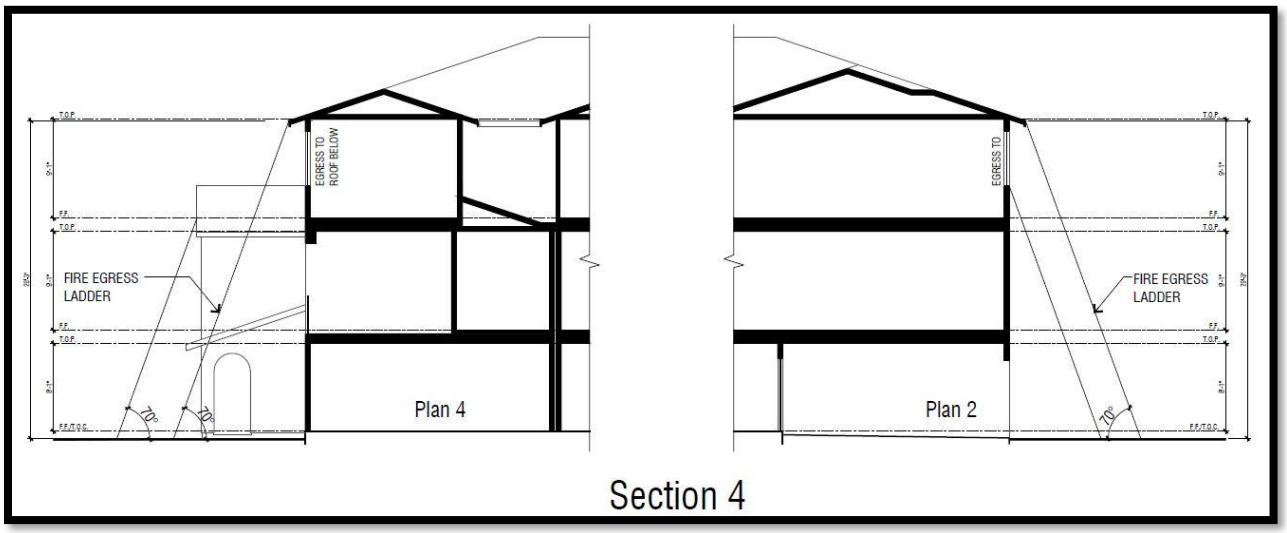
Objective Standard	Required	Proposed	Incentives/waivers Requested
Minimum Lot Area	10,500 sq. ft.	As low as 7,235 sq. ft.	Yes (Incentive)
Minimum Lot Width	80 ft.	61 ft.	Yes (Waiver)
Minimum Lot Depth	125 ft.	107 ft.	Yes (Waiver)
Floor Area Ratio	50% maximum	85%	Yes (Waiver)
Maximum Height of Main Structure	30 ft.	34 ft.[1]	Yes (Waiver)
Front Setback	20 ft. minimum	15 ft.	Yes (Waiver)
Side/Combined Side Setbacks	8 ft./20 ft. minimum	25 ft. / 30 ft. minimum	No – Side and Combined side yard setback for Project complies
Street Side Setback	16 ft.	10 ft.	Yes (Waiver)
Minimum Site Area per Dwelling Unit	1,500 sq. ft.	Plan 1: 1,691 sq. ft. Plan 2: 1,849 sq. ft. Plan 3: 2,378 sq. ft. Plan 4: 2,631 sq. ft. Plan 5: 565 sq. ft.	Yes (Waiver) for Plan 5
Rear Setback	30 ft. minimum	10 ft.	Yes (Waiver)
Group Open Space per Unit	300 sq. ft.	38,648 sq. ft.	No – Project complies
Private Open Space Per Unit	150 sq. ft. minimum	Less than 150 sq. ft. minimum	Yes (Waiver)
Public Service Easement Along Hopyard Road	10 ft.	5 ft.	Yes (Waiver)
Parking	2 parking spaces per unit.	One parking space per studio or one-bedroom unit.	Yes (Waiver)

Figure 3: Site Plan



[1] Measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the structure to the mean height between eaves and ridges for a hip, gable, or gambrel roof. (Pleasanton Municipal Code §18.84.140)

Figure 4: Site Section



Vehicle and Bicycle Parking

Per PMC Section 18.88.030.A.(2), vehicle parking is provided for each condominium by an EV-ready two-car garage (except for Plan 5, a one-bedroom unit, where a one-car garage is provided) and bicycle storage area. The project also provides six guest parking spaces and a central group open space area (approximately 7,081 square feet). The project provides a six-bicycle rack adjacent to the group open space.

Architecture and Design

The project proposes a Santa Barbara Mission-style architecture, characterized by the concrete tile roof (with 4:12 slope), stucco walls, prefabricated pipes, and arch details. Additional details include insulated vinyl windows, wood fascia with rafter tails, and metal railing and roll-up garage door.

Figure 5: Material Board

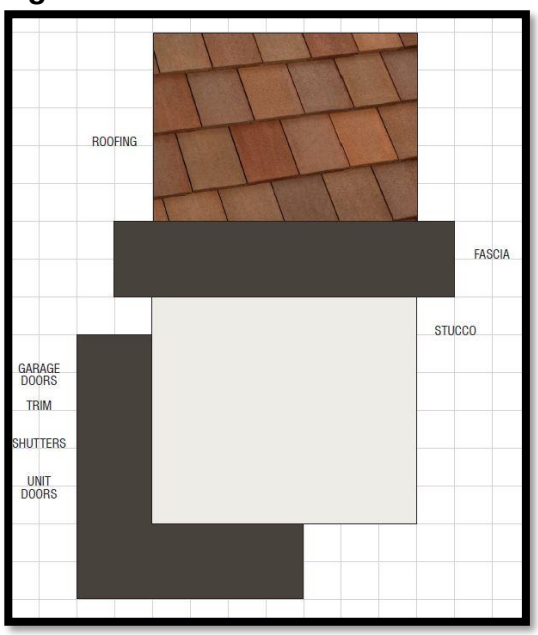


Figure 6: Sample Elevation (7-Plex Building)

Open Space & Amenities

The project features a common open space available to all residents. The common open space would include amenities such as a bocce ball court, picnic tables, barbeque stations, and a paved seating/dining area. The PMC requires 300 square feet of common open space per unit, or 17,100 square feet in total, for this 57-unit project. The central common open space is approximately 7,081 square feet, and there is a total of approximately 38,648 square feet of group open space, including a total of approximately 1,876-square-foot turf area. Please see Exhibit B, Vesting Tentative Map preliminary site plan, for full proposed group open space area details. In addition, the project also proposes approximately 10,356 square feet of private open space in the form of porches and decks.

Figure 7: Detail View of Amenity Area

Landscaping
A total of 34 existing trees were identified on the subject property or within the immediate vicinity of the project, including nine heritage-sized trees as defined in the Municipal Code. The project includes the removal of 27 of the on-site trees, where six of the 27 on-site trees proposed for removal are considered Heritage Trees. A total of 115 new trees are proposed for the project, all of which would be 24-inch box size. The project's landscaping also includes a variety of shrubs proposed throughout the project, most of which would be planted around paseos and amenity areas. As a condition of approval, the project will be required to comply with the City's Water Efficiency Landscape Ordinance (WELO) and Bay Friendly design and tree and shrub species selection that conforms with the "Very Low" and "Low" rating on the Water Use Classification of Landscape Species database.

Grading and Drainage
The subject site is relatively level, and the applicant is proposing to generally maintain the existing grades. Site drainage will be directed towards landscaped bio-retention basins located in various areas of the subject site for retention and treatment before draining into the City's storm drain system. As conditioned, staff finds the proposed grading and drainage plan to be acceptable and in compliance with applicable stormwater runoff requirements.

Utilities
The project would include the installation of all required on-site utilities with connections to municipal systems to serve the new development. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. Adequate access would be provided to the structures for police, fire, and other emergency response vehicles.

Inclusionary Zoning Ordinance (IZO) and Affordable Housing
PMC Section 17.44.040(A) provides that for all new multiple-family residential projects of 15 units or more, at least 15 percent of the project's dwelling units shall be affordable to very low, and/or low-income households with such units provided on-site. The property requires a minimum of nine units to conform to the IZO, or alternative means of compliance. The applicant proposes to provide nine on-site affordable units also referred to as "inclusionary units", therefore meeting the requirements of the IZO.

Further, pursuant to the IZO, an Affordable Housing Agreement (AHA) must be entered into by the City and the project owner. The agreement shall record the method and terms by which a project owner shall comply with the requirements of this chapter. The approval and/or recordation of this agreement shall take place prior to final map approval or, where a map is not being processed, prior to the issuance of building permits for such lots or units. Per PMC Section 17.44.090, the Affordable Housing Agreement will be reviewed by both the Housing Commission and the City Council. The completion of the AHA is included as a condition of approval.

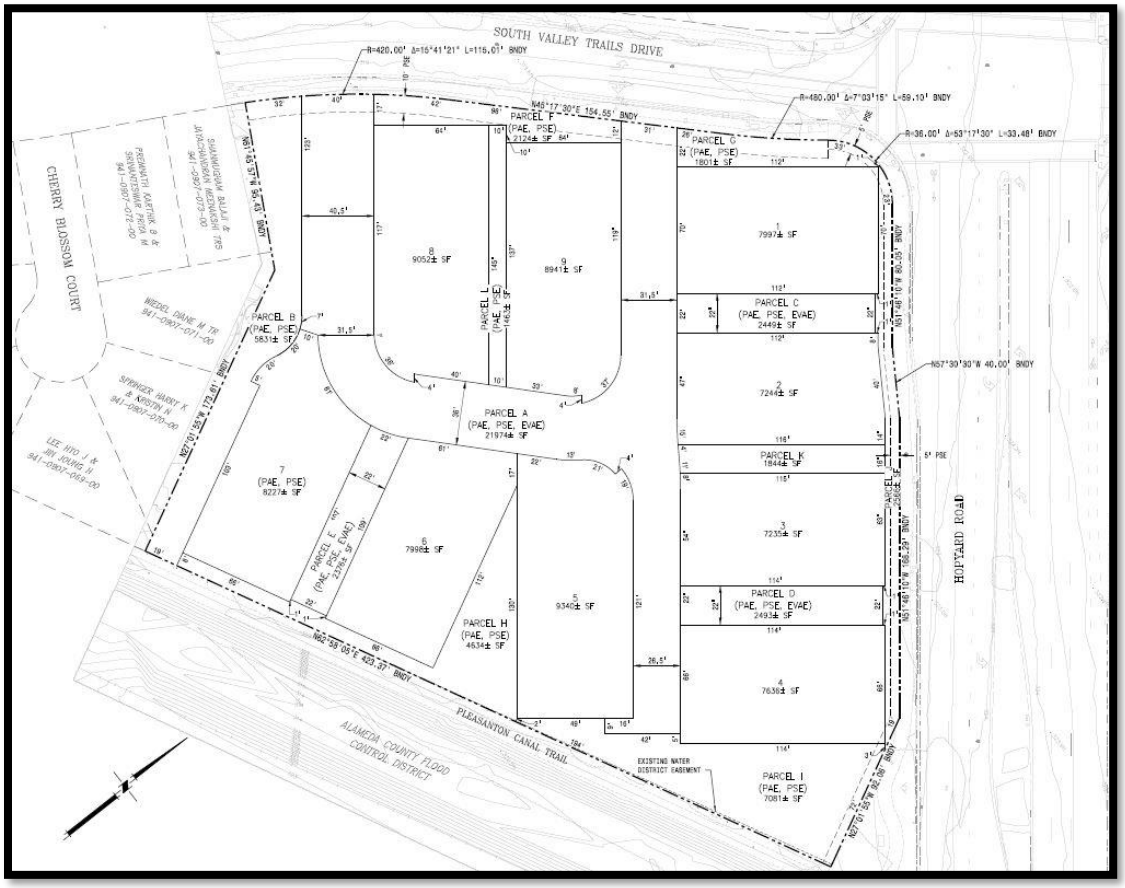
Vesting Tentative Map
The applicant has submitted a VTM subdividing the approximately 2.99-acre site into nine lots ranging in size from approximately 7,235 to 9,340 square feet, as well as 12 common area parcels (A through L) for the internal streets, open space, and bioretention areas. A VTM confers a vested right to proceed with development in substantial compliance with the

ordinances, policies, and standards in effect at the time an application for the map is deemed complete. VTMs are reviewed in the same manner as regular tentative maps, and the Planning Commission is the sole reviewing body (unless appealed). Staff has found the VTM for the project application to be complete and is forwarding it to the Planning Commission for consideration and determination.

The details of the requested VTM (Figure 8) are summarized below:

- Create nine lots for condominium purposes with 57 attached condominium units (Lots 1 through 9).
- Lots A through L include common area for internal streets, open space and a bio-retention area.
- A Homeowners Association (HOA) would be established and would own and maintain the common area parcels.
- The map would dedicate an approximately 22-foot-wide Public Access Easement (PAE), Public Service Easement (PSE), and Emergency Vehicle Access Easement (EVAE) on Parcels C, D, and E.
- The map would dedicate an approximately 5-foot-wide PSE along the Hopyard Road frontage and an approximately 10-foot-wide PSE along the South Valley Trails Drive frontage.
- The map would dedicate further easements on common parcels as illustrated in Figure 8.

Figure 8: Vesting Tentative Map #8672



Site Circulation/Traffic

The project would provide on-site vehicular access from two new (one lane in each direction) private streets (Private Street 'A' and 'B'), off of South Valley Trails Drive. Of the two streets, Private Street 'A', along the north side of the project, would be considered the main vehicular driveway entrance to the project. Pedestrian access to the site will also be provided through sidewalk connectivity from South Valley Trails Drive, and two access gates. One access gate is proposed southeast of the site adjacent to Hopyard Road and the other along the south property line along the Pleasanton Canal (see Figure 7 above). The project's traffic analysis by TJKM approximates 127 more trips during a typical weekday, including eight more trips during the a.m. commuter peak hour, and 11 more trips during the commuter p.m. peak hour. The project's traffic analysis was reviewed by the City's Traffic Engineering Division who determined the project's trip generation would result in less than significant impacts.

ALTERNATIVES

As outlined in the above analysis, staff believes the project, as proposed and conditioned, would be compatible with the other uses in the vicinity and not create adverse impacts, and recommends the Planning Commission approve the project. However, alternatives to the proposal that could be considered by the Planning Commission include:

1. Deny the project; or
2. Approve the proposal with modifications to the site layout, building designs, uses, etc.

PUBLIC NOTICE / PUBLIC COMMENT

Notice of the application was sent to the surrounding property owners and tenants within a 1,000-foot radius of the site. The applicant also posted an on-site project notification sign pursuant to the City's on-site project notification policy. At the time this report was published, staff received several comments expressing concern about the proposed project. Noticed neighbors expressed concern to the project's size and scale, privacy, traffic volumes, parking, noise (from traffic and new residents), green space, exclusion of bus stop for children, and building separations for the purpose of emergency vehicles. Please see Exhibit E for full public comment details. Any additional public comments received after publication of this report will be forwarded to the Planning Commission.

ENVIRONMENTAL ASSESSMENT

A Consistency Checklist has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) to determine whether the proposed project requires additional environmental review. The Consistency Checklist is attached to this report as Exhibit C. CEQA Guidelines Section 15183 mandates that projects consistent with the development density established by existing zoning, community plan, or general plan policies for which a Final Environmental Impact Report (FEIR) was certified (in this case the Pleasanton General Plan 2005-2025 FEIR) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects peculiar to the project or its site.

Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan,

or community plan, with which the project is consistent, (2) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the zoning action, general plan, or community plan, or (3) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

As illustrated by the attached Consistency Checklist, the proposed project is found to be in conformance with the analysis and conclusions of the Pleasanton General Plan 2005-2025 FEIR. This determination is based on the following criteria:

1. There are no new significant effects peculiar to the proposed project or its site;
2. There are no new significant effects that were not previously evaluated in the Pleasanton General Plan 2005-2025 FEIR;
3. There are no new significant off-site or cumulative impacts that were not analyzed in the Pleasanton General Plan 2005-2025 FEIR, and
4. There are no adverse impacts that are more severe than those previously identified in the Pleasanton General Plan 2005-2025 FEIR.

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Pleasanton General Plan 2005-2025 FEIR.

CONCLUSION

The project is consistent with the density and land uses allowed for and zoned at this site, and with the exception of one incentive and 11 waivers for which have been requested pursuant to SDBL, would be consistent with all prescribed objective site development standards of the RM-1,500 District and other applicable City standards. The project provides 57 housing units, including nine affordable housing units, which assists the City in meeting its housing goals. Although not a basis for approval or denial of the project, staff finds the building design and overall landscaping, open space to be attractive and the architectural style, finish colors, and materials will complement the surrounding development and generally conform to the Design Review requirements.

Primary Author: Diego Mora, Associate Planner, 925-931-5618 or dmora@cityofpleasantonca.gov.

Reviewed/Approved By:
Eric Luchini, Senior Planner
Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development
Larissa Seto, Assistant City Attorney
Ellen Clark, Director of Community Development Department

EXHIBIT A

RESOLUTION NO. PC-2024-03

RESOLUTION OF THE PLANNING COMMISSION APPROVING APPLICATIONS FOR DESIGN REVIEW FOR A HOUSING DEVELOPMENT AT 3200 HOPYARD ROAD CONSISTING OF 48 THREE-STORY TOWNHOME-STYLE CONDOMUNIMUMS AND NINE ONE-BEDROOM APARTMENTS AND A VESTING TENTATIVE MAP, AS FILED UNDER CASE NO. P23-0177 AND VESTING TENTATIVE MAP 8672

WHEREAS, Catalyst Development Partners LLC has applied for Vesting Tentative Map approval to convert the approximately 2.99-acre site located at 3200 Hopyard Road ("Property") into nine parcels for condominium purposes with 57 attached condominium units comprised of 48 townhome-style units ranging in size from approximately 1,692 to 2,738 square feet per unit, nine apartment units and 12 common area parcels ("Project"); and

WHEREAS, zoning for the property is zoned RM-1,500 (Multi-Family Residential District) and the General Plan designation is High Density Residential; and

WHEREAS, a Modified Initial Study pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 Consistency Checklist was performed for this Project; and

WHEREAS, at its duly noticed public hearing of February 28, 2024, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this request.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1. Finds that the Consistency Checklist for the proposed project is in conformance with the analysis and conclusions of the Pleasanton General Plan 2005-2025 FEIR and qualifies for an exemption from additional environmental review under CEQA Guidelines Section 15183 because the project is consistent with the development density and land use characteristics established by the City as analyzed by the Pleasanton General Plan 2005-2025 (State Clearinghouse No. 2005122139).

Section 2.

<u>Findings for P23-0177</u>. The Planning Commission finds that the project would conform to all applicable objective standards of the Pleasanton Municipal Code, Zoning Ordinance and other adopted standards, with the exception of items for which a concession or waivers have been requested by the applicant and granted in accordance with provisions of California Density Bonus law at Cal. Government Code §65915.

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The Planning Commission also finds that the project was reviewed based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which includes the following, to the extent the above-noted objective standards of the PMC bear a relationship to these criteria:

1. Preservation of the natural beauty of the city and the project site's relationship to it;

2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;

3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;

4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;

5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;

6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;

7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;

8. Integration of signs as part of the architectural concept; and

9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

<u>Findings for Vesting Tentative Map 8672</u>
State law and the Zoning Ordinance of the Pleasanton Municipal Code (PMC) set forth the considerations to be addressed in reviewing a Vesting Tentative Map. The Planning Commission makes the following findings that Vesting Tentative Map 8672 conforms to the purposes of the PMC:

1. **The proposed vesting tentative subdivision map conforms to the zoning regulations/development plan.**

The Vesting Tentative Map and improvements conform to the Design Review development plan and site development standards of P23-0177. The map and improvements, therefore, would conform to the underlying RM-1,500 zoning district.

2. **The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

   As approved and conditioned in the Design Review development plan, the condominiums in the project will comply with the City's residential Green Building Ordinance, Climate Action Plan 2.0 and the State's Title 24 Building Energy Efficiency Standards and would be required to incorporate a series of renewable energy design and energy efficiency features.

3. **The proposed vesting tentative subdivision map, together with its design and improvement, is consistent with the Pleasanton General Plan.**

   P23-0177 is found to be consistent with the Pleasanton General Plan and Vesting Tentative Map 8672 was submitted based on the proposed development plan. The proposed subdivision and its improvements are compatible with the applicable objectives, policies, land uses, and programs specified in the General Plan.

4. **The subdivision site is physically suitable for this type and density of development.**

   The property is not in a flood zone or earthquake fault zone and is relatively flat. Project construction would involve minimal site grading and alteration of existing topography. Thus, the project site is physically suitable for the proposed development.

5. **The design of the subdivision and improvements covered by the proposed vesting tentative subdivision map will not cause substantial environmental damage and avoidably injure fish and/or wildlife or their habitat.**

   The CEQA Guidelines Section 15183 Consistency Checklist for the project found no potential for significant environmental effects which are peculiar to the Project or the Property which were not analyzed with the Pleasanton General Plan 2005-2025 EIR. P23-0177 includes conditions that are mitigation measures from the Pleasanton General Plan 2005-2025 EIR that require best management practices to be incorporated before and during construction to minimize impacts to groundwater and surface water quality.

6. **The design of the proposed subdivision or type of improvements is not likely to cause serious public health problems.**

   The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., standards pertaining to public utilities and services,

public road design and traffic safety, fire hazards and noise hazards). All public safety measures are addressed through the design and conditions of approval for P23-0177 and the Vesting Tentative Map. The street design is satisfactory to the Livermore-Pleasanton Fire Department and City Traffic Engineer. The condominiums will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.

7. **The design of the subdivision or its related improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

   The Vesting Tentative Map will maintain the existing City's water pipeline easement located on-site. This Vesting Tentative Map provides for easements including a public access easement, public service easement and emergency access easement. The design of the subdivision and related improvements does not conflict with the proposed easements.

8. **The restriction on approving a tentative subdivision map on land covered by a land conservation contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act) is not applicable.**

   The site is not covered by any land conservation contract, including a Williamson Act contract.

9. **The discharge of waste from the proposed subdivision would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board (RWQCB).**

   No discharge violation currently exists and sewer capacity is available for this subdivision. The project would not discharge any waste other than domestic sewage and all sewage would be discharged into the city's sanitary sewer system for ultimate treatment. Stormwater runoff would be collected and conveyed through bio-retention basins. Urban stormwater runoff is required to meet the City's RWQCB permit requirements for urban development.

<u>Findings Pursuant to Government Code Section 65863</u> (No Net Loss)
The proposed project would include 48 above-moderate income units and 9 lower-income apartment units; in comparison, the inventory of sites included in the 6th Cycle Housing Element projected that this site (listed as APN 941 090706200 in Table B-14) would provide up to 44 moderate income units. The project would provide 9 more lower-income units, and 48 more above-moderate units than projected in the inventory, but 44 fewer moderate-income units. However, the inventory of sites provides a buffer of 56 units in excess of the City's assigned 894-unit moderate income regional housing needs

allocation (RHNA). As a result, the approval would not require re-zoning of additional sites to meet the moderate income RHNA.

Section 3. Approves Design Review Case No. P23-0177 and Vesting Tentative Map 8672, the applications of Catalyst Development Partners LLC to subdivide an approximately 2.99-acre site located at 3200 Hopyard Road into nine parcels for condominium purposes with 57 attached condominium units comprised of 48 townhome-style units ranging in size from approximately 1,692 to 2,738 square feet per unit, nine apartment units and 12 common area parcels, subject to the conditions shown in Exhibit A, attached hereto and made part of this case by reference.

Section 4. This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on February 28, 2024.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Melinda Denis Secretary, Planning Commission	Matt Gaidos Chairperson

APPROVED AS TO FORM:

Julie Harryman
Assistant City Attorney

EXHIBIT A

DRAFT CONDITIONS OF APPROVAL

P23-0177, Tract 8672

3200 Hopyard Road

February 28, 2024

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for a Design Review (P23-0177) and Vesting Tentative Map 8672 approval pursuant to SB 330 to: 1) demolish an existing church and daycare facility; 2) construct a housing development consisting of 57 units comprised of 48 three-story townhome-style condominiums ranging in size from approximately 1,691 to 2,738 square feet, nine apartment units, and related site improvements; and 3) Vesting Tentative Map located on Assessor Parcel No(s). 941-0907-062 at 3200 Hopyard Road. Development shall be substantially as shown on the project materials listed below:

a. Project plans, Exhibit B, Vesting Tentative Tract Map 8672 by MacKay & Somps, Architectural Plans by WHA Architects, and Landscape plans by Ripley Design, dated “Received” on September 5, 2023, and kept on file in the Planning Division of the Community Development Department.

b. ALTA/NSPS Land Title Survey by MacKay & Somps, dated September 16, 2023, and kept on file in the Planning Division of the Community Development Department.

c. Lighting Plan - Photometric Analysis by Associated Lighting Representatives, dated October 6, 2023, and kept on file in the Planning Division of the Community Development Department.

d. Arborist Report prepared by Buena Vista Tree Service for Catalyst Development Partners LLC, dated May 2023, and kept on file in the Planning Division of the Community Development Department.

e. Traffic Technical Memorandum prepared by TJKM Transportation Consultants for Catalyst Development Partners LLC, dated January 2, 2024, and kept on file in the Planning Division of the Community Development Department.

f. Geotechnical Investigation Report by Cornerstone Earth Group for Catalyst Development Partners LLC, dated September 27, 2022 (revised August 30, 2023) (Project No. 1380-1-1), and kept on file in the Planning Division of the Community Development Department.

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g. Phase I Environmental Site Assessment (ESA) by Cornerstone Earth Group for Catalyst Development Partners LLC, dated September 8, 2022, and kept on file in the Planning Division of the Community Development Department.

h. Air Quality Technical report by Ascent Environmental for Catalyst Development Partners LLC, dated August 23, 2023, and kept on file in the Planning Division of the Community Development Department.

i. Environmental Noise Study by Coffman Engineers for Catalyst Development Partners LLC, dated September 1, 2023, and kept on file in the Planning Division of the Community Development Department.

j. Biological Resources Analysis Memorandum by Monk & Associates Environmental Consultants for Catalyst Development Partners LLC, dated July 20, 2023, and kept on file in the Planning Division of the Community Development Department.

k. Hydrology Analysis Technical Memorandum prepared by Akel Engineering Group, Inc. dated September 2023, and kept on file in the Planning Division of the Community Development Department.

l. LEED v4 Neighborhood Development Plan Project Checklist prepared by Mason Wodhams Architectural Corporation for Catalyst Development Partners LLC, dated April 18, 2023, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the “Approved Plans”.

<u>THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:</u>

1. APPROVAL AND REVISIONS: The proposed development shall be in substantial conformance with the “Approved Plans”, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, building colors or materials, green building measures, landscape material, etc.

2. EXPIRATION – The design review approval shall lapse and shall be void 2 years following the effective date of approval of both the design review and vesting tentative map, unless: (1) a final map is approved before the vesting tentative map expires, and then the term of development rights shall be as set forth in Section 19.22.070 of the PMC; (2) prior to expiration a building permit is issued and construction is commenced and diligently pursued to completion; (3) the applicant has filed a request for: (a) design review approval extension pursuant to the provisions of Section 18.12.030 of the PMC, or (b) a vesting tentative map extension per Section 19.22.070.D.2, of the PMC. The vesting tentative map shall expire as provided in Section 19.22.070 of the PMC.

3. CONDITIONS OF APPROVAL CHECKLIST: The applicant shall submit a “Conditions of Approval Checklist” indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

4. APPEAL PERIOD: The final map and building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.

5. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or 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.

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

6. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.

7. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.

8. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.

9. FENCE/WALL: All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.

10. LIGHTING PLAN: The applicant shall submit a lighting plan with the building permit submittal in conformance with the Approved Plan. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.

11. BUILDING SURVEY: The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

12. PAD AND SETBACK CERTIFICATION: The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building

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locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.

13. BUILDING HEIGHT CERTIFICATION: The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.

14. FINAL INSPECTION: Final inspection of each building by the Planning Division is required prior to that building's occupancy.

15. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.

16. MECHANICAL EQUIPMENT – SCREENING: The applicant 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 building in conformance with the Approved Plan and Objective Design Standards. Screening details shall be shown on the plans submitted for building permit. All required screening shall be installed prior to final occupancy.

17. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs and Pleasanton Municipal Code Chapter 9.23 Organics Reduction and Recycling.

<u>Green Building and Sustainability Measures</u>

18. ALL-ELECTRIC: This project is to have no new gas infrastructure installed. This shall be reflected in the plans submitted for Building Permits.

19. Climate Action Plan 2.0 Compliance: Prior to building permit issuance, a GHG Emission Compliance Checklist shall be provided to the Planning Division for review and approval by the Director of Community Development. The measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.

<u>Construction Practices and Noticing</u>

20. WORK HOURS: All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling

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

21. CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).

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

23. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:

    a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
    b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
    c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.

24. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.

25. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur unless approved with the grading plans or without specific review and approval by the Director of Community Development.

26. NOTICE OF CONSTRUCTION: Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.

27. DISTURBANCE COORDINATOR: The applicant shall designate a “disturbance coordinator” who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.

28. CULTURAL RESOURCES: In the event that human remains are discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Section 5097.98.

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These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains.

Fees

29. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the SB 330 Preliminary application was submitted, October 14, 2022, subject to applicable existing inflation adjustments.

30. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance

31. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer connection fees prior to building permit issuance.

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

Environmental

33. Project shall incorporate sound-rated windows, ventilation systems, noise barriers, etc., necessary to ensure that both indoor and outdoor noise levels at the proposed project comply with the standards established in the Pleasanton General Plan.

34. Project shall implement signage and striping efforts to restrict the proposed eastern driveway along South Valley Trails Drive to exclude left-in movements. **Project Specific Condition**

35. Prior to the issuance of a grading or building permit, the project applicant shall submit an air quality construction plan that includes BAAQMD basic Best Management Practices.

    - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    - All vehicle speeds on unpaved roads shall be limited to 15 mph.

- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a six- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Project Specific Condition

Other

36. The Homeowners Association shall include restrictions in the CC&R's on smoking at the site in conformance with Pleasanton Municipal Code Chapter 9.27 Restrictions On Smoking At Condominiums, Townhomes And Buildings With Three Or More Attached Units.

HOUSING DIVISION – 925-931-5007

37. AFFORDABLE HOUSING AGREEMENT: The applicant shall execute a City Council-approved Affordable Housing Agreement which sets forth the methodology for the applicant's compliance with Pleasanton Municipal Code Chapter 17.44 requirements and which agreement shall be recorded prior to or concurrently with the final map. **Project Specific Condition**

BUILDING AND SAFETY DIVISION – 925-931-5300

38. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.

39. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than one month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased project, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the "Digital Plan Submittal Requirements" for necessary data and file formatting requirements.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

40. TRAFFIC CONTROL Plan (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic

impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days

41. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.

42. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.

43. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.

44. TRAFFIC IMPACT FEES: The applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

45. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.

46. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:

    a. Project Information;
    b. Water Efficient Landscape Worksheet;
    c. Soil management report;
    d. Landscape design plan;
    e. Irrigation design plan; and
    f. Grading design plan.

47. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:

    a. Project information sheet;
    b. Certificate of installation according to the landscape documentation package;
    c. Irrigation scheduling;
    d. Schedule of irrigation, landscape and irrigation maintenance;
    e. Landscape irrigation audit report; and
    f. Soil management report (if not previously submitted).

48. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.

49. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.

50. EROSION CONTROL: For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.

51. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. 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 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect 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. **Project Specific Condition**

52. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

53. SITE LIGHTING: All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-2 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. **Project Specific Condition**

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54. ROAD FRONTAGE LANDSCAPE: The applicant shall provide planting, including street trees, and irrigation and shall be responsible for maintaining the landscape area along the project frontage on Hopyard Road and South Valley Trails Drive. Improvements shall require approval by the City Landscape Architect.

Trails

55. PLEASANTON CANAL TRAIL: The development shall include an ADA accessible connection to the Pleasanton Canal Trail and shall remove and replace the existing gate for the trail adjacent to Hopyard to provide a new pedestrian friendly gate/access per City of Pleasanton and Zone 7 requirements. **Project Specific Condition**

Trees

56. TREE REPORT: The applicant shall comply with the recommendations of the tree report prepared by Carol Randisi with Buena Vista Tree Service, dated May 2023. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed. **Project Specific Condition**

57. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. A credit for replanting trees shall be as follows:

    a. $250 credit for a 15-gallon size replacement tree;
    b. $500 credit for a 24-inch box size replacement tree; and
    c. $1,000 credit for a 36-inch box size replacement tree.

