

PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, January 22, 2025
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

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.

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.

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. **P24-0635 and P24-0636, Tony Wang, 6622 Owens Drive** – Application for Conditional Use Permit to operate a religious facility within an existing building with no more than 110 participants at any one time, and for Design Review to change the existing exterior roll-up door to a storefront window located at 6622 Owens Drive
3. **P24-0492 and P24-0493, Sean Kim, 6111 Johnson Court** – Applications for: 1) Conditional Use Permit approval to operate a religious facility for up to 250 members; and 2) Design Review approval to construct an approximately 405-square-foot lobby entrance, parking lot modifications, and related site improvements for the existing facility located at 6111 Johnson Court
4. Approve the minutes of December 11, 2024

MEETING OPEN TO THE PUBLIC

5. 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

6. **P24-0720, Trumark Homes, 0 Vineyard Avenue** – Application for General Plan Amendments to the Housing Element and the Land Use Element to allow for the required 3-acre park/open space on Housing Element Area 27 to be split into more than one area within the approximately 10.64-acre site located at 0 Vineyard Avenue (APN 946-4619-1).
7. **P24-0747, City of Pleasanton, 0 Vineyard Avenue** – City-initiated application to amend the Vineyard Avenue Corridor Specific Plan to align with Housing Element permitted uses for the property and other conforming changes for the site located at 0 Vineyard Avenue

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

8. Selection of Planning Commission Vice Chair for 2025
9. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
10. Actions of the City Council
11. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

SUBJECT: Actions of the Zoning Administrator

P24-0204, Jinah Kim

Application for Administrative Design Review approval for an approximately 584-square-foot addition to the first and second floors of an existing residence located at 1258 Hearst Drive.

Approved. Appeal period expires February 5, 2025 (*Emily Carroll, 931-5608*)

P24-0750, Khanna Dheeraj

Application for Administrative Design Review approval to construct an approximately 326-square-foot addition in the area between the existing house and the garage located at 3202 Royalton Court.

Approved. Appeal period expires January 27, 2025 (*Jenny Soo, 931-5615*)

P24-0769, Hayoung Lee

Application for Administrative Design Review approval to restore a fire-damaged attached garage and construct an approximately 194-square-foot first-floor addition with an attached approximately 150-square-foot covered front porch, and an approximately 240-square-foot rear addition of an existing residence located at 400 Junipero Street.

Approved. Appeal period expires February 5, 2025 (*Diego Mora, 931-5618*)

PUD-80-08-3M, Travis Rodrigues

Application for a site-specific Planned Unit Development (PUD) Minor Modification to PUD-80-08, to establish maximum floor area ratio allowed for the construction of a new approximately 162-square-foot second-story bedroom addition within the existing main residence located at 1861 Crestline Road.

Approved. Appeal period expires February 5, 2025 (*Diego Mora, 931-5618*)

P24-0770, Chikashige Nii / Nii Designs

Application for Administrative Design Review approval to construct an approximately 572-square-foot first-floor front addition at an existing residence located at 3411 Arbor Drive.

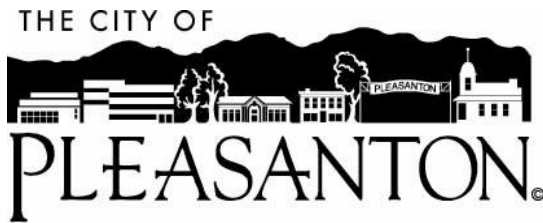
Approved. Appeal period expires February 5, 2025 (*Diego Mora, 931-5618*)

P24-0729, Mahsa Manavi / M2 Design and Development Inc.

Application for Administrative Design Review approval to construct an approximately 631-square-foot first-floor rear addition, an approximately 823-square-foot second-story balcony to

the rear, and an approximately 10-foot tall, 143-square-foot detached gazebo in the rear of an existing residence located at 3932 Vierra Street.

Approved. Appeal period expires February 5, 2025 (*Diego Mora, 931-5618*)



Planning Commission Agenda Report

January 22, 2025
Item 2

SUBJECT:	P24-0635, P24-0636
APPLICANT:	Tong Wang for Tri-Valley Bread of Life Christian Church
PURPOSE:	Application for a Conditional Use Permit to operate a religious facility within an existing building with no more than 110 participants at any one time, and for Design Review to change the existing exterior roll-up door to a storefront window located at 6622 Owens Drive.
LOCATION:	6622 Owens Drive
GENERAL PLAN:	Business Park
ZONING:	PUD-I/C-O (Planned Unit Development – Industrial, Commercial, Office) District
EXHIBITS:	A. Draft Resolution and Conditions of Approval B. Narrative/Project Plans dated “Received November 8 and 26, 2024” C. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve Conditional Use Permit (CUP) Case No. P24-0635 and Design Review Case No. P24-0636 based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant, Tong Wang for Tri-Valley Bread of Life Christian Church, requests approval of a CUP (P24-0635) and Design Review (P24-0636) to operate a religious facility, within an existing building at 6622 Owens Drive, and to modify an existing roll-up door to a storefront window. Religious facilities require Planning Commission approval of a CUP at this location. As proposed, staff recommends the Planning Commission find this use is consistent with the objectives of the zoning district and will be compatible with the surrounding uses. There are other similar religious facilities within Pleasanton Park approved by the Planning Commission and have been operating without any reported issues. Conditions of approval have been included which will ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

BACKGROUND

The project site is part of the Pleasanton Park business park and is zoned Planned Unit Development – Industrial/ Commercial-Office (PUD-I/C-O) District. Pleasanton Park was approved on February 24, 1981, by the City Council under Ordinance No. 962. The approval was modified on July 6, 2010, through PUD-80-14-13M, to conditionally permit churches and similar religious facilities within an existing building, subject to Planning Commission approval. Additionally, section 18.20.010 of the Pleasanton Municipal Code (PMC) requires Design Review for alterations and/or enlargements/modifications to existing commercial buildings. Hence, the proposed modification of an existing roll-up door requires Design Review.

SITE AND AREA DESCRIPTION

The subject site is a flat and fully developed approximately 1.378-acre parcel located south of Owens Drive and west of Johnson Drive (Figure 1). There is one single-story, approximately 23,500-square-foot commercial building located on two parcels, one of which is the subject site. The building contains multiple commercial spaces, each of which is under separate ownership. Tri-Valley Bread of Life Christian Church would occupy an approximately 4,659-square-foot space within a portion of the building. There are a total of 78 shared parking spaces within the subject site parcel, located in front and behind the building. Access to and from the subject site and parking areas is provided by two driveways from Owens Drive.

The subject site is surrounded primarily by office, light industrial, and commercial uses on all sides.

Figure 1: Aerial Photograph



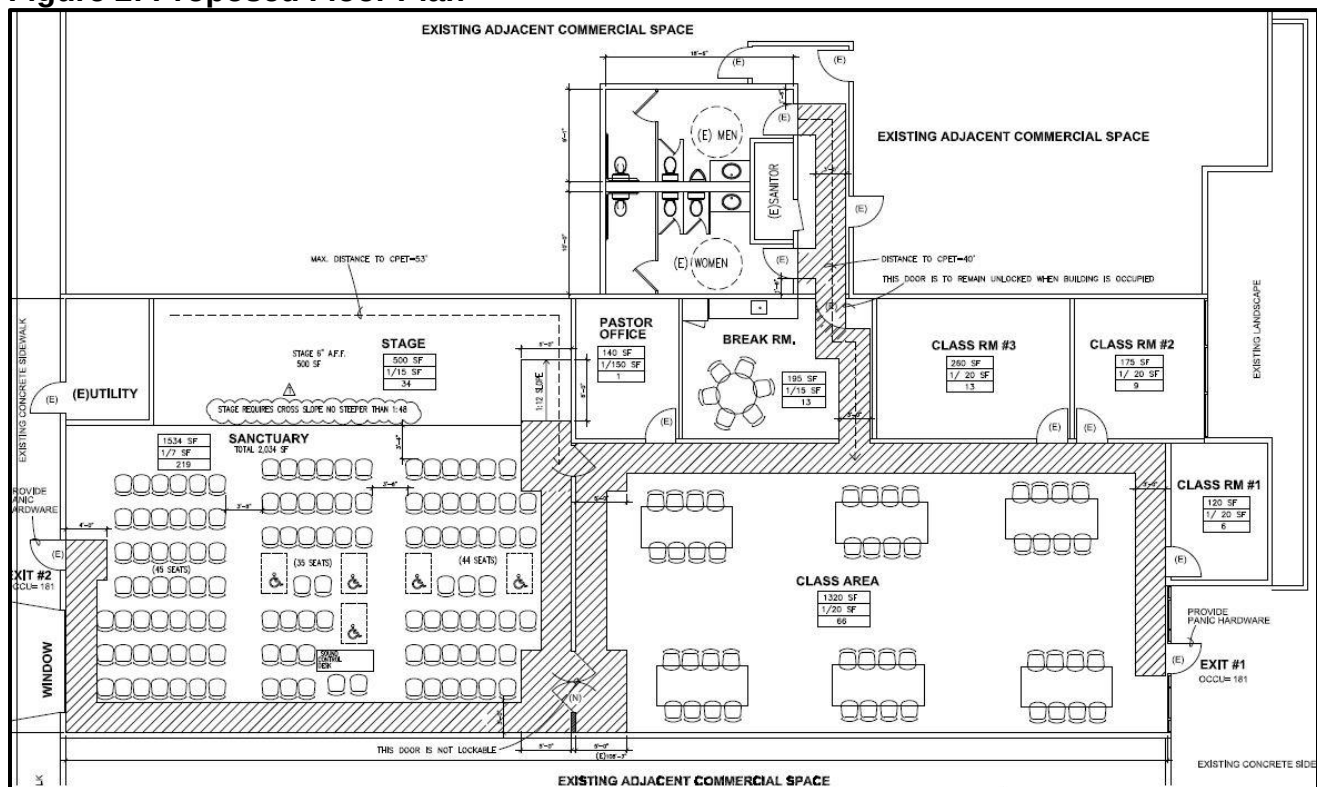
PROPOSED PROJECT

The proposed religious facility would offer worship services and Sunday school for children with some small group meetings, seminars and workshops, and children's programs at other times, generally during the evenings, with no more than 110 participants at any one time. Additionally, the religious facility proposes hosting some special holiday events during the course of the year. The following is a summary breakdown of the proposed uses:

- Monday to Friday 9 am to 5 pm: Office Use (3 people).
- Monday to Friday evening 7 pm to 10 pm: Bible study group meetings (10-20 people).
- Friday 7 pm to 10 pm: Children program (10-20 children and 5-6 adults).
- Saturday 7 pm to 10 pm: Seminars and workshops four times a year (50-70 people).
- Sunday 9 am to 2 pm: Worship service and children's Sunday school (90 adults, 20 children). Students are the children of the adult congregation from the Sunday service.
- Special holidays events: Good Friday, Thanksgiving. Christmas Eve (50-70 people).

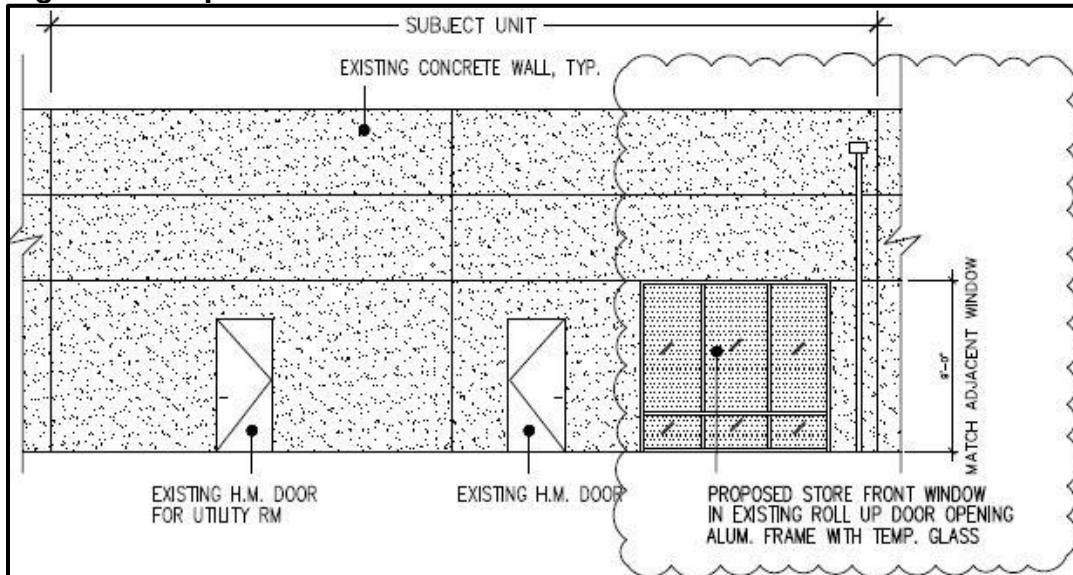
The floor plan configuration will include a sanctuary with a stage, pastor's office, break room (Figure 2), three classrooms, a general class area, and shared restroom facility with the adjacent tenant.

Figure 2: Proposed Floor Plan



The applicant also proposes to modify the rear exterior building façade by replacing an existing rear roll up door with a window within the same existing opening (Figure 3). The proposed window design and trim is proposed to be consistent with existing window openings by matching the aluminum frame with tempered glass.

Figure 3: Proposed Window Elevation



Please see the attached narrative and project plans (Exhibit B) for additional information on the proposed use and exterior alteration.

STAFF REVIEW/ANALYSIS

Conditional uses are those uses which, by their nature, require special consideration so they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding properties. The Pleasanton Municipal Code states that a proposed conditional use must be in accordance with the objectives of the Zoning Ordinance. One of those objectives is to "Promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions." To achieve these purposes, the Planning Commission may approve, conditionally approve, or deny applications for CUPs.

Land Use

The subject site is located in the PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District. In July 2010, the City approved a modification to the approved Pleasanton Park development plan, to allow for churches and similar religious facilities within an existing building, subject to a CUP. If the CUP is granted, the proposed religious facility would be consistent with the applicable land use regulations.

Tri-Valley Bread of Life Christian Church will be located on a parcel within an existing commercial building where the current tenants include a chiropractic office, medical device Research and Development facility, and a warehousing and distribution facility for an audio-visual support services company. Other adjacent land uses consist of offices, light industrial, and commercial uses. There are no residential uses within proximity to the subject site.

In staff's evaluation, this use is compatible with the surrounding uses. In the past, the Planning Commission has granted CUPs for religious facilities in business parks (including a religious facility at nearby 6644 Owens Drive under P13-2043) and they are a relatively common use in other business parks in Pleasanton. The subject building is located on a site that has adequate on-site parking; and the facility would be operated entirely indoors, with most activity occurring

on weekends and evenings, outside of typical business hours for most office and commercial tenants. Staff believes the subject location is appropriate and does not expect the proposed use would create adverse impacts on existing and future surrounding businesses.

Should future problems arise with Tri-Valley Bread of Life Christian Church, the City would have the ability to bring the application back to the Planning Commission for mitigation, or possible permit revocation, if necessary. Based on past experience with similar uses, staff feels that such an action would be unlikely. In addition, staff has included conditions of approval that will ensure Tri-Valley Bread of Life Christian Church would not generate noise, traffic, or parking shortages such that surrounding uses would be adversely affected. Therefore, from a land use perspective, staff finds Tri-Valley Bread of Life Christian Church to be acceptable on the subject property, as conditioned.

Traffic and Circulation

The Traffic Engineering Division has reviewed the project narrative and plan prepared for the proposed religious facility, and has determined the proposed hours of operation, planned activities and the associated number of congregants and staff would not have a significant impact on existing traffic levels. However, should the applicant wish to increase the number of occupants and/or alter the hours stated in its narrative, review by the City's Traffic Engineer would be required to assess whether a traffic study would be required and whether payment of traffic fees and implementation of other mitigation measures would be warranted.

Parking

The subject site parcel has approximately 78 parking spaces shared between the tenants of the building. Staff evaluated parking demands for the church, and for the proposed ancillary uses such as the Sunday School, and concluded that the church function would generate the greatest overall parking demand; thus, this would represent the most conservative evaluation.

Per section 18.88.030 (D)(1) of the Pleasanton Municipal Code (PMC), the proposed use would require one space for each six seats or one space for each 60 square feet of floor area usable for seating if seats are not fixed. The applicant is proposing fixed seating as shown in the floor plan (Exhibit B). Based on this ratio, 21 parking spaces are theoretically allocated to the subject suite for fixed seating (124 total seats divided by 6 = 21 parking spaces). As noted, there are 78 parking spaces available for all of the commercial uses on the property, but parking spaces are not assigned to individual uses or tenant spaces.

Based on the above parking analysis and recommended conditions of approval, staff believes the proposed use would not adversely affect parking supply at the subject site or surrounding properties and adequate parking exists on-site to accommodate all existing and proposed uses. However, should parking problems occur, staff has included a condition of approval which allows the Director of Community Development to refer the use permit back to the Planning Commission for possible additional mitigation measures to be applied (Exhibit A).

Noise

The subject parcel and building are in an area containing both office, light industrial, and commercial uses, and a certain amount of noise is expected.