    Project Specific Condition

58. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of $100,000, and shall be held for a minimum of 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. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.

59. TREE DISPOSITION PLAN: Provide a tree disposition plan that shows trees to remain, trees to be removed, the value of each tree, the total value of the trees to remain and be protected, and the total value of trees to be removed. The plan shall also include the tree protection recommendations from the arborist report. **Project Specific Condition**

60. ROOT CUTTING: The applicant shall comply with the following tree root cutting requirements:

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a. Roots1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.
d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.

61. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.

62. TREE PRUNING: Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.

63. TREE PROTECTION FENCING: Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot-tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a “stop work order.”

64. PROJECT PLANS: The following statements shall be printed on the demolition, grading and landscape plans where applicable to the satisfaction of the City Landscape Architect prior to issuance of building permits:

    a. No existing tree may be trimmed or pruned without prior approval by the City Landscape Architect.
    b. Utilize best efforts to locate any new utility trenches outside of the existing canopy of the trees to be saved. If this is not feasible, the applicant shall submit a report from a certified arborist acceptable to the City indicating trenching will not be detrimental to the health of the tree.
    c. Nothing may be stored within the dripline of the tree canopies. This includes equipment, oil, gas, chemicals, harmful materials, fill or storage.
    d. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
    e. No sign, wires, or ropes shall be attached to the trees.

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f. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5-feet of the dripline of the existing trees.
g. No equipment or temporary structures shall be placed within or beneath the dripline of the existing trees.

Failure to comply with these requirements may result in a “stop work order”.

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

65. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

66. FIRE CODE: All construction shall conform to the requirements of the 2022 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

67. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

68. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2022 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.

69. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

70. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

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

72. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

73. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

74. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read "No Parking – Fire Lane" and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

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

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

75. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

76. FIRE VEHICLE TURNAROUNDS: Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.

77. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

78. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.

    a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.

b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

79. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

ENGINEERING DIVISION - 925-931-5650

Project Specific Conditions of Approval:

75. WATER NETWORK ANALYSIS. Capacity in the City's potable water network to serve the subject development has been verified by the City's consultant, Akel Engineering Group according to their final Technical Memorandum dated September 2023. The memo discloses expected potable water pressure and flow at various points within the proposed network. This data shall be used to design/size the fire protection systems and domestic services for each building.

76. ASBESTOS & LEAD. Section 10.6 of the Phase 1 Environmental Site Assessment by Cornerstone Earth Group states, "…Due to the age of the on-Site structures, building materials may contain asbestos..." and Section 10.7 states "…Based on the age of the existing buildings, lead-containing paint may be present..." As such, the applicant shall submit an asbestos and lead survey and follow required abatement as necessary prior to issuance of Building Permit for demolition of the existing building.

77. POLYCHLORINATED BIPHENYLS (PCBs). Provision C.12.f and .g of the Municipal Regional Stormwater Permit (MRP) that governs stormwater discharges within Alameda County requires PCB-containing building materials to be properly managed during demolition. To determine whether special assessment, removal, and disposal practices are warranted for the subject development, the applicant shall complete and submit a "PCBs Screening Assessment Form" available from the City prior to Building Permit issuance. Completion of form may reveal that sampling and analysis of building materials are required together with reporting to the San Francisco Bay Regional Water Quality Control Board and/or U.S. Environmental Protection Agency. The form requires the applicant to certify compliance with all applicable laws and regulations.

78. GEOTECHNICAL ISSUES. Referring to the Cornerstone Earth Group Geotechnical Investigation, the following recommendation shall be addressed on the Building Permit plans:

    a. Section 5.1.4 "Soil Corrosion Potential" and Appendix C of the Cornerstone Earth Group Geotechnical Investigation, discuss soil corrosivity. Two recommendations are offered. First, elevated levels of water-soluble chlorides in the soils require use of a concrete mix design appropriate for elevated chloride exposure. Second, on-site soils are considered corrosive for buried metallic structures such as metal utilities, so coating systems and cathodic protection are recommended as well as isolation of these utilities from above grade structures.
    b. Section 6.6 discusses "Wet Soil Stabilization Guidelines" due to soils that become unstable with high moisture content. Three alternative methods of addressing this issue

are offered including scarification and drying, removal and replacement, and chemical treatment. The plans must include one (or more) of these stabilization methods.

c. Section 10.4 discusses “Pavement Cutoff” to mitigate surface water penetration into native expansive clay soils which could significantly reduce pavement life. Several alternatives are recommended, all of which must be keyed into pavement subgrade soils at least 4”. One or more of these alternatives shall be incorporated into the pavement design.

79. POTABLE WATER SERVICE. The City purchases potable water wholesale from Zone 7 Water Agency. Fees are due to both the City of Pleasanton and Zone 7 for new connections to the City’s pipe network. Said fee amounts appear in the City’s adopted Master Fee Schedule. For more information about water usage in Pleasanton, refer to Pleasanton Municipal Code Title 14.

    This property is currently served by an existing 5/8-inch-diameter water meter (Account #3378-14000-001, Meter #55550473). If this meter will not be utilized as part of the proposed development, the applicant shall contact the City’s Utility Billing Division at 925-931-5500 or osd@cityofpleasantonca.gov to initiate the meter removal process. Removal of said meter will be performed by City staff. Any outstanding water consumption charges must be paid in full prior to the meter removal as well as all fees associated with the disconnection. Fee credits will be offered for the removed meter when new water services are requested.

80. RECYCLED WATER. The City operates a recycled water network for landscape irrigation according to Pleasanton Municipal Code Chapter 14.20. The subject property resides within the recycled water use area and must therefore utilize said water for irrigation purposes upon development. The network extends along the Hopyard Road frontage of the property. Connection fees are shown in the City’s adopted Master Fee Schedule.

81. SANITARY SEWER. The City operates the sanitary sewer pipe network that serves this property. Fees are due to both the City of Pleasanton and Dublin San Ramon Services District upon connection to the pipe network, with credits offered for prior uses. Sewer service in Pleasanton is regulated by Pleasanton Municipal Code Title 15.

    Capacity in the City’s sanitary sewer network to serve the development must be verified by running a scenario in the City’s network computer model. The computer model is operated by a consultant retained by the City. The consultant will run the scenario and then issue a report with their findings. The applicant shall fund this effort and address any discovered network deficiencies that are directly attributable to the development.

Standard Conditions of Approval

82. CONDITIONS OF APPROVAL: These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Address this condition prior to plan approval)

83. ENGINEERING DIVISION FEES FOR SERVICE: The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City’s adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to plan approval)

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84. DESIGN PER CITY STANDARDS: All public improvements shall be designed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at:

    http://www.cityofpleasantonca.gov/gov/depts/engineering/standard.asp
    (Address this condition prior to plan approval)

85. CLEAN WATER PROGRAM (HYDROMODIFICATION PROJECTS): Because the project creates and/or replaces more than 43,560 square feet (1.00 acres) of impervious surface, increases impervious surface over pre-project conditions, and is located in a susceptible area, it is considered a Hydromodification (HM) Project according to Provision C.3.g of the Municipal Regional Stormwater NPDES Permit that regulates stormwater runoff in Alameda County. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:

    https://www.cleanwaterprogram.org/businesses/development.html

    HM projects must include stormwater treatment measures in the site design to cause no increase in the erosion potential of the receiving stream over the pre-project (existing) condition. To demonstrate compliance, the City encourages use of the Bay Area Hydraulic Model (BAHM). The model software can be downloaded at no cost from Clear Creek Solutions. In addition, HM projects must be subject to a Stormwater Treatment Measure Maintenance Agreement between the City and property owner to assure long-term maintenance of the installed measures. The City will provide a template agreement. Once executed, the agreement must be recorded against the property. (Address this condition prior to plan approval)

86. GEOTECHNICAL RECOMMENDATIONS: Recommendations from the project's geotechnical investigation, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist, shall be incorporated into the design of the improvements and/or explicitly noted on the plans. The author(s) of the geotechnical investigation shall certify on the plans that the design complies with their recommendations. During construction, the applicant must follow all recommendations. (Address this condition prior to plan approval)

87. SUBDIVISION MAPS: The subdivision of land is governed by Pleasanton Municipal Code Title 19, as well as the California Government Code §§66410-66499.85 (Subdivision Map Act). All maps are subject to review and approval by the City Engineer. Recordation of the subdivision map shall be coordinated by the applicant's title company, with one full-sized mylar copy of the recorded map returned to the City.

    The following statement shall be included on the cover sheet of the map: "I, Adam Nelkie, P.E., City Engineer of the City of Pleasanton, County of Alameda, State of California, do hereby state that I have examined the herein embodied map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the [PARCEL OR TRACT] map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it

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appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet."

For parcel maps, add the following: "The dedications and/or easements shown as [LIST] upon said map thereon offered for dedication are hereby accepted for the purpose for which offered."

Adam Nelkie, P.E., Registration No. 78830, City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Address this condition prior to map approval)

88. CITY CLERK'S STATEMENT: For final maps, the following statement shall be included on the cover sheet of the map: "I, Jocelyn Kwong, City Clerk and Clerk of the Council of the City of Pleasanton, County of Alameda, State of California, do hereby state that this final map entitled ""[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet [NUMBER] thereof, was presented to said Council of the City of Pleasanton, as provided by law at a regular meeting held on the [DAY] day of [MONTH], [YEAR] and that said Council of the City of Pleasanton did thereupon by motion duly passed and adopted at said meeting, approved said map and accepted on behalf of the public all parcels of land and easements as offered for dedication to the City of Pleasanton for public use in conformity with the terms of the offer of dedication. The names of the subdividers are as shown on the Owner's Statement upon Sheet 1. In witness whereof, I have hereunto set my hand this [DAY] day of [MONTH], [YEAR]. Jocelyn Kwong, City Clerk, City of Pleasanton, Alameda County, State of California [SIGNATURE LINE]". (Address this condition prior to map approval)

89. SUBDIVISION IMPROVEMENT AGREEMENT: Public improvements required as part of the subdivision must be either completed to the satisfaction of the City Engineer prior to map approval, or guaranteed by a Subdivision Agreement. The agreement requires the applicant to post financial security in the form of either a cash deposit, letter of credit, or surety bonds in amounts equivalent to the value of the public improvements. If surety bonds are utilized, the form of the bond language shall be consistent with California Government Code §66499.1 for faithful performance and §66499.2 for labor and materials. The amounts of the bonds shall be 100% of the total estimated value of the public improvements consistent with §66499.3. In addition, the City requires a warranty bond (often referred to as a maintenance bond) for 10% of the estimated value. The warranty bond shall be active for one-year following formal acceptance of the improvements. All submitted securities are subject to review and approval by the City Attorney. In addition, final maps and the associated Subdivision Agreement are subject to approval by the City Council. (Address this condition prior to map approval)

90. CITY SURVEYOR: The City utilizes the services of an outside consultant to certify the technical accuracy of subdivision maps as City Land Surveyor pursuant to California Government Code §66451.1. In order to provide this service, the consultant will submit a proposal to the City for the estimated cost of the work. The estimate will be presented to the applicant together with the City's administrative markup according to the City's adopted Master Fee Schedule. Review of the subdivision map cannot commence until the applicant has submitted payment to the City for these costs. If the ultimate fee at the conclusion of the work is less than this payment, the applicant will be refunded the difference. If the ultimate fee is more than this payment, then the applicant shall submit payment for the difference before the consultant certifies the map.

The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County,

California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" (Address this condition prior to map approval)

91. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument:

    a. Right-of-way dedications for roadways or similar access shall be offered irrevocably to the City pursuant to California Government Code Section 7050. Right-of-way is defined in Pleasanton Municipal Code §13.04.010.
    b. Public Service Easements (PSE) shall be granted to the City in accordance with Pleasanton Municipal Code §19.24.190 and 19.36.110. PSEs shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and below the ground surface including poles, wires, conduits, vaults, cabinets, retaining walls, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for public purposes…"

    (Address this condition prior to recordation of map or separate instrument title documents granting rights to the City)

92. DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans. (Address this condition prior to plan approval)

93. SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code §19.24.220. Setting of monuments shall be in accordance with California Government Code §66495-66498. The surveyor shall give notice to the City Engineer when final monuments have been set, and when payment for said work has been received from the subdivider. (Address this condition prior to acceptance of improvements)

94. STORMWATER HYDRAULICS: The City's storm drainage network has been designed in accordance with the Alameda County Hydrology and Hydraulics Manual published by the Alameda County Flood Control & Water Conservation District. Said manual is available for download at:

    https://acfloodcontrol.org/the-work-we-do/the-work-we-do-hydrology-manual/

    The City is located in Zone 7, and its storm drain pipe network is considered a secondary facility. Any connections to, additions, or upgrades to the City's pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented

in a format consistent with the “Calculation Form – District Rational Method” available in the manual. The calculations shall demonstrate adequate freeboard given the design storm event assuming all bioretention areas are overflowing. Said calculations shall be prepared, stamped, and signed by a California-licensed civil engineer. (Address this condition prior to plan approval)

95. EMERGENCY OVERLAND STORMWATER FLOW/SUMP PROPERTIES: All properties shall be designed with an emergency overland flow path to direct storm runoff to the nearest public street or open flood control facility in the event on-site pipes become plugged. The flow path shall be lower than the finish floor elevation of all habitable structures. The flow path cannot rely on neighboring properties unless a storm drain easement across the neighbor is obtained. Sump properties must be designed to discharge the 50-year recurrence interval storm event through the pipe network before habitable structures become inundated. (Address this condition prior to plan approval)

96. POTABLE WATER SYSTEM DESIGN STANDARDS: All permanent connections to the City’s potable water network shall conform to Pleasanton Municipal Code §14.04.050. Any required water pressure and/or flow needed by the applicant beyond that available from the network at the point-of-connection must be provided by the applicant as a private improvement on the customer side of the meter or backflow prevention device. All extensions or upgrades to the potable water network shall be designed to satisfy the following minimum standards:

    a. Minimum number of valves:
        i. 3 at cross intersections
        ii. 2 at “T” intersections
        iii. 500 feet maximum spacing
        iv. 1 valve at each fire hydrant lateral
        v. Pressure regulating valve station required between pressure zones
    b. Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LPFD) Fire Marshal:
        i. 1 hydrant within 250 feet of any existing or proposed structure
        ii. 2 hydrants within 500 feet of any commercial, multi-family residential, industrial, or school building
    c. Minimum pipe size: 8-inch diameter
    d. Minimum depth of cover over pipe: 42 inches
    e. Blowoff requirements:
        i. At all dead ends whether temporary or permanent
        ii. At all low points in the line
    f. Maximum flow velocity: 10 feet per second (fps)
    g. Minimum fire flows in gallons per minute (gpm):
        i. 1,500 gpm for 2 hours (rural residential)
        ii. 2,000 to 2,500 gpm for 2 hours (single family residential)
        iii. 2,500 gpm for 2 hours (multi-family residential)
        iv. 2,500 gpm for 2 hours (social/recreation)
        v. 3,500 gpm for 2 hours (schools/commercial/public/institutional)
        vi. 4,000 gpm for 4 hours (industrial in the lower pressure zone only)
        vii. 5,000 gpm for 4 hours (industrial in all other pressure zones)
    h. Minimum pressures:

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i. 40 psi (peak hour demand)
ii. 20 psi (maximum day demand plus fire flows)

(Address this condition prior to plan approval)

97. RECYCLED WATER SYSTEM DESIGN STANDARDS: All connections to the City's recycled water system shall conform to Pleasanton Municipal Code §14.06.020 et seq. and Chapter 14.20. All new development within the recycled water use area shall use recycled water for landscape irrigation unless granted an exemption from the City Engineer. Tertiary treated recycled water comes from the Dublin San Ramon Services District wastewater treatment plant in conformance with Title 22, Division 4 of the California Code of Regulations. The recycled water is intended for landscape irrigation, and cannot be used in ways that may threaten public health. A map of the current network is available for download at:

http://admin.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=30934

98. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer. (Address this condition prior to plan approval)

99. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer. (Address this condition prior to plan approval)

100. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details, and shall be performed by properly-licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure, insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)

101. HAUL ROUTE: Deliveries to and from the project site shall conform to the Commercial Vehicle Regulations included in Pleasanton Municipal Code Chapter 11.48. Vehicles with gross weights exceeding 3 tons but less than 8 tons are prohibited on any City roadway other than those designated a Commercial Vehicle Route unless a Transportation Permit has first been obtained. Said Commercial Vehicle Routes include First Street, Stanley Boulevard, and Sunol

Boulevard. In addition to weight restrictions, vehicles that exceed 96 inches in width and/or 60 feet in length are also required to obtain a Transportation Permit. For information about Transportation Permits call 925-931-5677. (Address this condition prior to permit issuance)

102. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The applicant will be required to register the project with the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans. (Address this condition prior to permit issuance)

103. TEMPORARY TRAFFIC CONTROL: Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (C MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control".
If Flaggers will be utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand to see evidence of said training before allowing said personnel into the right-of-way.

Prior to work within a traffic signal-controlled intersection, the applicant shall request the City place the signal on all-directions flashing red. Temporary STOP (R1-1) signs shall be placed at each approach leg.

Any alterations to pedestrian paths of travel must conform to current standards for the disabled. Any walking member of the public with a visual impairment (cane or guide dog) must be escorted through the construction zone. (Address this condition during construction)

104. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. (Address this condition during construction)

105. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Section 4216 et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective

system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. (Address this condition during construction)

106. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe networks or open stormwater channels in violation of Pleasanton Municipal Code §9.14.080 et seq. The applicant shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction)

107. SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed including Rain Event Action Plans (REAP), a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction)

108. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the applicant. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

109. PROPERTY NUISANCE: At no time during construction of the project shall the condition of the property become a nuisance as defined in Pleasanton Municipal Code §9.28.020. The City shall have the right to inspect the property for conditions that violate the code standard. If a nuisance is found, the applicant shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable

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water systems, groundwater wells, or storm drainage networks. If the applicant fails the address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

110. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails the address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)

111. DROUGHT RESTRICTIONS: If the City Council declares a drought during a time when this development is under construction, as described in §9.30.010 et seq. of the Pleasanton Municipal Code, the applicant shall utilize only recycled water under Stage 1 or greater restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the applicant's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The applicant is responsible for all water costs based on current billing rates. (Address this condition during construction)

112. GEOTECHNICAL FINAL REPORT: At the conclusion of construction, the applicant shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations had been strictly followed. The applicant shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

113. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information to be submitted by the applicant in a format that integrates with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink:

https://www.cityofpleasantonca.gov/gov/depts/gis.asp

(Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

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114. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The applicant shall repair damage to existing public or private improvements on and near the project site and along the haul route at the applicant's expense if caused by construction activities. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

OPERATIONS SERVICES DEPARTMENT – ENVIRONMENTAL SERVICES/UTILITIES DIVISION - 925-931-5500

115. FULL TRASH CAPTURE DEVICES: The applicant shall install trash capture devices at each upstream connection point to the public storm drain system subject to the review and approval of the Director of Engineering/City Engineer. Stormwater treatment controls, proposed in compliance with Provision C.3 of NPDES Permit No. CAS612008, shall also prevent the discharge of trash to the downstream municipal separate storm sewer systems and receiving waters. Discharge points from these treatment control facilities, including overflows, shall be appropriately screened (5 mm mesh screen) or otherwise configured to meet the full trash capture screening specification for storm flows up to the full trash capture 1-year, 1-hour storm hydraulic specification, in compliance with the NPDES Permit No. CAS612008. The applicant shall submit a Stormwater Management Plan as part of the improvement plans prepared by a California licensed civil engineer, which include but is not limited to the type, location, and sizing calculations of the treatment controls that will be installed. Full trash capture devices shall be a part of the "Stormwater Treatment Measures and Maintenance Agreement

END

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EXHIBIT B

VESTING TENTATIVE TRACT MAP NO. 8672

FOR CONDOMINIUM PURPOSES

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

OCTOBER 2023

VESTING TENTATIVE MAP NOTES:

1. OWNER: HARVEST VALLEY CHRISTIAN CHURCH
   3200 HOPYARD ROAD
   PLEASANTON, CA 94588

2. APPLICANT: CATALYST DEVELOPMENT PARTNERS
   675 HARTZ AVENUE
   DANVILLE, CA 94526
   CONTACT: BRUCE MYERS
   TELEPHONE NUMBER: (925) 383-9045
   EMAIL: BMYERS@CATDEVPARTNERS.COM

3. CIVIL ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS INC.
   5142 FRANKLIN DRIVE, SUITE B
   PLEASANTON, CA 94588
   CONTACT: KIM REED/CHRIS GUENTHER
   TELEPHONE NUMBER: (925) 225-0690
   EMAIL: KREED@MSCE.COM

4. LANDSCAPE ARCHITECT: RIPLEY DESIGN GROUP
   1615 BONANZA STREET, SUITE 314
   WALNUT CREEK, CALIFORNIA 94596
   CONTACT: ANNIKA CARPENTER
   TELEPHONE NUMBER: (925) 938-7377
   EMAIL: ACARPENTER@RIPLEYDESIGN.COM

5. ARCHITECT: WHA
   5000 EXECUTIVE PARKWAY, SUITE 375
   SAN RAMON, CA 94583
   CONTACT: ADAM GARDNER
   TELEPHONE NUMBER: (925) 463-1700
   EMAIL: ADAMG@WHAINC.COM

6. EXISTING LAND GENERAL PLAN DESIGNATION: HIGH DENSITY (OVER 8 DU/ACRE)

7. EXISTING/PROPOSED ZONING: RM-15

8. APN: 941-0907-062-00

9. AREA SUBJECT TO INUNDATION: YES PER FIRM 06001C0317G DATED AUGUST 3, 2009
   AREA LIES WITHIN ZONE X "OTHER FLOOD AREAS"

10. ACREAGE: 2.99 ACRES (130,304 SF)

11. NUMBER OF UNITS: 57 (19 DU/ACRE)

12. PROPOSED IMPERVIOUS SURFACE: 95,044 SF = 72.9%

13. PROPOSED PERVIOUS SURFACE: 35,260 SF = 27.6%

14. PROPOSED PARKING AREA: 1,290 SF (DOES NOT INCLUDE DRIVEWAY SPACES)

15. PROPOSED IMPERVIOUS W/ OUT PARKING AREA: 93,754 SF = 71.0%

16. GUEST PARKING: REQUIRED: 0 SPACES
    PROVIDED: 5 STANDARD SPACES
    1 COMPACT SPACES
    6 TOTAL SPACES

17. BICYCLE PARKING:

	SHORT TERM	LONG TERM
REQUIRED:	19	19
PROVIDED:	20	57

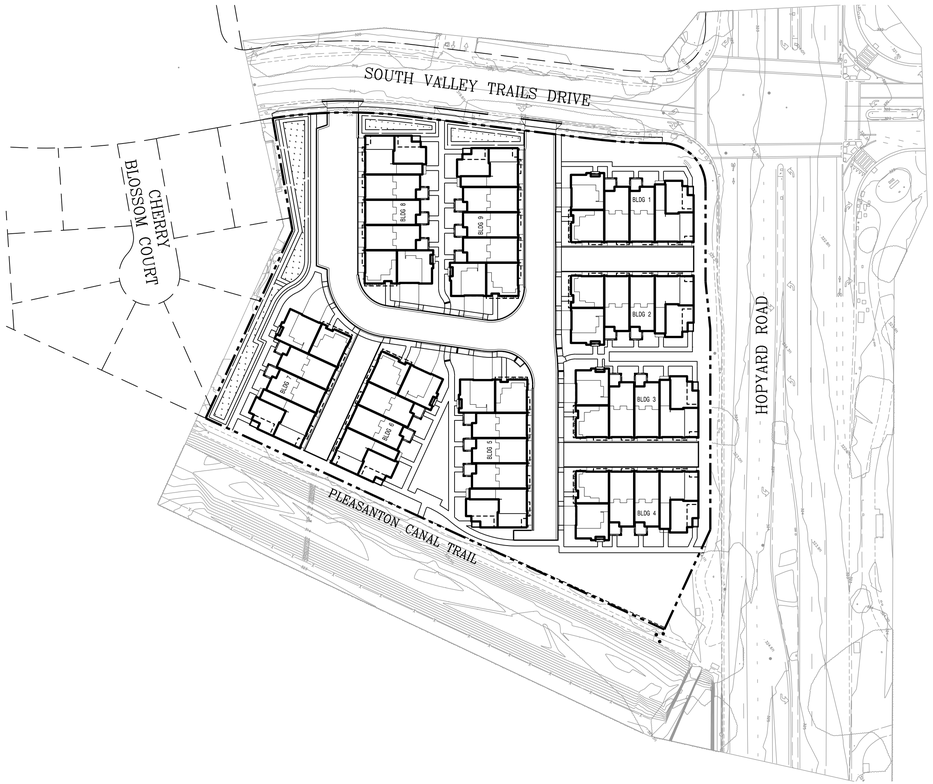
18. ALL WATER SERVICES UP TO AND INCLUDING THE METER ARE PROPOSED TO BE PUBLIC, POST METER SERVICE LINES INCLUDING THE BFP ARE PROPOSED TO BE PRIVATE.
19. TOTAL PROJECT AREA = 130,320 SF
20. ALL SEWER LINES ARE PROPOSED TO BE PRIVATE.
21. ALL STORM DRAIN LINES WITHIN THE PROJECT BOUNDARY ARE PROPOSED TO BE PRIVATE. PROPOSED STORM DRAIN LINE IN SOUTH VALLEY TRAILS DRIVE TO BE PUBLIC.
22. PROPERTY IS LOCATED IN AND WILL BE SERVED BY THE PLEASANTON UNIFIED SCHOOL DISTRICT.
23. TELEPHONE WILL BE SERVED BY AT&T.
24. ELECTRIC WILL BE SERVED BY PG&E. GAS WILL NOT BE INSTALLED WITH THIS PROJECT.
25. CABLE TELEVISION WILL BE SERVED BY COMCAST.
26. LOCATIONS OF PROPOSED UTILITIES, PAD GRADES, STREET GRADES AND PARCEL DIMENSIONS ARE PRELIMINARY AND WILL BE REFINED WITH THE FINAL ENGINEERING DESIGN.
27. ALL INFRASTRUCTURE WILL BE INSTALLED IN A SINGLE DEVELOPMENT PHASE.
28. ALL EXISTING BUILDINGS, UTILITIES AND STRUCTURES ON THE PROPERTY SHALL BE REMOVED UNLESS OTHERWISE NOTED. EXISTING TREES TO BE REMOVED HAVE BEEN NOTED ON SHEET 2.
29. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY DONE BY MACKAY & SOMPS DATED SEPTEMBER 2022. AERIAL PHOTOGRAMETRY OBTAINED VIA DRONE SURVEY DATED 08/13/21. ALL CONTOUR INTERVALS ARE ONE FOOT.
30. ALL STREETS, RETAINING WALLS, AND LANDSCAPING WITHIN THE PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED.
31. THE DEVELOPER INTENDS TO FILE AIR SPACE CONDOMINIUM PLANS FOR CONDOMINIUM UNITS AFTER THE FINAL MAP APPROVAL. UP TO 57 CONDOMINIUM UNITS MAY BE CREATED ON LOTS 1-9.
32. UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITIONS OF APPROVAL, LOCAL AGENCY APPROVAL OF THIS MAP SHALL CONSTITUTE AN EXPRESS FINDING THAT THE PROPOSED SUBDIVISION AND DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT UNREASONABLY INTERFERE WITH THE FREE AND COMPLETE EXERCISE OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION 6 6436(a)(3)(A)(i).

BASIS OF BEARINGS:

THE BEARING OF N51°46'10"W BETWEEN FOUND MONUMENTS IN HOPYARD ROAD, AS SHOWN ON PARCEL MAP 5262, FILED IN BOOK 174 OF MAPS, AT PAGE 26, ALAMEDA COUNTY RECORDS, IS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

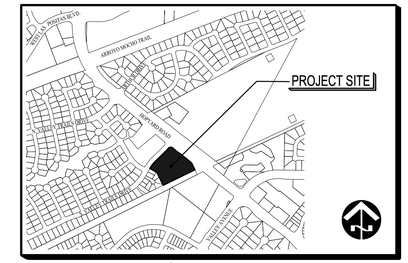
BASIS OF ELEVATIONS:

NGS BM HS4084 Q1257
FD 2.51IN BRASS DISK STAMPED "NATIONAL GEODETIC SURVEY Q1257 1974"
NEAR THE INTERSECTION OF SANTA RITA RD. AND BLACK AVE. IN PLEASANTON, CA. APPROXIMATELY 30 FEET WEST OF THE WEST CURB OF SANTA RITA RD, AND 80 FEET NORTH OF THE EXTENDED NORTH CURB LINE OF BLACK AVE.
ELEVATION = 341.58' (NGVD29)



OVERALL SITE PLAN

1" = 60'



VICINITY MAP
NTS

09.05.23
P23-0177, P23-0178
CITY OF PLEASANTON

0 30 60 120
SCALE: 1"=60'

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT
AC	ASPHALT CONCRETE	IRR	IRRIGATION
ARV	AIR RELEASE VALVE	LP	LOW POINT
BC	BEGINNING OF CURVE	LT	LEFT
BFP	BACKFLOW PREVENTER	MC	MEDIAN CURVE
BFV	BUTTERFLY VALVE	MH	MANHOLE
BNDY	BOUNDARY	MID PT	MIDPOINT
BO	BLOWOFF	MTC	MEDIAN TOP OF CURB
BW	BOTTOM OF RETAINING WALL	OH	OVERHEAD POWER
B/W	BACK OF WALK	P	PAD
BWC	BACK OF WEDGE CURB	P/L	PROPERTY LINE
CB	CATCH BASIN	PP	POWER POLE
CL	CENTERLINE	PCC	POINT OF COMPOUND CURVATURE
CLR	CLEAR	PME	PRIVATE MAINTENANCE EASEMENT
COND	CONDOMINIUM	PRC	POINT OF REVERSE CURVATURE
CR	CROWN	PSDE	PRIVATE STORM DRAIN EASEMENT
C&G	CURB AND GUTTER	PSE	PUBLIC SERVICE EASEMENT
DI	DROP INLET	RP	RADIUS POINT
DIP	DUCTILE IRON PIPE	RT	RIGHT
DMA	DRAINAGE MAINTENANCE AREA	ROW	RIGHT OF WAY
D/W	DRIVEWAY	S	SANITARY SEWER LATERAL
DIV	DIVERSION STRUCTURE	SD	STORM DRAIN
EC	END OF CURVE	SDE	STORM DRAIN EASEMENT
EL	ELEVATION	SDCO	STORM DRAIN CLEAN OUT
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
ER	END OF RETURN	SS	SANITARY SEWER
EX	EXISTING	S/W	SIDEWALK
FC	FACE OF CURB	TBO	TEMPORARY BLOWOFF
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TG	TOP OF GRATE
FI	FIELD INLET	TI	TRAFFIC INDEX
FL	FLOWLINE	TYP	TYPICAL
G	GAS	TWC	TOP OF WEDGE CURB
GB	GRADE BREAK	TW	TOP OF RETAINING WALL
GRD	GROUND	VG	VALLEY GUTTER
HP	HIGH POINT	W	WATER
		WR	RECYCLED WATER

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT OF WAY / LOT LINE
		CENTERLINE
		FACE OF CURB
		SANITARY SEWER & MANHOLE
		STORM DRAIN & INLET
		STORM MANHOLE
		WATER LINE & VALVES
		FIRE HYDRANT WITH VALVE
		BLOWOFF
		WATER SERVICE
		ELECTROLIER
		SIDEWALK
		GRADE SLOPE
		OVERLAND SURFACE RELEASE
		DRAINAGE MANAGEMENT AREA (DMA)
		BIORETENTION AREA
		FENCE
		SOUNDWALL

SHEET LIST TABLE	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	TENTATIVE MAP
C4	PRELIMINARY SITE PLAN
C5	PRELIMINARY GRADING PLAN
C6	PRELIMINARY UTILITY PLAN
C7	STORMWATER QUALITY CONTROL PLAN
C8	FIRE ACCESS, SIGNING AND STRIPING PLAN
L1	PRELIMINARY LANDSCAPE SITE PLAN
L2	PRELIMINARY LANDSCAPE COMMUNITY AREA ENLARGEMENT
L3	PRELIMINARY LANDSCAPE PASEO ENLARGEMENTS
L4	PRELIMINARY LANDSCAPE PASEO ENLARGEMENTS
L5	PRELIMINARY LANDSCAPE DETAILS
L6	PRELIMINARY LANDSCAPE DETAILS
L7	PRELIMINARY LANDSCAPE DETAILS
L8	PRELIMINARY LANDSCAPE PLANT IMAGERY
L9	PRELIMINARY LANDSCAPE LIGHTING PLAN
CS	COVER SHEET
A1	CONTEXT MAP
A2	STREETSCENE EXHIBIT
A3	PERSPECTIVE RENDERINGS
A4	PERSPECTIVE RENDERINGS
A5	PERSPECTIVE RENDERINGS
A6	SHADOW STUDY
A7	SHADOW STUDY
A8	SHADOW STUDY
A9	6-PLEX ELEVATIONS
A10	6-PLEX ELEVATIONS
A11	6-PLEX BUILDING PLANS
A12	6-PLEX BUILDING PLANS & ROOF PLAN
A13	7-PLEX ELEVATIONS
A14	7-PLEX ELEVATIONS
A15	7-PLEX BUILDING PLANS
A16	7-PLEX BUILDING PLANS & ROOF PLAN
A17	LADDER ACCESS SECTIONS
A18	PLAN 1 FLOOR PLAN
A19	PLAN 2 FLOOR PLAN
A20	PLAN 3 FLOOR PLAN
A21	PLAN 4/5 FLOOR PLAN
A22	6-PLEX BUILDING PLANS FAR
A23	7-PLEX BUILDING PLANS FAR
A24	PROPOSED ARCHITECTURAL DETAILS
A25	EXTERIOR COLOR & MATERIALS

NO.	REVISION	DATE
1		
2		
3		
4		
5		

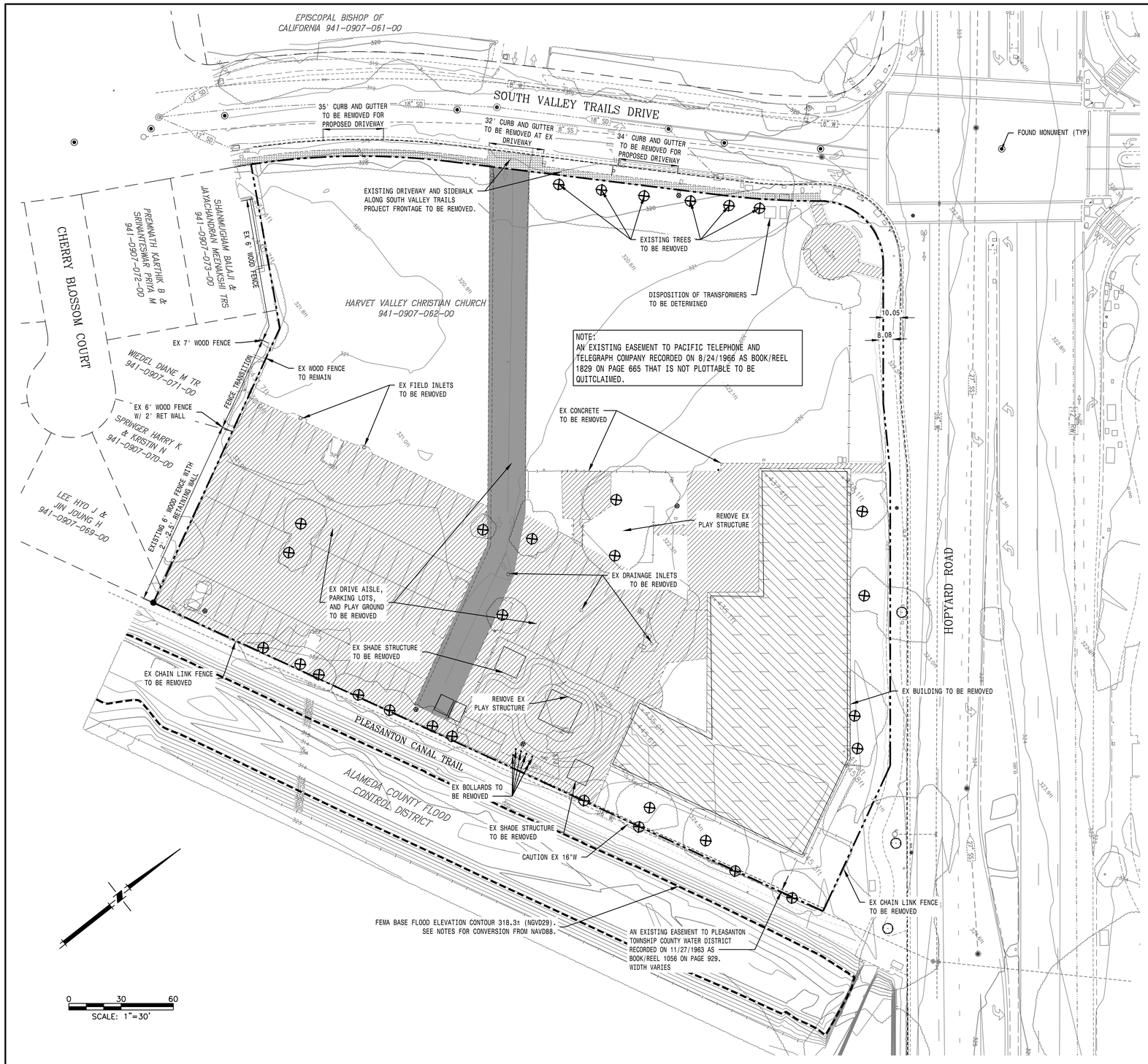
DATE: OCTOBER 2023
SCALE: 1" = 60'
DRAWN BY: CS/KAMR
DESIGNED BY: KAMR
CHECKED BY: CWG

MACKAY & SOMPS
PLANNERS
ENGINEERS SURVEYORS
5142B FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690

3200 HOPYARD ROAD
TENTATIVE TRACT MAP NO. 8672
COVER SHEET
CITY OF PLEASANTON CALIFORNIA

PROJECT NO. 29137.000

SHT C1 OF 8



NOTES:

1. AERIAL PHOTO TAKEN SEPTEMBER 26, 2022.
2. ALL ONSITE UTILITIES, UNDERGROUND AND SURFACE IMPROVEMENTS, BUILDINGS, AND TREES, EXCEPT AS NOTED ON THIS PLAN, WILL BE REMOVED WITH PROPOSED SUBDIVISION.
3. THE SITE DOES NOT HAVE ANY SLOPES GREATER THAN 10%.
4. EXISTING IMPERVIOUS AREA = 59,349 SF.
5. CONVERSION FROM FEMA FIRM NAVD88 TO NGVD 29:
   NAVD88 - 2.7 = NGVD 29

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED IF POSSIBLE
- FEMA BASE FLOOD ELEVATION CONTOUR (421)
- EXISTING BUILDING
- EXISTING STREET
- EXISTING OFFSITE SIDEWALK
- EXISTING ONSITE SIDEWALK, WALKWAY, AND PARKWAY AREAS

NO.	REVISION	DATE
1		
2		
3		
4		
5		

DATE: OCTOBER 2023
SCALE: 1" = 30'
DRAWN BY: CS/KAMR
DESIGNED BY: KMR
CHECKED BY: CWG

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690

3200 HOPYARD ROAD

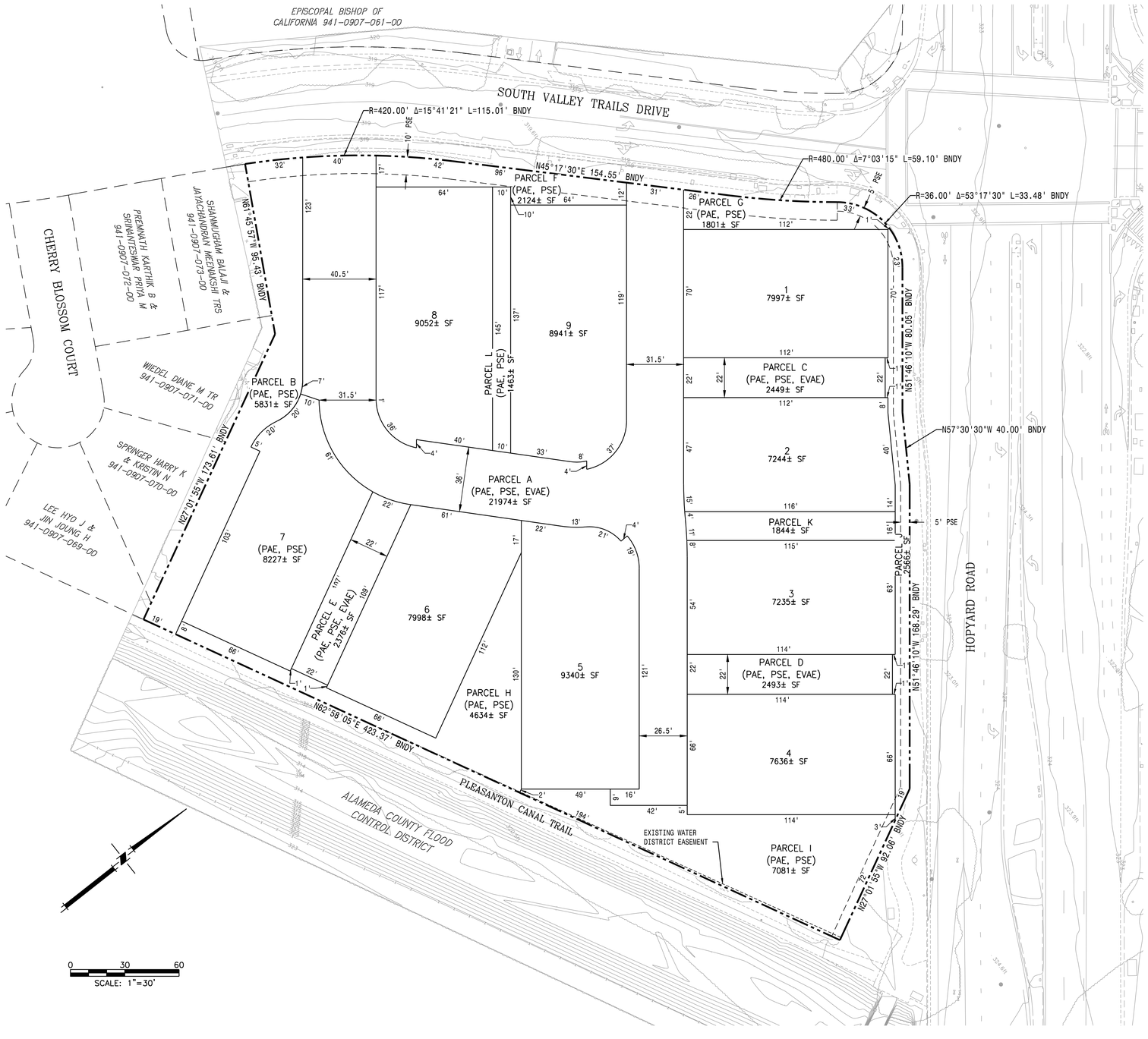
TENTATIVE TRACT MAP NO. 8672

EXISTING CONDITIONS AND DEMOLITION PLAN

CITY OF PLEASANTON CALIFORNIA

PROJECT NO. 29137.000

SHT C2 OF 8



LEGEND

— · · —	SUBDIVISION BOUNDARY
— — —	EXISTING LOT LINES
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT

NO.	REVISION	DATE
1		
2		
3		
4		
5		

DATE: OCTOBER 2023
SCALE: 1" = 30'
DRAWN BY: CF/KAMR
DESIGNED BY: KAMR
CHECKED BY: CWG

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690

3200 HOPYARD ROAD

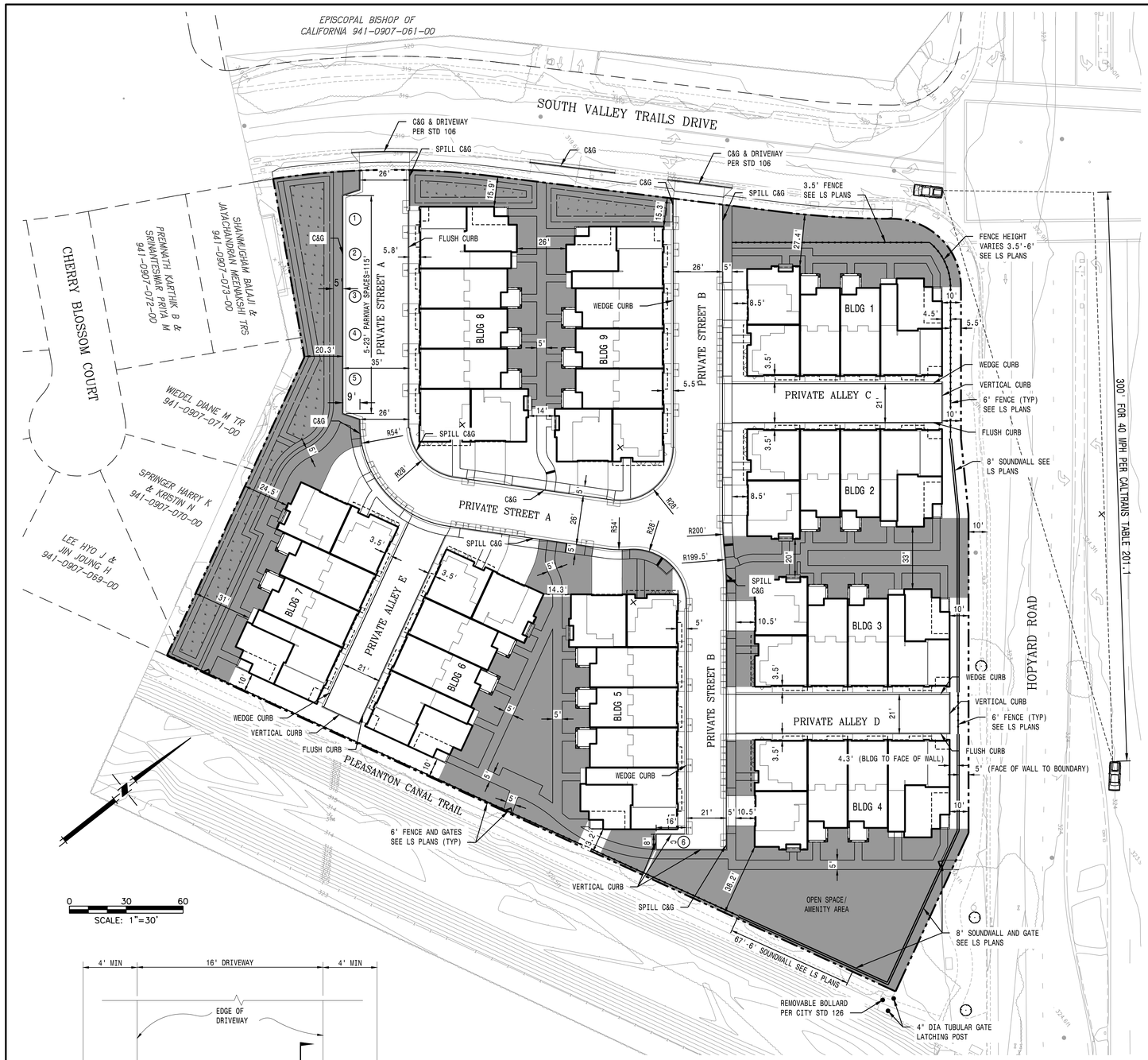
TENTATIVE TRACT MAP NO. 8672

TENTATIVE MAP

CITY OF PLEASANTON CALIFORNIA

PROJECT NO. 29137.000

SHT C3 OF 8



LOT COVERAGE TABLE			
LOT /BUILDING NUMBER	LOT AREA (SF)	BUILDING FOOTPRINT AREA (SF)	PERCENT COVERAGE (%)
1	7,997	5,281	66.0
2	7,244	5,281	72.9
3	7,235	5,281	73.0
4	7,636	5,281	69.2
5	9,340	6,332	67.8
6	7,998	6,332	79.2
7	8,227	6,332	77.0
8	9,052	5,281	58.3
9	8,941	5,281	59.1

LEGEND

- T — TRASH CONTAINER LOCATIONS
- GROUP OPEN SPACE AREA
- C — COMPACT PARKING SPACE
- PARKING SPACE IN PRIVATE DRIVEWAY, 8'x15'
- 7 — PARKING SPACE NUMBER
- EXISTING TREE TO REMAIN (SEE DEMOLITION PLAN FOR TREES TO BE REMOVED)

NOTES:

1. EXISTING/PROPOSED ZONING: RM-15
2. APN: 941-0907-062-00
3. ACREAGE: 2.99 ACRES (130,304 SF)
4. PROPOSED IMPERVIOUS SURFACE: 93,324 SF = 71.6%
5. PROPOSED PERVIOUS SURFACE: 36,996 SF = 28.4%
6. PROPOSED PARKING AREA: 1,290 SF (DOES NOT INCLUDE DRIVEWAY SPACES)
7. PROPOSED IMPERVIOUS W/ OUT PARKING AREA: 91,944 SF = 70.6%
8. GUEST PARKING: REQUIRED: 0 SPACES; PROVIDED: 5 STANDARD SPACES, 1 COMPACT SPACES, 6 TOTAL SPACES
9. BICYCLE PARKING:

	SHORT TERM	LONG TERM
REQUIRED:	19	19
PROVIDED:	20	57

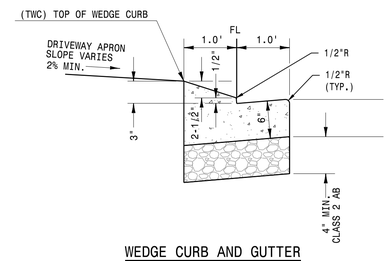
10. PRIVATE OPEN SPACE: TOTAL REQUIRED: 17,100 SF

PROVIDED:
6 PLEX: 6 X (538)* = 3,228 SF
7 PLEX: 3 X (650)* = 1,950 SF
5,178 SF

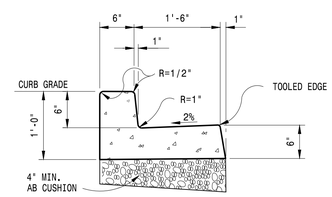
2 X 5,178 SF = 10,356 SF (PRIVATE)

38,648 SF (GROUP)

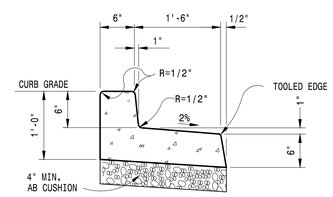
*PRIVATE OPEN SPACE SHOWN ON SHEET A11



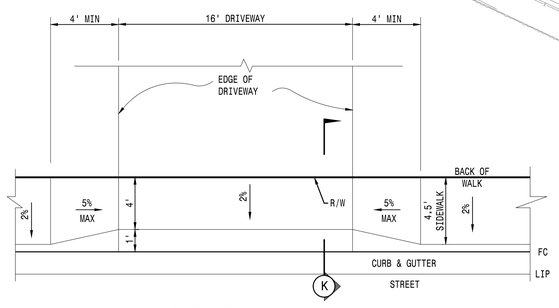
WEDGE CURB AND GUTTER
NTS



VERTICAL CURB DETAIL
NTS

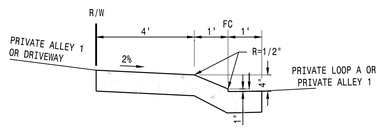


VERTICAL SPILL CURB DETAIL
NTS

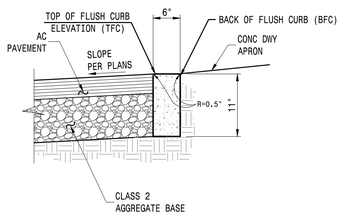


DRIVEWAY PLAN VIEW

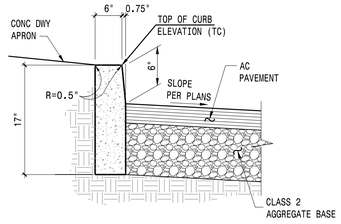
DRIVEWAY DETAILS
NTS



K SECTION



FLUSH CURB
NTS



6" VERTICAL CURB
NTS

NO.	REVISION	DATE
1		
2		
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5		

DATE: OCTOBER 2023
SCALE: 1" = 30'
DRAWN BY: CF/KAMR
DESIGNED BY: KMR
CHECKED BY: CWG

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690

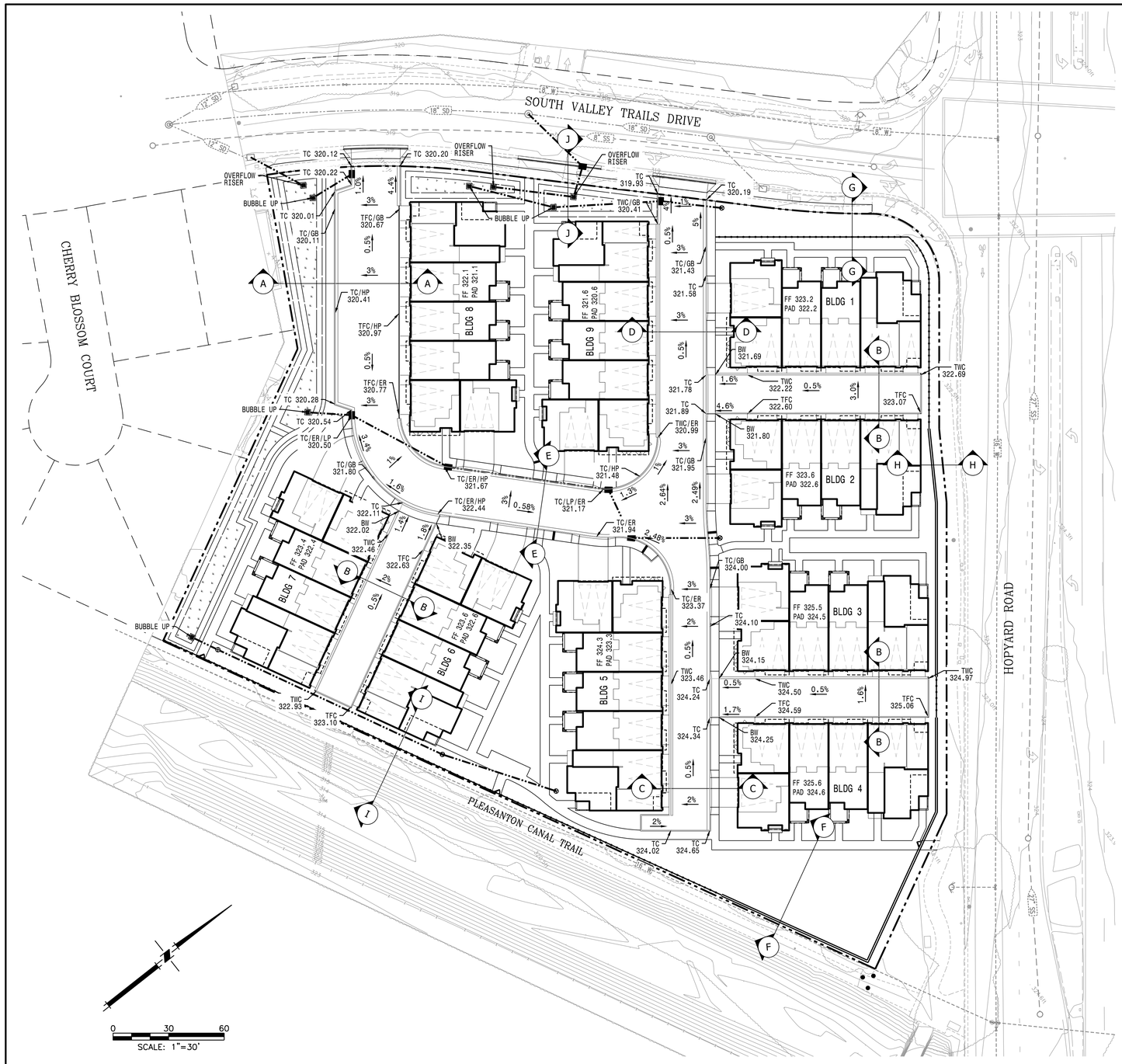
3200 HOPYARD ROAD
TENTATIVE TRACT MAP NO. 8672
PRELIMINARY SITE PLAN

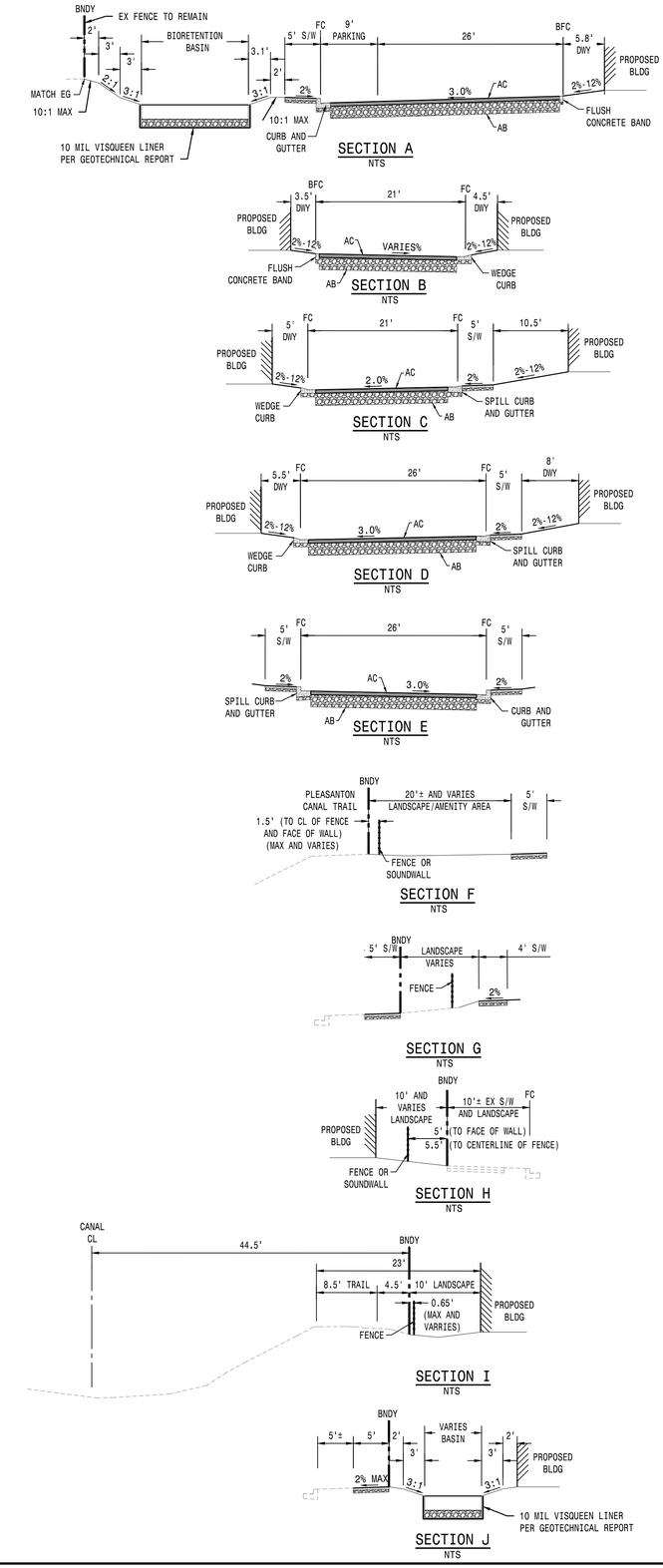
CITY OF PLEASANTON CALIFORNIA

PROJECT NO. 29137.000

SHT C4 OF 8

10-06-2023 3:49pm Kim Reed P:\29137\PLN\TM\TM-04-SITE PLAN.DWG





NO.	REVISION	DATE
1		
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DATE: OCTOBER 2023
SCALE: 1" = 30'
DRAWN BY: CS/KAMR
DESIGNED BY: KAMR
CHECKED BY: CWG

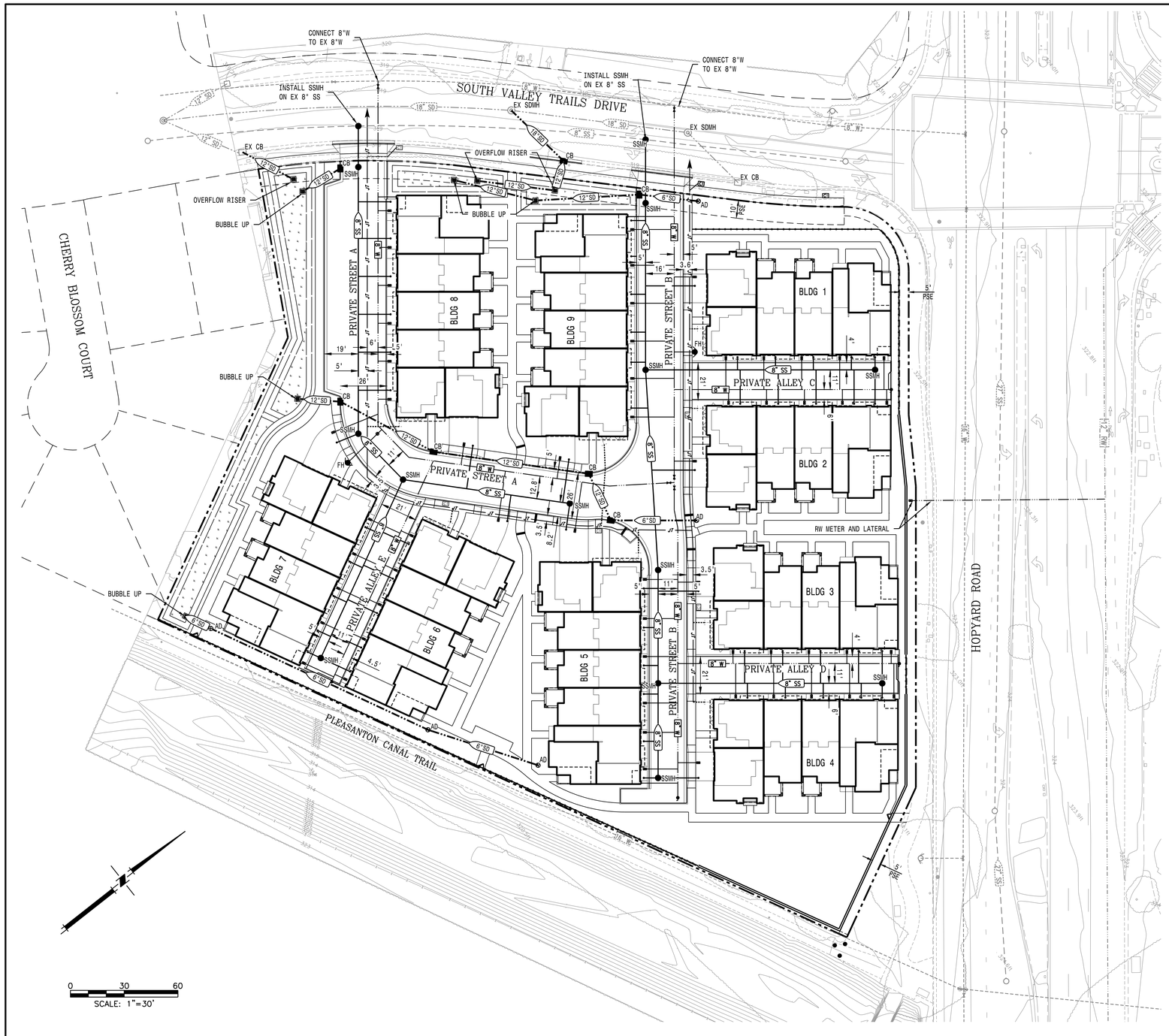
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142B FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690

3200 HOPYARD ROAD
TENTATIVE TRACT MAP NO. 8672
PRELIMINARY GRADING PLAN

CITY OF PLEASANTON CALIFORNIA

PROJECT NO. 29137.000

SHT C5 OF 8



LEGEND

WATER QUALITY FEATURE

EXISTING PROPERTY BOUNDARY

NO.	REVISION	DATE
1		
2		
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DATE: OCTOBER 2023
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MACKAY & SOMPS
CIVIL ENGINEERS PLANNERS SURVEYORS
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3200 HOPYARD ROAD