Staff anticipates the proposed use would generate interior noise levels comparable to and no different from those of an office, light industrial, or commercial use. The proposed activities

would be held indoors, with the exterior doors closed during business hours. According to the applicant, there would be no outdoor events or uses. The proposal includes the use of microphone and speakers during services and meetings, and singing and music are proposed. However, the applicant is proposing to install sound batt insulation in the demising wall to mitigate sound levels; this measure is a recommended condition of approval. Additionally, Tri-Valley Bread of Life Christian Church will inform all students, parents, and staff not to loiter or make loud noises outside the building before or after worship services and classes.

Furthermore, staff has included a standard condition of approval on the project that allows the City to review the project again to add mitigating conditions should any future complaints regarding noise levels occur. Such conditions could include modifying the hours of operation, reducing the number of people allowed in the building and requiring further soundproofing of the subject building.

Signage

No signage is proposed at this time. If Tri-Valley Bread of Life Christian Church wishes to add signage, the proposed signage would be subject to Sign Design Review approval.

ALTERNATIVES

As articulated above, staff believes the religious facility, as proposed and conditioned, is consistent with the objectives of the zoning district. However, alternatives to the proposal that could be considered by the Planning Commission include:

1. Denial of the application. Such an action would preclude the applicant from occupying the subject site, conducting the specified activities and modifying the building; or
2. Approval of the CUP and Design Review with modifications. The Planning Commission could approve the CUP, but with fewer congregants and/or planned activities, with modified hours of operation, or other changes to the proposal.

Since staff is able to support the findings to approve the project, as proposed, and believes the project will not adversely impact any existing on-site uses or the surrounding area, staff suggests that neither of the two project alternatives above should be pursued.

PUBLIC NOTICE AND COMMENTS

Notices of this application were sent to surrounding property owners and tenants within a 1,000-foot radius of the site and a notification was posted on-site per the on-site project notification policy. Staff has provided the location and noticing map as Exhibit C for reference. At the time this report was published, staff had not received any public comments about the project.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt (Section 15301, Class 1, Existing Facilities) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

SUMMARY/CONCLUSION

As proposed and conditioned, staff concludes the proposed religious facility will be compatible with, and will not detrimentally affect, the existing or future on-site and adjacent/nearby uses or

residences, and that the exterior modifications are appropriate. Conditions of approval have been included which will ensure that the safety and general welfare of the surrounding area, and the City in general, is maintained. In staff's view, the proposed use will fulfill a community need and the proposed location is appropriate.

Primary Author:

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

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development

Ellen Clark, Director of Community Development

Kim Cilley, Assistant City Attorney

RESOLUTION NO. PC-2025-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON
APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR
TRI-VALLEY BREAD OF LIFE CHRISTIAN CHURCH
6622 OWENS DRIVE
[CASE NOS. P24-0635 AND P24-0636]**

WHEREAS, on October 10, 2024, Tong Wang for Tri-Valley Bread of Life Christian Church, applied for a Conditional Use Permit (CUP) (P24-0635) and Design Review (DR) (P24-0636) to operate a religious facility within an existing building with no more than 110 participants at one time and to change the existing exterior roll-up door to a storefront window within an existing building within the Pleasanton Business Park Center; and

WHEREAS, zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial, Commercial, Office) District; and

WHEREAS, religious facilities within an existing building are a conditionally permitted use in the subject District, and require Planning Commission approval of a Conditional Use Permit (CUP); and

WHEREAS, on January 22, 2025, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties; and

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: California Environmental Quality Act Findings

The Planning Commission finds the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities, since the proposed use would occur within an existing commercial space involving negligible or no expansion of use.

Section 2: Findings for Conditional Use Permit Approval

With respect to the approval of the Conditional Use Permit (Case P24-0635), the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

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

The Pleasanton Park is zoned PUD-I/C-O District and has the general characteristics of the City's I-P Industrial Park District, which provides locations for a variety of office/industrial uses and services including private schools, gymnasiums, martial arts, and religious facilities. The proposed religious facility is compatible with these uses in that it will not generate a substantial amount of traffic; its most active operations would occur outside the operating hours of the neighboring tenants; and it would not result in impacts to circulation, parking, or noise.

Objectives of the zoning ordinance include protecting existing land uses from inharmonious influences and harmful intrusions; foster harmonious, convenient, workable relationships among land uses; and ensure that public and private lands are ultimately used for the purposes which are most appropriate and beneficial to the City as a whole. The applicant's proposal would be consistent with these objectives of the zoning district. The applicant will also be required to mitigate any future nuisances that may occur as a result of the proposed use. Therefore, this finding can be made.

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

The proposed religious facility is not anticipated to generate adverse noise to surrounding uses, and would not exceed the site's supply of parking when the religious facility would be most used. All streets around the subject site are designed per City standards to provide safe ingress and egress into and out of the site. Hence, it is not anticipated to generate adverse impacts on any of the surrounding uses due to the existing conditions of approval that will ensure that the safety and general welfare of the surrounding area are maintained. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use. Therefore, this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The site's PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District zoning conditionally permits the establishment of religious facilities. In addition, the religious facility complies with all relevant sections of the zoning ordinance. Granting a CUP to the religious facility would be consistent with the City's ability to regulate zoning as listed in Chapter 18.124 of the Municipal Code. Therefore, this finding can be made.

Section 2: Findings for Design Review Approval

With respect to the approval of the Design Review (Case P24-0636), the Planning Commission has considered each of the nine criteria set forth in Section 18.20.030 of the Pleasanton Municipal Code. With respect to the criteria relevant to the scope of this application (Criteria 2, 3, and 7), the Planning Commission finds that the minor exterior changes proposed, to add a storefront window in place of an existing roll-up door, would be harmonious and of a design compatible with the existing building and aesthetics of the Pleasanton Park development (Criteria 2 and 3), and would be of an architectural style appropriate to the building and its surrounding (Criteria 7). The project would therefore meet the purpose of Design Review to preserve and enhance the city's aesthetic values.

Section 3:

The Planning Commission hereby approves a Conditional Use Permit (P24 0635) and Design Review (P24 0636) for Tri-Valley Bread of Life Christian Church to operate a religious facility within an existing building with no more than 110 participants at one time and to change the existing exterior roll-up door to a storefront window within an existing building within the Pleasanton Business Park Center, subject to the Conditions of Approval shown in Attachment 1, attached hereto and incorporated herein by reference.

Section 4:

Unless a timely appeal is filed or the city council elects to review the decision of the commission, the decision shall be effective on the later of the following: 1) the day following the first meeting of the city council after the council has received notice of the decision; or 2) the day after expiration of the 15 day appeal period (See Pleasanton Municipal Code sections 18.20.060, 18.144.010, and 18.144.020.)

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on January 22, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

DRAFT

**EXHIBIT A, ATTACHMENT 1
DRAFT CONDITIONS OF APPROVAL**

**P24-0635 and P24-0636
Tri-Valley Bread of Life Christian Church
6622 Owens Drive
January 22, 2025**

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 Conditional Use Permit and Design Review approvals to operate a religious facility within an existing building with no more than 110 participants at any one time and to change the existing exterior roll-up door to a storefront window within an existing building within the Pleasanton Business Park Center located on Assessor Parcel No. 941-1301-85 at 6622 Owens Drive. Development shall be substantially as shown on the project materials listed below:

- a. Narrative and Project plans, Exhibit B, prepared by Eleven Ten Architects for Tri-Valley Bread of Life Christian Church, dated "Received" on November 8 and 26, 2024, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed use 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.
2. **EXPIRATION – CONDITIONAL USE PERMIT:** This Conditional Use Permit (CUP) approval will lapse and shall become void 1 year following the date on which the CUP became effective, unless prior to the expiration of 1 year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her

successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.

3. EXPIRATION – DESIGN REVIEW: This design review approval shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.
4. 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.
5. APPEAL PERIOD: The 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.
6. 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

7. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.
8. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.

Construction Practices and Noticing

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

Conditional Use Permits

10. NOISE: The applicant shall:
 - a. Keep all exterior doors of the tenant space closed when not being used for ingress/egress purposes.
 - b. Inform all parents/students/staff to avoid loitering outside of the building and to be courteous and quiet when entering or leaving the parking area. **(project specific condition)**
 - c. Install soundproof insulation in the demising walls. **(project specific condition)**
11. Attendees shall not loiter outside of the building and shall be courteous and quiet when entering or leaving the parking area. **(Project Specific Condition)**
12. MAINTENANCE: The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
13. MODIFICATIONS: If additional hours of operation or activities beyond what is stated in the “Approved Plans” are desired, prior City review and approval is required. The Director of Community Development may approve minor modifications or refer the matter to the Planning Commission if judged to be substantial.
14. CONDITIONAL USE PERMIT REVIEW: If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.
15. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.
16. SIGNAGE: This approval does not include approval of any signage. If signs are desired, the applicant shall submit a sign proposal to the Planning Division for review and approval prior to sign installation.
17. EXTERIOR CHANGES: Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

18. RELOCATION: If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.
19. IMPACT FEES: The applicant shall pay the required sewer fees, traffic impact fees, and all other fees the proposed use may be subject to prior to building permit issuance. The type and amount of the fees shall be those in effect at the time the building permit is issued.
20. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work. Prior to issuance of a business license the applicant shall submit plans to the Building Department that satisfy egress requirements (***project specific condition***).

TRAFFIC DIVISION – 925-931-5600

21. Based on the applicant's narrative received November 26, 2024, the proposed project will only generate a few PM peak hour trips. These trips will not exceed the previous use and no traffic impact fees are required at this time. However, Traffic Engineering may monitor the site throughout the CUP, as warranted. Should Traffic Engineering observe additional trips during its observations in the PM peak hours, the City Traffic Engineer may require the applicant to pay for a trip generation "after study" to be completed by the City's on-call transportation consultant. If the trip generation "after study" is reflective of the applicant's November 26, 2024, narrative no further action will be needed. If the trip generation is greater than the narrative, the applicant shall be required to pay the City's Traffic Impact Fees associated with the additional trips and/or have their use permit brought back to Planning Commission for subsequent review.
22. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the programs are in operation, as determined by the City's Traffic Engineer, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said minor conditional use permit.

RECEIVED

11.26.24

P24-0635, P24-0636

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

EXHIBIT B

**Project Narrative
Tri-Valley Bread of Life Christian Church
Conditional Use Permit Application**

Date: October 10th, 2024

To:
City of Pleasanton
Community Development Department
Planning Division
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, CA 94566-0802

From :
Tong Wang (Tina)
Project Manager
Tri-Valley Bread of Life Christian Church
1439 Groth Cir, Pleasanton, CA 94566

Dear Planning Division,

We are submitting this narrative as part of our Conditional Use Permit (CUP) application to establish a church in the existing commercial space located at 6622 Owens Drive, Pleasanton, CA 94588. Below are the details regarding our proposed operations and their compatibility with the surrounding area:

Proposed Business Operations:

1. Church Congregation and Plan

Tri-Valley Bread of Life Church is a small church regularly meeting on Sundays in Pleasanton. Currently we have one pastor and approximately 40 adults and 10 children regularly attending Sunday worship services. 50% of the families are Pleasanton residents, 50% are from nearby Dublin, San Ramon, Danville. We would like to use this new location at 6622 Owens Drive to facilitate our Sunday worship services, weekend activities, and weekday evening small group meetings. Our goal is to serve residents in Pleasanton and the tri-valley area and grow our congregation to the size of maximum 90 adults in the future.

2. Use of Space:

The property at 6622 Owens Drive, Pleasanton, CA is a commercial condo of 4659 SFT, plus the common bathroom area of 543 SFT which is shared with the next-door tenant (6624 Owens Drive). The main assembly area is approximately

2,034 square feet. The total seating capacity is around 124 chairs (including 5 accessible seats) in the sanctuary. As shown in the Floor Plan of the proposed usage, the assembly meeting area will be used for adult Sunday worship services. In addition, there are 3 classrooms for children's Sunday school. The maximum number of people attending Sunday service is expected to reach 90 adults and 20 children in the next 5 years. No children will attend church functions alone. All children will be under the supervision of parents/guardians or adult teachers/group-leaders.

We currently have one full-time staff, which is our pastor. During Sunday services, we have 2-4 volunteers from our congregation who help with reception and media. We have 5 volunteers from our congregation who are part of our choir. We have 1 volunteer from our congregation teaching for each Sunday school classroom.

3. Hours of Operation:

Our regular worship services will be held on Sundays, with occasional small group meetings during the week. Church functions will have minimal impact on weekday parking availability due to the nature of our operations primarily being during off-peak hours.

Operation hours (maximum people/cars in 5 years):

- 1) Monday to Friday 9am to 5pm: 2-3 people at the office (2 cars).
- 2) Monday to Friday evening 7pm to 10pm: 10-20 people bible study group meetings (5- 6 cars). Adults only, and they are the small group members of the church congregation.
- 3) Friday evening children program 7pm to 10pm: 10-20 children and 5-6 adults, children age 5-17 years old, grade from kindergarten to 12th, students are the children of the adult congregation from the Sunday service. (5 - 10 cars).
- 4) Saturday seminars and workshops occasionally in the evening 7pm to 10pm : 50-70 people(15 - 20 cars). 3-4 times per year.
- 5) Sunday 9am to 2pm worship service and activities: 90 adults, 20 children (20 -25 cars). Children age from 5 to 17 years old, grade from kindergarten to 12th grade. Students are the children of the adult congregation from the Sunday service.
- 6) Special holidays events (usually in the evening): Good Friday, Thanksgiving, Christmas Eve. 50-70 people (15 - 20 cars).

4. Parking Requirements:

Per the Pleasanton Municipal Code, churches are required to provide one parking space for every six fixed seats or one parking space for each sixty square feet-of-room area.

Based on the proposed floor plan, we will need a maximum of 22 parking spaces (per seating) or 34 parking spaces (per area – excluding service and lobby area)

on Sunday morning. There are a total of 55 parking spaces available for use.

Also, the adjacent commercial and light industrial spaces primarily operate during weekdays, and our full parking demand is mainly on Sundays. Therefore, we believe there should not be any parking conflicts at any time.

Transportation and Parking:

1. **Tenant Notification:**

We will notify the adjacent tenants about the proposed use of the space for church services.

2. **Parking Agreements:**

We do not have any reciprocal access or parking agreements with any other properties.

3. **Safety Measures:**

No children will attend church functions alone. All children will be under the supervision of parents or guardians.

4. **Local Congregation:**

The majority of our church attendees are residents of the Tri-Valley area, minimizing the likelihood of significant traffic or transportation issues.

Functional Aspects of the Church:

1. **Music and Noise:**

Worship services will include singing and music. However, services will be held indoors, and the building is equipped with soundproofing (**Sound Batt insulation will be installed in the demising wall.**), ensuring no disruption to neighboring businesses. Additionally, our primary day of operation is Sunday, when most other tenants are closed.

2. **Church Events:**

The church will only host Christian holiday events and does not plan to host weddings, funerals, or similar events on the premises.

3. **Children's Safety:**

Children under the age of 12 will always be escorted to restrooms by a parent or supervising adult.

No Childcare Services:

Bread of Life Church will not be providing any preschool or childcare services.

4. **Shared Restroom Facilities:**

Restroom facilities will be shared with the adjacent tenant, located in Suite #6624.

5. **Approval from HOA:**

A letter of approval from the Pleasanton Park Association for the proposed use of the property is attached.

6. **We don't have any outdoor event uses.**

Conclusion:

We believe that Tri-Valley Bread of Life Church's proposed use of this space will complement the existing tenants and contribute positively to the community. With the majority of our activities occurring outside of regular business hours, there will be no adverse impact on noise, traffic, or parking. We have taken care to ensure that our operations are in full compliance with local regulations and community standards.

Thank you for your consideration of our application. We look forward to working with the City of Pleasanton to bring this project to life.

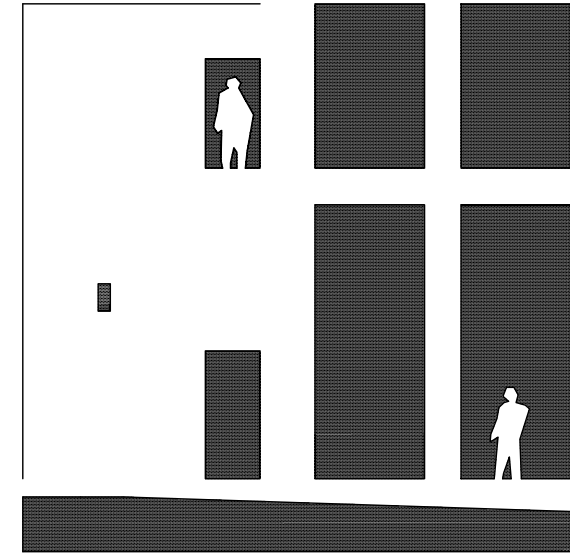
Sincerely

Tong Wang
Project Manager
Tri-Valley Bread of Life Church
tinawang66@yahoo.com
510-861-0382

RECEIVED
11.08.24
P24-0635, P24-0636
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

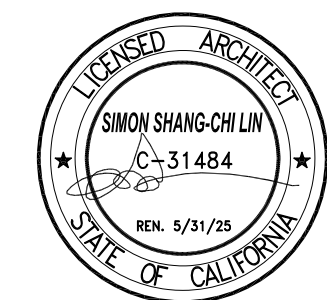
TRI-VALLEY BREAD OF LIFE CHRISTIAN CHURCH

CONDITIONAL USE PERMIT



Eleven Ten
Architects

3031 Tisch Way, 110 Plaza West,
San Jose, California 95128
408. 505. 3805
contact@1110architect.com



TRI-VALLEY BREAD OF LIFE CHRISTIAN CHURCH
CONDITIONAL USE PERMIT

6622 OWENS DR. PLEASANTON, CALIFORNIA, 94588

PLANNING COMMENT
2024.11.06

SHEET TITLE

COVER SHEET
& SITE PLAN

DATE: SEP 16, 2024
SCALE: AS SHOWN
SHEET NO.