TENTATIVE TRACT MAP NO. 8672

PRELIMINARY UTILITY PLAN

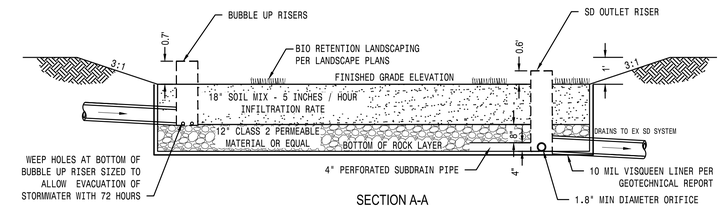
CITY OF PLEASANTON CALIFORNIA

PROJECT NO. 29137.000

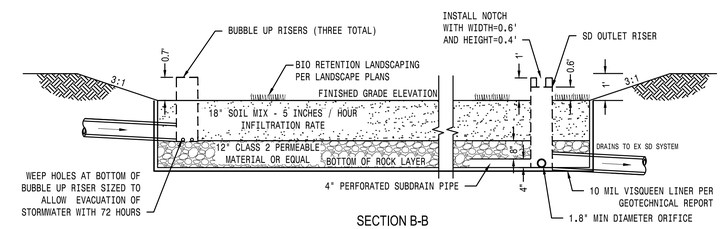
SHT C6 OF 8

LEGEND

	BIORETENTION AREA =	2,776 SF
	SELF TREATING PERVIOUS AREA =	5,508 SF
	IMPERVIOUS AREAS	
	BUILDINGS	50,683 SF
	STREETS	25,984 SF
	WALKWAYS	10,933 SF
	DRIVEWAYS	5,193 SF
	BOCCE BALL AREA	2,251 SF
	TOTAL	95,044 SF
	PERVIOUS AREAS =	26,991 SF
	TOTAL SITE AREA =	130,304 SF



SECTION A-A
BIO RETENTION BASIN DETAIL
NTS



SECTION B-B
BIO RETENTION BASIN DETAIL
NTS

DRAINAGE MANAGEMENT SUMMARY

Mean Annual Precipitation[1] (in)	19.5
Adjusted Unit Basin Storage Volume (in)	0.71
Rainfall Intensity (in/hr)	0.2
Rain Event Duration[8] (hr)	3.56

Drainage Management Area ID	Total Drainage Area (sqft)	Impervious Area[2] (sqft)	Interceptor Tree Reduction[3] (sqft)	Pervious Area[4] (sqft)	Effective Impervious Area[5] (sqft)	Required Capture Volume[7] (cuft)	Treatment Area per 4% Approximate Sizing Factor[9] (sqft)	Minimum Treatment Area at Max 12" ponding depth[10] (sqft)	Provided Treatment Area[11] (sqft)	Ponding Depth[12] (in)	Type of Treatment Measure
1	40,949	31,666	0	9,283	32,594	1,934	1,304	779	926	7.26	Bioretention Area
2	81,086	63,378	0	17,708	65,149	3,865	2,606	1,557	1,850	7.27	Bioretention Area
TOTALS	122,035	95,044		26,991					2,776		

Notes:

(1) Mean Annual Precipitation (MAP) determined using the map of Alameda County provided as Attachment 6 of the October 2016 Alameda County Hydrology and Hydraulics Manual.
(2) Impervious Surfaces includes all impervious surfaces (Roof Areas, Paving, Sidewalks, etc)
(3) Per Section 4.5, the impervious area can be reduced for each existing tree that is preserved and each new evergreen or deciduous tree planted that meets the requirements of section 4.5.1 of the May 2016 C.3 Stormwater Technical Guidance document.
(4) Pervious surfaces (Landscaping, properly designed pervious paving)
(5) Effective impervious area includes the total Impervious Surfaces -Interceptor Tree credit+(0.1)*Pervious Surfaces
(6) For MAP> 16.4 inches the Oakland Airport Gauge is utilized (MAP = 18.35, Unit Basin Storage Volume = 0.67). For MAP< 16.4 inches the San Jose Airport Gauge is utilized (MAP= 14.4, Unit Basin Storage Volume= 0.56).
(7) Required Capture Volume is equal to the Adjusted Unit Basin Storage Volume x the Impervious Area.
(8) Rain Event Duration assumes an intensity of 0.2 in/hr, the Adjusted Unit Basin Volume is divided by the intensity.
(9) Calculated Basin Area using a flow based calculation only, no ponding. (4% method)
(10) The May 2016 Stormwater Technical Guidance document recommends ponding depths between 6 and 12 inches within a Bioretention Facility or Flow Thru Planter.
(11) The Treatment Area provided on the site design. For dimensions of rectangular and irregular shaped treatment areas refer to the Fine Grading sheets of the Improvement Plans.
(12) The depth of ponding the provided Treatment Area will have in the design event

NO.	REVISION	DATE
1		
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DATE: OCTOBER 2023
SCALE: 1" = 30'
DRAWN BY: CS / KAMR
DESIGNED BY: KAMR
CHECKED BY: CWG

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ENGINEERS PLANNERS SURVEYORS
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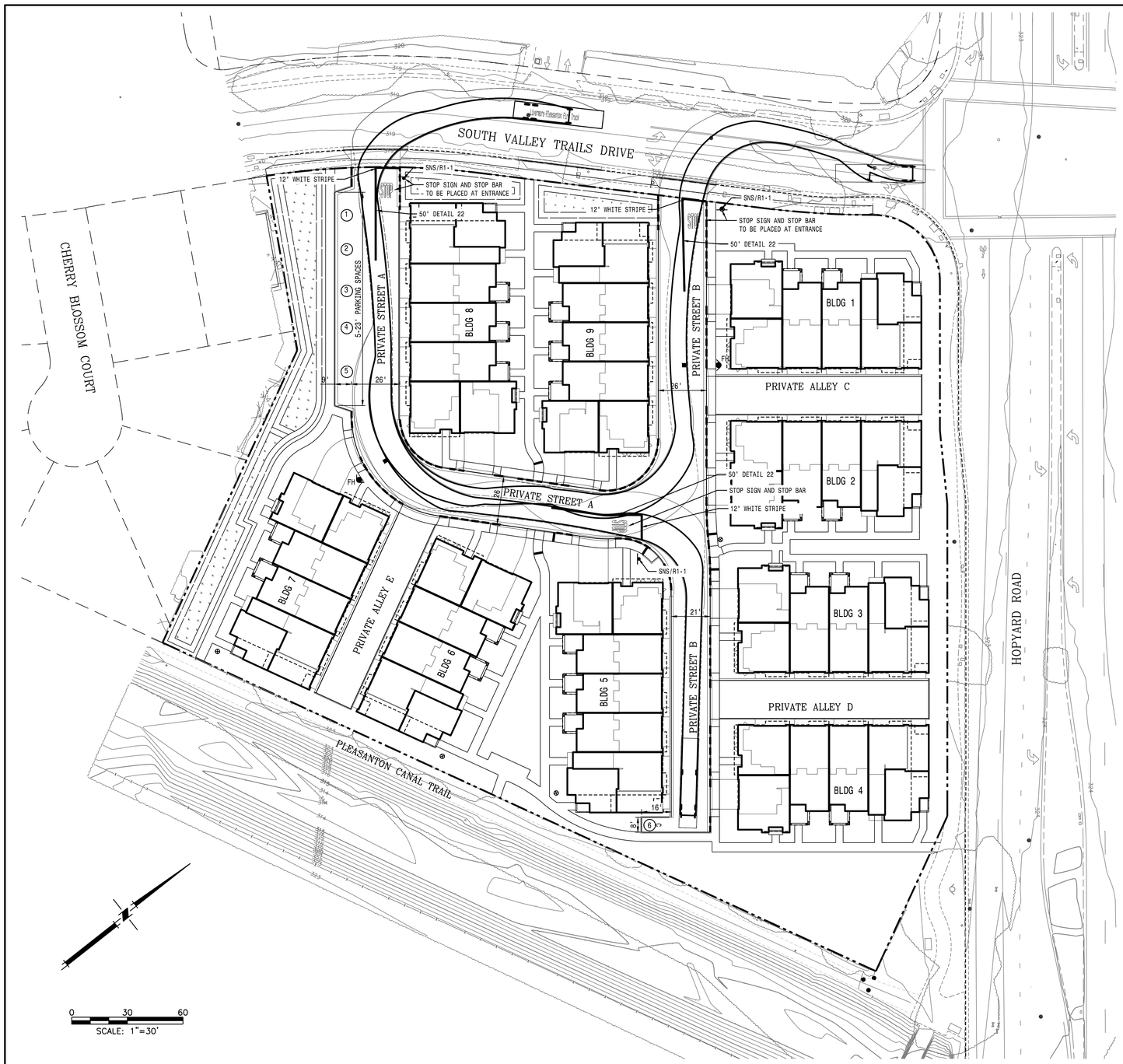
3200 HOPYARD ROAD
TENTATIVE TRACT MAP NO. 8672
STORMWATER QUALITY CONTROL PLAN

CITY OF PLEASANTON CALIFORNIA

PROJECT NO. 29137.000

SHT C7 OF 8

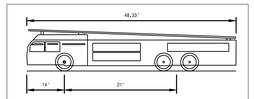


NOTES:

1. ROADWAY SURFACE = ASPHALT CONCRETE
2. ROADWAY CROSS SLOPES ARE 3% MAXIMUM
3. ROADWAY LONGITUDINAL SLOPES ARE 3.4% MAXIMUM EXCEPT AT PROJECT ENTRANCE DRIVEWAYS WHERE THEY ARE 7% MAXIMUM
4. LOWEST ROOF EAVE HEIGHT = 29'-8" AS SHOWN IN ARCHITECTURE PLANS.

LEGEND:

	INSTALL NEW SIGN AND POST PER NOTED DESIGNATION
SNS	STREET NAME SIGN
	INSTALL NEW STRIPING PER NOTED DESIGNATIONS
	RED CURB (FIRE LANE NO PARKING)
	BLUE REFLECTIVE MARKER AT FIRE HYDRANT
R1-1	STOP SIGN
STOP	PER CALTRANS A24D
C	COMPACT PARKING SPACE
	PARKING SPACE IN PRIVATE DRIVEWAY, 8'x16'
7	PARKING SPACE NUMBER



LIVERMORE-PLEASANTON FIRE TRUCK

OVERALL LENGTH	48.33'
OVERALL WIDTH	9.50'
TRACK WIDTH	8.33'
LOCK-TO-LOCK TIME	7 SECONDS
MAX STEERING ANGLE (VIRTUAL)	30.8°

NO.	REVISION	DATE
1		
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DATE: OCTOBER 2023
SCALE: 1"=30'
DRAWN BY: CF/KMR
DESIGNED BY: KMR
CHECKED BY: CWG

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PLANNERS
ENGINEERS
SURVEYORS
5142B FRANKLIN DR, PLEASANTON, CA 94588
(925)225-0690

3200 HOPYARD ROAD

TENTATIVE TRACT MAP NO. 8672

FIRE ACCESS, SIGNING AND STRIPING PLAN

CITY OF PLEASANTON CALIFORNIA

PROJECT NO. 29137.000

SHT C8 OF 8

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
EXISTING TREES TO REMAIN			
EXISTING TREES TO BE REMOVED			
TREES			
CERCIS C. 'ACE OF HEARTS'	EASTERN REDBUD	24" BOX	MED
CUPRESSUS S. 'DWARF COMPACTA'	DWARF ITALIAN CYPRESS	24" BOX	LOW
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	MED
PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	24" BOX	LOW
LAGERSTROEMIA I. 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	LOW
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MED
TRISTANIOPSIS LAURINA	WATER GUM	24" BOX	MED

BIO RETENTION AREA SHRUB PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS - BIO-RETENTION			
COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER	5 GALLON	LOW
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEERGRASS	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SALVIA CLEVELANDII 'WINNIFRED GILMAN'	BLUE SAGE	5 GALLON	LOW

GENERAL NOTES

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. PLAN PROPOSES 10 BIKE RACKS FOR A TOTAL OF 20 TEMPORARY BICYCLE PARKING STALLS
7. AT SIGHT VISION TRIANGLES NO SOLID FENCE, WALL, HEDGE, OR OTHER OBSTRUCTION SHALL EXCEED 30 INCHES AND NO OPEN FENCE SHALL EXCEED 42 INCHES

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

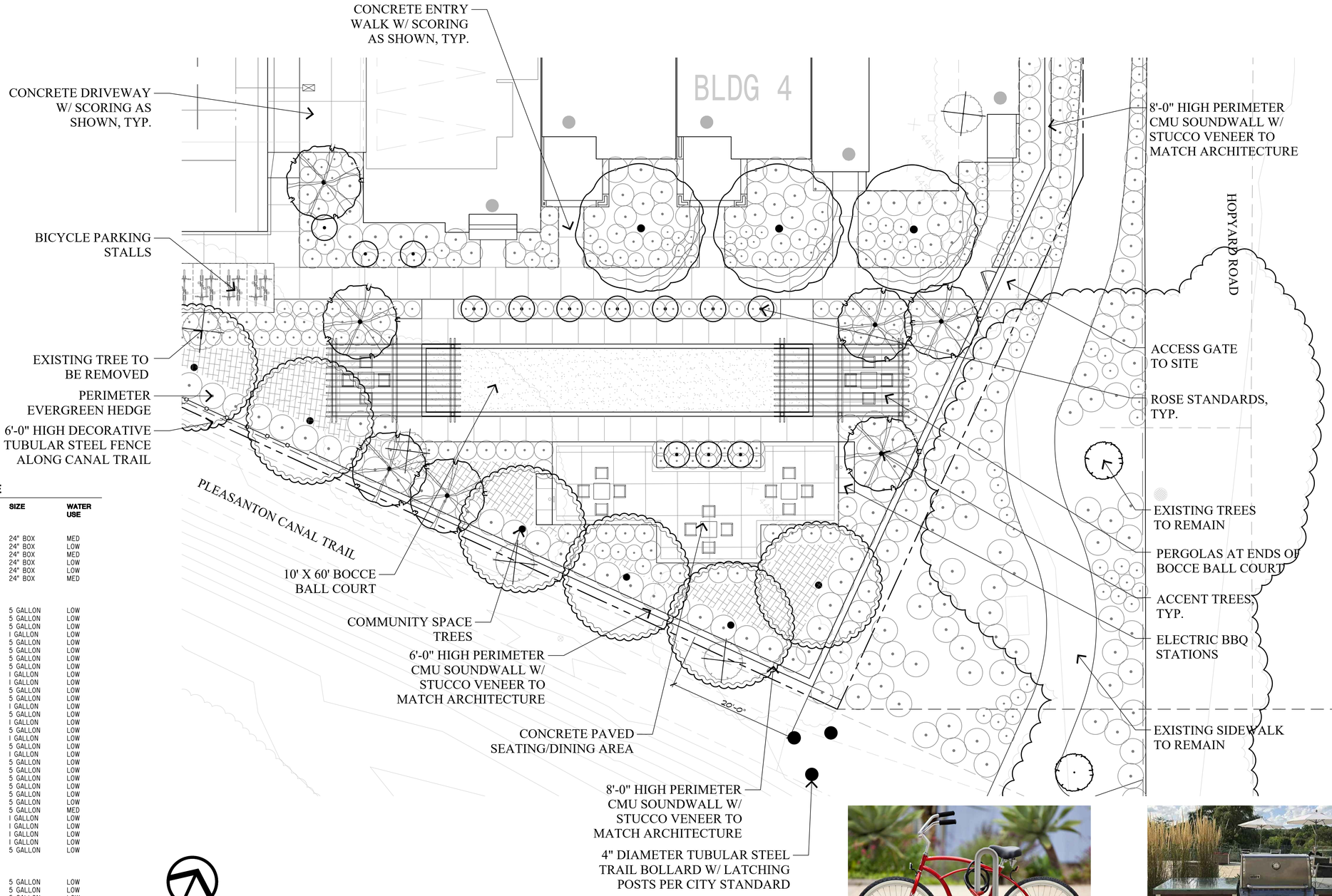
CATALYST DEVELOPMENT PARTNERS
675 HARTZ AVE, STE 301
DANVILLE, CA 94526
TEL:925-383-9045

JULY 10, 2023

3200 HOPYARD RD
Pleasanton, CA

Preliminary Landscape Site Plan

L1



PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
CERCIS C. 'ACE OF HEARTS'	EASTERN REDBUD	24" BOX	MED
CUPRESSUS S. 'DWARF COMPACTA'	DWARF ITALIAN CYPRESS	24" BOX	LOW
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	MED
PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	24" BOX	LOW
LAGERSTROEMIA I. 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	LOW
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	MED
SHRUBS			
ACACIA 'COUSIN ITT'	RIVER WATTLE	5 GALLON	LOW
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GALLON	LOW
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	1 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON	LOW
CEANOTHUS 'SKYLARK'	WILD LILAC	5 GALLON	LOW
COPROSMA KIRKII	KIRK'S COPROSMA	5 GALLON	LOW
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GALLON	LOW
ECHIUM FASTUOSUM	PRIDE OF MADEIRA	5 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
EUONYMUS JAPONICA 'GREENSPIRE'	GREENSPIRE EUONYMUS	5 GALLON	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	LOW
GREVILLEA 'NOELLII'	WOOLY GREVILLEA	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA INTERMEDIA 'PROVENCE'	LAVENDER	1 GALLON	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PHORMIUM 'DUSKY CHIEF'	NEW ZEALAND FLAX	5 GALLON	LOW
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW
PITTOSPORUM T. 'WHEELER'S DWARF"	MOCK ORANGE TOBIRA	5 GALLON	LOW
RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	5 GALLON	LOW
ROSE ROSA SPP. 'ICEBERG'	WHITE ICEBERG SHRUB	5 GALLON	MED
ROSMARINUS O. 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	1 GALLON	LOW
SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	1 GALLON	LOW
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON	LOW
TULBAGHIA VIOLACEA 'SILVER LACE'	VARIEGATED SOCIETY GARLIC	1 GALLON	LOW
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT SHINY XYLOSMA	5 GALLON	LOW
SHRUBS - BIO-SWALE			
COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER	5 GALLON	LOW
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEERGRASS	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SALVIA CLEVELANDII 'WINNIFRED GILMAN'	BLUE SAGE	5 GALLON	LOW
VINES			
ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
GROUNDCOVERS			
MYOPORUM PARVIFOLIUM	MYOPORUM 1 GALLON @ 36" O.C.		LOW

N

0 4 8 16

(IN FEET)

1/8" = 1'-0"

OLYMPIA BIKE RACK BY FORMS AND SURFACES

BBQ STATION W/ WOOD VENEER

RIPLEY DESIGN GROUP
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JULY 10, 2023

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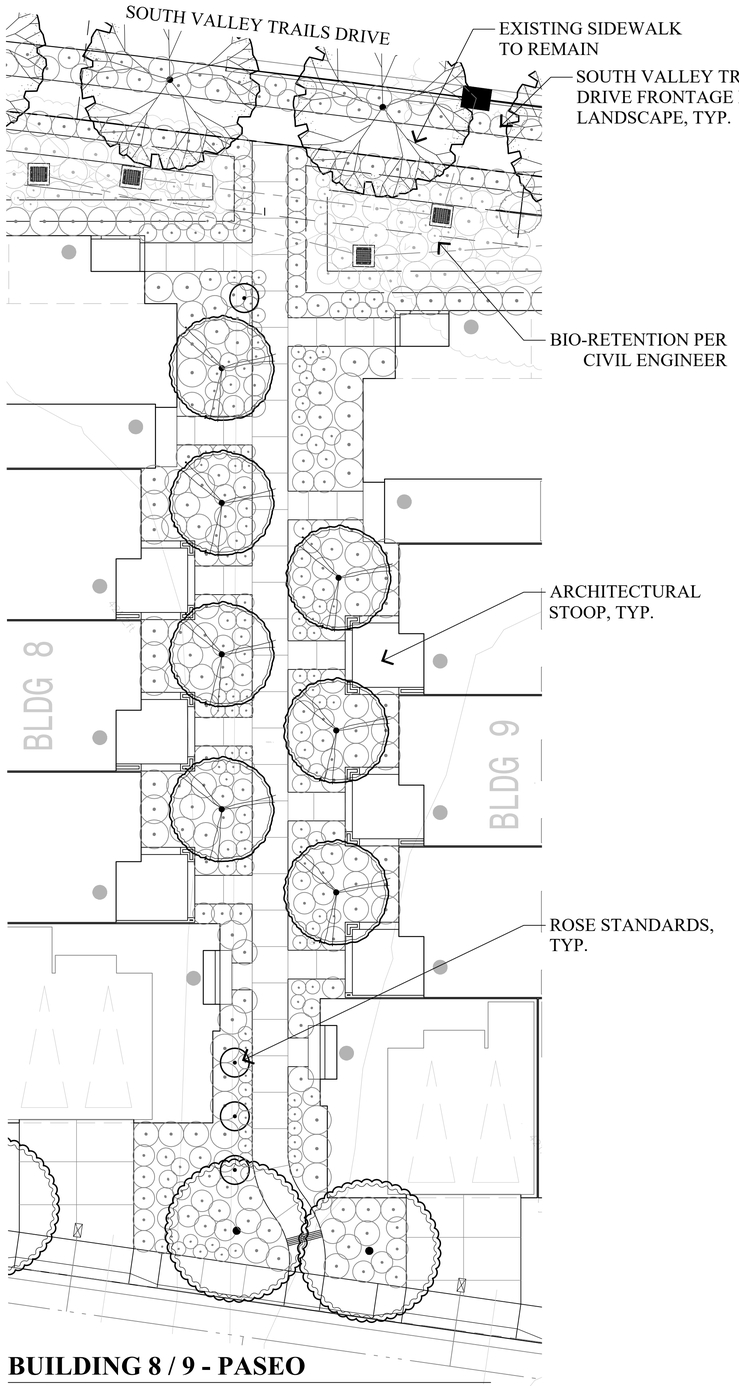
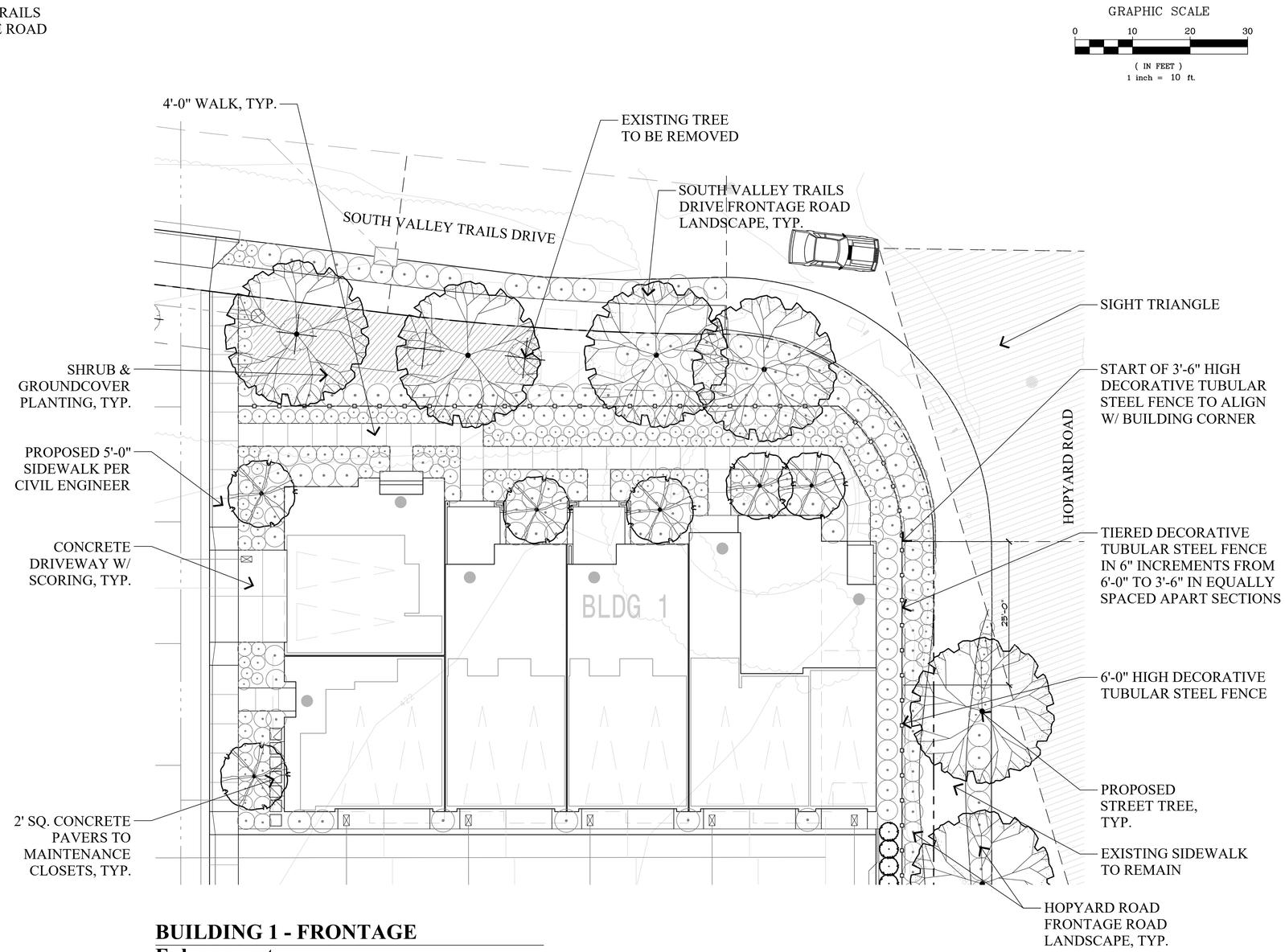
Pleasanton, CA

Preliminary Landscape Community Area Enlargement

L2



BUILDING 8 / 9 - PASEO
Enlargement



BUILDING 1 - FRONTAGE
Enlargement

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Pleasanton, CA

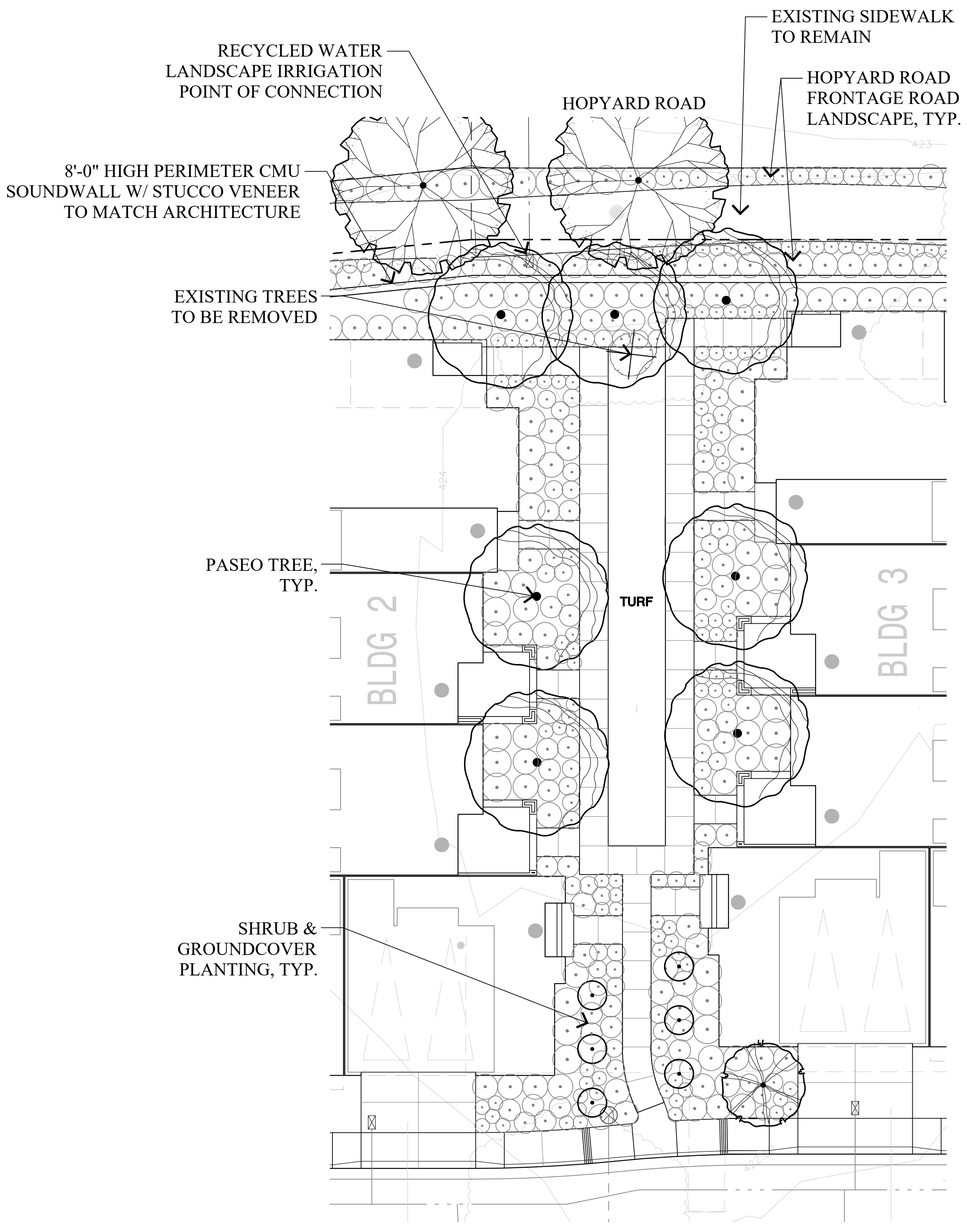
Preliminary Landscape Paseo Enlargements

L3

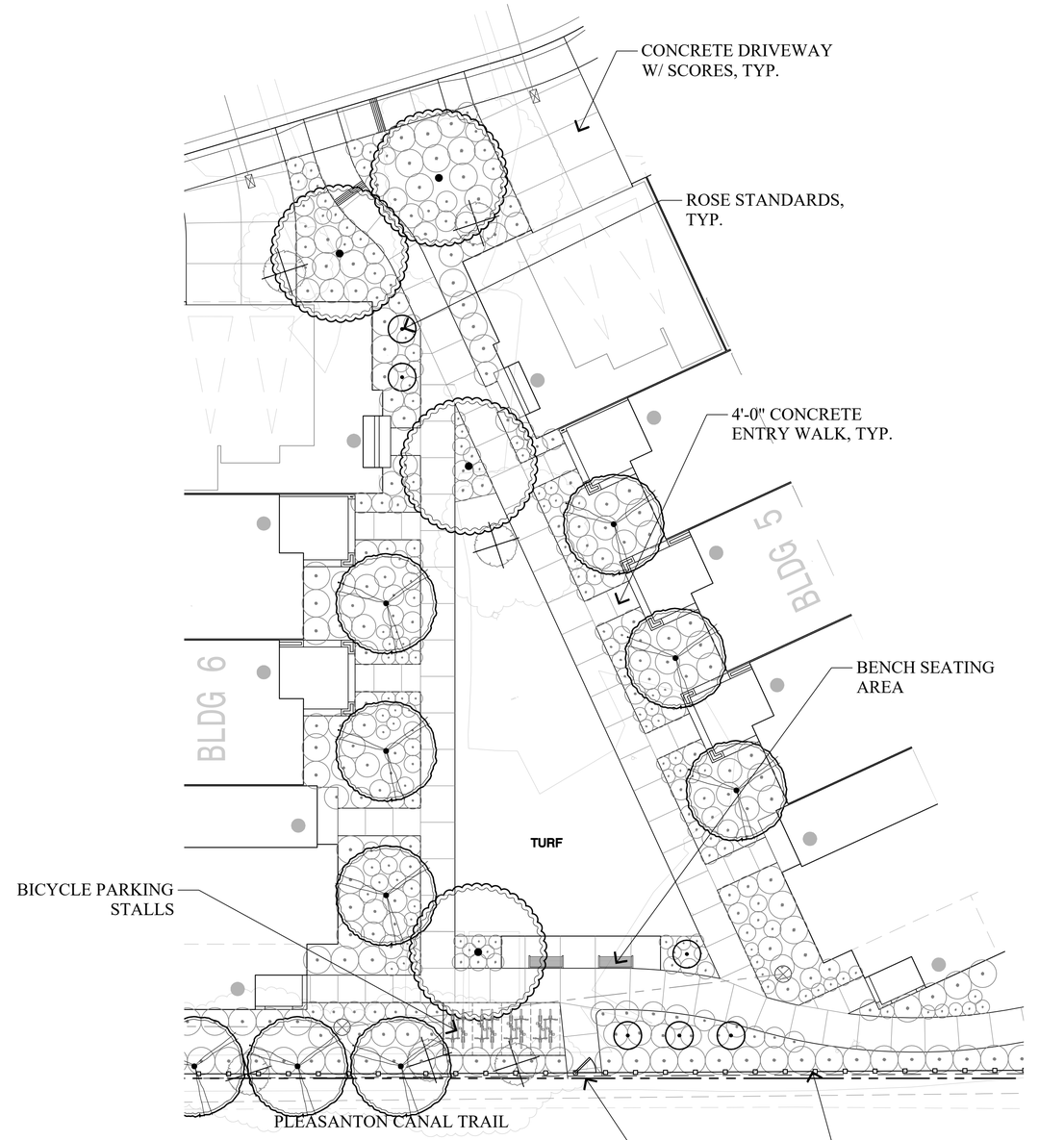
GRAPHIC SCALE

0 10 20 30

(IN FEET)
1 inch = 10 ft.