A0

VICINITY MAP



PROJECT DESCRIPTION

CONVERT EXISTING OFFICE AND LAB COMMERCIAL SPACE FOR A CHURCH ASSEMBLY. THE AREA IS 4,659 SQ. FT. CONVERT ONE EXISTING ROLL UP DOOR TO STOREFRONT WINDOW

A RESTROOM CORE OF APPROXIMATELY 700 SQ. FT. IS SHARED WITH THE ADJACENT NEIGHBOR

DRAWING INDEX

ARCHITECTURAL
A0 COVER SHEET PHOTOS AND PROPOSED ELEVATIONS
A1.0 SITE PLAN AND PARKING SUMMARY
A2.0 PROPOSED FLOOR PLAN AND EGRESS PLAN

PROJECT DATA

JURISDICTION:	CITY OF PLEASANTON
CURRENT ZONING:	PUD - I/C-0
LOT SIZE:	APPROX. 1.378 ACRE
PROPOSED OCCUPANCY:	A3
NO. OF STORIES:	1 STORY
CONSTRUCTION:	VB
SPRINKLER:	YES
FIRE ALARM	YES
EXISTING USE	OFFICE AND LAB
PROPOSED USE:	CHURCH ASSEMBLY
PROJECT AREA:	4,659 SQ. FT.
MAX. OCCUPANT LOAD:	361
NO OF EXITS	2
TOTAL PARKING REQUIRED ON SUNDAYS:	34 STALLS
TOTAL PARKING PROVIDED ON SUNDAYS:	55 STALLS

CONTACT LIST

ARCHITECT
ELEVEN TEN ARCHITECTS
3031 TISCH WAY, 110 PLAZA WEST,
SAN JOSE, CALIFORNIA 95128

PROJECT ARCHITECT
SIMON LIN
TEL: (408) 505-3805
simon@1110architect.com

PARKING SUMMARY

PARKING DESIGNATED FOR "BREAD OF LIFE"

EXISTING TOAL PARKING ON SITE: 78 STALLS (SHARED BY 4 UNITS)
(INCLUDING 4 ACCESSIBLE PARKING STALLS)

MONDAY THROUGH FRIDAY, 7AM TO 6PM: 78/4 =19.5
EVENINGS AND WEEKENDS: 55

PARKING REQUIRED BASED ON SEATING: 124/6 = 21

PARKING REQUIRED BASED ON AREA: 2,034 /60 = 34
(EXCLUDING SERVICE AND LOBBY AREA)

	MALE = 48		FEMALE: 48	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	2 (1 MEN + 1 ALL-GENDER)	3	3 (2 WOMEN + 1 ALL-GENDER)
URINAL	1	1	0	0
LAVATORY	1	4	1	2

PLUMBING FIXTURE CALCULATION

SUITE 22 CHURCH	
MAIN SANCTURAY:	1534 SQ. FT. (1/30 SF)
STAGE:	500 SQ. FT (1/30 SF)
CLASS AREA:	1320 SQ. FT (1/50 SF)
CLASSROOMS :	555 SQ. FT. (1/50 SF)
PASTOR OFFICE :	140 SQ. FT. (1/200 SF)
KITCHEN/BREAK RM. :	195 SQ. FT. (1/200 SF)
CIRCULATION:	415 SQ. FT. (0 SF)
TOTAL SUITE AREA =	4659 SQ. FT.
TOTAL OCCUPANT (PLUMBING)= (1534 / 30) + (500 / 30) + (1320 / 50) + (555 / 50) + (140 / 200) + (195 / 200) =52+17+27+12+1+1 =110	
6624 R/D OFFICE	
TOTAL SUITE AREA = 4898 SQ. FT. TOTAL OCCUPANT (PLUMBING)= 4898/200 = 25	
TOTAL OCCUPANTS=110+25= 135 MALE: 68 FEMALE: 68	

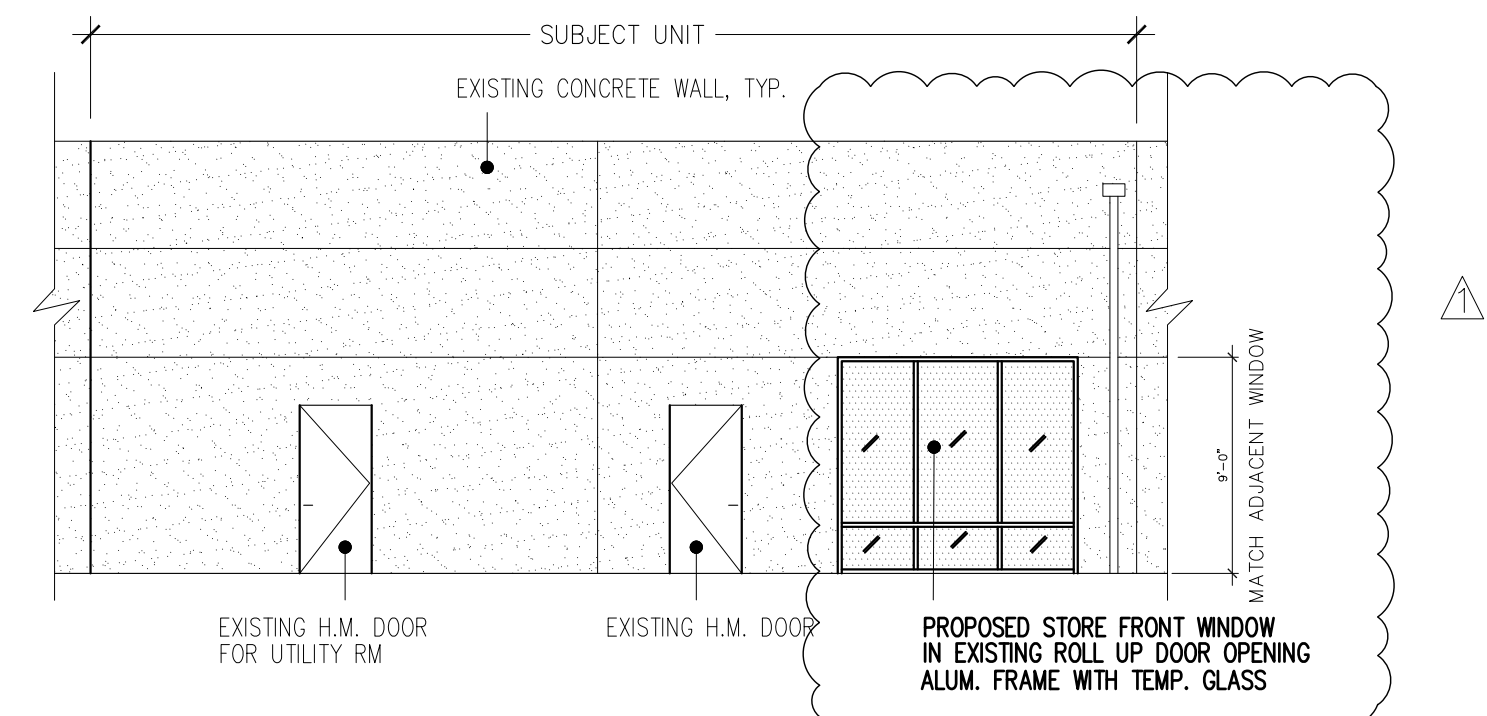
MALE = 68			FEMALE = 68		
	REQUIRED	PROVIDED		REQUIRED	PROVIDED
WATER CLOSET	1	2	WATER CLOSET	3	3
URINAL	1	1	URINAL	0	0
LAVATORY	1	1	LAVATORY	1	1



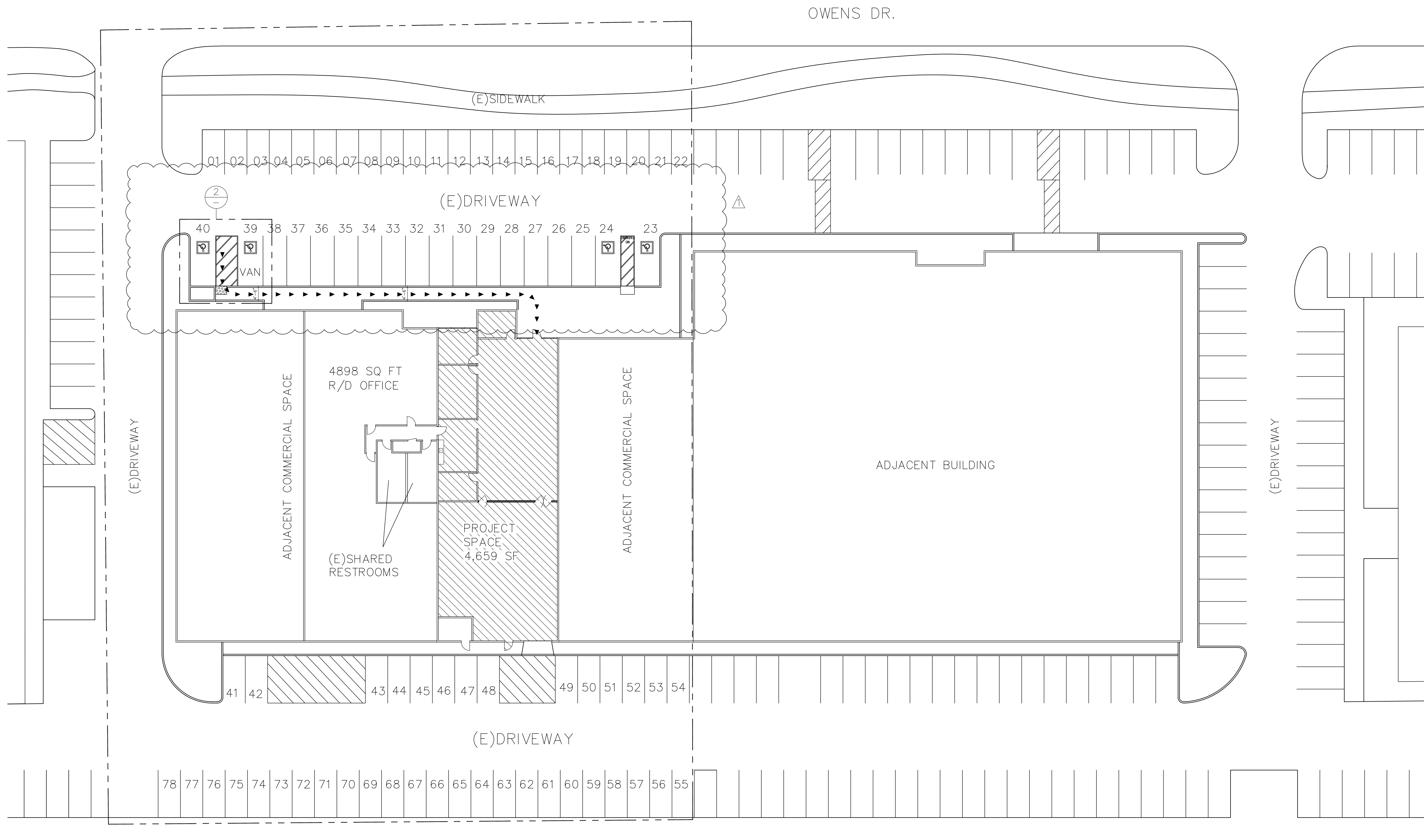
1. PHOTO OF EXISTING STORE FRONT (NO CHANGE)



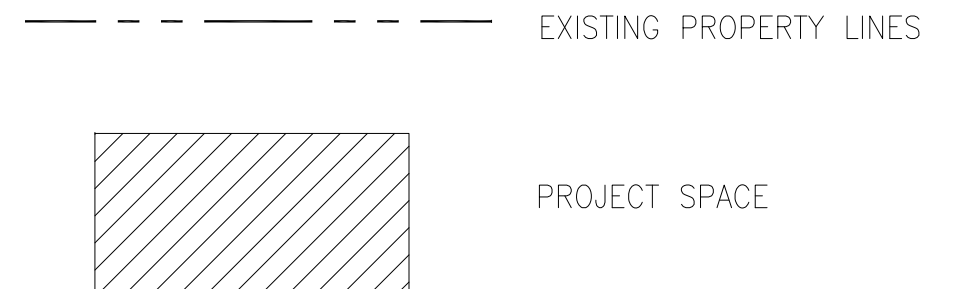
2. PHOTO OF EXISTING REAR VIEW
ROLL UP DOOR TO BE REPLACED WITH WINDOW



3. PROPOSED STORE FRONT WINDOW ELEVATION 1/8"=1'-0"

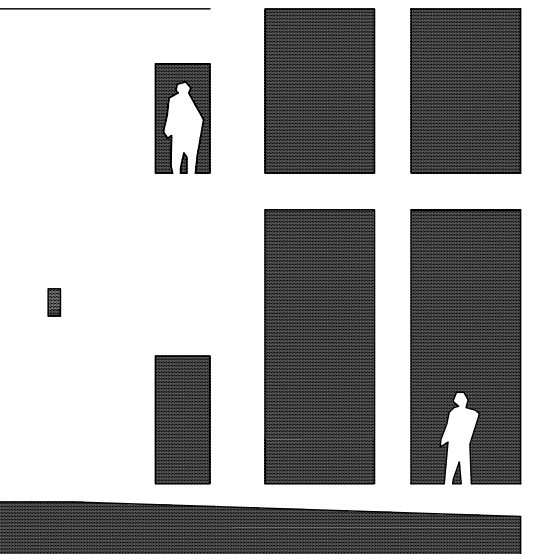
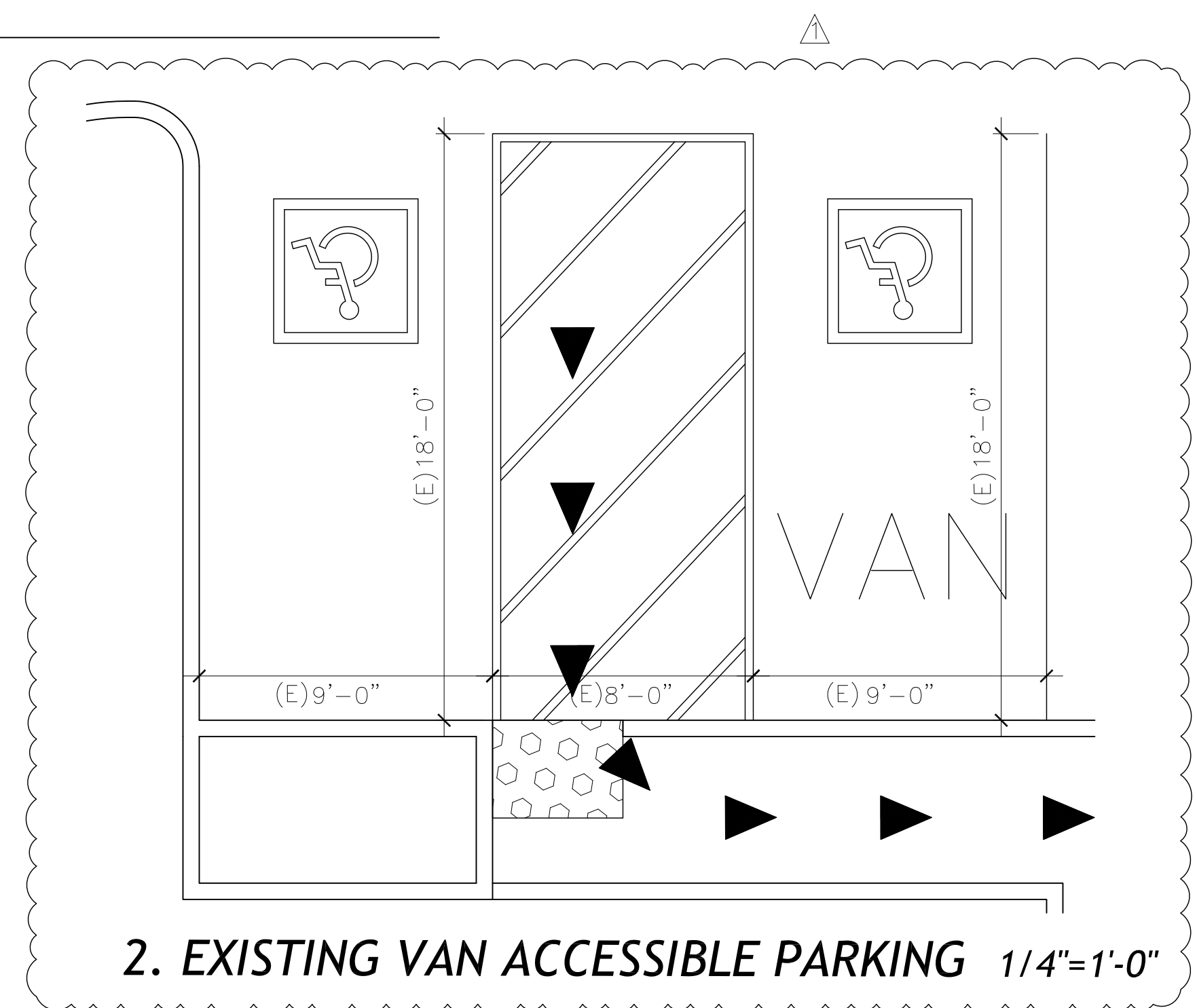
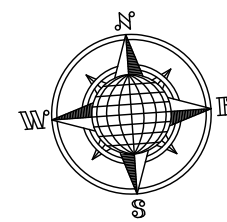