BUILDING 2 / 3 - PASEO
Enlargement



BUILDING 5 / 6 - PASEO
Enlargement

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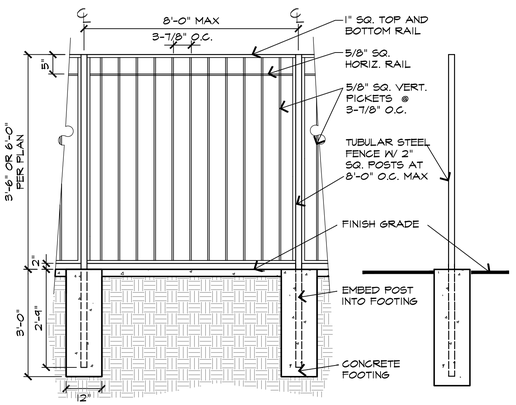
Preliminary Landscape Paseo Enlargements

L4

NOTE: FENCE TO BE ECHELON MAJESTIC 3-RAIL BY AMERISTAR OR EQUIVALENT. COLOR - BLACK. AVAILABLE AT WWW.AMERISTARFENCE.COM TEL:888-333-3422

NOTE: WHEN POST IS 4' FROM GAS LINE, ADD PVC GROUNDING SLEEVE TO FOOTING

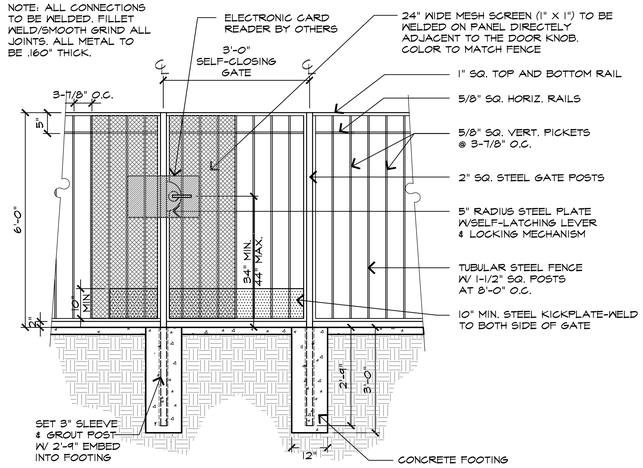


A TUBULAR STEEL FENCE

SCALE : 1/2"=1'-0"

024 - PrePlrn

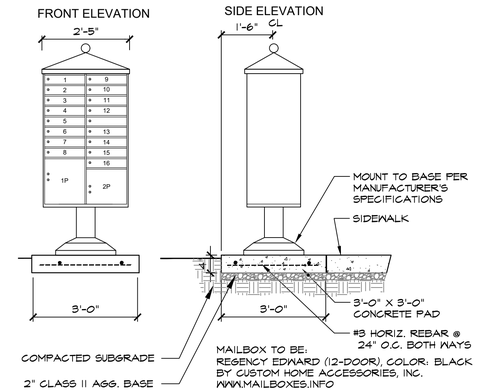
NOTE: ALL CONNECTIONS TO BE WELDED. FILLET WELD/SMOOTH GRIND ALL JOINTS. ALL METAL TO BE .160" THICK.



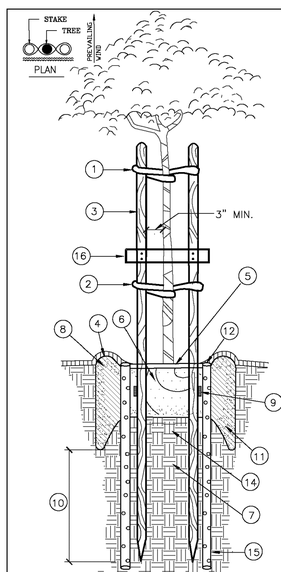
B TUBULAR STEEL GATE

SCALE : 1/2"=1'-0"

024 - PrePlrnGate

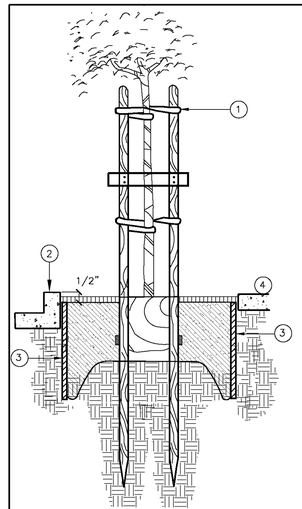


C COMMUNITY MAILBOXES



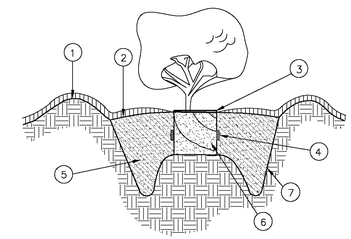
1. ATTACH TREE TIE TO STAKE WITH 2 GALVANIZED ROOFING NAILS
2. 1" WIDE X 30" RECYCLED TIRE RUBBER TREE TIE IN FIGURE 8 PATTERN; 2 PER TREE
3. 3" DIAMETER X 10' TREATED LODGE POLE PINE STAKE. STAKE TO PLUMB AND DRIVEN 6" BELOW LOWEST SCAFFOLD BRANCH
4. TEMPORARY WATERING BASIN: 4" HIGH BERM X MINIMUM 3' DIAMETER. (NOT TO BE USED IN TURF AREAS)
5. SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT; KEEP MULCH 2" CLEAR
6. WELL DEVELOPED TREE ROOT BALL
7. NATIVE SOIL
8. BACKFILL MIX PER SPECIFICATIONS OR SOILS REPORT
9. FERTILIZER TABLETS PER SPECIFICATIONS
10. DRIVE STAKE 1'-0" MINIMUM INTO UNDISTURBED SOIL. INSTALLED STAKE SHOULD SUSTAIN 50 POUNDS DEFLECTION AT TOP OF STAKE AND RETURN TO PLUMB POSITION WHEN RELEASED
11. PLANTING HOLE SHALL BE TWICE DIAMETER OF TREE ROOT BALL; SCARIFY SIDES AND BOTTOM OF HOLE
12. 3" MULCH
13. TREES MAY REQUIRE ROOT SHIELD/BARRIER IF PLANTED WITHIN 6 FT. OF PAVED AREAS SUBJECT TO CITY LANDSCAPE ARCHITECT
14. EXISTING SUB GRADE; CULTIVATE ONLY TO 6" BELOW BOTTOM OF ROOT BALL
15. INSTALL (2)4" DIA. PERFORATED PVC DRAINPIPES TO 36" DEPTH. FILL WITH 3/4" DRAINROCK. TOP OF PIPE SHALL BE FLUSH W/TOP OF ROOT BALL. FACE PERFORATIONS TOWARDS ROOT BALL
16. 1" X 4" X 24" DOUGLAS FIR SPACER. ATTACH TO LODGEPOLE STAKES W/4 COMMON 8d NAILS

DRAWN BY: STAFF	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE TREE PLANTING DETAIL
CHECKED BY: AN	
SCALE: NTS	DATE : 10/16 DWG NO. 806



1. TREE, REFER TO CITY STANDARD DETAIL 806
2. CURB AND GUTTER OR OTHER PAVING
3. UB-24" PANEL TYPE" ROOT CONTROL BARRIER BY "DEEP ROOT CORP." OR APPROV. EQ.
4. SIDEWALK

DRAWN BY: STAFF	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE ROOT BARRIER DETAIL
CHECKED BY: AN	
SCALE: NTS	DATE : 10/16 DWG NO. 807



1. TEMPORARY WATERING BASIN; 4" HIGH BERM X 3' DIAMETER.
2. MULCH PER SPECIFICATIONS. ROOT CROWN SHALL BE KEPT 6" CLEAR OF MULCH
3. SET CROWN OF PLANT ABOVE FINISH GRADE SOIL. SIDES OF ROOT BALL SHALL NOT BE EXPOSED.
4. FERTILIZER TABLET(S) PER SPECIFICATIONS.
5. BACK FILL MIXTURE PER SPECIFICATIONS.
6. WELL DEVELOPED SHRUB ROOTBALL.
7. PLANTING HOLE SHALL BE TWICE DIAMETER OF SHRUB ROOT BALL; SCARIFY SIDES AND BOTTOM OF HOLE.

DRAWN BY: STAFF	CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE SHRUB PLANTING DETAIL
CHECKED BY: AN	
SCALE: NTS	DATE : 4/16 DWG NO. 809

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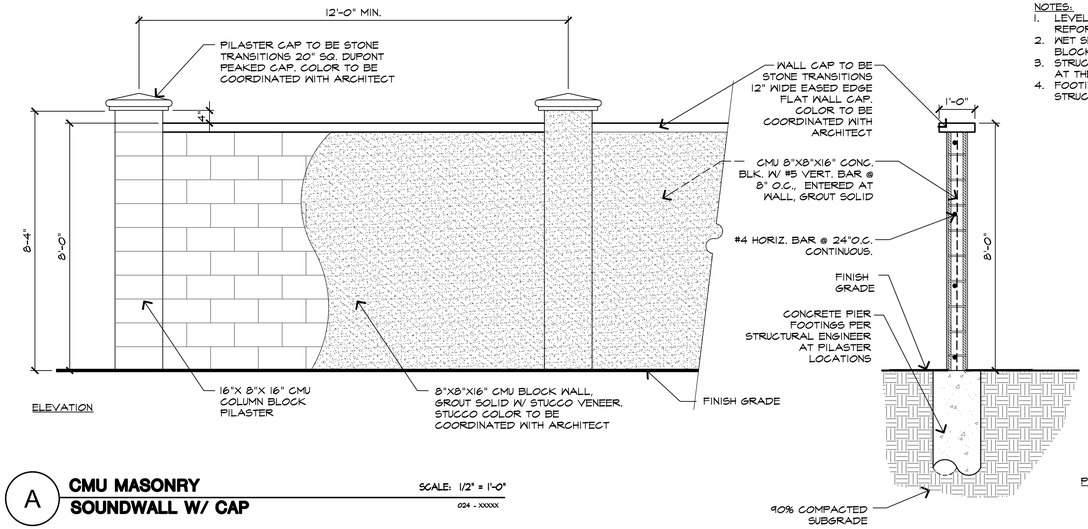
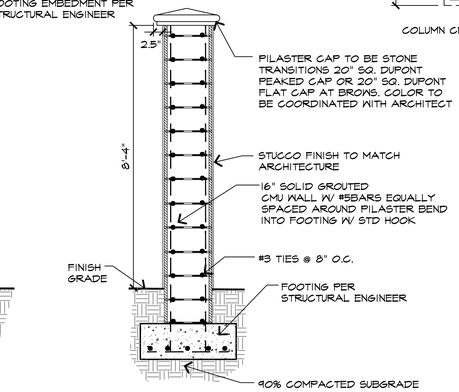
L5

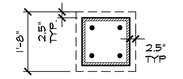


NOTES:
1. LEVEL BACKFILL PER SOILS REPORT
2. WET SET THE FIRST CMU BLOCK MIN. 1 1/2"
3. STRUCTURE IS LOCATED NOT AT THE TOP OF THE SLOPE
4. FOOTING EMBEDMENT PER STRUCTURAL ENGINEER

CONCRETE STRENGTH
f'c = 2,500 psi MINIMUM AT 28 DAYS



PILASTER SECTION

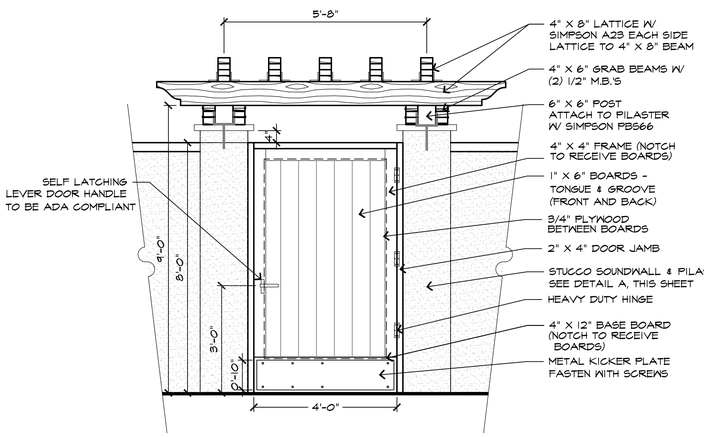


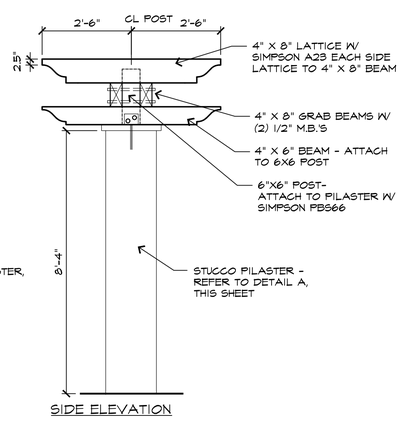
COLUMN CMU - PLAN VIEW

A CMU MASONRY SOUNDWALL W/ CAP

SCALE: 1/2" = 1'-0"

024 - XXXXX





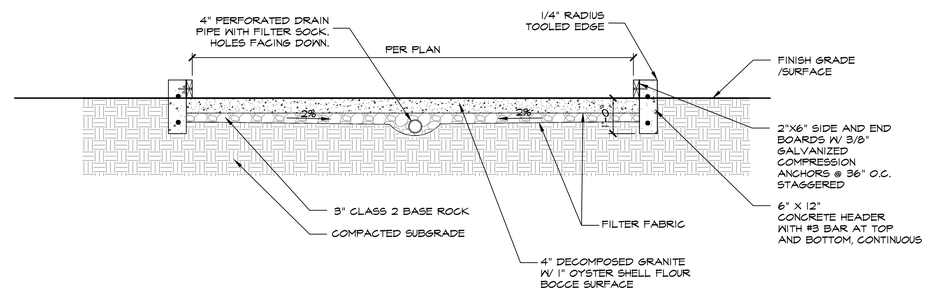
SIDE ELEVATION

B WOOD BROW & GATE

SCALE: 1/2" = 1'-0"

024 - XXXXX

NOTES:
ALL WOOD TO BE CONSTRUCTION GRADE REDWOOD OR CEDAR. CONTRACTOR TO INSTALL GALVANIZED, SELF-CLOSING/LATCHING GATE HARDWARE. STAIN: COLOR TO BE SELECTED TO MATCH WALL.



C BOCCE BALL COURT SECTION

SCALE: 1/2" = 1'-0"

024 -

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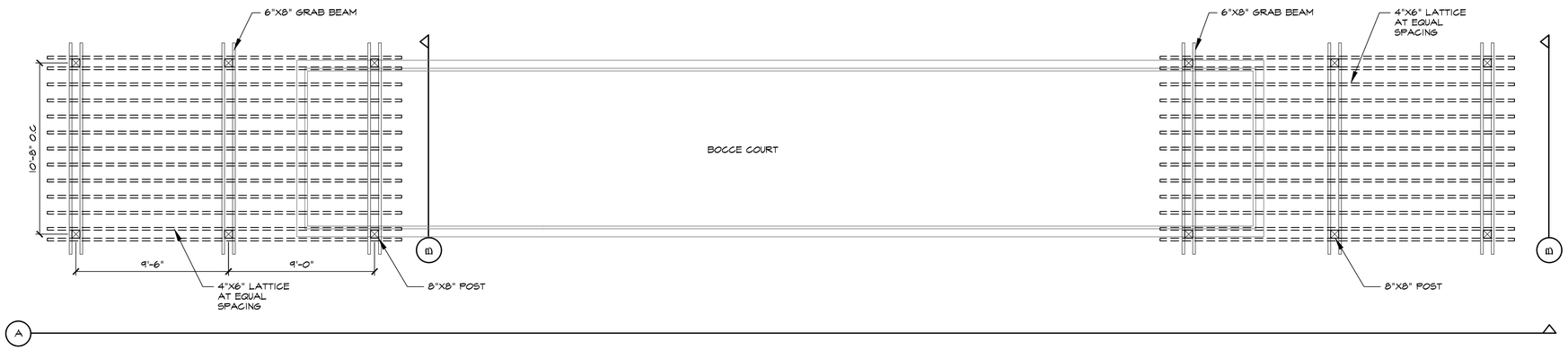
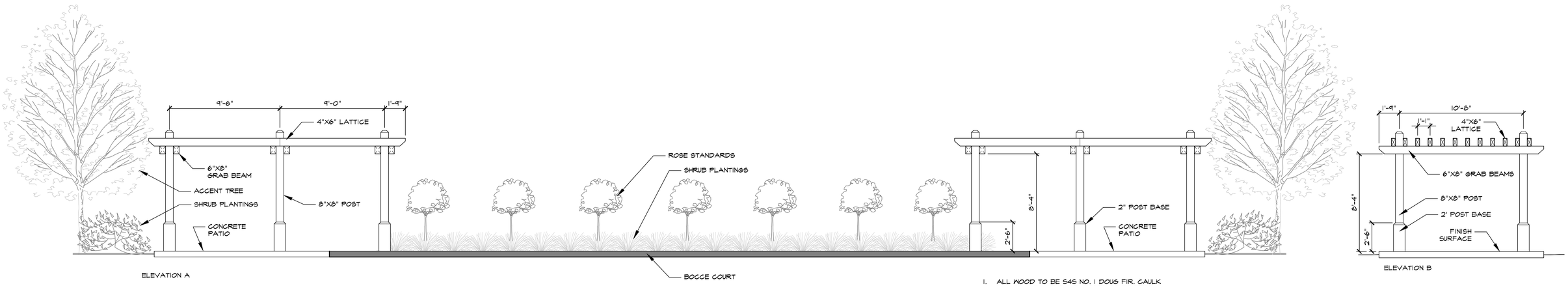
L6





A **WOOD OVERHEAD AT BOCCE** SCALE: 1/4" = 1'-0"

046 -

1. ALL WOOD TO BE S4S NO. 1 DOUG FIR. CAULK ALL SEAMS AND SAND. POSTS TO BE PTDF#1. ALL WOOD TO RECEIVE (1) COAT PRIMER (2) COATS OF FLAT ENAMEL. ALL HARDWARE TO BE GALVANIZED.
2. COLOR TO BE COORDINATED WITH ARCHITECT.

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Preliminary Landscape Details

L7

SHRUBS

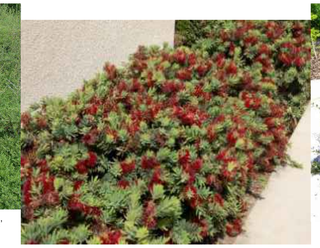
ACACIA COGNATA 'COUSIN IT'
COUSIN IT ACACIA

AGAVE BLUE FLAME'
BLUE FLAME AGAVE

ARBUTUS U. 'COMPACTA'
COMPACT STRAWNERRY TREE

ARCTOSTAPHYLOS 'HOWARD MCMINN'
MANZANITA

BACCHARIS PILULARIS 'TWIN PEAKS'
DWARF COYOTE BRUSH


CHONDROPETALUM TECTORUM
SMALL CAPE RUSH

CEANOTHUS 'SKYLARK'
WILD LILAC

COPROSMA KIRKII
KIRK'S COPROSMA

DESCHAMPSIA CESPITOSA
TUFTED HAIRGRASS

DIETES BICOLOR
FORTNIGHT LILY

DODONAEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH

ECHIUM FASTUOSUM
PRIDE OF MADEIRA

ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY

EUONYMUS JAPONICA 'GREENSPIRE'
GREENSPIRE EUONYMUS

FESTUCA CALIFORNICA
CALIFORNIA FESCUE

GREVILLEA 'NOELLII'
WOOLY GREVILLEA

LANTANA MONTEVIDENSIS
TRAILING LANTANA

LAVATERA MARITIMA
TREE MALLOW

LAVANDULA INTERMEDIA
'PROVENCE' LAVENDER

MYRTUS COMMUNIS 'COMPACTA'
DWARF MYRTLE

OLEA E. 'LITTLE OLLIE'
DWARF OLIVE

PHORMIUM 'DUSKY CHIEF'
NEW ZEALAND FLAX

PHORMIUM 'YELLOW WAVE'
NEW ZEALAND FLAX

PITTOSPORUM T. 'WHEELER'S DWARF'
MOCK ORANGE TOBIRA

RHAPHIOLEPIS U. 'MINOR'
DWARF YEDDO HAWTHORN

ROSA 'ICEBERG' STANDARD
ICEBERG ROSE

ROSMARINUS O. 'COLLINGWOOD INGRAM'
DWARF ROSEMARY

SALVIA MICROPHYLLA 'HOT LIPS'
HOT LIPS SAGE

SANTOLINA CHAMAECYPARISSUS
LAVENDER COTTON

TULBAGHIA VIOLACEA 'SILVER LACE'
VARIEGATED SOCIETY GARLIC

XYLOSMA CONGESTUM 'COMPACTA'
COMPACT SHINY XYLOSMA

C.3 - SHRUBS

COTONEASTER HORIZONTALIS
ROCK COTONEASTER

LEYMUS C. 'CANYON PRINCE'
CANYON PRINCE WILD RYE

MUHLENBERGIA RIGENS
DEERGRASS

ROSA CALIFORNICA
CALIFORNIA WILD ROSE

SALVIA CLEVELANDII 'WINNIFRED GILMAN' BLUE SAGE

VINES

ROSA BANKSIAE
LADY BANKS ROSE

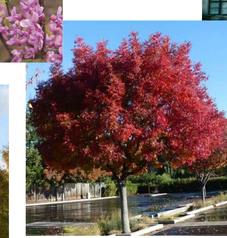
GROUNDCOVERS

MYOPORUM PARVIFOLIUM
MYOPORUM

TREES

CERCIS C. 'ACE OF HEARTS'
EASTERN REDBUD

FRAXINUS OXYCARPA 'RAYWOOD'
RAYWOOD ASH


PISTACIA CHINENSIS 'KEITH DAVEY'
FRUITLESS CHINESE PISTACHE

LAGERSTROEMIA I. 'NATCHEZ'
WHITE CRAPE MYRTLE

TRISTANIOPSIS LAURINA
WATER GUM

TRISTANIA CONFERTA
BRISBANE BOX

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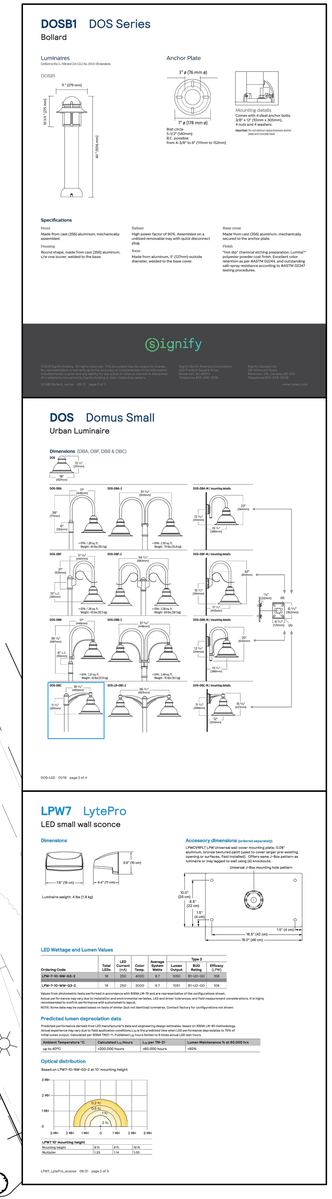
3200 HOPYARD RD
Pleasanton, CA

Preliminary Landscape Plant Imagery

Light Legend			
Project: 3200 HOPYARD RD - PLEASANTON			
Symbol	Qty	Label	Description
	26	A	LUMEC - DOMUS SMALL BOLLARD - DOSB1
	17	B	LUMEC - DOMUS SMALL PENDANT - DOS-DBC - 14' POLE
	30	C	LUMEC - DOMUS SMALL PENDANT - DOS-DBC - 14' POLE



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OCTOBER 6, 2023

3200 HOPYARD RD
Pleasanton, CA

Preliminary Landscape Lighting Plan

L9

Corner at Hopyard

Vicinity Map

3200 HOPYARD ROAD

CITY OF PLEASANTON, CALIFORNIA 94588

June 14, 2023

Cover Sheet ..... CS

Architecture

Context Map A1
Streetscene Exhibit A2
Perspective Renderings A3
Perspective Renderings A4
Perspective Renderings A5
Shadow Study A6
Shadow Study A7
Shadow Study A8
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6-Plex - Exterior Elevations A10
6-Plex - Building Plans A11
6-Plex - Building Plans & Roof Plan A12
7-Plex - Exterior Elevations A13
7-Plex - Exterior Elevations A14
7-Plex - Building Plans A15
7-Plex - Building Plans & Roof Plan A16
Ladder Access Sections A17
Plan 1 Floor Plans A18
Plan 2 Floor Plans A19
Plan 3 Floor Plans A20
Plan 4 / Plan 5 Floor Plans A21
6-Plex Building Plans FAR A22
7-Plex Building Plans FAR A23
Architectural Details A24
Exterior Color & Materials A25

Project Team:

Owner:
Harvest Valley Christian Church
3200 Hopyard Road
Pleasanton, CA 94588

Applicant:
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San Ramon, CA 94582
Contact: Adam Gardner
925.463.1700

Civil Engineer:
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Contact: Kim Reed
925.225.0690

Landscape Architect:
Ripley Design Group
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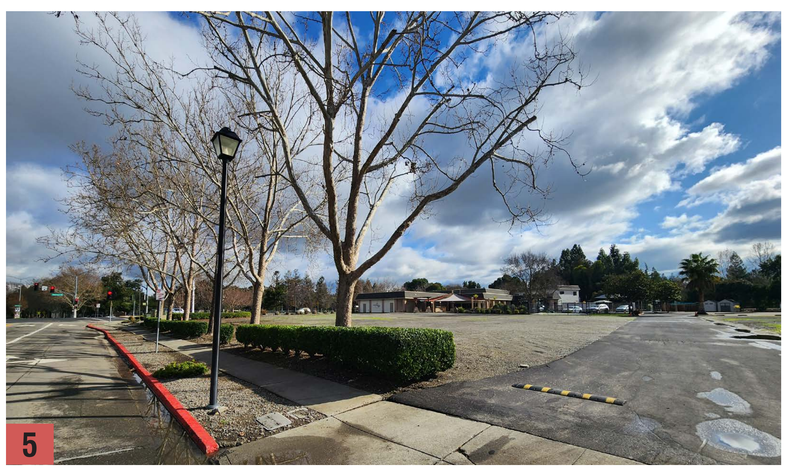
Walnut Creek, CA 94596
Contact: Annika Carpenter
925.938.7377



CONTEXT MAP

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

A1
NTS

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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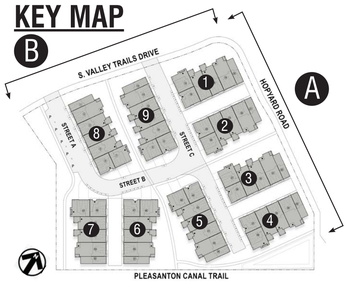
Pleasanton Canal Trail | BUILDING 4 6 Plex | Left Elevation | BUILDING 5 7 Plex | Rear Elevation *(beyond)* | BUILDING 3 6 Plex | Left Elevation | Pedestrian Access | BUILDING 2 6 Plex | Left Elevation | BUILDING 9 7 Plex | Rear Elevation *(beyond)* | BUILDING 1 6 Plex | Left Elevation

A. HOPYARD ROAD STREETSCENE

Hopyard Road | BUILDING 1 6 Plex | Front Elevation | Street B | BUILDING 9 7 Plex | Left Elevation | Pedestrian Access | BUILDING 8 7 Plex | Right Elevation | Street A | BUILDING 7 6 Plex | Right Elevation *(beyond)*

B. SOUTH VALLEY TRAILS DRIVE STREETSCENE

KEY MAP



NOTE: See landscape sheets for exact planting and fence specifications and locations.

STREETSCENE EXHIBIT

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

A2
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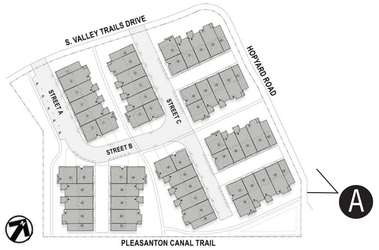
KEY MAP



PERSPECTIVE RENDERINGS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

A3
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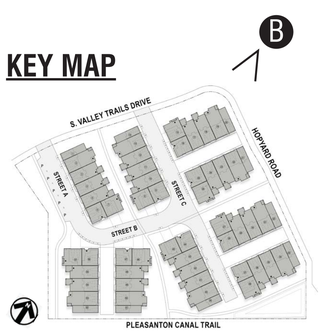
KEY MAP



PERSPECTIVE RENDERINGS

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

A4
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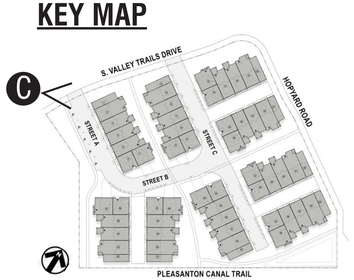
KEY MAP



PERSPECTIVE RENDERINGS

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

A5
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7 AM

12 PM

6 PM

SHADOW STUDY

JUNE 21

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

A6
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8 AM

12 PM

5 PM

SHADOW STUDY

SPETEMBER/MARCH 21

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

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9 AM

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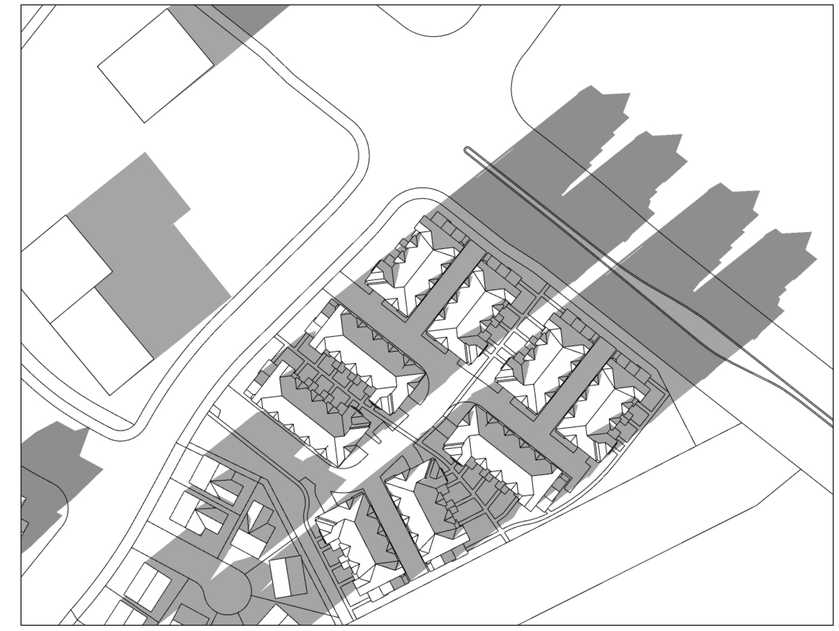

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SHADOW STUDY

DECEMBER 21

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

A8
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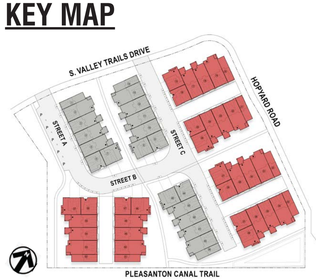
Perspective Rendering **Front Elevation**

Perspective Rendering **Right Elevation**

Note: Artist's Conception; Colors, Materials and Application May Vary.

Front Elevation **Right Elevation**

KEY MAP



EXTERIOR MATERIALS

1	Roof:	Concrete Flat Tile Roof
2	Fascia:	Wood Fascia With Rafter Tails at Select Locations
3	Gable:	Prefabricated Pipes
4	Exterior:	Stucco
5	Windows:	Insulated Vinyl Windows
6	Entry Door:	Fiberglass Entry Door
7	Railing:	Metal Railing
8	Garage Door:	Metal Roll-Up Garage Door
9	Light Fixture:	Outdoor Wall Sconce, see Sheet A22

NOTE:
Height of a structure shall be measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the structure to the mean height between eaves and ridges for a hip, gable, or gambrel roof. (Pleasanton Municipal Code, Zoning 18.84.140)

6-PLEX ELEVATIONS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

A9

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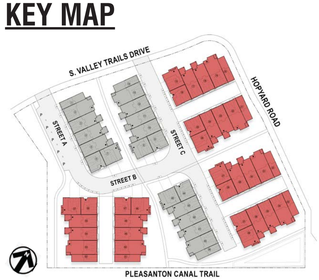
Perspective Rendering **Rear Elevation**

Perspective Rendering **Left Elevation**

Note: Artist's Conception; Colors, Materials and Application May Vary.