LEGEND



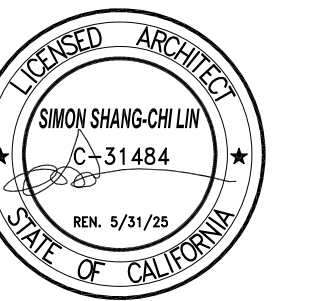
1. OVERALL SITE PLAN AND PROJECT LOCATION MAP

1"=20'-0"



Eleven Ten Architects

3031 Tisch Way, 110 Plaza West,
San Jose, California 95128
408. 505. 3805
contact@1110architect.com



TRI-VALLEY BREAD OF LIFE CHRISTIAN CHURCH
CONDITIONAL USE PERMIT

6622 OWENS DR. PLEASANTON, CALIFORNIA, 94588

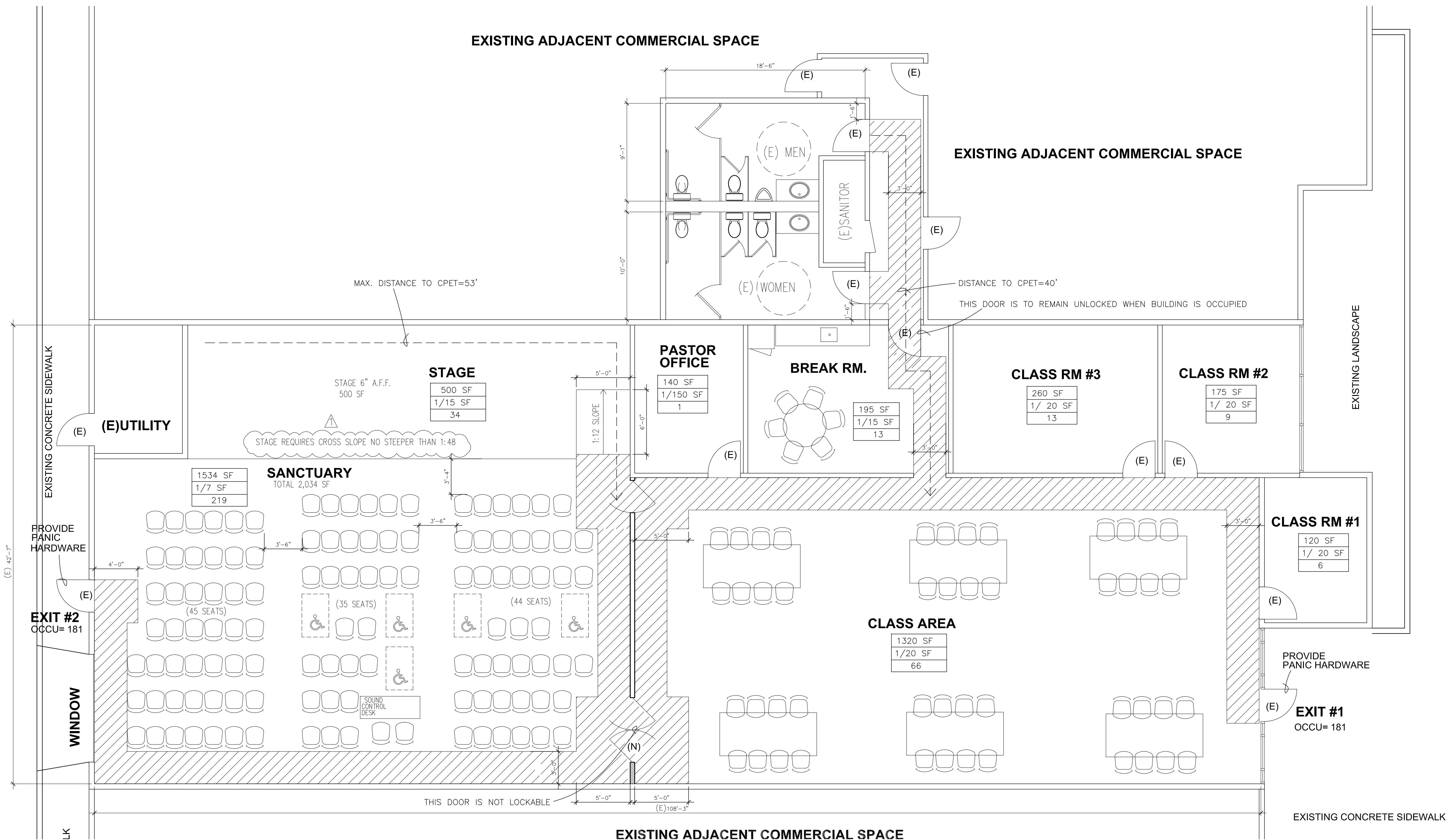
PLANNING COMMENT
2024.11.06

SHEET TITLE

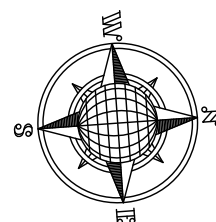
EXISTING PHOTOS &
PROPOSED ELEVATIONS

DATE: SEP 16, 2024
SCALE: AS SHOWN
SHEET NO.

A1.0



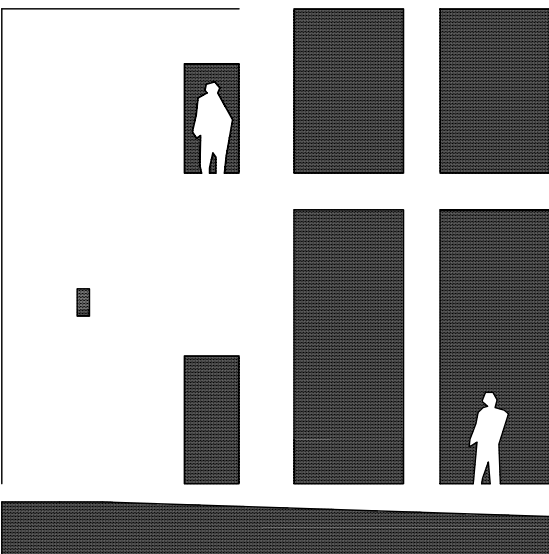
1. PROPOSED FLOOR PLAN SCALE: 3/16"=1'-0"



SPACE NAME	SQUARE FOOTAGE	OCCU. FACTOR	OCCUPANT LOAD
MAIN SANCTURAY	1,534 SF	1 / 7 SF	219
STAGE	500 SF	1 / 15 SF	34
CLASS AREAS	1,320 SF	1 / 20 SF	66
CLASS ROOMS	555 SF	1 / 20 SF	28
PASTOR OFFICE	140 SF	1 / 150 SF	1
KITCHEN / BREAK ROOM	195 SF	1 / 15 SF	13
CIRCULATION	415 SF	0	0
TOTAL	4,659 SF		361
NO. EXITS REQUIRED			2
NO. EXITS PROVIDED			2

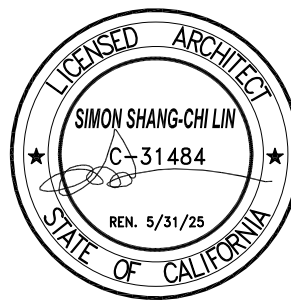
LEGEND

- 36" WIDE FIRE EGRESS PATH
- NEW PARTITION WALL



Eleven Ten Architects

3031 Tisch Way, 110 Plaza West,
San Jose, California 95128
408. 505. 3805
contact@1110architect.com



TRI-VALLEY BREAD OF LIFE CHRISTIAN CHURCH
CONDITIONAL USE PERMIT

6622 OWENS DR. PLEASANTON, CALIFORNIA, 94588

PLANNING COMMENT
2024.11.06

SHEET TITLE

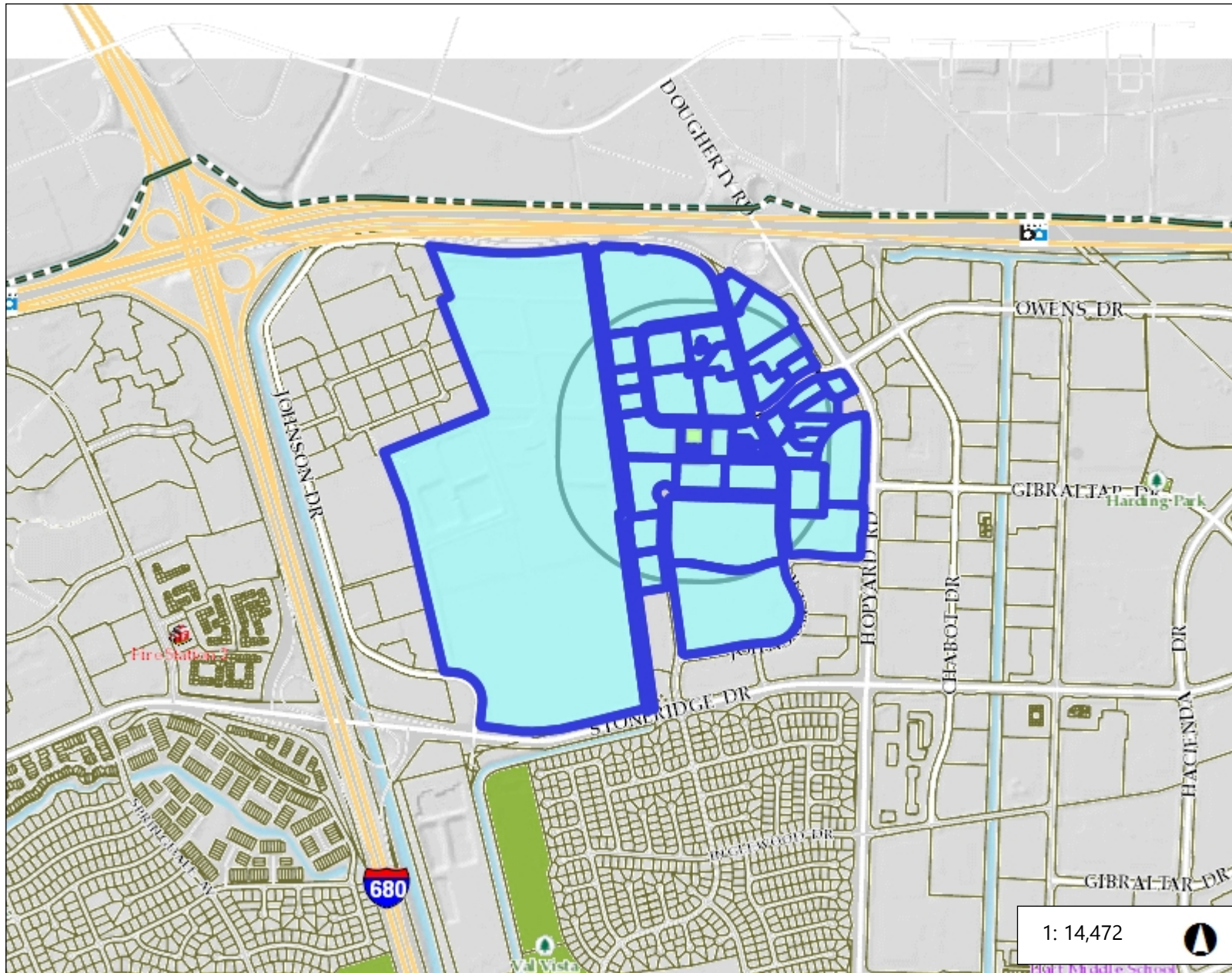
PROPOSED
FLOOR PLAN &
EGRESS PLAN

DATE: SEP 16, 2024
SCALE: AS SHOWN
SHEET NO.

A2.0

6622 OWENS DRIVE

EXHIBIT C



Legend

-  Fire Station
-  School
-  Park
-  Parcels

Notes

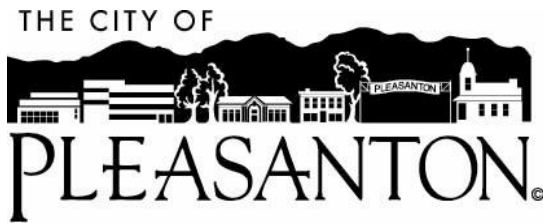
Notes

2,412.1 0 1,206.04 2,412.1 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Planning Commission Agenda Report

January 22, 2025
Item 3

SUBJECT: P24-0492 & P24-0493

APPLICANT: Sean Kim for Joyful Church

PURPOSE: Applications for: 1) Conditional Use Permit approval to operate a religious facility for up to 250 members; and 2) Design Review approval to construct an approximately 405-square-foot lobby entrance, parking lot modifications, and related site improvements.

LOCATION: 6111 Johnson Court

GENERAL PLAN: Commercial

ZONING: PUD-O (Planned Unit Development –Office) District

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Narrative/Project Plans dated “Received November 11, 2024”
- C. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve Conditional Use Permit (CUP) and Design Review (DR) Case Nos. P24-0492 & P24-0493 based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant, Sean Kim for Joyful Church, requests CUP and DR approval to operate Joyful Church within an existing building at 6111 Johnson Court and approve an approximately 405-square-foot lobby addition. Community facilities and conference centers, such as churches, with more than 100 attendees at any one time require Planning Commission approval of a CUP at this location. As proposed, staff recommends the Planning Commission find this use is consistent with the objectives of the zoning district and will be compatible with the surrounding uses. Conditions of approval have been included which will ensure the safety and general welfare of the surrounding area and the City in general are maintained.

BACKGROUND

The subject property is one of two parcels that were the subject of a re-zoning and adoption of a Planned Unit Development (PUD-100), approved by City Council by Ordinance 2109 on December 14, 2014. The approval re-zoned this site from the Office (O) district to PUD-O district, in conjunction with an application by Chick-Fil-A to operate their drive-through restaurant, which is located on the parcel immediately to the north of the subject property.

Ordinance 2109 requires the PUD-O district follow the uses as established by the O district, with a modified floor area ratio.

The applicant is requesting approval of a CUP to operate a church with up to 250 congregants within an existing commercial building at 6111 Johnson Court, which is located on the southern parcel. As stated above, churches with more than 100 congregants at any given time are conditionally permitted within the PUD-O District with the Planning Commission's approval of a CUP.

SITE AND AREA DESCRIPTION

The subject site is a narrow, flat and fully developed approximately 0.95-acre parcel located on the northwest corner of Hopyard Road and Owens Drive (Figure 1). The site is proximate to the Hopyard road/ Interstate 580 on-ramp. There is an existing, vacant two-story building on the subject site mostly recently occupied by a medical group and sales office.

The project site has a total of 56 parking spaces to the north and south of the building. Access to and from the subject site and parking areas is provided by one driveway from Owens Drive.

The subject site is in the vicinity of a range of commercial uses: these include the Chick-fil-A restaurant, Larkspur Landing Extended Stay Suites Hotel, and recently constructed commercial building that houses a small grocery market/deli, a personal service sauna business, and other restaurants. Tommy T's Comedy Club and a Chevron gas station are across Owens Drive from the subject property.

Figure 1: Aerial Photograph



PROPOSED PROJECT

The proposed church would operate seven days a week, with the primary service on Sundays. In addition to the regular services and study groups the church will offer a toddler, children and youth ministry and a ministry for those with autism, referred to as the Hope Ministry on the plans. These meetings would occur on Friday from 8 PM to 10 PM for 20 youth and on Sunday for 99 youth.

The table below outlines the planned operations.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Early Morning		5 AM-7AM 45 congregants 3 staff	5 AM-7AM, 45 congregants, 3 staff	5 AM-7AM, 45 congregants, 3 staff	5 AM-7AM, 45 congregants, 3 staff	7 AM-8:30 AM, 20 congregants, 2 staff	
Mid Morning				10 AM- 12 PM, 35 congregants, 2 staff		9 AM- 12 PM, 20 congregants, 2 staff	8:30 AM- 10 AM, 150 congregants, 2 staff
Sunday Service							11 AM - 12:30 PM, 200 congregants, 3 staff
Afternoon						1 PM- 4PM, 30 congregants, 2 staff	1 PM- 4PM, 30 congregants, 2 staff
Evening	7:30PM-10PM 20 congregants, 1 staff				8 PM-10PM 30 congregants, 1 staff		

The proposed floor plan configuration will include six office spaces on the first floor, eight office spaces on the second floor, bathrooms on the first and second floors, an approximately 710-square-foot room for the toddler ministry, an approximately 877-square-foot room for the children's ministry and an approximately 490-square-foot room for the Hope ministry. The project will also include an approximately 2,624-square-foot main sanctuary that would provide 200-250 non-fixed seats.

The applicant proposes to add approximately 405 square feet to create a new entry way. The existing building has a recessed entry on the south facade facing Johnson Court. The addition

would create a two-story glass vestibule designed to bring light into the space. Please see the attached narrative and project plans (Exhibit B) for additional information on the proposed use.

STAFF REVIEW/ANALYSIS

Conditional uses are those uses which, by their nature, require special consideration so they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding properties. The PMC states a proposed conditional use must be in accordance with the objectives of the Zoning Ordinance. One of those objectives is to “promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions.” In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for CUPs.

Land Use

The subject site is located in the PUD-O (Planned Unit Development –Office) District. In December 2014, the City approved Ordinance No. 2109, which requires a CUP for churches with more than 100 attendees at any one time. Therefore, if the CUP were granted, the proposed church would be consistent with the applicable land use regulations.

One of the primary concerns in reviewing a CUP application is the effect of a proposed use on surrounding uses. Joyful Church is located adjacent to a commercial center that includes a wide range of commercial uses as described above, including lodging, retail, restaurants and personal services.. There are no residential uses within proximity to the subject site.

Should future problems arise with Joyful Church, the City would have the ability to bring the application back to the Planning Commission for mitigation, or possible permit revocation, if necessary. Based on past experience with similar uses, staff feels such an action would be unlikely. In addition, staff has included conditions of approval that will ensure the proposed use would not generate noise, traffic, or parking shortages such that surrounding uses would be adversely affected. Therefore, from a land use perspective, staff finds Joyful Church to be acceptable on the subject property, as conditioned.

Traffic and Circulation

Traffic and circulation in this area has been of concern in recent years, in particular, the queuing and associated spill-over issues from the popular Chik-fil-A drive-through; and at peak commute times, there can be delays at the Hopyard Road/Owens Drive intersection. The Traffic Engineering Division has reviewed the project narrative and plan prepared for the proposed church, and has determined the proposed hours of operation, planned activities and the associated number of congregants and staff would not have a significant impact on existing traffic levels. Additionally, the weekday activities have been tailored so as not to coincide with the AM/PM peak hour traffic levels for the other uses at the subject site and the surrounding area. Further, Chick-fil-A is closed on Sundays, which helps mitigate the impact of the most highly attended church services on Sundays. Joyful Church will have minimal impact in circulation. Therefore, if the CUP were granted, Joyful Church would be compatible with the surrounding uses.

Parking

There are 56 total parking spaces on site, divided into two parking areas. The Pleasanton Municipal Code parking standards require religious facilities without fixed seating provide one

parking space for each 60 square feet of floor area and one space per 300 square feet for the space dedicated to office uses. Based on these requirements, Joyful Church requires 110 parking spaces. The weekday uses of the site will be fully parked on-site, however the Sunday services generate a greater parking demand. As such, the church has entered into a lease agreement with the owner of the office building at 6601 Owens Drive for the use of 160 parking spaces for the Sunday services. 6601 Owens Drive is approximately 0.2 miles from the church location at 6111 Johnson Court, an approximately 4 minute walk. Additionally, the church has prepared a parking policy whereby they will be issuing parking permits for the onsite parking to those who are handicapped, seniors, and families with young children. All other congregants will be directed to park at the 6601 Owens Drive Site for Sunday services. There will be a drop-off zone in front of the church and five parking staff to help direct people to and from the off-site parking area (see Exhibit B for the full text of the parking policy).

Based on the above parking analysis and recommended conditions of approval, staff believes the proposed use would not adversely affect parking supply at the subject site or surrounding properties and although there is a shortfall of parking spaces on-site, the offsite parking agreement and parking policy will accommodate all existing and proposed uses. However, should parking problems occur, staff has included a condition of approval which allows the Director of Community Development to refer the use permit back to the Planning Commission for possible additional mitigation measures to be applied (Exhibit A).

Noise

Staff anticipates the proposed religious facility would generate interior noise levels comparable to and no different from those of an office or light industrial use and would not adversely impact surrounding uses. All planned activities would be held indoors, with the exterior doors closed during operating hours. According to the applicant, there would be some amplified speech/music, with volumes kept under 60 decibels, but this would be utilized in a limited fashion. To further minimize any potential noise impacts, staff is recommending the following conditions of approval:

- All exterior doors must remain closed at all times during operating hours;
- Congregants shall not loiter outside of the building and shall be courteous and quiet when entering or leaving the parking area; and
- The City shall have the right to review the project again to add mitigating conditions should any future complaints regarding noise levels occur. Such conditions could include modifying the hours of operation, reducing the number of persons allowed in the tenant space, and/or requiring sound/noise attenuation to be installed within the subject tenant space.

With the inclusion of the recommended conditions above, staff believes it is unlikely the noise produced by the proposed religious facility would adversely affect existing or future adjacent/nearby uses or exceed the noise threshold.

Signage

No signage is proposed at this time. If Joyful Church wishes to add signage, the proposed signage would be subject to Sign Design Review approval.

Design Review

Section 18.20.010 of the Pleasanton Municipal Code (PMC) requires Design Review for alterations and/or enlargements/modifications to existing commercial buildings. The applicant is proposing to construct an approximately 405-square-foot addition to the entryway, which requires Design Review. There are nine criteria set forth in Section 18.20.030 of the Pleasanton Municipal Code. With respect to the criteria relevant to the scope of this application (Criteria 2, 3, and 7), the minor exterior changes proposed would be harmonious and of a design compatible with the existing building and aesthetics of the Pleasanton Park development (Criteria 2 and 3), and would be of an architectural style appropriate to the building and its surrounding (Criteria 7). The project would therefore meet the purpose of Design Review to preserve and enhance the city's aesthetic values.

ALTERNATIVES

As articulated above, staff believes the religious facility, as proposed and conditioned, is consistent with the objectives of the zoning district. However, alternatives to the proposal that could be considered by the Planning Commission include:

1. Denial of the application. Such an action would preclude the applicant from occupying the subject site, conducting the specified activities, and modifying the building; or
2. Approval of the CUP and DR with modifications. The Planning Commission could approve the CUP, but with fewer congregants and/or planned activities, with modified hours of operation, or other changes to the proposal.

Since staff is able to support the findings to approve the project, as proposed, and believes the project will not adversely impact any existing on-site uses or the surrounding area, staff suggests that neither of the two project alternatives above should be pursued.

PUBLIC NOTICE AND COMMENTS

Notices of this application were sent to surrounding property owners and tenants within a 1,000-foot radius of the site and a notification was posted on-site per the on-site project notification policy. Staff has provided the location and noticing map as Exhibit C for reference. At the time this report was published, staff had not received any public comments about the project.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt (Section 15301, Class 1(e), Existing Facilities) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

SUMMARY/CONCLUSION

As proposed and conditioned, staff concludes the proposed religious facility will be compatible with, and will not detrimentally affect, the existing or future on-site and adjacent/nearby uses or residences, and the exterior modifications are appropriate. Conditions of approval have been included which will ensure the safety and general welfare of the surrounding area, and the City in general, is maintained. In staff's view the proposed use will fulfill a community need and the proposed location is appropriate.

Primary Author:

Emily Carroll, Associate Planner, 925-931-5608 or ecarroll@cityofpleasantonca.gov

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development

Ellen Clark, Director of Community Development

Kim Cilley, Assistant City Attorney

RESOLUTION NO. PC-2025-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON
APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW APPLICATION FOR
JOYFUL CHURCH
6111 JOHNSON COURT
[P24-0492 & P24-0493]**

WHEREAS, on August 12, 2024, Sean Kim for Joyful Church, applied for 1) Conditional Use Permit approval to operate a religious facility for up to 250 members; and 2) Design Review approval to construct an approximately 405-square-foot lobby entrance, parking lot modifications, and related site improvements within an existing building at 6111 Johnson Court (hereinafter “the Project”); and

WHEREAS, zoning for the property is PUD-O (Planned Unit Development –Office) District; and

WHEREAS, religious facilities with more than 100 congregants are a conditionally permitted use in the subject District, and require Planning Commission approval of a Conditional Use Permit (CUP); and

WHEREAS, on January 22, 2025, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties; and

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: CEQA Findings.

The Planning Commission finds the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities, since the proposed use would occur within an existing commercial space involving negligible or no expansion of use.

Section 2: Findings for Conditional Use Permit Approval

With respect to the approval of the Conditional Use Permit (Case P24-0492), the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

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

Some of the objectives of the zoning ordinance are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and ensure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The subject building is zoned PUD-O, which has the characteristics of the City's Office District. One purpose of the Office District is to provide locations for uses that can operate in close proximity to commercial and residential uses with minimum mutual adverse impact. As conditioned, the proposed use is consistent with the zoning ordinance objectives Office District purpose because it would provide religious services to the community and would be conducted so as to not impact or interfere with the surrounding uses. The proposed use would be conducted indoors and on a property with adequate circulation and parking, through a combination of on-site and leased off-site parking, to support the use. The applicant would also be required to mitigate any future nuisances that may occur as a result of the proposed use.

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

Religious facilities are a common use within or near commercial areas in Pleasanton. The City's past experience shows that these uses rarely result in land use incompatibilities and are therefore not detrimental to public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity. Religious facilities generally do not subject surrounding uses to heavy truck traffic, hazardous odors, or other objectionable influences. Further, if the recommended conditions of approval are implemented, staff believes the proposed use will not detrimentally affect surrounding uses because all streets around the site are designed per City standards to provide safe ingress and egress into and out of the site. In addition, staff believes the proposed use will have adequate off-street parking, through a combination of on-site and leased off-site parking, to meet project demand. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The site's PUD-O (Planned Unit Development --Office) District zoning conditionally permits the establishment of churches with more than 100 congregants. In addition, the church complies with all relevant sections of the zoning ordinance. Granting a CUP to

the church would be consistent with the City's ability to regulate zoning as listed in Chapter 18.124 of the Municipal Code. Therefore, staff believes this finding can be made.

Section 2: Findings for Design Review Approval

With respect to the approval of the Design Review (Case P24-0493), the Planning Commission has considered each of the nine criteria set forth in Section 18.20.030 of the Pleasanton Municipal Code. With respect to the criteria relevant to the scope of this application (Criteria 2, 3, and 7), the Planning Commission finds that the minor exterior changes proposed, the 405-square-foot entryway addition, would be harmonious and of a design compatible with the existing building and aesthetics of the Pleasanton Park development (Criteria 2 and 3), and would be of an architectural style appropriate to the building and its surrounding (Criteria 7). The project would therefore meet the purpose of Design Review to preserve and enhance the city's aesthetic values.

Section 3:

The Planning Commission hereby approves the following for Joyful Church: 1) a Conditional Use Permit (Case P24-0492) to operate a religious facility for up to 250 members; and 2) Design Review (Case P24-0493) to construct an approximately 405-square-foot lobby entrance, parking lot modifications, and related site improvements at an existing building at 6111 Johnson Court, subject to the Conditions of Approval shown in Attachment 1, attached hereto and incorporated herein by reference.

Section 4:

Unless a timely appeal is filed or the city council elects to review the decision of the commission, the decision shall be effective on the later of the following: 1) the day following the first meeting of the city council after the council has received notice of the decision; or 2) the day after expiration of the 15-day appeal period. (See Pleasanton Municipal Code sections 18.20.060, 18.144.010 and 18.14.020).

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on January 22, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

DRAFT

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P24-0492 & P24-0493
6111 Johnson Drive
January 22, 2025**

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 Conditional Use Permit and Design Review approval is granted for the operation of a religious facility for up to 250 members and construction of an approximately 405-square-foot lobby entrance, parking lot modifications, and related site improvements within an existing building located on Assessor Parcel No. 941-1315-86 at 6111 Johnson Drive. Development shall be substantially as shown on the project materials listed below:

- a. Narrative and Project plans, Exhibit B, prepared by Sean Kim for Joyful Church, dated "Received" on November 11, 2024, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans."

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed use 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.
2. **EXPIRATION – DESIGN REVIEW AND CONDITIONAL USE PERMITS:** This Conditional Use Permit (CUP) and Design Review approval will lapse and shall become void 1 year following the date on which the CUP became effective, unless prior to the expiration of 1 year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her successor has filed a request for

extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.

3. **APPEAL PERIOD:** The 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.
4. **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

Conditional Use Permits

5. **NOISE:** The applicant shall:
 - a. Keep all exterior doors of the tenant space closed when not being used for ingress/egress purposes.
 - b. Inform all congregants to avoid loitering outside of the building and to be courteous and quiet when entering or leaving the parking area. **(project specific condition)**
6. **MAINTENANCE:** The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
7. **MODIFICATIONS:** If additional hours of operation or activities beyond what is stated in the "Approved Plans" are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
8. **CONDITIONAL USE PERMIT REVIEW:** If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.

9. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.
10. SIGNAGE: This approval does not include approval of any signage. If signs are desired, the applicant shall submit a sign proposal to the Planning Division for review and approval prior to sign installation.
11. EXTERIOR CHANGES: Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
12. RELOCATION: If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.
13. IMPACT FEES: The applicant shall pay the required sewer fees, traffic impact fees, and all other fees the proposed use may be subject to prior to building permit issuance. The type and amount of the fees shall be those in effect at the time the building permit is issued.
14. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work. Prior to issuance of a business license the applicant shall submit plans to the Building Department that satisfy egress requirements **(project specific condition)**.
15. PARKING: Because the parking requirement is not satisfied on-site and the applicant will satisfy the parking requirements through a lease agreement with the owners of 6601 Owens Drive, Owens Drive II, LLC, as set forth in Exhibit/Attachment to the Conditions of Approval. The applicant shall provide the City with any amendments or extensions to the lease agreement within 10 days of entering into any amendment or extension. **(project specific condition)**

TRAFFIC DIVISION – 925-931-5600

16. Based on the revised narrative, all of the proposed church functions are outside of the weekday peak hours. No traffic fees will apply. However, Traffic Engineering will monitor the site throughout the CUP. Should Traffic Engineering observe a volume of trips in excess of the PM peak hour assumption, the City Traffic Engineer will require a trip generation "after study" to be completed by the City's on-call transportation consultant. If the trip generation "after study" is reflective of the applicant's narrative, no further action will be needed. If the trip generation is greater than the narrative, the applicant shall be required to pay the City's Traffic Impact Fees associated with the additional trips and/or have their use permit brought back to Planning Commission for subsequent review. **(project specific condition)**

17. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the church is in operation, as determined by the City's Traffic Engineer, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit.

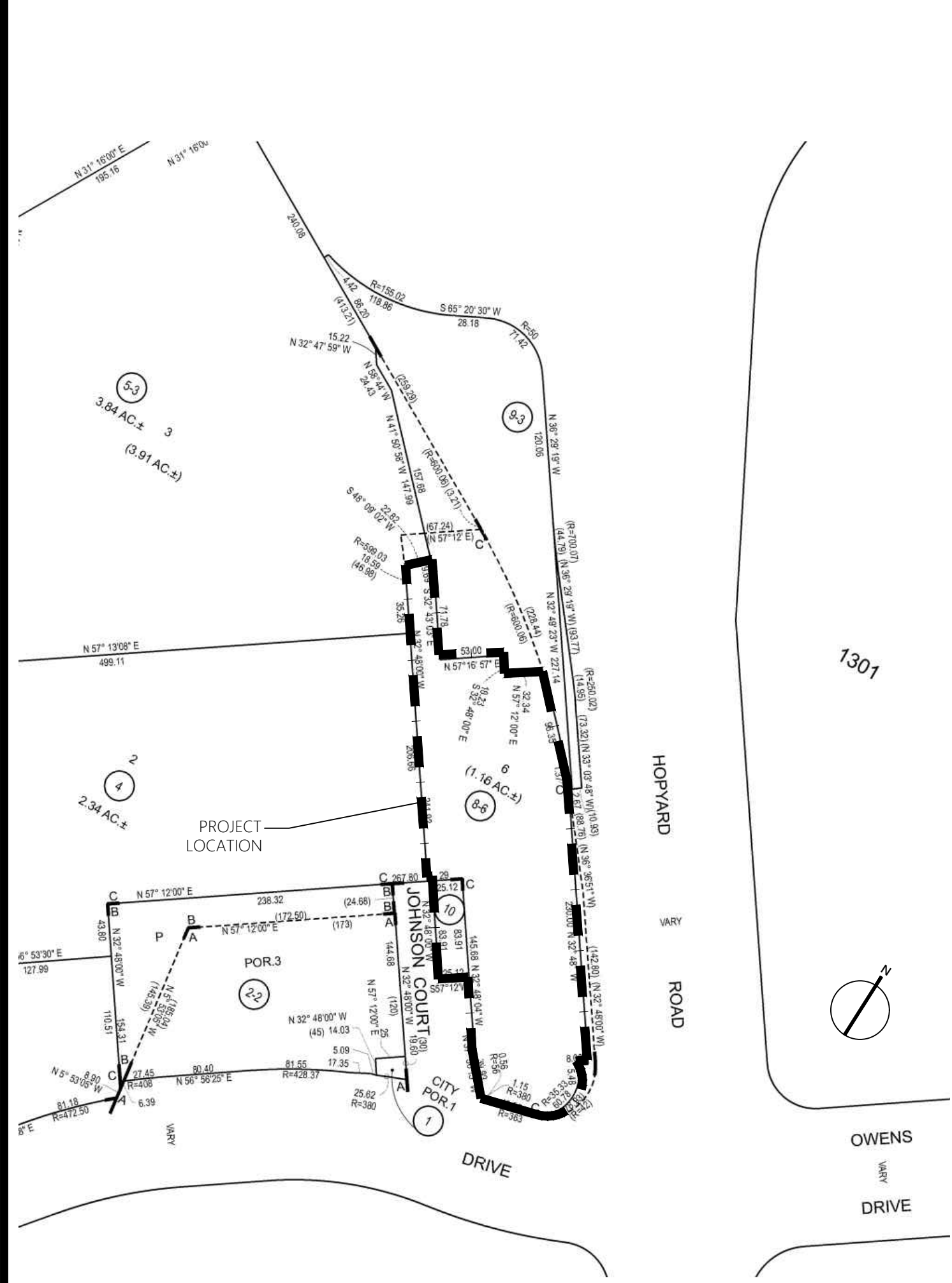
PUBLIC WORKS DIVISION – 925-931-5600

18. 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)
19. POTABLE WATER: According to City records, 6111 Johnson Court is currently served by a 1" water meter (58054136) located on the west side of the property. The applicant will need to confirm the existing conditions (meter, supply line, pressure, etc....). The fixture calculations shall be provided with the building permit application to show that the existing water meter can support the proposed water demand. If the calculations show that a water meter upgrade is required based on the reconfiguration of the building's interior, fees will be due to City of Pleasanton and Zone 7, the City's water wholesaler. A credit may be given for the existing water meter size when upgrading to a larger meter. Said fee amounts appear in the City's Adopted Master Fee Schedule:
<https://www.cityofpleasantonca.gov/assets/our-government/finance-department/business-license/master-fee-schedule.pdf>
(Address this condition prior to plan approval).
20. 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)
21. 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