Rear Elevation **Left Elevation**

KEY MAP



EXTERIOR MATERIALS

1	Roof:	Concrete Flat Tile Roof
2	Fascia:	Wood Fascia With Rafter Tails at Select Locations
3	Gable:	Prefabricated Pipes
4	Exterior:	Stucco
5	Windows:	Insulated Vinyl Windows
6	Entry Door:	Fiberglass Entry Door
7	Railing:	Metal Railing
8	Garage Door:	Metal Roll-Up Garage Door
9	Light Fixture:	Outdoor Wall Sconce, see Sheet A22

NOTE:
Height of a structure shall be measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the structure to the mean height between eaves and ridges for a hip, gable, or gambrel roof. (Pleasanton Municipal Code, Zoning 18.84.140)

6-PLEX ELEVATIONS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

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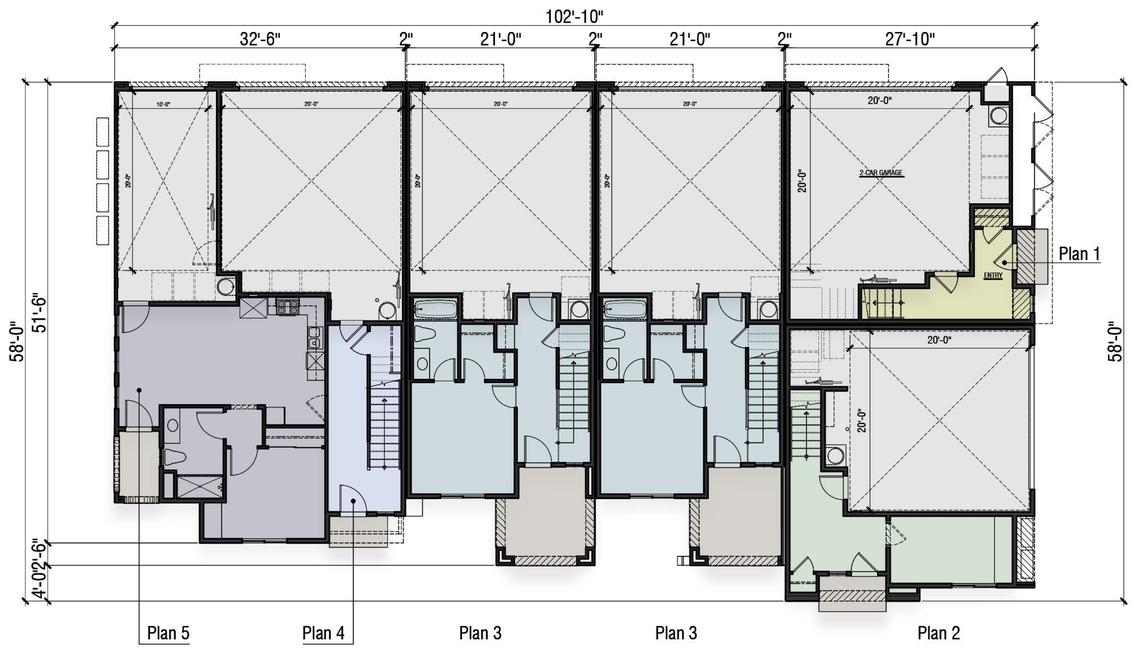
PLAN AREA (NET)

Type	SF (Net)	Gar.	Porch	Deck (PUOS)
Plan 1	1,492	515	22	96
Plan 2	1,654	482	30	103
Plan 3	2,134	486	A-109/B-112	A-109/B-112
Plan 4*	2,395	480	-	118
Plan 5*	532	269	40	-

(* See unit plan sheet A3.4 - Duet layout)

NOTE:
'NET' areas are taken from interior face of exterior walls, excluding garages, porches, decks, and stair at third floor level for client purpose.

Second Floor



First Floor

PROJECT INFORMATION

Building Classification:

Building Occupancy Group:	R2 / U
Building Construction Type:	VB
Fire Sprinkler:	NFPA 13
Building Stories:	3
Type of Building:	2 (6-Plex & 7-Plex)
No. of Building:	9 (6-Plex (6) & 7-Plex (3))

PLAN SUMMARY

Type	Unit Mix	Bd/Ba Count
Plan 1	9	3 bd/ 2.5 ba
Plan 2	9	3 bd/ 2.5 ba
Plan 3	21	4 bd/ den/ 3.5 ba
Plan 4	9	4 bd/ 3.5 ba
Plan 5	9	1 bd/ 1 ba

Type	SF (Gross)[1]	Deck (PUOS)
Plan 1	1,691	96
Plan 2	1,849	103
Plan 3	2,378	A-109/B-112
Plan 4*	2,631	118
Plan 5*	565	-

(* See unit plan sheet A21 - Duet layout)

BUILDING AREA (Gross)[1]

6-PLEX		7-PLEX	
1st Floor	2,048 SF	1st Floor	2,470 SF
2nd Floor	4,722 SF	2nd Floor	5,698 SF
3rd Floor	4,729 SF	3rd Floor	5,705 SF
TOTAL	11,499 SF	TOTAL	13,873 SF
PUOS	538 SF	PUOS	650 SF

FLOOR AREA RATIO

Floor Area per Building (SF) x (Qty)

6-Plex:	11,499 SF x 6 = 68,994 SF
7-Plex:	13,873 SF x 3 = 41,619 SF
TOTAL:	110,613 SF
FAR %:	110,613 SF / 130,304 SF site = 85%

(See sheet A22 and A23 for areas included in FAR calculation.

NOTES:

1. "Gross floor area" means the sum of the gross horizontal area of the several floors of a building on the same site excluding: space used for off-street parking; decks, porches, and exterior balconies, if not enclosed on more than three sides.
   (Pleasanton Municipal Code, Zoning 18.08.195)
2. "Private usable open space" at ground level shall have minimum area of 150 square feet and a rectangle inscribed within with no dimension less than 10ft. The minimum area of above ground-level shall be 50 square feet minimum and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level served.
   (Pleasanton Municipal Code, Zoning 18.84.170)

PLAN KEY

- Plan 1
- Plan 2
- Plan 3
- Plan 4
- Plan 5
- Garage
- Patio/Deck

KEY MAP

6-PLEX BUILDING PLANS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

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A11

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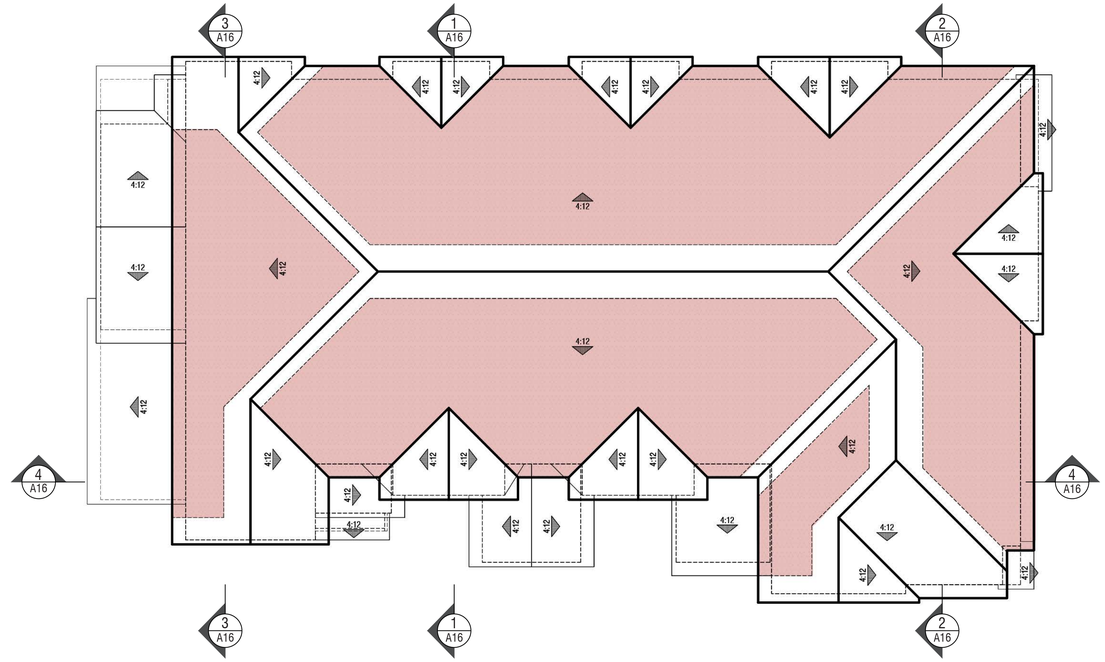


Solar Zone

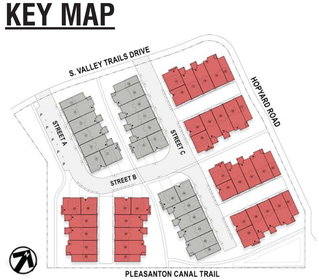
Roof Plan

Third Floor

PLAN KEY

- Plan 1
- Plan 2
- Plan 3
- Plan 4
- Plan 5
- Garage
- Patio/Deck

KEY MAP



6-PLEX BUILDING PLANS

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

A12

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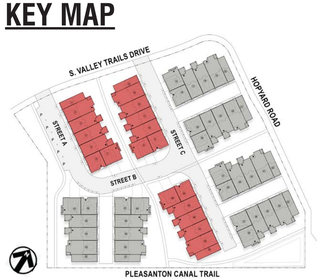
Perspective Rendering **Front Elevation**

Perspective Rendering **Right Elevation**

Note: Artist's Conception; Colors, Materials and Application May Vary.

Front Elevation **Right Elevation**

KEY MAP



EXTERIOR MATERIALS

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2	Fascia:	Wood Fascia With Rafter Tails at Select Locations
3	Gable:	Prefabricated Pipes
4	Exterior:	Stucco
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7	Railing:	Metal Railing
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9	Light Fixture:	Outdoor Wall Sconce, see Sheet A22

NOTE:
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7-PLEX ELEVATIONS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

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Perspective Rendering **Rear Elevation**

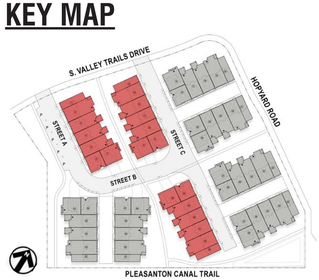
Perspective Rendering **Left Elevation**

Note: Artist's Conception; Colors, Materials and Application May Vary.

Rear Elevation

Left Elevation

KEY MAP



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7-PLEX ELEVATIONS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
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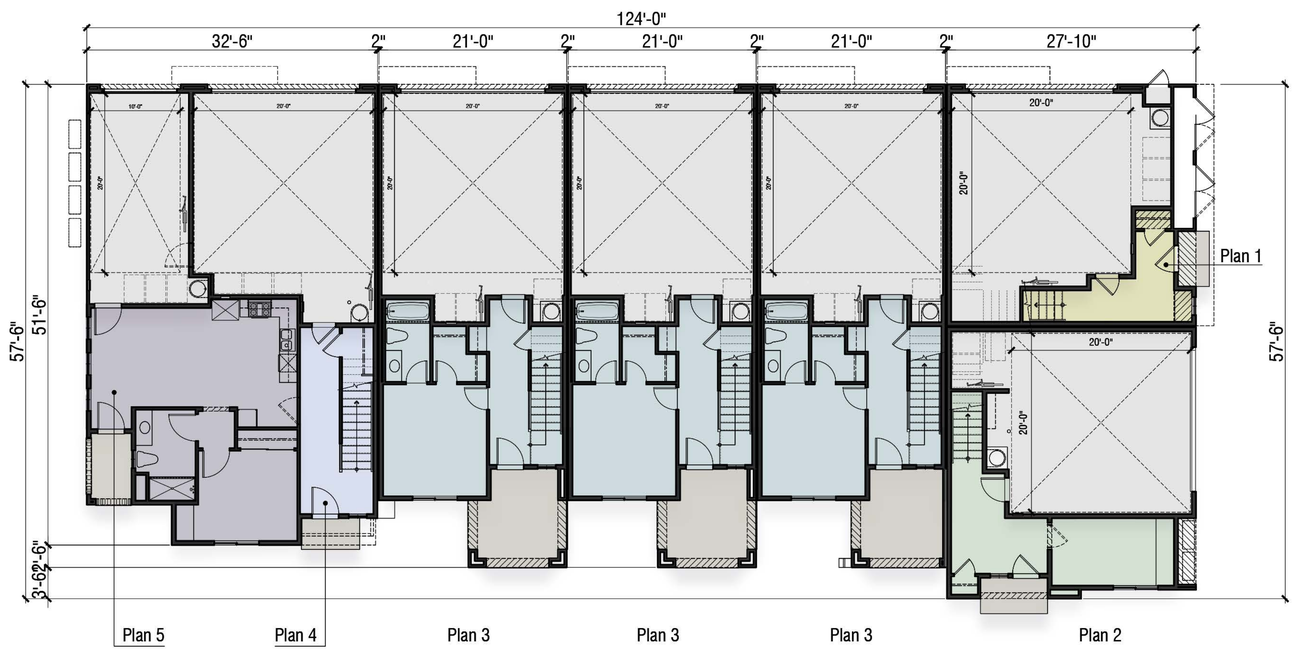
Second Floor

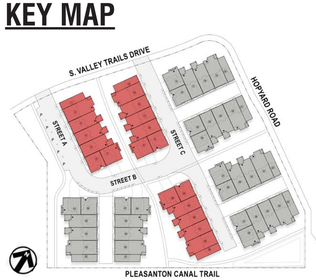


First Floor

PLAN KEY

- Plan 1
- Plan 2
- Plan 3
- Plan 4
- Plan 5
- Garage
- Patio/Deck

KEY MAP



7-PLEX BUILDING PLANS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
DEVELOPMENT PARTNERS

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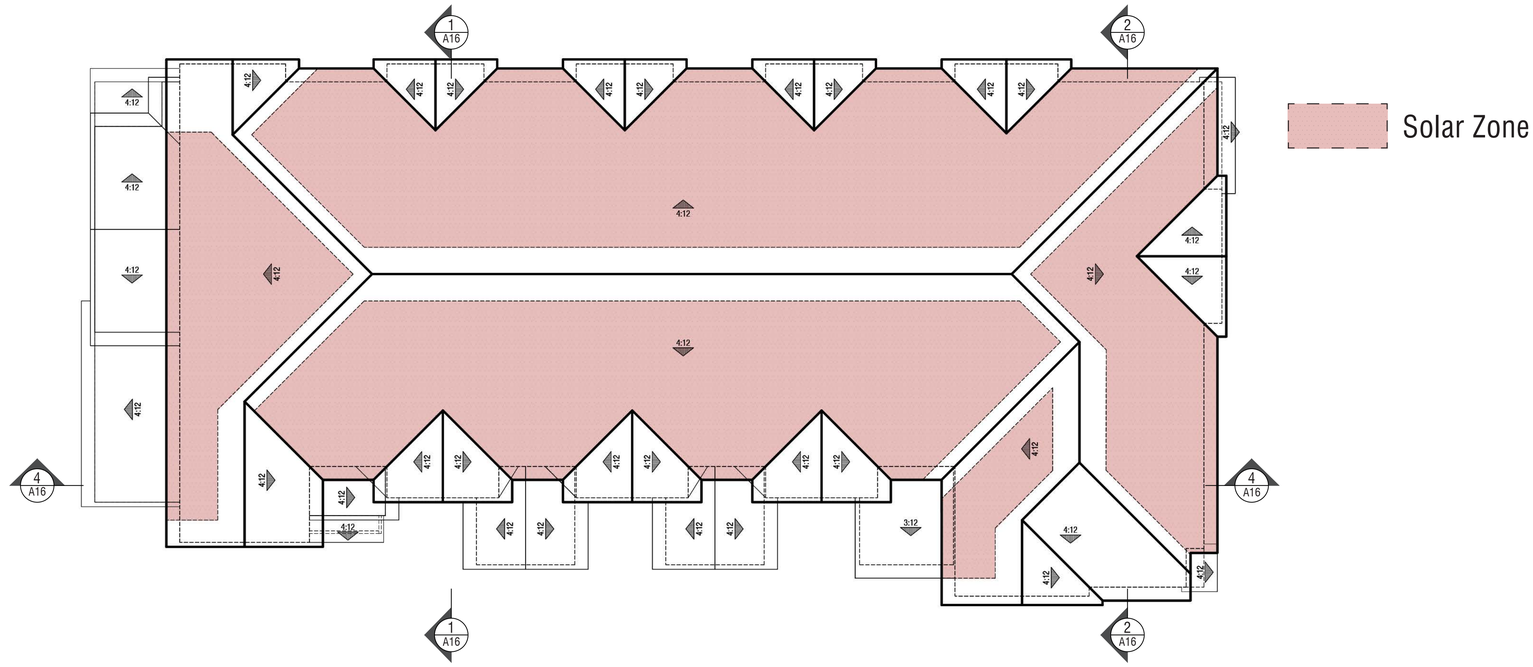
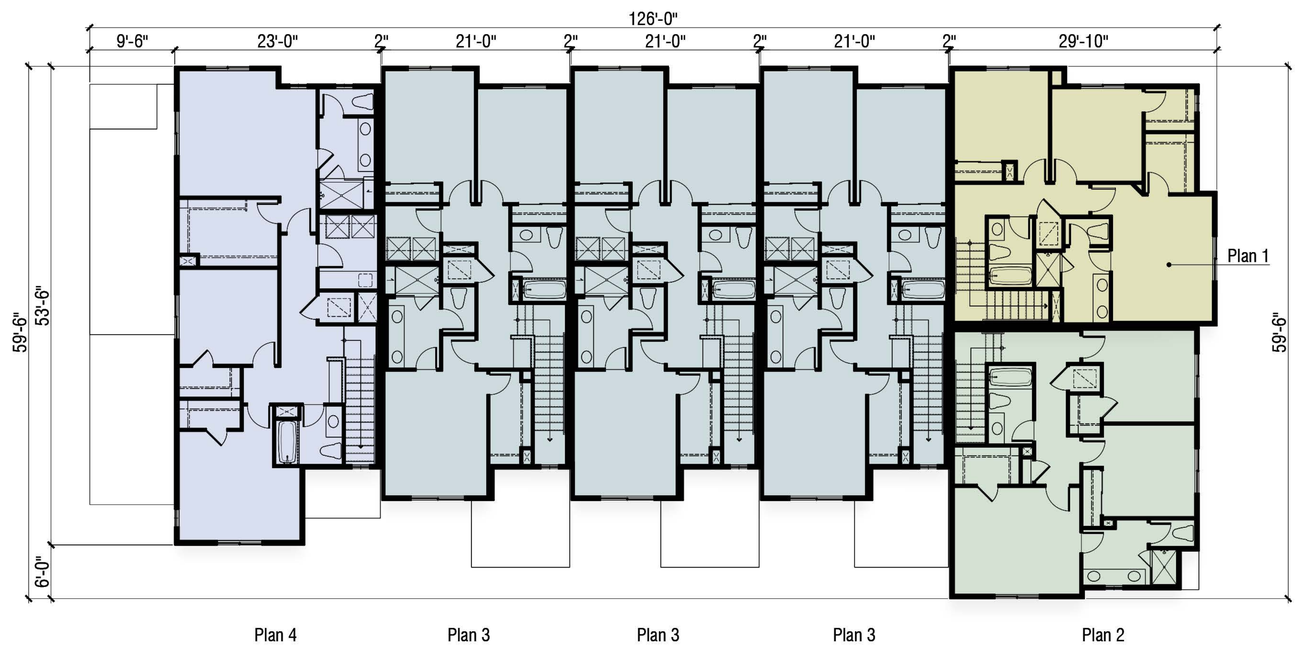


Roof Plan

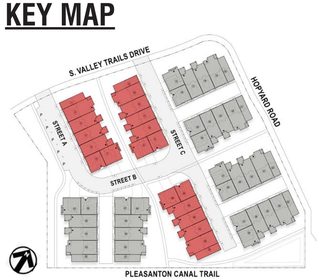


Third Floor

PLAN KEY

- Plan 1
- Plan 2
- Plan 3
- Plan 4
- Plan 5
- Garage
- Patio/Deck

KEY MAP



7-PLEX BUILDING PLANS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

CATALYST
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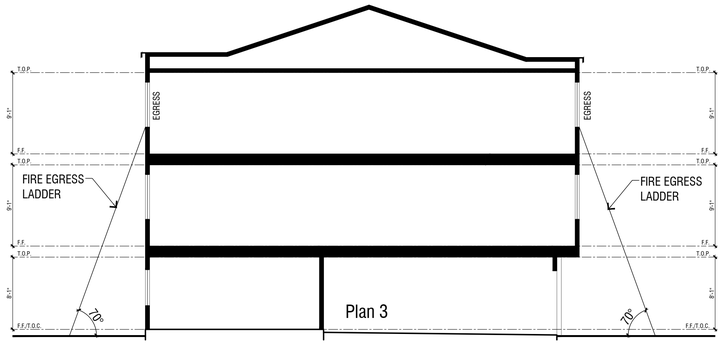
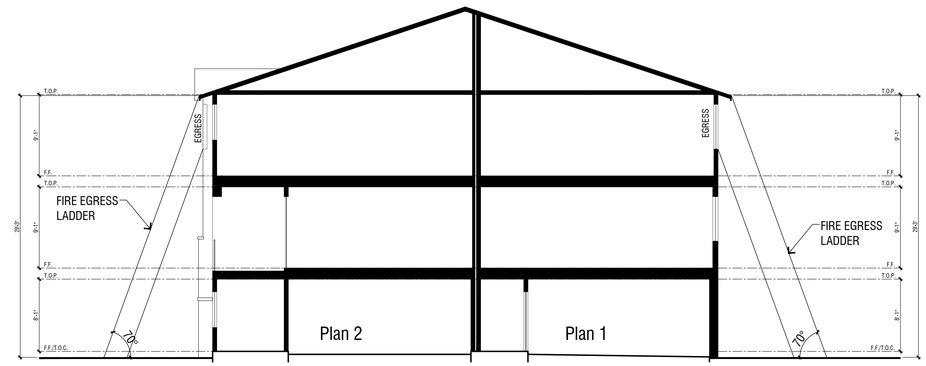


Section 1



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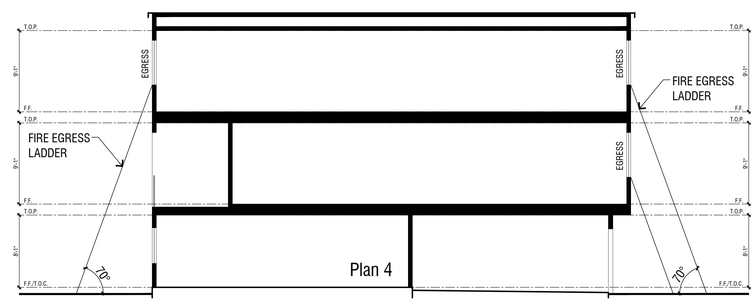

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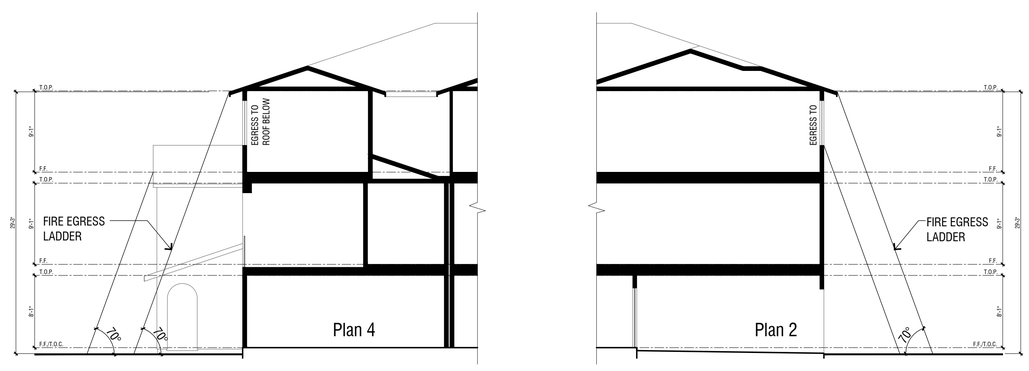

Section 4

LADDER ACCESS SECTIONS

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

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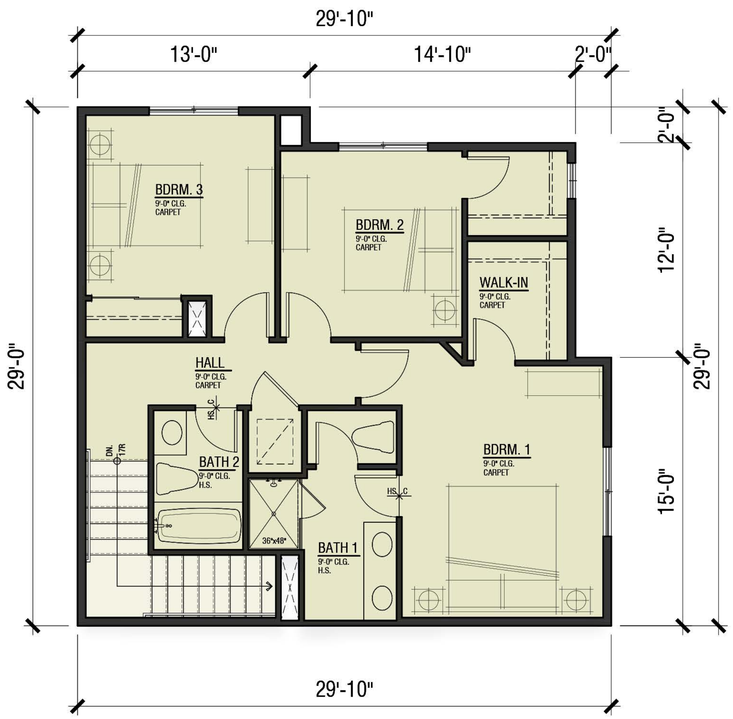
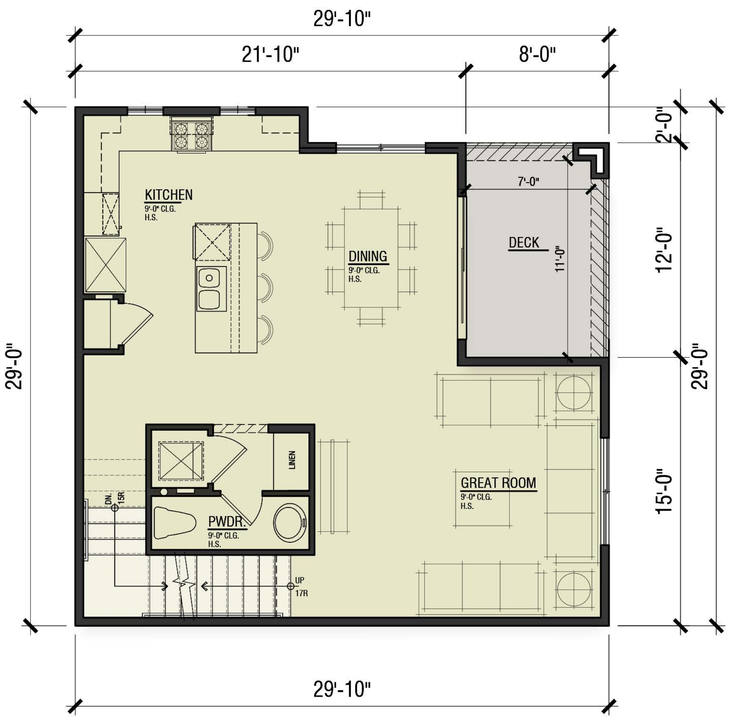
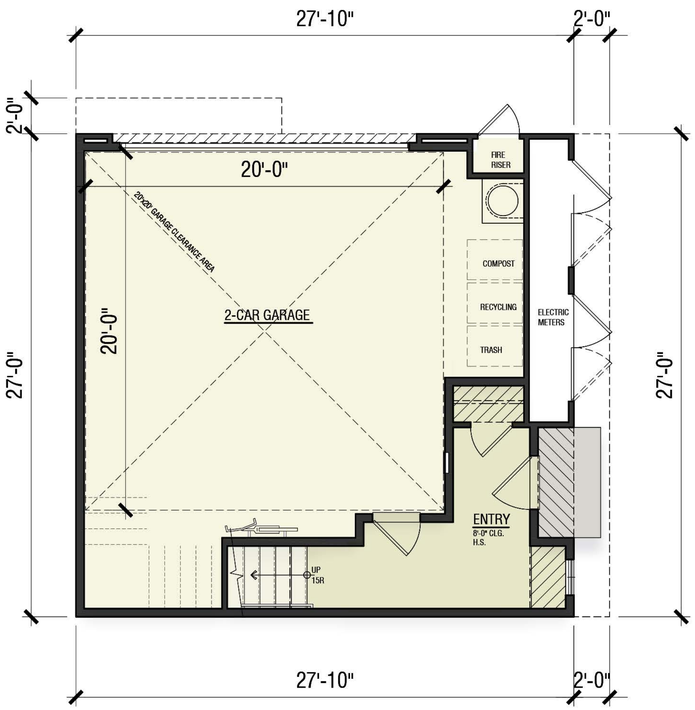


Third Floor
(Net 695 sf)
(GROSS 812 sf)



Second Floor
(Net 675 sf)
(GROSS 740 sf)
(PUOS - Deck 96 sf)



First Floor
(Net 122 sf)
(Net Garage 515 sf / Porch 22 sf)
(GROSS 139 sf)

KEY MAP

PLAN 1

1,492 SF (Net)
3 Bdrm | 2.5 Bath | 2-Car Garage
(GROSS FLOOR AREA) 1,691 SF

NOTES:
1. 'NET' areas of are taken from the interior face of exterior walls, excluding garages, porches, decks, and stair at third floor level for client purpose.
2. "Gross floor area" means the sum of the gross horizontal area of the several floors of a building on the same site excluding: space used for off-street parking; decks, porches, and exterior balconies, if not enclosed on more than three sides. (Pleasanton Municipal Code, Zoning 18.08.195)
3. All 'Decks' on the second floor with a minimum of 50 square feet and that have no dimension less than five feet qualify for PUOS per Pleasanton Municipal Code, Zoning 18.84.170)