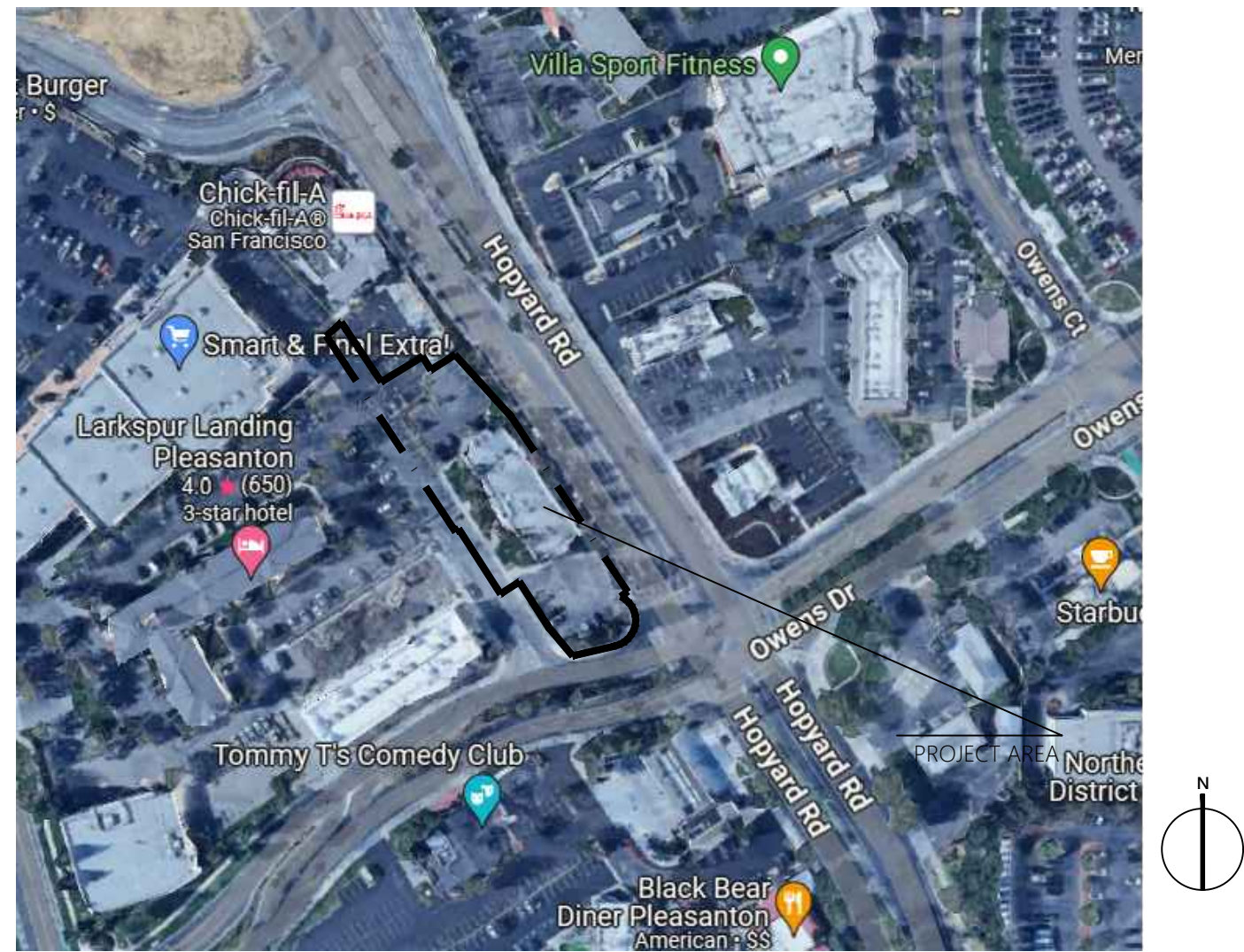
all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable 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)

22. 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)
23. 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)
24. 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 improvements or issuance of an Occupancy Permit)

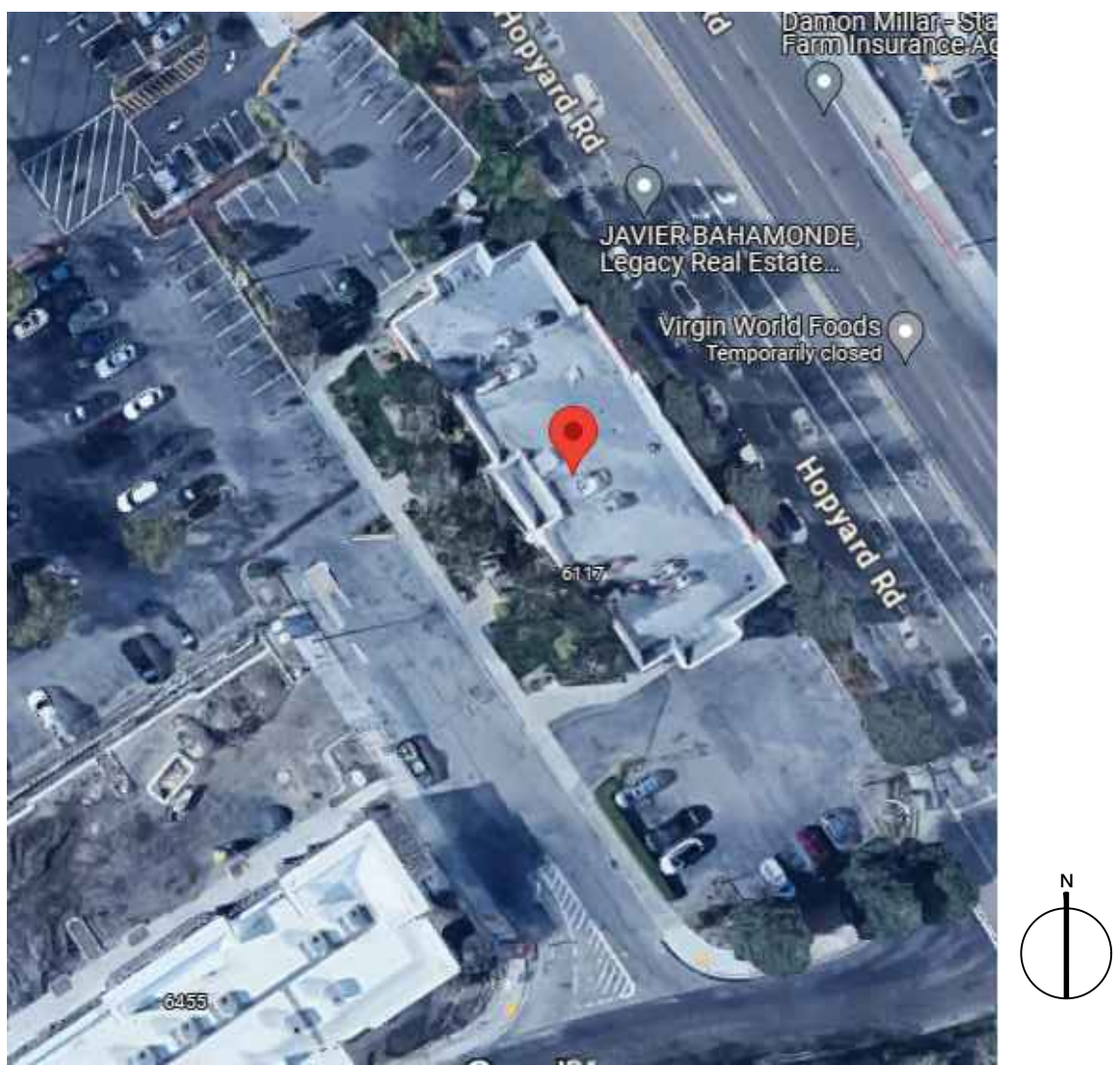
ASSESSOR MAP



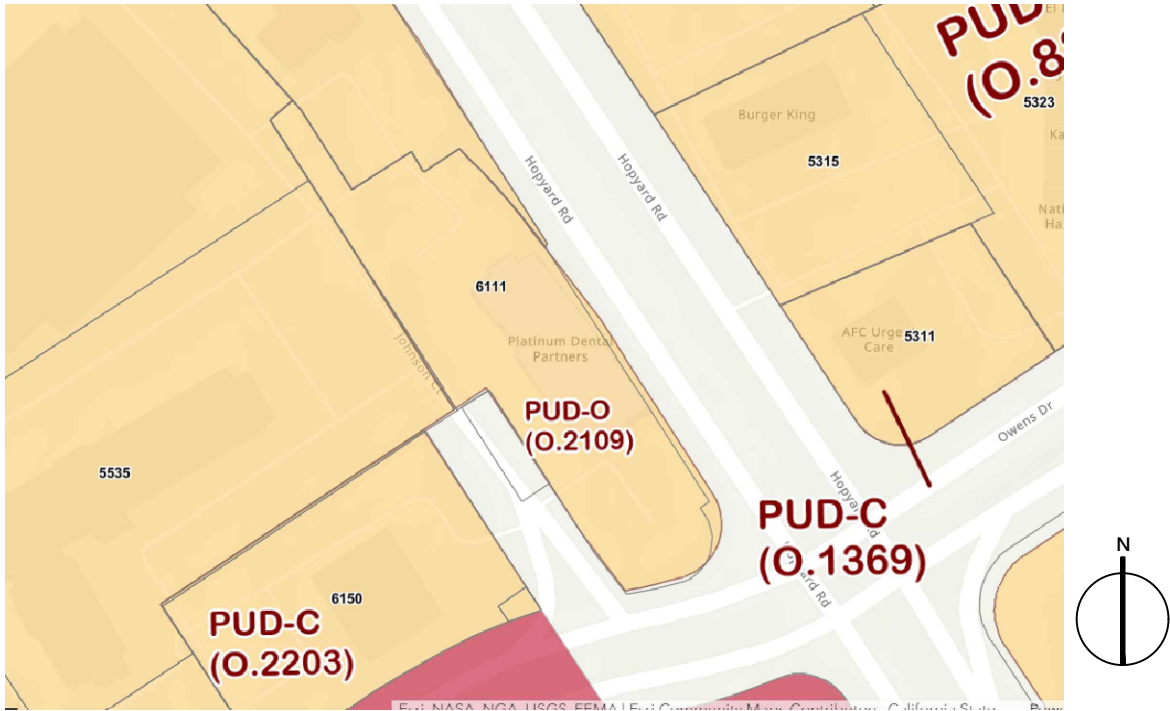
VICINITY MAP



SITE PLAN VIEW



ZONING MAP



PERSPECTIVE VIEW(EXISTING)



SCOPE OF WORK

- A. Conditional Use Permit Application for changing zoning use from O(Office District) to A(Assembly use) for Northern California Joyful Church's congregational, educational, administrative use and nonprofit organization's office use.
- B. Design Review Application on exterior renovation of enlargement/modification from existing outdoor entrance porch to enclosed 2-story storefront structure serving as an entrance lobby and egress stair structure connecting 1st and 2nd floor

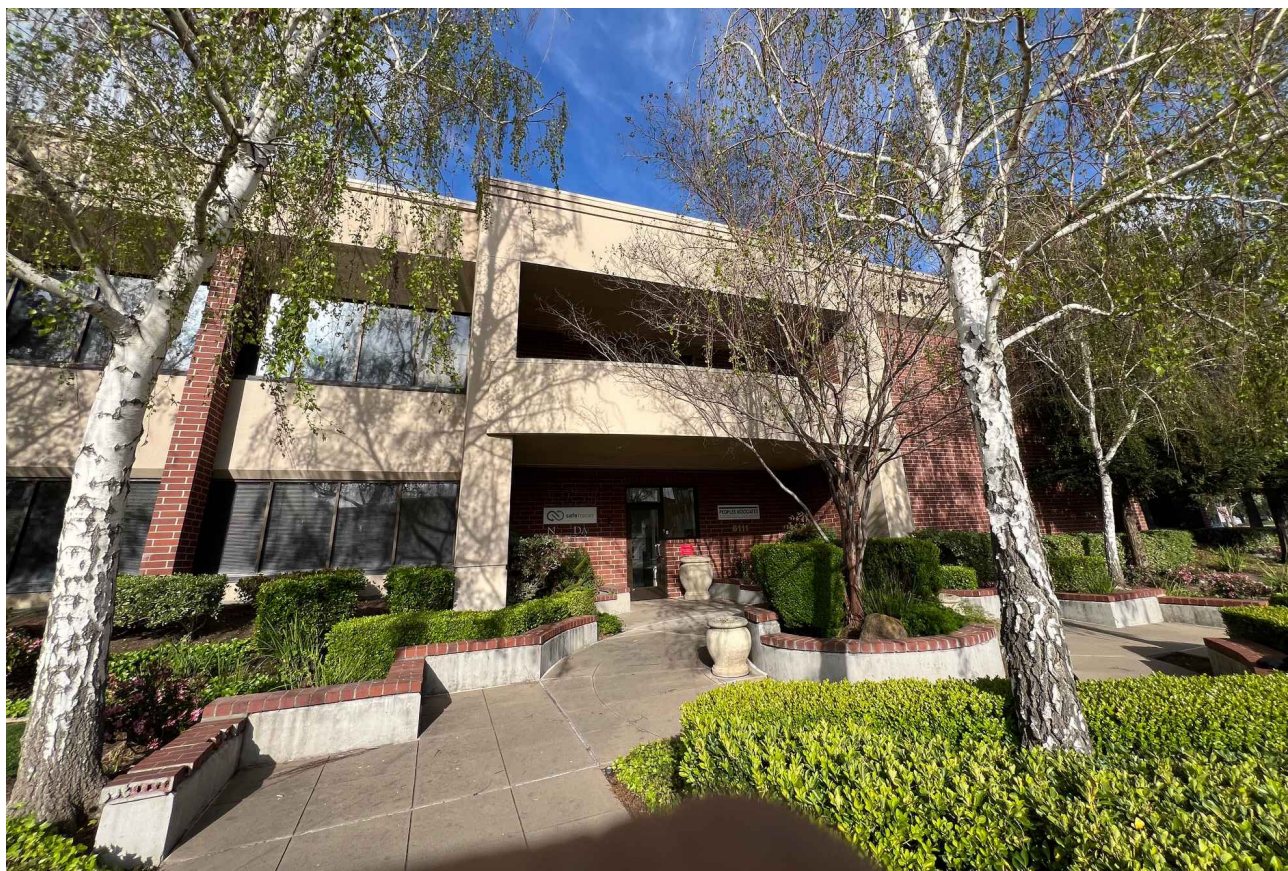
PROJECT DATA

A.P.N.: 941-1315-8-6, 941-1315-10
PARCEL AREA: 1.16 ACRES/50,529.6 SF (941-1315-8-6), 0.048 ACRES/2,108.8 SF (941-1315-10)
TOTAL: 1.208 ACRES/52,638.4 SF
ZONING: PUD-O(Office District)
FLOOR AREAS: GROSS FLOOR AREA: 14,588 SF, ADDED FLOOR AREA: 405 SF(ENTRANCE LOBBY)
PROPOSED GROSS AREA: 14,993 SF
SITE AREA: 3,961 SF
F.A.R.: 0.378
FIRE SPRINKLER: NONE, TO BE SPRINKLERED
CURRENT OCCUPANCY GROUP: BUSINESS(OFFICES)
PROPOSED OCCUPANCY GROUP: ASSEMBLY AND BUSINESS(OFFICES)
CONSTRUCTION TYPE: V-B

PROJECT TEAM

CLIENT / LEGAL OWNER
NORTHERN CALIFORNIA JOYFUL CHURCH
CHONGHO KIM (REPRESENTATIVE)
6444 SIERRA CT., DUBLIN CA 94568
T: (510) 582-1240/(408)610-0741
E: INFO@JOYFULCHURCH.US / CHONGHO.KIM@GMAIL.COM
ARCHITECT
Slowark Partners Architecture Design
150 Post St #750
San Francisco, CA
CONTACT: SEAN KIM, Principal in Charge, NCARB
REMI TAN, Project Architect, C25056
T: (925)856-0848
E: SKIM@SLOWARK.COM
GENERAL CONTRACTOR/DESIGN/BUILD
DERRICK YOON, 2Y CONSTRUCTION
T: (510)314-5846
E: YOONDERRICK@GMAIL.COM
STRUCTURAL ENGINEER
SUJIN SUNG, PE
T: (510)295-3702
E: sujin.sung@sujuinsungstructure.com
CIVIL
SANDIS
1700 S. WINCHESTER BLVD., SUITE 200 | CAMPBELL, CA 95008
CONTACT: NATHAN DICKINSON, PE OF RECORD
RONNIE HAO, PE PROJECT ENGINEER
T: 1408.636.0920 (RONNIE)
E: RHAO@SANDIS.NET
LANDSCAPE
BORRECCO / KILLAN & ASSOCIATES, INC
LANDSCAPE ARCHITECTS
CONTACT: BRIAN F WILSON / KIRSTIN BALDWIN
1241 PINE ST
MARTINEZ, CA 94533
T: 1925.372.5306
E: KIRSTIN.BKA@SBCGLOBAL.NET

ENTRANCE VIEW(EXISTING)



CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS:
2022 CALIFORNIA BUILDING CODE
2022 CALGREEN
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
* ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS & REGULATIONS AS AMENDED BY THE CITY OF HAYWARD.