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

A18

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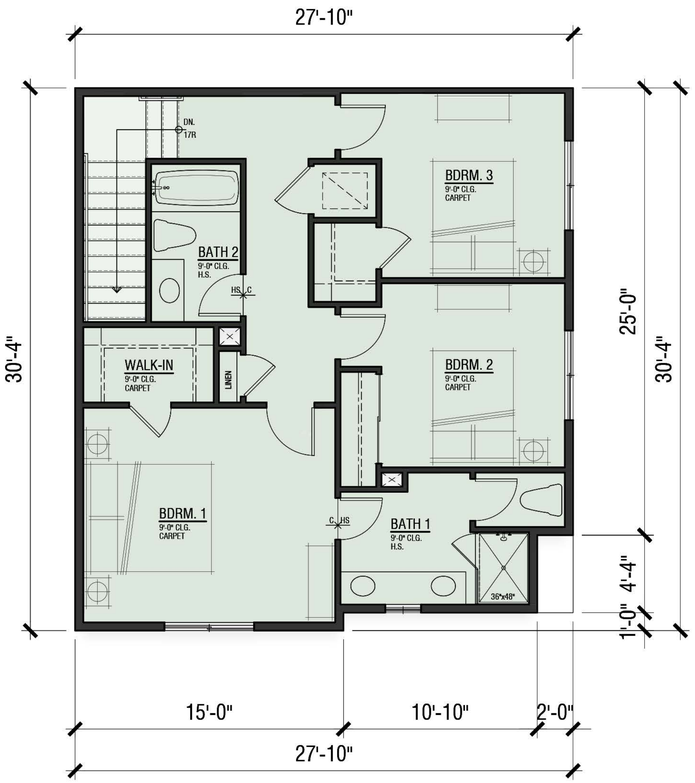
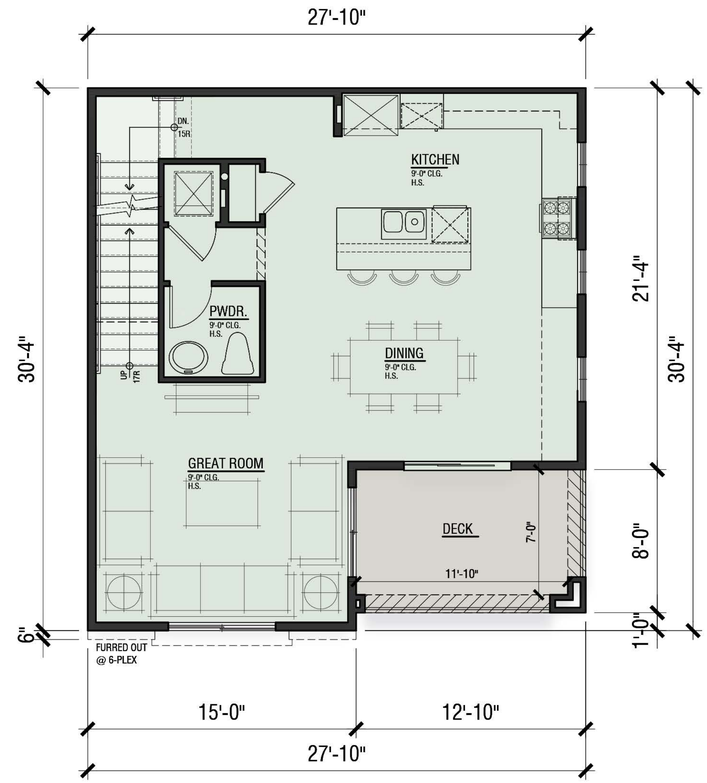
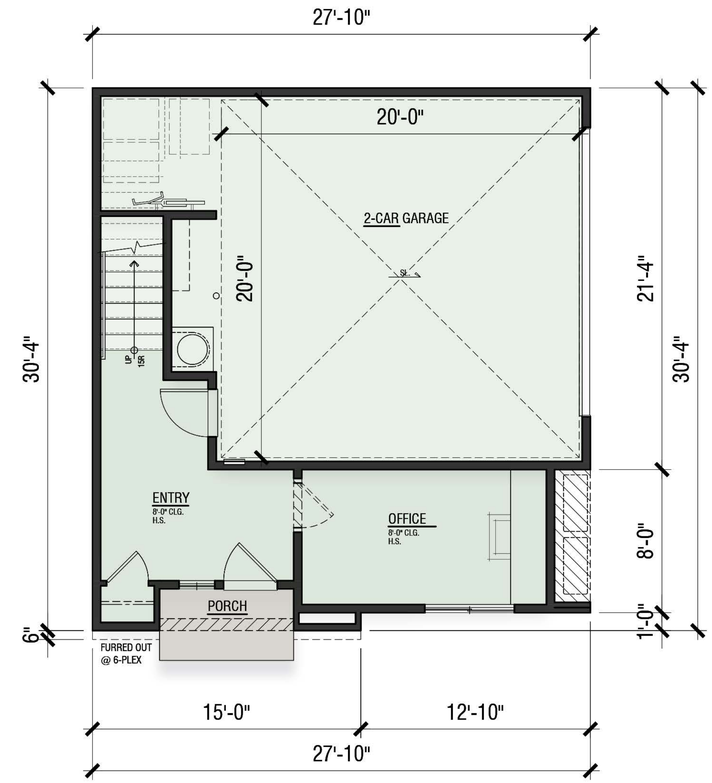


Third Floor
(Net 717 sf)
(GROSS 826 sf)

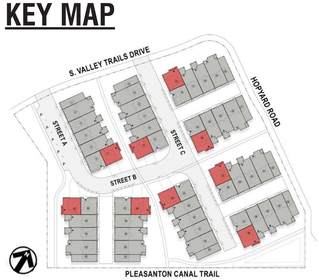


Second Floor
(Net 673 sf)
(GROSS 732 sf)
(PUOS - Deck 103 sf)



First Floor
(Net 256 sf)
(Net Garage 482 sf / Porch 30 sf)
(GROSS 291 sf)

KEY MAP



PLAN 2

1,654 SF (Net)
3 Bdrm | 2.5 Bath | Office | 2-Car Garage
(GROSS FLOOR AREA) 1,849 SF

NOTES:
1. 'NET' areas of are taken from the interior face of exterior walls, excluding garages, porches, decks, and stair at third floor level for client purpose.
2. "Gross floor area" means the sum of the gross horizontal area of the several floors of a building on the same site excluding: space used for off-street parking; decks, porches, and exterior balconies, if not enclosed on more than three sides. (Pleasanton Municipal Code, Zoning 18.08.195)
3. All 'Decks' on the second floor with a minimum of 50 square feet and that have no dimension less than five feet qualify for PUOS per Pleasanton Municipal Code, Zoning 18.84.170)

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

A19

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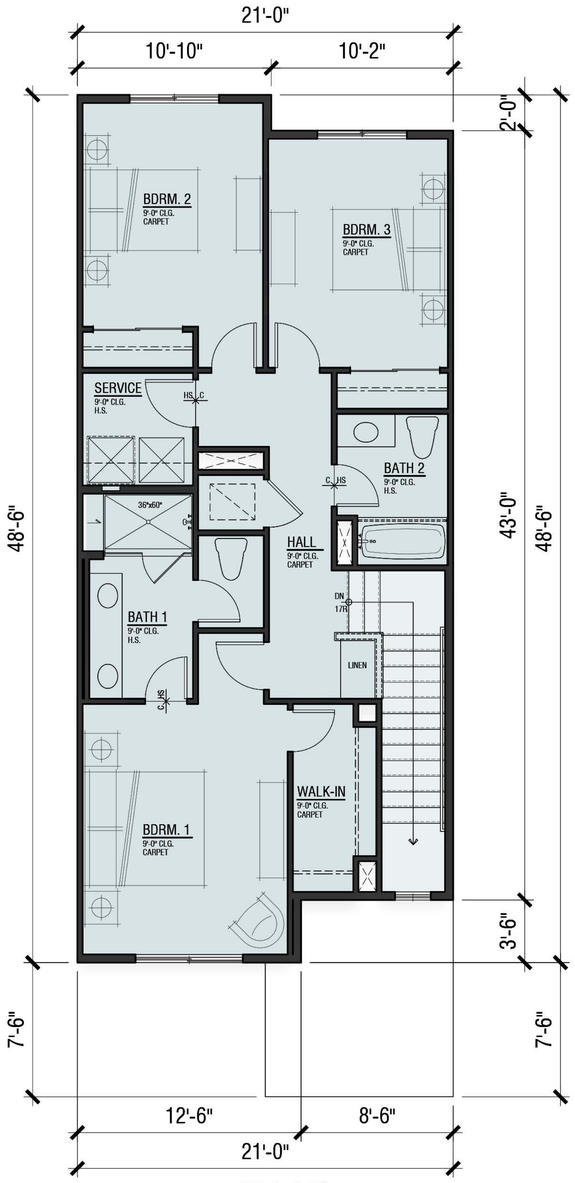
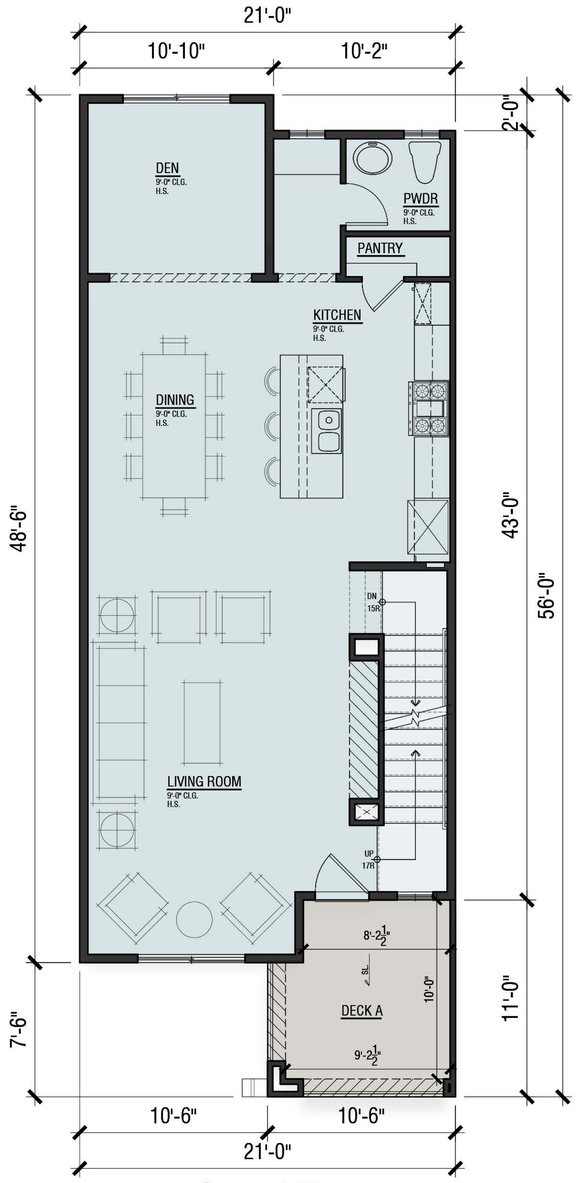
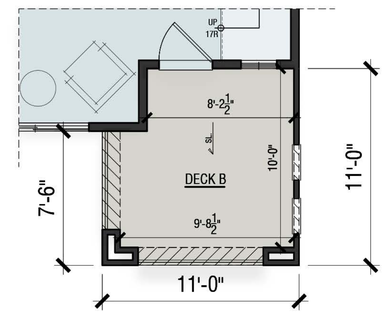


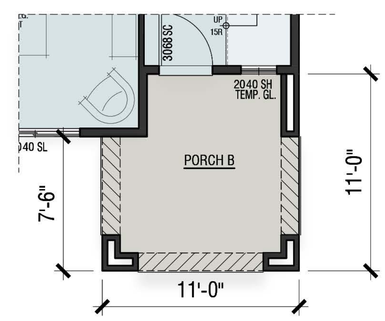
Third Floor
(Net 840 sf)
GROSS 976 sf)



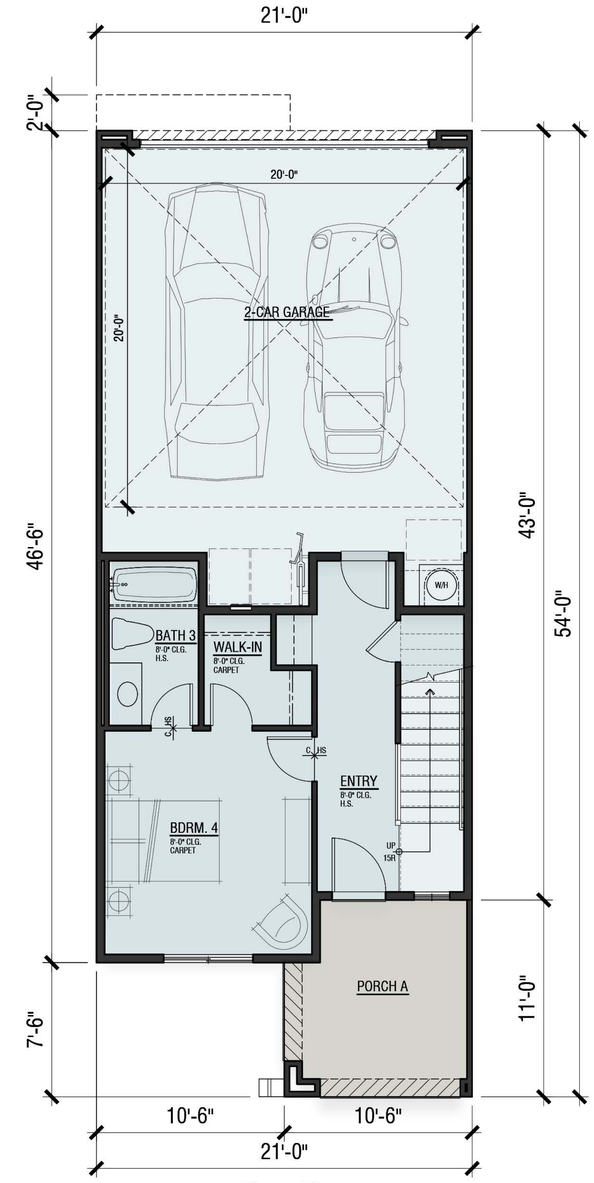
Second Floor
(Net 902 sf)
(GROSS 976 sf)
(PUOS - Deck A 109 sf)



(PUOS - Deck B 112 sf)



(Porch B 112 sf)



First Floor
(Net 392 sf)
(Net Garage 486 sf / Porch A 109 sf)
(GROSS 426 sf)

KEY MAP

NOTES:

1. 'NET' areas of are taken from the interior face of exterior walls, excluding garages, porches, decks, and stair at third floor level for client purpose.
2. "Gross floor area" means the sum of the gross horizontal area of the several floors of a building on the same site excluding: space used for off-street parking; decks, porches, and exterior balconies, if not enclosed on more than three sides. (Pleasanton Municipal Code, Zoning 18.08.195)
3. All 'Decks' on the second floor with a minimum of 50 square feet and that have no dimension less than five feet qualify for PUOS per Pleasanton Municipal Code, Zoning 18.84.170)

PLAN 3

2,134 SF (Net)
4 Bdrm | 3.5 Bath | Den | 2-Car Garage
(GROSS FLOOR AREA) 2,378 SF

3200 HOPYARD ROAD

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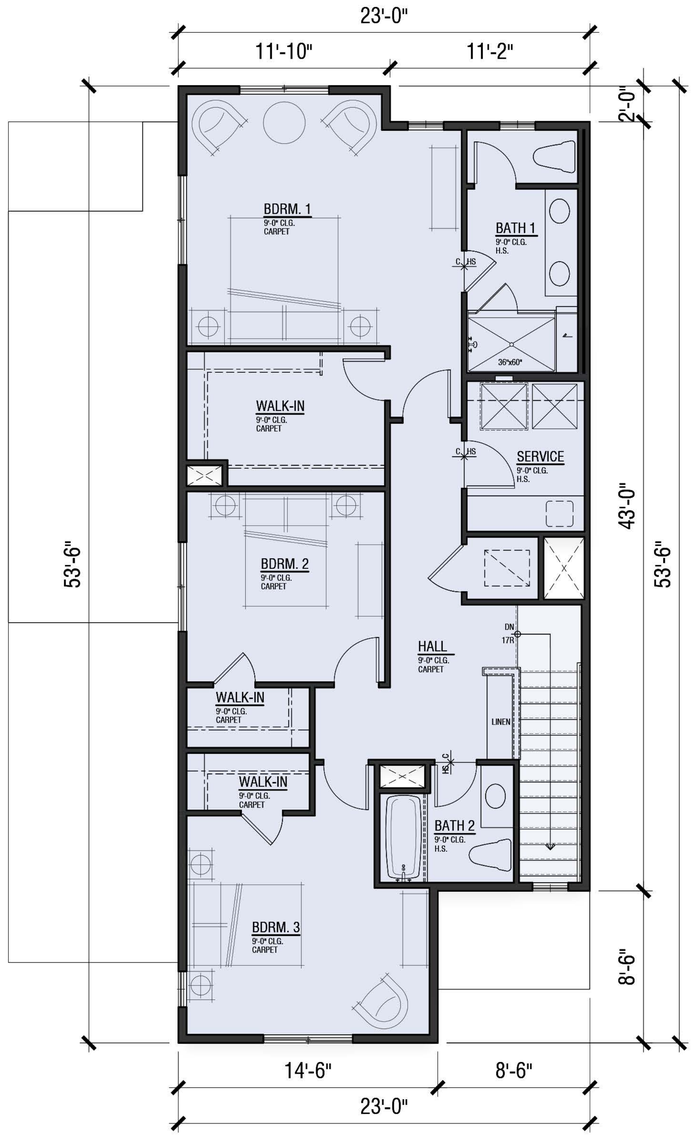
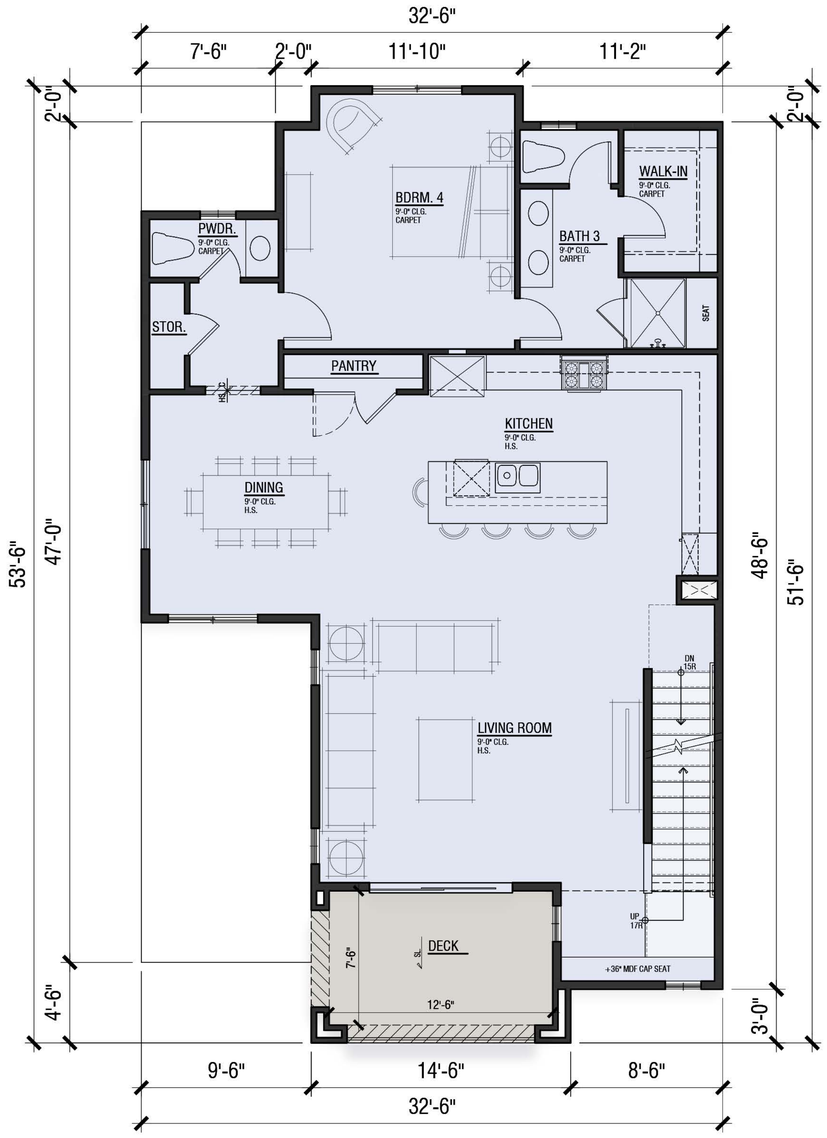
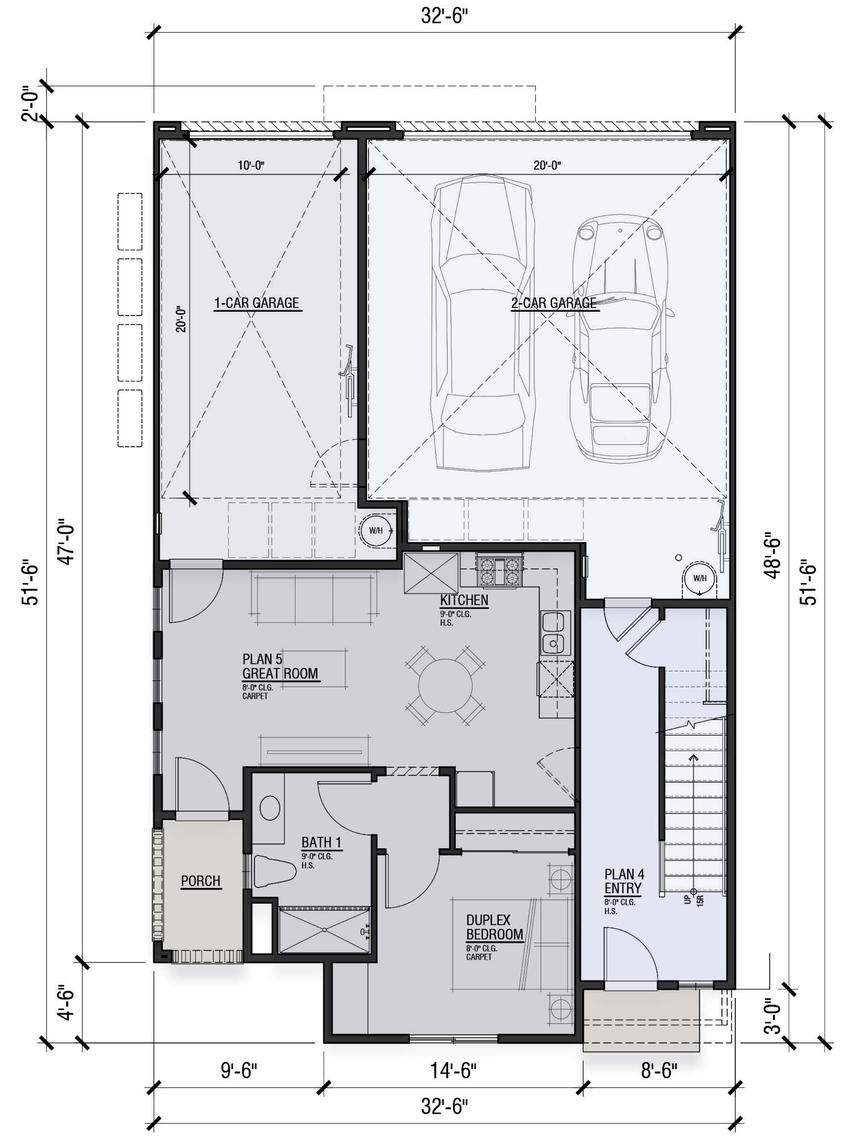


Third Floor
(Plan 4 Net 1009 sf)
(GROSS Plan 4 - 1140 sf)



Second Floor
(Plan 4 Net 1214 sf)
(GROSS Plan 4 - 1297 sf)
(PUOS - Plan 4 Deck 118 sf)



First Floor
(Plan 4 Net 172 sf / Plan 5 Net 530 sf / Plan 5 Porch 40 sf)
(Plan 4 Net Garage 480 sf / Plan 5 Net Garage 269 sf)
(GROSS Plan 4 - 194 sf / Plan 5 - 565 sf)

KEY MAP

PLAN 4 / PLAN 5

Plan 4 - 2,395 SF (Net) | Plan 5 - 532 SF (Net)
Plan 4 - 4 Bdrm | 3.5 Bath | 2-Car Garage
Plan 5 - 1 Bdrm | 1 Bath | 1-Car Garage
(GROSS FLOOR AREA) Plan 4 - 2,631 SF | Plan 5 - 565 SF

NOTES:
1. 'NET' areas of are taken from the interior face of exterior walls, excluding garages, porches, decks, and stair at third floor level for client purpose.
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3. All 'Decks' on the second floor with a minimum of 50 square feet and that have no dimension less than five feet qualify for PUOS per Pleasanton Municipal Code, Zoning 18.84.170)

CATALYST
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3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

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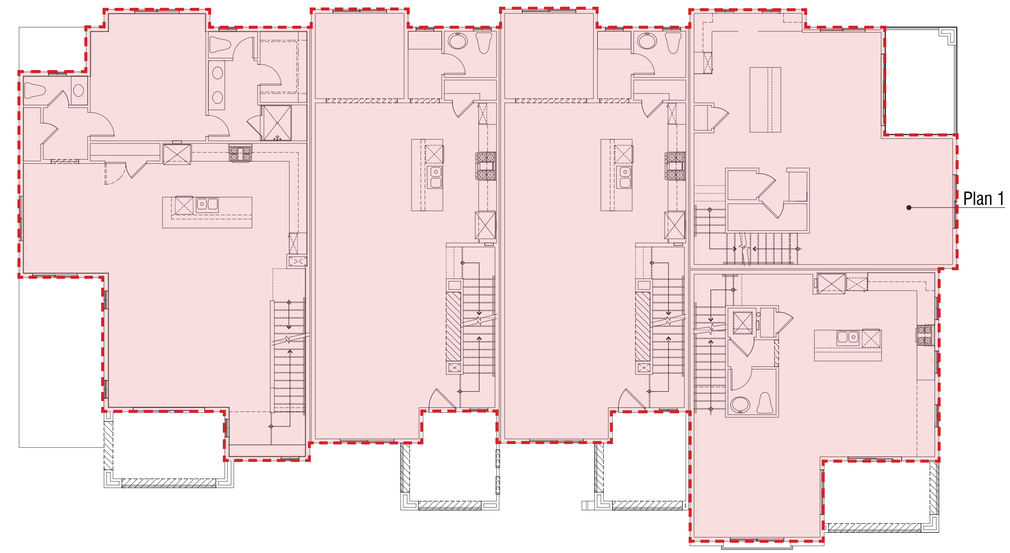
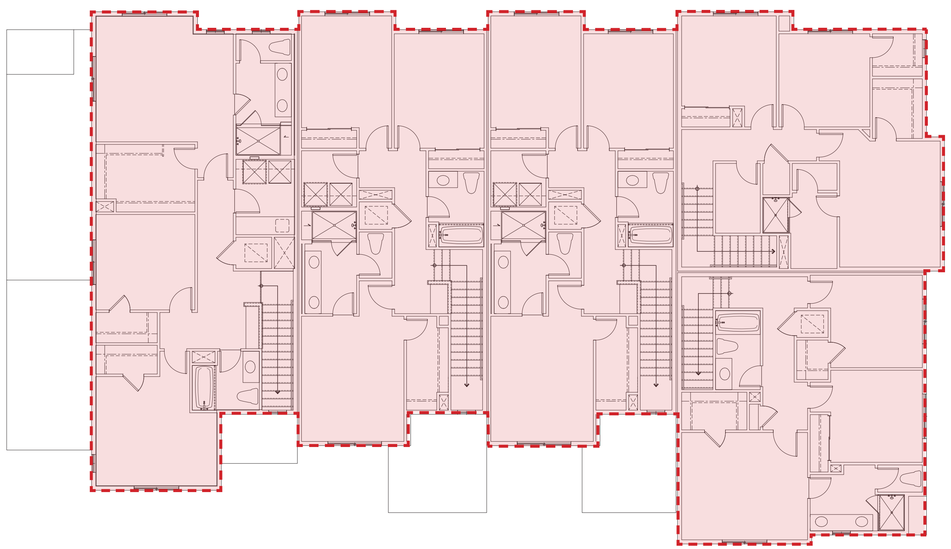
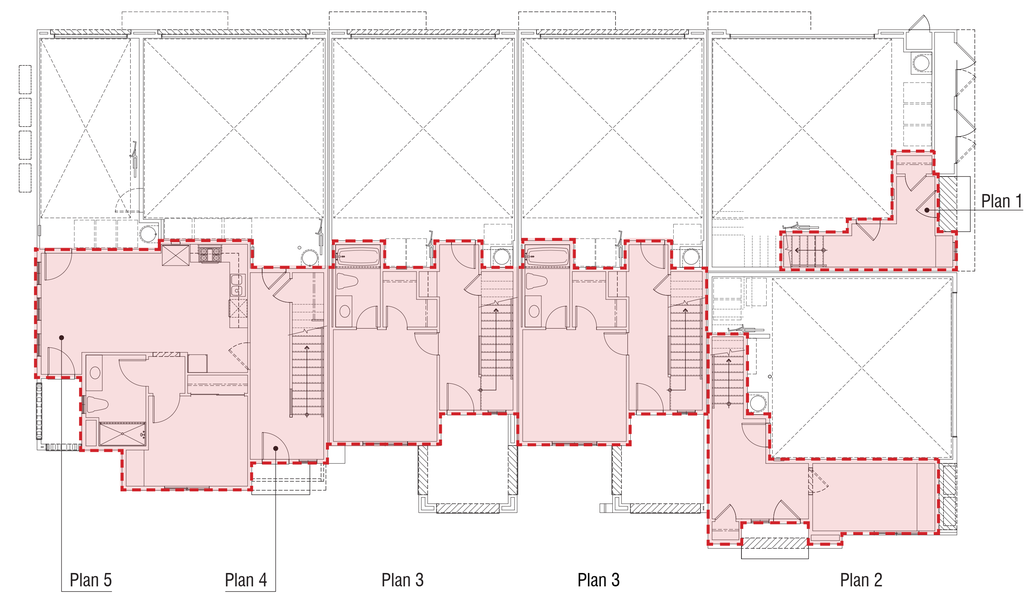


Second Floor



Third Floor



First Floor

6-PLEX BUILDING PLANS - FAR CALCULATION

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

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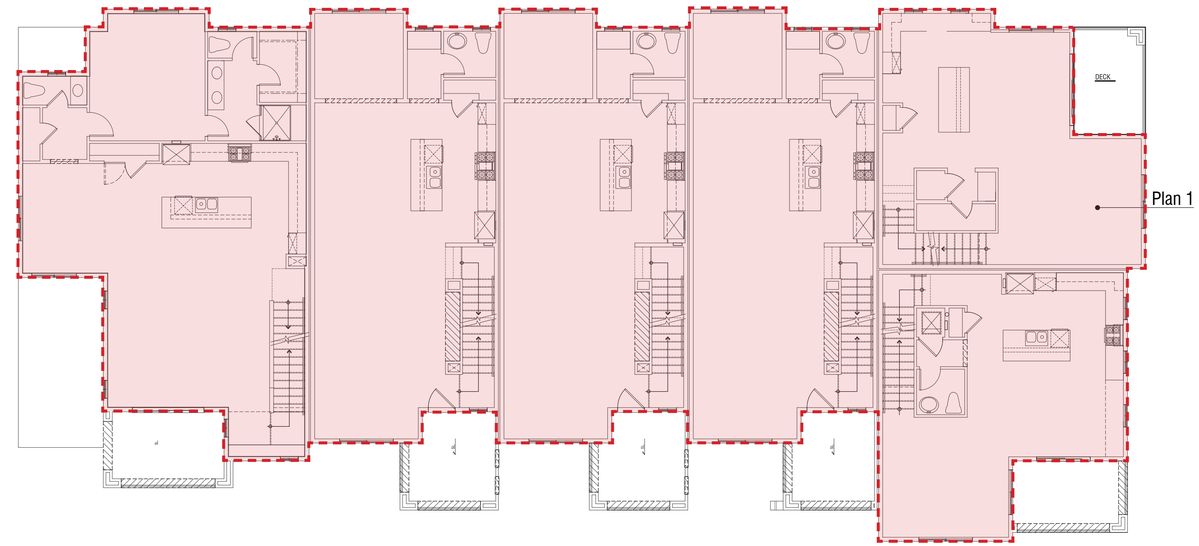
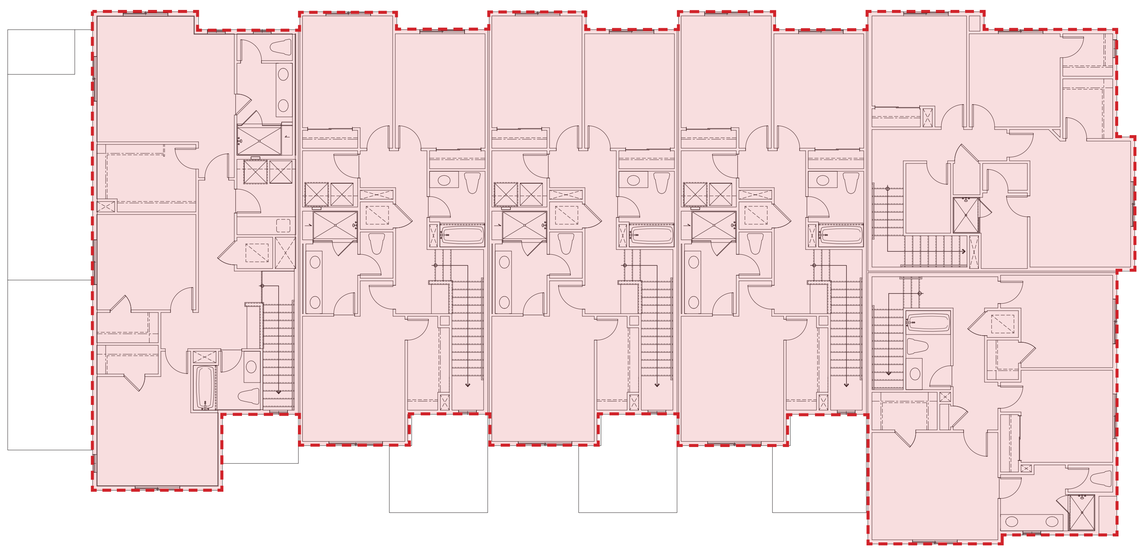