SHEET INDEX

GENERAL
G0.0 COVER SHEET
G1.0 PHOTOGRAPHS
G1.1 GREENHOUSE GAS EMISSION COMPLIANCE CHECKLIST
ARCHITECTURAL
AS1.0 SITE PLAN
AS1.1 ADDITIONAL PARKING PROVISION
A1.0 EXISTING FLOOR PLANS
AD2.0 EXISTING BUILDING ELEVATION
A1.1 PROPOSED 1ST FLOOR PLAN
A1.2 PROPOSED 2ND FLOOR PLAN
A1.3 PROPOSED ROOF PLAN
A2.0 BUILDING ELEVATIONS
A3.0 PERSPECTIVES
A3.1 EXTERIOR FINISH MATERIAL BOARD
A3.2 BUILDING SECTIONS
A4.0 DETAILS
A5.0 EASEMENT
ELECTRICAL
ES1.0 ELECTRICAL SITE LIGHTING PLAN
EP1.0 ELECTRICAL SITE PHOTOMETRIC PLAN
FIRE ALARM
FA 1.1 FIRE ALARM
FA 1.2 FIRE ALARM

PARKING PROVISION & REQUIREMENT

PROPOSED ON-SITE PARKING STALLS

29 (E) FULL SIZE SPACES
25 (E) COMPACT SIZE SPACES
2 (E) ACCESSIBLE SPACES
56 TOTAL SPACES PROVIDED

Name of Room	Area (SF)	RATIO (stall/area(SF))	REQUIRED NUMBER OF PARKING STALL	Note: number of users (during peak time)
SANCTUARY NOT COUNTING STAGE	2,627	1/60	43.7	200-250
TODDLER MINISTRY	710	1/60	11.8	10-20
CHILDREN'S MINISTRY	877	1/60	14.6	20-25
HOPE MINISTRY	490	1/60	8.2	5-8
YOUTH MINISTRY	1,312	1/60	21.9	30-40
Sub total at peak time on Sunday			100.2 spaces = 101 spaces	
Offices (1 st and 2 nd floor total)	2,942	1/300	9.8	
Grand Total (peak time and full occupancy in all offices)			100.2+9.8 = 110 spaces	

To mitigate the gap between the number of parking stalls provided and required, the agreement with the 6601 Owens Drive for using parking lot, which currently has more than 150 parking stalls. See AS1.1 and attached Narratives with Appendix

RECEIVED
11/11/24
P24-0492
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

SLOWARK

PARTNERS

ARCHITECTURE INTERIOR PLANNING

150 POST ST., #750, SAN FRANCISCO CA
E: SKIM@SLOWARK.COM | T: 925.856.0848

CONSULTANT

PROJECT

6111 JOHNSON CT - JOYFUL CHURCH RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

COVER SHEET

SHEET NO.

G0.0

OWNER'S CUP/DESIGN REVIEW SET

6111 JOHNSON CT-JOYFUL CHURCH RENOVATION

6111 JOHNSON CT PLEASANTON CA 94588



SLOWARK PARTNERS

ARCHITECTURE INTERIOR PLANNING

150 POST ST. #750, SAN FRANCISCO CA
E: SKIM@SLOWARK.COM | T: 925.856.0848

CONSULTANT

PROJECT

6111 JOHNSON CT - JOYFUL CHURCH RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

PHOTOGRAPHS

SHEET NO.

G1.1

1 PHOTOGRAPHS OF EXISTING SITE/BUILDING/NEIGHBORHOOD
N.A.

CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

GREENHOUSE GAS EMISSION
COMPLIANCE CHECKLIST

SHEET NO.

G1.2

Regulation	Project Type	Requirements	Compliance	Required Explanation
Land Use				
Green Building Standards				
CALGreen Code	New Construction and Additions	3. Green Building. Will the Project comply with the latest version of mandatory measures in the CALGreen Code (non-residential) and residential)? The CALGreen checklist is required at Building Permit submittal.	Yes☒ No□ N/A□	
Municipal Code	Covered Projects ¹	4. Green Building. Will the Project comply with the Pleasanton Municipal Code Chapter 17.50 including achieving LEED certification or achieving a "green home" rating with Build It Green as detailed in 17.50?	Yes☒ No□ N/A□	
CAP 2.0 (P11)	New Construction	5. LEED Neighborhood. If the project is neighborhood scale, does it incorporate elements of LEED ND ? Provide the LEED ND checklist indicating which elements of Smart Location & Linkage, Neighborhood Pattern & Design, Green Infrastructure & Building, and Innovation & Design Process are achieved.	Yes□ No□ N/A☒	

¹ Covered Projects include: 1) Construction of any City-Sponsored project; 2) Construction of any new commercial/industrial building; 3) Construction of any new residential unit(s) or mixed use project; 4) Renovation/Additions of any commercial or City-sponsored project that adds 20,000 gross square-foot or greater (but not including a renovation to a project that consists solely of interior improvements to existing buildings); 5) Additions to any residential project that is 2,000 gross square-foot or greater; and 6) Addition to any residential project of any size, if it has been less than five years from the date of certificate of occupancy for original structure.

Revised June 2023

Page 3 of 10

Vehicle Electrification				
CALGreen Code	New Construction	13. EV Charging. Will the Project install electric vehicle charging infrastructure as follows: • SFR: Two Level 2 EV Ready³ spaces per unit • ADU: One Level 1 EV Ready space per unit (where parking is provided). • Multi-family: 15-percent of dwelling units shall provide one Level 2 EVCS⁴ space, and 85-percent of dwelling units shall provide one Level 2 EV Ready⁵. • Offices: 20-percent of required parking spaces shall be Level 2 EVCS, and 30-percent shall be Level 2 EV Capable⁶. • Hotels: 5-percent of required parking spaces shall be Level 2 EVCS, 25-percent shall be Level 2 EV Ready, and 10-percent shall be Level 2 Capable. • All other non-residential: 10-percent of parking spaces shall be Level 2 EVCS, and 10-percent shall be Level 2 EV Capable. Indicate the plan sheet(s) where EV Charging information is provided.	Yes□ No□ N/A☒	

³ EV Ready includes: Installation of receptory, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet); Level 2 must be capable of 8.3 kVA (208/240 volt, 40 amp), Low Level 2 must be capable of 4.1 kVA (208/240 volt, 20 amp), and Level 1 must a minimum of 2.2 kVA (110/120 volt, 20-amp).

⁴ EVCS includes: Installation of receptory, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlet); and vehicle supply equipment.

⁵ Five Level 2 and/or Level 1 spaces can be substituted for each direct current fast charging (DCFC) station provided (i.e., a DCFC is a minimum of 48 kVA/ 480 volt, 100-amp).

⁶ EV Capable includes: Conduit installed and adequate panel capacity installed to accommodate future installation of a dedicated circuit and charging station.

Revised June 2023

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Green Materials				
CAP 2.0 (S6)	All Projects	21. Embodied Carbon. Will the Project include low carbon building materials (e.g., recycled concrete and metals) as part of construction? <i>Voluntary</i>	Yes☒ No□ N/A□	
Water				
Water Use Efficiency				
CAP 2.0 (P15)	All Projects	22. Water Conservation. Will the Project incorporate water-efficiency measures, including efficient water fixtures and climate adapted plantings? <i>Rebates</i> may be available. <i>Voluntary</i>	Yes☒ No□ N/A□	
Municipal Code (17.14) and State WELO	All Projects	23. Water Efficient Landscape. If the project includes new landscape areas of greater than 500 square-feet or rehabilitated landscape areas of greater than 2,500 square-feet, will the Project comply with Municipal Code Chapter 17.14 and implement the City's Water Efficient Landscape Ordinance (WELO)?	Yes□ No□ N/A☒	
Water Recycling				
CAP 2.0 (S8)	All Projects	24. Green Stormwater Infrastructure. Will the Project incorporate green roofs, rainwater catchment, permeable pavement, bioretention areas, and/or other green stormwater infrastructure? <i>Voluntary</i>	Yes□ No□ N/A☒	

Revised June 2023

Page 9 of 10

Energy				
Energy Efficiency				
CAP 2.0 (S2)	Additions and Renovations	6. Energy Efficiency Upgrades. Will the Project install energy efficient window upgrades, LED lighting, and other efficiency upgrades. <i>Rebates and financing</i> may be available. <i>Voluntary</i>	Yes□ No☒ N/A□	
Renewable Energy				
CAP 2.0 (P4)	Covered Projects	7. Solar. Will the Project include installation of a solar PV system at time of new construction that meets the power needs of the new building? Indicate the plan sheet(s) where solar information is provided.	Yes□ No☒ N/A□	
CAP 2.0 (P4)	Covered Projects	8. Energy Storage System. When solar is being installed, will the Project include a battery storage back-up system? Indicate the plan sheet(s) where battery storage information is provided.	Yes□ No☒ N/A□	
CAP 2.0 (P4)	All Projects	9. Water Heater. If a new water heater is being installed, will the Project include installation of a solar water heater? <i>Voluntary</i>	Yes□ No☒ N/A□	

Revised June 2023

Page 4 of 10

Transportation				
Alternative Transportation				
CAP 2.0 (P10) and Municipal Code (17.26)	New Construction (Commercial and Multifamily)	14. Transit Connections. Will the project provide transit incentives as follows: • Multi-family: Comply with Municipal Code Chapter 17.26, Mandatory • Non-residential: If not proximate to transit stops, connect to transit via shuttle service, bike share, or other provided amenity to increase transit ridership. <i>Voluntary</i>	Yes□ No□ N/A☒	
Municipal Code (18.88)	All Projects (Commercial and Multi-family)	15. Alternative Vehicle Parking. Will the Project comply with Pleasanton Municipal Code Chapter 18.88 related to parking spaces designed to accommodate carpool, vanpool, and car-share vehicles? Indicate the plan sheet(s) where alternative vehicle parking information is provided.	Yes☒ No□ N/A□	
Active Transportation				
CAP 2.0 (P8)	New Construction (Commercial and Multi-family)	18. Bicycle Amenities. Will the Project include bicycle parking and/or protected bicycle storage as follows: • Multi-family: One short term bicycle parking space for every 3 units (minimum of two spaces), and one long-term space (e.g., lockers, shared/locked cages, etc.) for every 3 units. • Non-residential: Two short term bicycle parking spaces (e.g., bicycle racks) for each 9,000 square-feet of gross floor area (minimum of two spaces); and one long-term bicycle parking space (i.e., bicycle locker, enclosed storage, or racks within building) for each 9,000 square-feet of gross floor area	Yes□ No□ N/A☒	

Revised June 2023

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SF Bay Region Requirements	All Projects	25. Stormwater Management. For projects creating and/or replacing more than 2,500 square-feet of impervious surface, will the Project incorporate on-site stormwater management consistent with the NPDES permit and City stormwater management requirements?	Yes□ No□ N/A☒	
Overall Sustainability				
Urban Forest				
CAP 2.0 (P13)	All Projects	26. Tree Planting. If planting is proposed, will the Project include climate-adapted plantings? If trees are removed, will the Project include replacement climate-adapted trees? Indicate the plan sheet(s) where tree information is provided.	Yes□ No□ N/A☒	
Wildfire Prevention				
CAP 2.0 (S9)	All Projects	27. Wildfire Prevention and Preparation. Will the Project incorporate a wildfire-defensible space , fire hardening retrofits , and commit to fire prevention through site maintenance (e.g., regularly cleaning out rain gutters) and preparation? <i>Voluntary</i>	Yes□ No□ N/A☒	

Revised June 2023

Page 10 of 10

Building Electrification				
CALGreen Code	New Construction	10. All-Electric. Will the Project be all-electric (i.e., does not include any new gas infrastructure), including lighting, heating, cooking, and water heating??	Yes□ No□ N/A☒	
CAP 2.0 (P2)	Additions and Renovations	11. All-Electric Existing Buildings. Will the Project upgrade existing residential and commercial buildings to be all-electric (e.g., air source heat pumps, heat pump water heaters, electric dryers, and induction stoves)? <i>Rebates</i> may be available. <i>Voluntary</i>	Yes□ No☒ N/A□	
CAP 2.0 (S1)	All Projects	12. Refrigerant Management. If new heating, ventilation, and air conditioning (HVAC) systems are being installed, does the project incorporate the lowest global warming potential (GWP) refrigerants for HVAC systems? <i>Voluntary</i>	Yes□ No□ N/A☒	

² The Building Code includes limited exceptions including to commercial kitchens' with a business-related need to cook with combustion equipment; industrial processes for labs, research, or educational related needs; and/or if the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards.

Revised June 2023

Page 5 of 10

		Additionally, for offices - will the Project include showers and changing areas as follows: • One shower facility for projects between 10,000 and 24,999 square-feet, two shower facilities for projects between 25,000 and 124,999, and four shower facilities for projects over 125,000 square feet. • One dressing area per shower facility Indicate the plan sheet(s) where bicycle amenities information is provided.		
Waste				
Materials Recycling & Composting				
Municipal Code (9.21)	New Construction and Additions/ Alterations ⁷	19. Landfill Diversion. Will the Project comply with Municipal Code Chapter 9.21 and achieve recycling or reuse of at least 90 percent of Portland cement concrete and asphalt concrete and at least 75 percent of the remaining construction and demolition debris, or the percentage established by the compliance official for a project pursuant to an exemption, of the total construction and demolition debris?	Yes□ No☒ N/A□	
Pleasanton CAP 2.0 (Strategy MC-1) and Municipal Code (9.20)	New Construction	20. Waste Requirements. Will the Project provide adequate recycling, compost, and landfill containers to meet SB 1383 and comply with Municipal Code Chapter 9.20 ? Indicate the plan sheet(s) where waste container information is provided.	Yes□ No□ N/A☒	

⁷ All residential additions that create an increase in conditioned area, non-residential additions greater than 1,000 square-feet, demolition with a total value of \$25,000 or greater, and/or non-residential alterations/renovations with a total value of \$125,000 or greater.

Revised June 2023

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CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

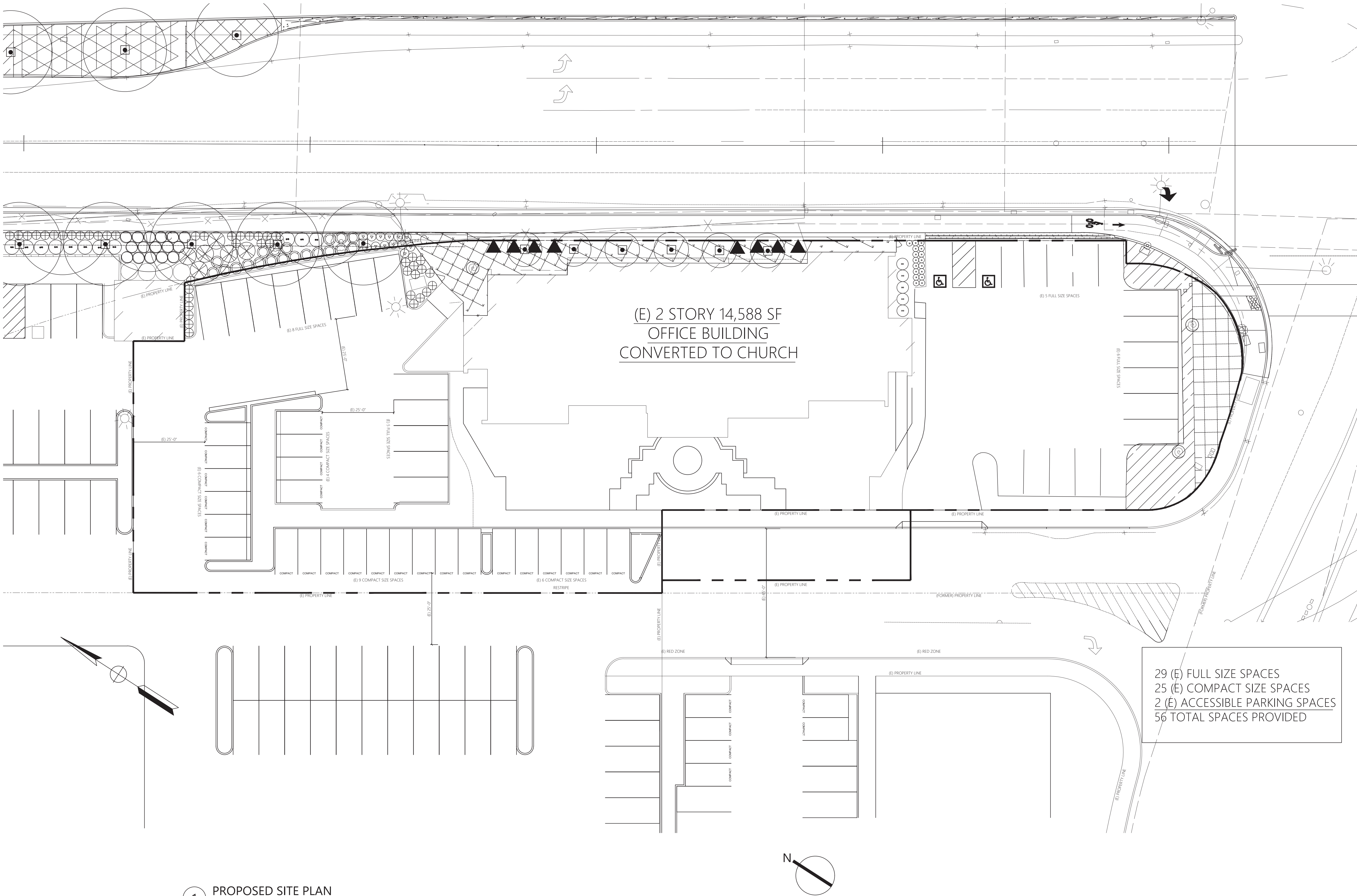
REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

SITE PLAN

SHEET NO.