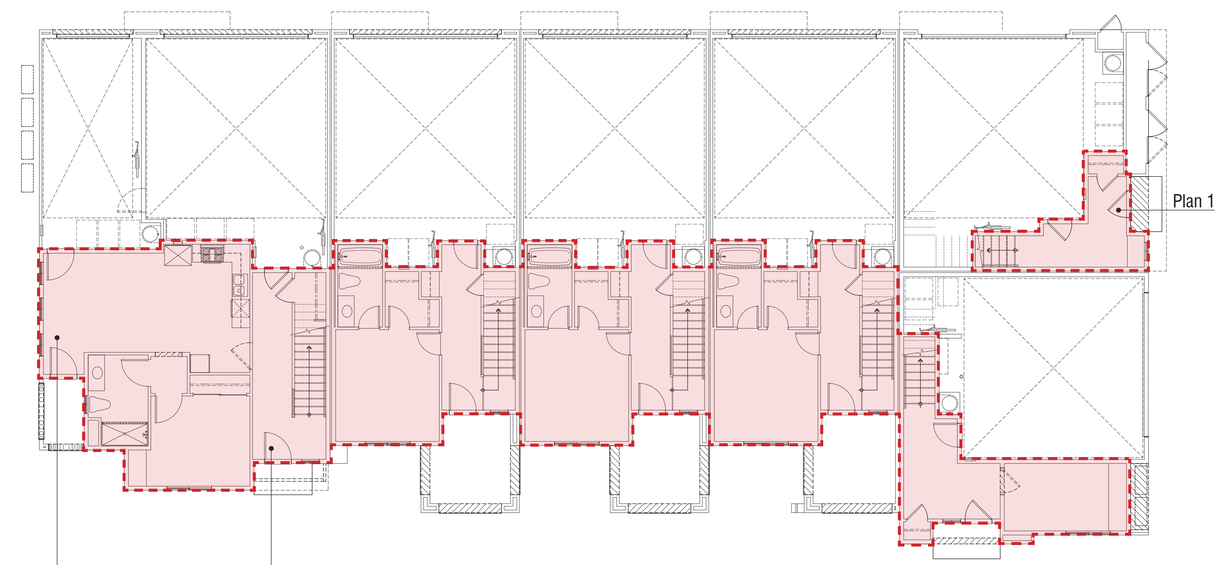
Plan 4 Plan 3 Plan 3 Plan 3 Plan 2

Second Floor



Plan 4 Plan 3 Plan 3 Plan 3 Plan 2

Third Floor



Plan 5 Plan 4 Plan 3 Plan 3 Plan 3 Plan 2

First Floor

7-PLEX BUILDING PLANS - FAR CALCULATION

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

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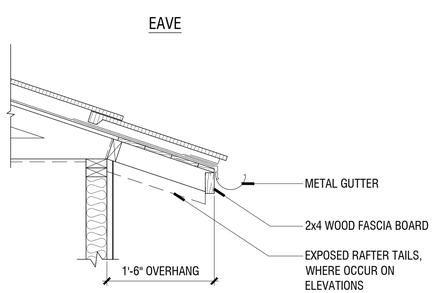
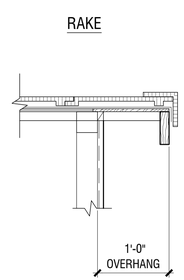
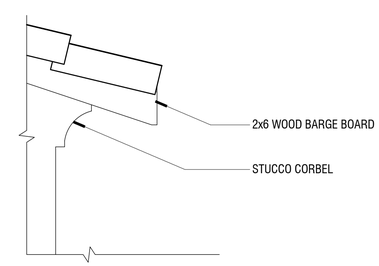
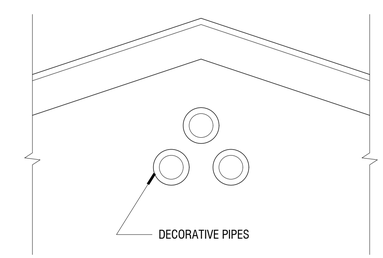




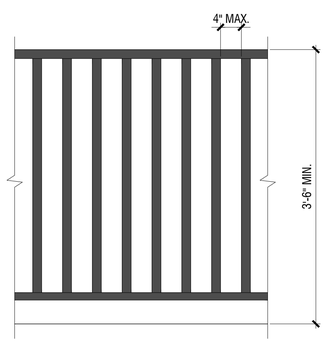
CONCRETE FLAT-TILE ROOFING



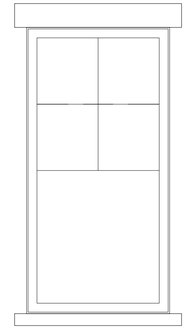
BARGE BOARD AND FOAM CORBEL @ GABLE

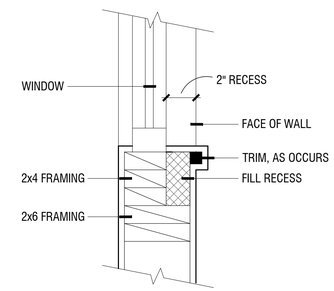


DECORATIVE GABLE PIPE



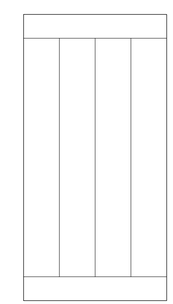
METAL RAILING





ALL WINDOWS ARE RECESSED 2" FROM FACE OF WALL
(SLIDER, SINGLE HUNG, FIXED)

WINDOW/DOOR TRIM



HIGH DENSITY COMPOSITE SHUTTER (SMOOTH FINISH)

PROPOSED ARCHITECTURAL DETAILS

CATALYST
DEVELOPMENT PARTNERS

3200 HOPYARD ROAD

PLEASANTON, CALIFORNIA

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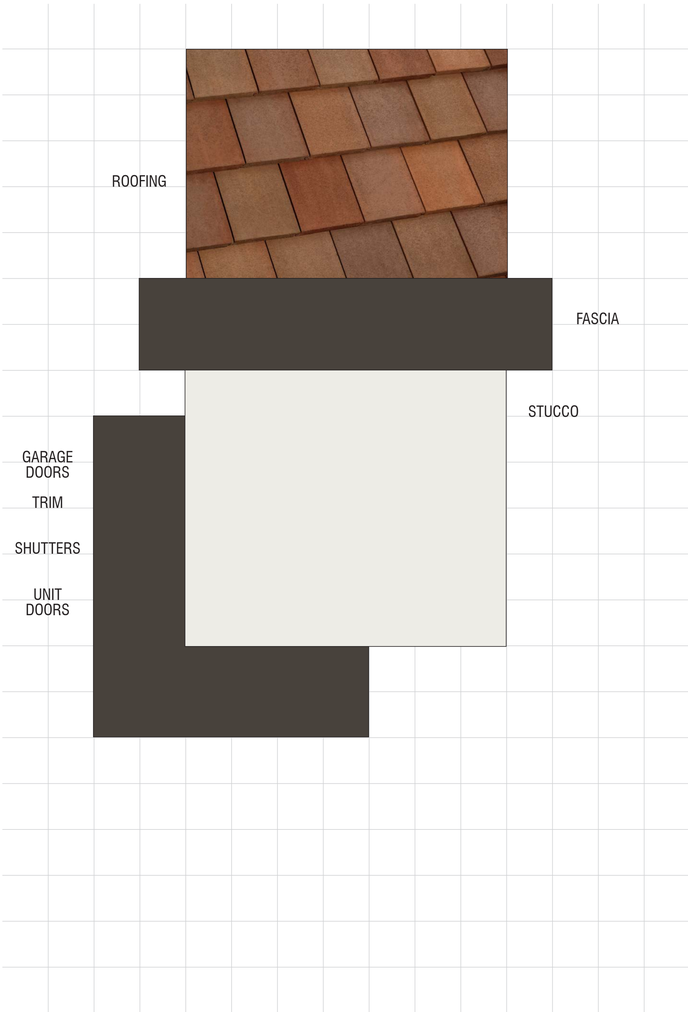
Digital Color Board



3200 HOPYARD ROAD
Pleasanton, California
CATALYST DEVELOPMENT
January 26, 2023 | 2022302

SCHEME 1
6-Plex and 7-Plex Elevations

For exact color refer to manufacturers' actual samples.
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Written Color Scheme

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3200 HOPYARD ROAD
Pleasanton, California
CATALYST DEVELOPMENT
January 26, 2023 | 2022302

Exterior Color & Materials

SCHEME 1 OF 1 — 6-PLEX AND 7-PLEX ELEVATIONS

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	SMB 8403 Santa Barbara Blend Ref: .22 Emi: .92 A.SRI: 21 CRRC: 0918-0056	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terra Cotta	Eagle
Vinyl Windows *(factory finish)*	Espresso	Milgard or similar
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Stucco & Stucco Trim	SW 7005 Pure White	Sherwin Williams
Trim Color *(applied to):* Barge Boards Corbels Eaves Fascia Garage Doors Metal Railing Prefabricated Pipes Pot Shelves Rafter Tails Secodnary Doors Shutters Trim Unit Doors	SW 7675 Sealskin	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Lighting Fixture

Progress Lighting
Cylinder 2 Light Outdoor Wall Sconce with Metal Cylinder Shade
Model: P5675-20
Material: Antique Bronze
(4 1/2" D x 14" H x 5 " W)

EXTERIOR COLOR & MATERIALS

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EXHIBIT C
CEQA Guidelines Section 15183 Consistency Checklist

Due to the document file size, Exhibit C is only available electronically. To view or download the document, please visit https://www.cityofpleasantonca.gov/assets/our-government/community-development/exhibit-c-ceqa-guidelines%20-section-15183-consistency-checklist.pdf?_t=1708557850

EXHIBIT D

Cox, Castle & Nicholson LLP
50 California Street, Suite 3200
San Francisco, California 94111-4710
P: 415.262.5100 **F**: 415.262.5199

Linda C. Klein
415.262.5130
lklein@coxcastle.com

File No. 102657

09.05.23
P23-0177, P23-0178
OF PLEASAN

August 29, 2023

VIA E-MAIL

Ms. Melinda Denis
Planning and Permit Center Manager
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Re: Supplemental Density Bonus Law Request for the 3200 Hopyard Road Project

Dear Ms. Denis:

On behalf of our client, Catalyst Development Partners ("CDP"), we are submitting this supplemental State Density Bonus Law ("SDBL") request that makes minor modifications to the SDBL request dated May 9, 2023, for CDP's proposed housing development project consisting of 57 residential units (48 condo units and 9 rental units) (the "Project") at 3200 Hopyard Road (the "Property") in the City of Pleasanton (the "City").

This letter clarifies and supplements the specific waiver and concession requests made for the Project, as well as reduced vehicular parking ratios for the Project.

1. **<u>Incentives and Concessions</u>**

The Project requests one incentive, which is a decrease in the allowable lot size. The Project would subdivide the Property so that each townhome building (not each unit within the townhome building) sits on its own parcel.[1] The subdivided parcels would not meet the minimum lot size, as the lots would be as small as 7,235 square feet. Subdividing the Property results in cost savings to provide for affordable housing. Subdividing the Property allows for phased filings with the California Department of Real Estate ("DRE"), which reduces the time homeowner dues must be paid on unsold units. In addition, subdividing the Property allows phased construction of the common area parcels, which reduces the interest paid on bonds and maintenance carrying costs.

[1] The townhome units within a townhome building would be condominiums.

2. Waivers

CDP requests the following waivers from City development standards.

a. Site Area Per Dwelling Unit

CDP requests a waiver to the minimum site area per dwelling unit of 1,500 square feet, and, where parking is provided in the same structure it serves, 1,200 square feet (Mun. Code, § 18.36.060). The Project would include units with site areas equal to approximately 565 square feet, which is less than required. (The project also includes units with 1,691 square feet of site area but these units provide parking in the same structure it serves.) Accordingly, the Project requests a waiver of the minimum site area per dwelling unit requirement to allow it to fit the units allowed by the Property's density. Without this waiver, the Project would need to provide more site area to each unit, reducing the number of units that would fit on the site.

b. Minimum Lot Width

CDP requests a waiver to the minimum lot width of 80 feet to allow lot width as small as 61 feet. This waiver supports and is derivative of the requested incentive. In addition, absent this waiver, the Project could not fit as many lots as proposed within the Property, which would result in fewer condominiums than proposed.

c. Minimum Lot Depth

CDP requests a waiver to the minimum lot depth of 125 feet to allow depths as shallow as 107 feet. This waiver supports and is derivative of the requested incentive. In addition, absent this waiver, the Project could not fit as many lots as proposed within the Property, which would result in fewer condominiums than proposed.

d. Floor Area Ratio ("FAR")

CDP requests a waiver to the 50 percent limit on FAR to allow an FAR of approximately 85 percent. This waiver is necessary to allow the Project to fit onto the Property as designed and at the density allowed under local code and the SDBL. Absent this waiver, the Project would have to remove units and would not achieve the density allowed on the Property.

e. Height

CDP requests a waiver to the 30-foot height limit to allow buildings that are 34 feet high. This waiver is necessary to allow the Project to fit onto the Property as designed and at the density allowed under local code and the SDBL. Specifically, increasing the height limit allows

space for modern heating/ventilation/air conditioning ("HVAC") systems, provides the floor to ceiling heights demanded by the market, and allows for peaked roofs.

f. Minimum Yards

CDP requests waivers to allow for minimum yards around the Property as follows: (i) 10 feet along Hopyard Road; (ii) 15 feet along South Valley Trails Drive; (iii) 10 feet along the Pleasanton Canal Trail; and (iv) 25 feet along the side of the Property adjacent to single-family homes located on Cherry Blossom Court.[2] These waivers are necessary to allow the Project to fit on the Property as designed and at the density allowed under local code and the SDBL. Without this waiver, the Project could not fit all the units proposed with the required circulation and group open space.

g. Private Open Space

CDP requests a waiver to the requirement to provide private usable open space located at ground level with a minimum area of 150 square feet, with no dimension less than 10 feet. (Mun. Code, § 18.84.170(C).) While the Project provides private open space, there is insufficient space on the Property to provide the required ground level private open space without reducing units.

h. Public Service Easement

CDP requests a waiver to the requirement in City Municipal Code section 19.36.110, which states, "Public service easements, not less than 10 feet in width, shall be provided within the subdivision where required for public utility purposes. Modification of the easement width requirement may be made only when approved by both the planning commission and public utility concerned."

CDP requests that the public service easement width along the Property frontage with Hopyard be reduced from 10 feet to five feet, which prevents the required sound wall from being located on a public service easement. (Contrary to the comments received from the Engineering Department on June 16, 2023, with this waiver, the sound wall would not be in a public service easement.) We understand that ten feet is not required to accommodate or serve the recycled water meter, which is the only utility anticipated along Hopyard Road. (The other utilities would be located within a ten-foot public service easement on South Valley Trails Drive.) In addition,

[2] For purposes of these requests, CDP has calculated minimum yards around the perimeter of the Property as a whole, as opposed to each individual building proposed on the site. CDP reserves the right to further amend or supplement these requests to the extent the City wants yards calculated differently.

there is existing space (approximately 15 feet) behind the curb within the City right-of-way along Hopyard Road that can accommodate utilities now or in the future.

Absent the waiver, the sound wall would need to move towards the units, resulting in insufficient room on the Property to fit the end units closest to that wall. Accordingly, the waiver is needed to allow the Project to achieve the permitted density.

3. <u>Parking</u>

The SDBL provides that, upon the request of a developer, a city shall not require a parking ratio (inclusive of parking for disabled persons and guests) that exceeds one parking space per studio or one-bedroom unit. (Gov. Code, § 65915(p)(1).) Parking may be provided through, among other things, tandem parking or uncovered parking. (Gov. Code, § 65915, subd. (p)(5).)

Here, the Project would comply with the City requirement for at least two parking spaces per each of the 48 condominium units. For the nine rental units, all of which are one-bedroom units, CDP requests the parking ratio available under the SDBL to provide one parking spot for each of the nine rental units (inclusive of parking for disabled persons and guests). In addition to the above resident parking, the Project also would include 6 guest parking spots.

* * *

Please do not hesitate to contact me if you have questions about CDP's SDBL requests or the Housing Law information we provided in our earlier letters.

We look forward to continuing to work with the City to bring much needed housing, including affordable housing, to the area.

Sincerely,

Linda C. Klein

Linda C. Klein

102657\16505603

EXHIBIT E

[redacted]

From: AJ Jahadakbar <[redacted]>
Sent: Tuesday, February 20, 2024 7:13 PM
To: dmora@cityofpleasantonca.gov
Subject: Concerns Regarding 3200 Hopyard Project (File Numbers: P23-0177, P23-0178)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

***** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. *****

Dear Mr. Mora,

My name is AJ Jahadakbar, and I am a homeowner on S Valley Trails Dr in Pleasanton. I am writing to express my serious concerns regarding the proposed project at 3200 Hopyard Road. As a resident whose property directly borders the project site, I am worried about the potential negative impacts on our home and neighborhood.

My primary concerns include:

- Loss of Privacy and View: The construction of multi-story apartments so close to our property would severely compromise our current privacy in our backyard and potentially obstruct views.
- Change in Neighborhood Character: Our neighborhood consists solely of single-family homes. The introduction of a large multi-family development will fundamentally alter the feel of our community.
- Increased Traffic and Congestion: The additional 57 units could significantly increase traffic on our street, impacting livability.

I understand the need for housing in our community, but I urge the planning commission to carefully consider the specific impacts this project would have on the existing residents of S Valley Trails Dr.

I would greatly appreciate the following information:

- Detailed Project Plans: Please provide detailed plans and 3D renderings clearly showing the project's scale, proximity to our homes, and any potential visual obstructions.
- Mitigation Measures: Are there any design revisions or other measures planned to address privacy, view, and traffic concerns for existing residents?
- Public Hearing Schedule: When will the public hearings for this project be held? I would like to attend and voice my concerns directly.

I am currently informing my neighbors about this development and plan to organize with them to address our shared concerns. We are prepared to take further action to ensure this project does not negatively impact our neighborhood.

Thank you for your time and consideration.

Sincerely,

AJ Jahadakbar
[redacted] Valley Trails Dr, Pleasanton

[redacted]

From: BRIAN D MORIN <[redacted]>
Sent: Wednesday, February 21, 2024 8:51 AM
To: dmora@cityofpleasantonca.gov; bmyers@catdevpartners.com
Cc: Connie@ConnieCoxHomes.com
Subject: Concerns Regarding Hacienda Park Development Proposal

Follow Up Flag: Flag for follow up
Flag Status: Flagged

*** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Dear Diego Mora and Bruce Myers,

I am writing to express my deep concerns and those shared by many residents in our community regarding the proposed development of the Harvest Valley Church property for the construction of 57 condominiums, as part of the Hacienda Park Development project.

One of the foremost concerns pertains to the strain this development may place on our already overcrowded and underfunded Donlon Elementary school. The addition of 57 condominiums could exacerbate the existing issues, potentially compromising the quality of education for our children. It is essential that the impact on local schools be thoroughly assessed and addressed before moving forward with the proposed project.

Moreover, there is a growing worry that the construction of this condominium complex will be a blight on our single-family neighborhood, adversely affecting the existing character and charm that drew residents here in the first place. This concern extends to the potential decline in property values for existing homeowners, as the proposed development does not align with the established character of our residential neighborhood. Preserving the unique charm of our community should be a priority to maintain property values and overall resident satisfaction.

The traffic issues in our neighborhood have already become a significant problem, exacerbated by the recent development that began a few years ago. We have witnessed a substantial increase in traffic, with speeding becoming a common occurrence. Unfortunately, these concerns have not been adequately addressed by the city. Adding 57 more units to the proposed development will likely worsen traffic congestion and safety concerns in the area. I urge you to thoroughly assess and implement solutions to address the existing traffic issues before approving any additional developments.

I kindly request that the Planning Commission and City Council consider these concerns seriously and engage in a comprehensive evaluation of the potential consequences of the Hacienda Park Development on our community. It is imperative to conduct a thorough environmental impact assessment, address the strain on our local school, and carefully consider the impact on property values and neighborhood character.

I appreciate your attention to these pressing matters and your dedication to the well-being of our community. Please keep us informed of any public hearings or community forums related to this matter, as we are eager to participate in the decision-making process.

Thank you for your time and consideration.

Sincerely,

Brian D. Morin
Breana Morin

[redacted] Valley Trails Dr
Mobile: [redacted]

[redacted]

From: Marta Seda <[redacted]>
Sent: Sunday, February 18, 2024 2:00 PM
To: dmora@cityofpleasantonca.gov; bmyers@catdevpartners.com
Cc: Connie Cox
Subject: Harvest Valley Church application to build 58 units at their site

Follow Up Flag: Flag for follow up
Flag Status: Flagged

***** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. *****

Hello,
I am a resident of the Valley Trails neighborhood ([redacted] Valley Trails Drive). Recently, I saw a notice that Harvest Valley Church was planning on converting their property into a 58 high density condo site. When I looked at the picture provided outside Harvest Valley, I noticed that the conceptual picture shows 3 story high units with no visitors parking. The homes next to this proposed site are either 1-story or 2-story and have lots. There is also a tiny buffer space in the proposal.

I understand Harvey Valley has the right to sell and use the property for something else. However as a neighbor that will live next to them, I have concerns about the negative impacts it will have on the neighborhood that I live in.

My concerns:
a) Parking: Today the 2 churches directly across Harvest Valley (Chabad of Tri-Valley and St Clairs) have a small parking lots. With the elimination of Harvest Valley, those attending services in either church will overflow into the neighborhood. Neighbors will no longer be able to park their cars in front of their own homes. Neighbors closer to the next development may end up parking in front of my home (I use the front of my home for overflow guest parking). Not a good thing if this is what ends up happening.

b) The conceptual picture of development shows lack of visitor parking. Again, families that have multiple cars will be unable to park on their premises and will overflow into the neighborhood. Neighbors will no longer be able to park their cars in front of their own homes. Not a good thing if this is what ends up happening.

c) The proposed development has a very small green area. You will need an area for families with pets for dogs to relieve themselves as well as an area for kids to play in. What has been drawn in the proposed development lacks a public bathroom as well.

That means if no such provision is added, that there will be more car and foot traffic on South and North Valley for families trying to find playgrounds for children and walking dogs. If you are not going to offer any backyards to these homes, it will likely cause those families to want to use either the Sports park OR our green area in Valley Trails as they will have playground AND public bathroom facilities.

d) Visual unappeal: The proposed building shows the front of Hopyard and Valley Trails not having a buffer green area. People driving into Valley Trails will be greeted by "large cement buildings" (dwarfing the smaller adjacent Valley Trail home). That is visually unappealing. More green areas are needed to keep this new structure in line with surrounding parks and neighborhood. Green spaces improve air quality, reduce noise and help cool temperatures. The new buildings seem to lack accomodations for green technology (don't see any planning in the proposal for solar for these units).

e) Bus stop for kids: The proposed structure lacks a turn in area for the school bus to pick up kids. That may present a safety issue with kids trying to get or get off the bus to walk into the proposed new buildings.

f) Noise increase: 57 units is potentially 100+ more individuals living in the area. We live in a quiet neighborhood (I like to keep it this way). It will be visually unappealing to anyone wanting to sell future properties in Valley trails as the first thing they will see when they drive South Valley Trails is a huge monstrous 3 story structure spread across 9 buildings in a small area. It will be unappealing those entering the Valley Trail neighborhood as well as to the local churches next door (and may create an incentive for those remaining churches to leave Valley Trails).

g) unclear the separation between the buildings: It is unclear from the picture the space between buildings. It should be separate enough so that a firetruck or ambulance can fit there (not be single lane). The drawing give the impression that it may be single lane between buildings. That would make it difficult for firetrucks to turn around in that neighborhood.

I am opposed to the present proposed structure. It will cause problems to surrounding neighbors. Please consider reducing the height of the buildings to no more than 2 stories, having each unit support 2 car garages, increase green area, a school bus area for pickup and drop off (to address safety). 57 units is too large of a development for the small lot that it lies in.

Sincerely,
Marta Seda
[redacted] Valley Trails Drive, Pleasanton CA 94588

[redacted]

From: Frank Lynn <[redacted]>
Sent: Tuesday, February 20, 2024 11:31 AM
To: bmyers@catdevpartners.com; dmora@cityofpleasantonca.gov; kbrown@cityofpleasantonca.gov; varkin@cityofpleasantonca.gov; jbalch@cityofpleasantonca.gov; jnibert@cityofpleasantonca.gov; jtesta@cityofpleasantonca.gov
Cc: Connie
Subject: Objection to planned development on 3200 Hopyard

Follow Up Flag: Flag for follow up
Flag Status: Flagged

*** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

I object to the planned high-density development being planned for 3200 Hopyard.

Being there is one single arterial road (the horseshoe of North Valley Trails to South Valley Trails), a development of this magnitude as planned at this location will be detrimental to traffic as well as public safety. Many children walk or ride bicycles to Ken Mercer sports part across the street to participate in youth soccer and baseball activities. Putting that many vehicles against pedestrians will likely result in accidents and fatalities involving children. Many people already drive dangerously in this area and increased police presence (for which Pleasanton doesn't seem to currently have budget) has often been requested in previous years. Additionally, the expected traffic snarls at school and work commute times could hinder the state-mandated timely contractual arrival of emergency services to the north side of the Valley Trails housing development.

Additionally, a development of this magnitude will have a further negative impact on Donlon elementary school which is already the most impacted (e.g., overcrowded) in Pleasanton. The sheer number of these units will mean that Donlon will have to continue to add portables and serve way more students than it was originally intended. And/or school boundaries will have to be re-done causing hardship for parents as it will means students will have to travel to school sites further away than the ones closest to their homes and will negatively impact families with children who are potentially split between districts.

This planned development is a bad idea - the land would be better developed for single-family homes - which would fit better with the character of the neighborhood and not have as many detrimental impacts to the current community. .

Best,
Frank Lynn
Valley Trails Resident

3200 Hopyard proposed development

Elizabeth Rajs <[redacted]>

Sat 2/17/2024 5:33 PM

To:Diego Mora <DMora@cityofpleasantonca.gov>

*** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Hi Diego,
We are writing to you today in opposition to the planned development of 57 condominium units at the corner of S.Valley Trails and Hopyard. The size and scale of this proposal is completely out of character for our single-family community of Valley Trails.

We have lived in Valley Trails for nearly 30 years and greatly appreciate the neighborhood community of single-family homes. With only two ways out of our U-shaped community for hundreds of residents, the amount of traffic that would be generated at that intersection alone would be overwhelming. Many people in Valley Trails, ourselves included, frequently walk, run and bike through that intersection into the Sports Park. We believe a thorough traffic study at that intersection will show it is already at peak load several times a day, and worse when soccer practices and games are in full swing in the Sports Park.

Please deny this proposal and require the developer to reconsider the scope and size of that project to be more in line with our existing neighborhood.

Sincerely,
Elizabeth and Ralph Rajs
[redacted] Kings Canyon Court

3200 Hopyard

Kristin <[redacted]>

Fri 2/16/2024 3:24 PM

To:Diego Mora <DMora@cityofpleasantonca.gov>
Cc:H. Keo Springer <[redacted]>

*** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Good afternoon,

I wanted to find out the status of this application and whether there are any hearings set on the matter. This project will be in my backyard. I work from home and will be greatly impacted by the construction. This project will also, likely, impact my home's value negatively. I am opposed to it moving forward. I would like to have the opportunity to voice my concerns.

Kristin Springer

Planning Commission Agenda Report

February 28, 2024
Item 5

SUBJECT: DISCUSSION – FUNDING PLEASANTON'S FUTURE

SUMMARY
Since early 2023, staff has been analyzing options for new revenue sources to address fiscal deficits and support ongoing City services and programs. Staff is now engaging in conversations with various stakeholders and community groups to inform that process. The goal is to provide broad community input to the City Council toward assessing revenue measure feasibility, working together to build a secure financial future for Pleasanton, and maintaining a high quality of life for all residents.

BACKGROUND
At its March 21, 2023, meeting, the City Council directed staff to place an item on a future agenda to discuss revenue options, including but not limited to a potential ballot measure for upcoming elections. In August 2023, the City Council directed staff to assess revenue measure feasibility, including developing a communication plan to share information and receive feedback from the community regarding Pleasanton's needs.

DISCUSSION
The City has a longstanding history of prudent, responsible fiscal performance, and Pleasanton's current two-year budget is balanced. Since the COVID-19 pandemic, revenue sources are limited and fixed - property tax sees modest growth, sales tax is flat, and hotel tax has not rebounded. At the same time, expenses continue to grow, with cost drivers that include inflation, increased pension liability and insurance costs, new police and fire agreements, expansion into new service areas over time, infrastructure maintenance and replacement, and unfunded requirements to meet State regulations.

The recent community survey and citywide strategic plan indicate that residents' top priorities include fiscal sustainability, public safety and fire protection, infrastructure and water quality, emergency response, keeping city buildings in good condition, and programs for youth and seniors.

NEXT STEPS
Staff is engaging in community conversations to understand community needs and evaluate possible solutions, including potential revenue measures, to maintain a balanced budget and continue to deliver the same level of services that Pleasanton residents expect.

THE CITY OF PLEASANTON

Planning Commission Agenda Report

February 28, 2024
Item 6

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time:	Fourth Monday of each month at 6:45 p.m.
Meeting Location:	Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative:	Commissioner Jain
Alternate:	Chair Pace
Staff Contacts:	Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Civic Arts Commission

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time:	First Monday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Committee on Energy and the Environment

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time:	Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location:	Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact:	Becky Hopkins, Assistant to the City Manager, 931-5009

Economic Vitality Committee

Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.

Meeting Time:	Third Thursday of each month at 7:30 a.m.
Meeting Location:	Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact:	Lisa Adamos, Economic Development Manager, 931-5039

Heritage Tree Board of Appeals
Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives:	Commissioners Morgan and Wedge
Alternate:	Commissioner Mohan

Housing Commission
In cooperation with the community and the development and construction industry, the commission is responsible for initiating and pursuing opportunities for developing, promoting and retaining affordable housing within the community and the region. Recommend policies related to affordable housing. Provide oversight of City affordable housing developments.

Meeting Time:	Third Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Steve Hernandez, Housing Manager, 931-5007

Human Services Commission
Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time:	First Wednesday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Jay Ingram, Community Services Manager, 931-5346

Library Commission
Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time:	First Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Heidi Murphy, Director of Library and Recreation, 931-3400

Parks and Recreation Commission
Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time:	Second Thursday of each month at 7 p.m.
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact:	Heidi Murphy, Director of Library and Recreation, 931-3400

Youth Commission
Act as the liaison between Pleasanton's youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time:	Second Wednesday of each month at 7 p.m., September-May
Meeting Location:	Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact:	Nicole Thomas, Recreation Supervisor, 931-3432

THE CITY OF PLEASANTON

Planning Commission Agenda Report

February 28, 2024
Item 7

SUBJECT: Actions of the City Council

January 16, 2024

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Introduce and waive first reading of an ordinance approving an application to establish development standards and construct tennis court fencing for an existing single-family residence located at 2207 Martin Avenue (PUD-148)

Council approved the consent calendar

February 6, 2024

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt Ordinance No. 2273 approving the application for a Planned Unit Development (PUD) Development Plan to establish development standards and construct tennis court fencing for 2207 Martin Avenue, as filed under case No. PUD-148

Council approved the consent calendar

THE CITY OF PLEASANTON

Planning Commission Agenda Report

February 28, 2024
Item 8

SUBJECT: Future Planning Calendar

PUD-146, Robson Homes LLC, 475 and 493 St. John Street - Introduce an Ordinance for 1) rezoning two properties from Central-Commercial (C-C) to PUD-MU; 2) Planned Unit Development (PUD) mixed-use (MU) development plan approval to: (a) retain the two-story (historic) single-family home; (b) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (c) construct 14 attached single-family homes, two commercial buildings with a public courtyard, new private street, and related site improvements; 3) Vesting Tentative Tract Map approval to subdivide approximately 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels; and 4) Growth Management approval for the lots located at 475 and 493 St. John Street

PUD-147, PCJ Real Estate Advisors LLC, 4141 Foothill Road - Introduce an Ordinance for 1) annexation, 2) a Planned Unit Development (PUD) development plan to construct a 111-home age-qualified community with 89 single-family detached homes, 22 affordable senior court-yard detached and duet homes and related on-and off-site improvements, 3) a Vesting Tentative Map, 4) a Development Agreement to vest entitlements, 5) an Affordable Housing Agreement, and 6) certification of the appropriate CEQA document located at 4141 Foothill Road