AS1.0



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

ARCHITECTURE INTERIOR PLANNING

CONSULTANT

PROJECT

**6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION**

6111 JOHNSON CT
PIEASANTON CA

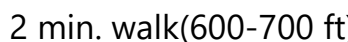
JURISDICTION STAMP

[illegible]

ADDITIONAL PARKING STALL PROVISION

SHEET NO.

AS1.1



2. PREMISES.

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, on the terms and conditions hereinafter set forth, on a limited use basis, the parking lot located at the commercial property at 6601 Owens Drive, Pleasanton, CA, as depicted in Exhibit A, (said parking lot is hereinafter called the "Premises"). The Premises shall not include the commercial building located on the real property located at 6601 Owens Drive, Pleasanton, CA. (The Premises and the building hereinafter collectively referred to as the "Property"). The right of Tenant to use the Premises is limited to the hours as set forth in Section 5 herebelow.

4. RENT:

Tenant shall pay to Landlord as rent for the Premises, the sum of Three Thousand and 00/100 (\$3,000.00) dollars per month, in advance on the first day of each month during the term hereof. Rent shall be payable without notice or demand and without any deduction, offset, or abatement in lawful money of the United States to the Landlord at the address stated herein for notices or to any other persons or such other places as the Landlord may designate to Tenant in writing.

In any month where rent is not received by Landlord on or before the 5th day of each month, Tenant shall pay a late charge of 10% of \$300.

Rent during the option period, if any, shall be negotiated by Landlord and Tenant, in good faith, prior to commencement of each option period.

INSURANCE: During the Term, Tenant will maintain at its expense for the following types of insurance: (i) workers' compensation in an amount required by law; and (ii) commercial general liability insurance with an occurrence limit of \$1,000,000.00 and a general aggregate of \$2,000,000.00 for bodily injury and property damage on an occurrence basis containing an endorsement listing Landlord as an additional insured, a waiver of subrogation in favor of Landlord, its agents, employees and its liability insurance. Landlord agrees not to make any change to the policy without the prior written consent of Tenant and no modification that would make Tenant's policy excess or contributory with

[illegible]

The Landlord may, at its option, either maintain this Lease in full force and effect and recover rent and other charges as they become due or, in the alternative, terminate this Lease. In addition, the Landlord may recover any other damages and pursue any other rights and remedies which the Landlord may have against the Tenant by reason of such default as provided by law.

14. BINDING ON SUCCESSORS AND ASSIGNS:

19. SEVERABILITY
The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

LANDLORD: 6601 Owens Drive II, LLC
 By: S. U. Arac
 Sabri Arac, Member

TENANT: Northern California Joyful Church
 By: [Signature]
 Chongho Kim, Secretary

Doc: _____

TENANT: Northern California Joyful Church

By: 
Chongho Kim, Secretary

By: _____

SLOWARK
PARTNERS

ARCHITECTURE INTERIOR PLANNING

150 POST ST. #750, SAN FRANCISCO CA
E: SKIM@SLOWARK.COM | T: 925.856.0848

CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

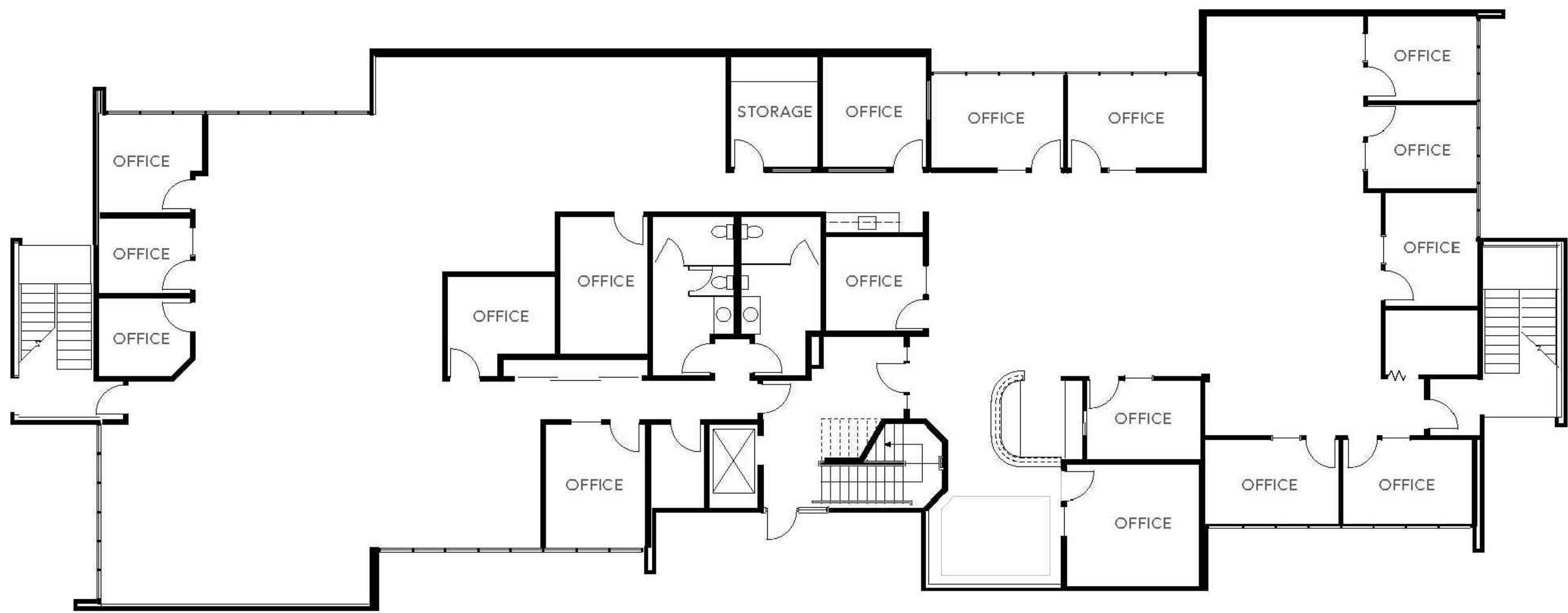
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DATE 5.31.2024
PROJECT NO. 24.2
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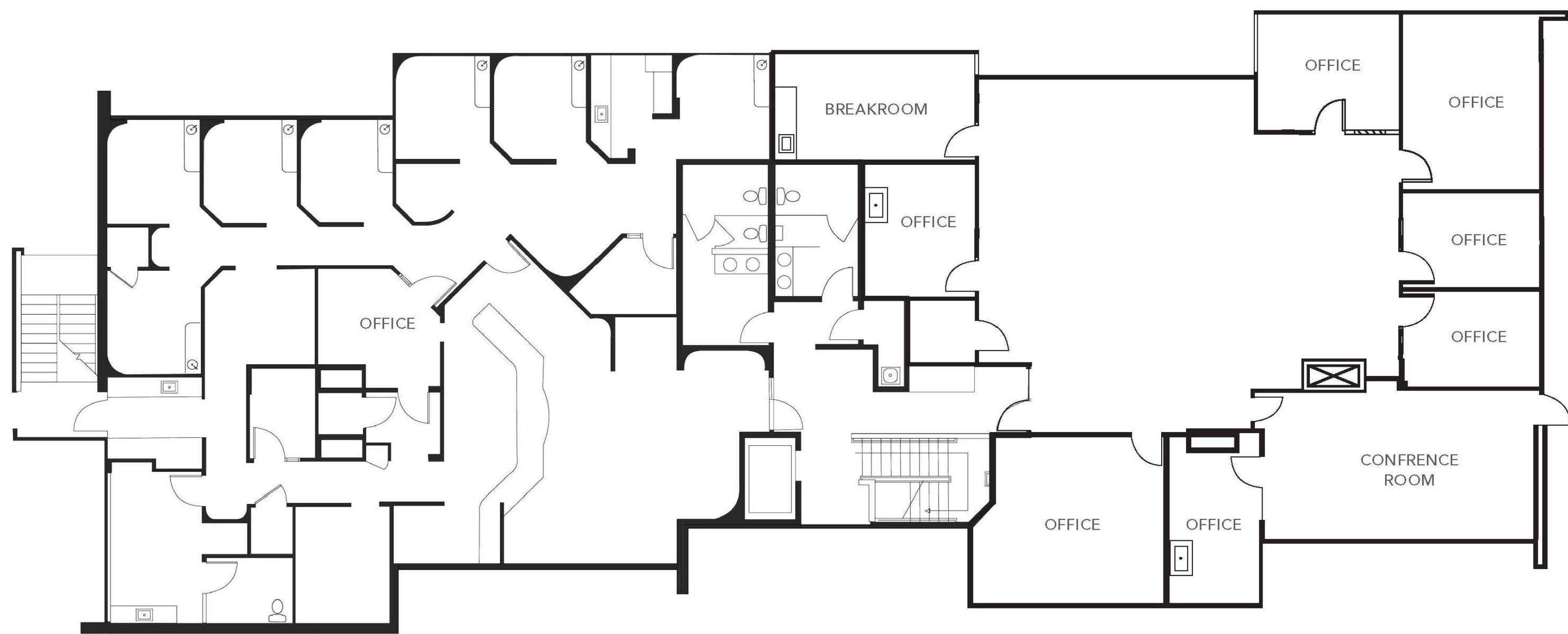
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FLOOR PLANS

SHEET NO.

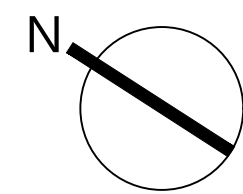
A1.0



1 EXISTING 1ST FLOOR PLAN
N.A.



2 EXISTING 2ND FLOOR PLAN
N.A.



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PROJECT

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CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

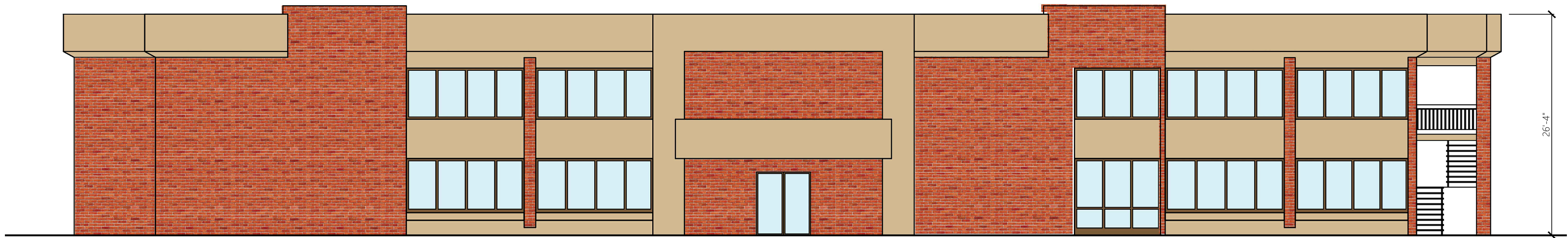
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	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

EXISTING
BUILDING ELEVATIONS

SHEET NO.

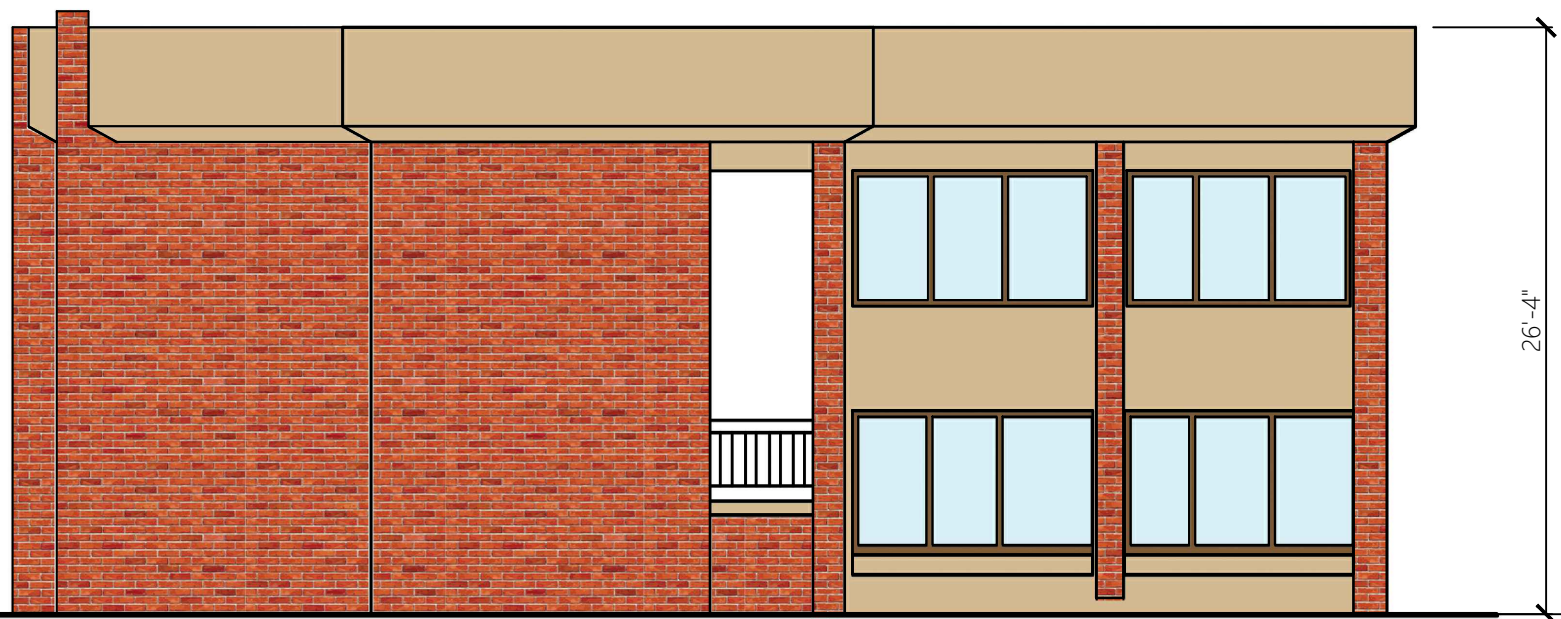
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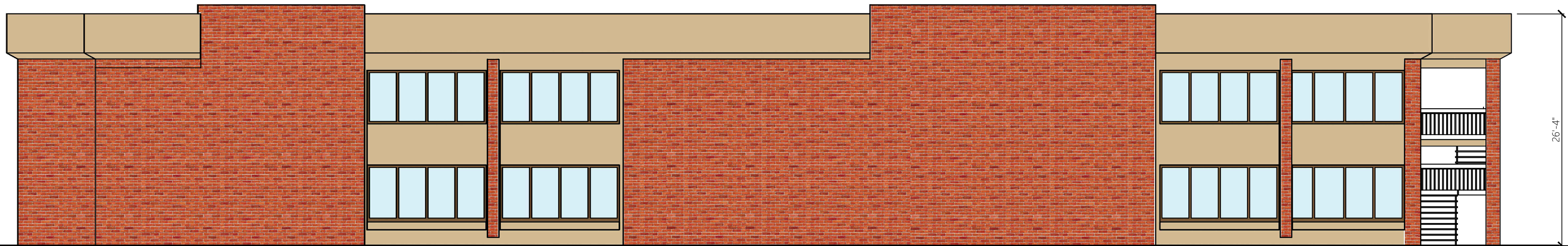
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SCALE: 1/8" = 1'-0"



2 NORTHWEST ELEVATION(SIDE)
SCALE: 1/8" = 1'-0"



3 SOUTHEAST ELEVATION(SIDE)
SCALE: 1/8" = 1'-0"



1 NORTHEAST ELEVATION(REAR)
SCALE: 1/8" = 1'-0"

CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

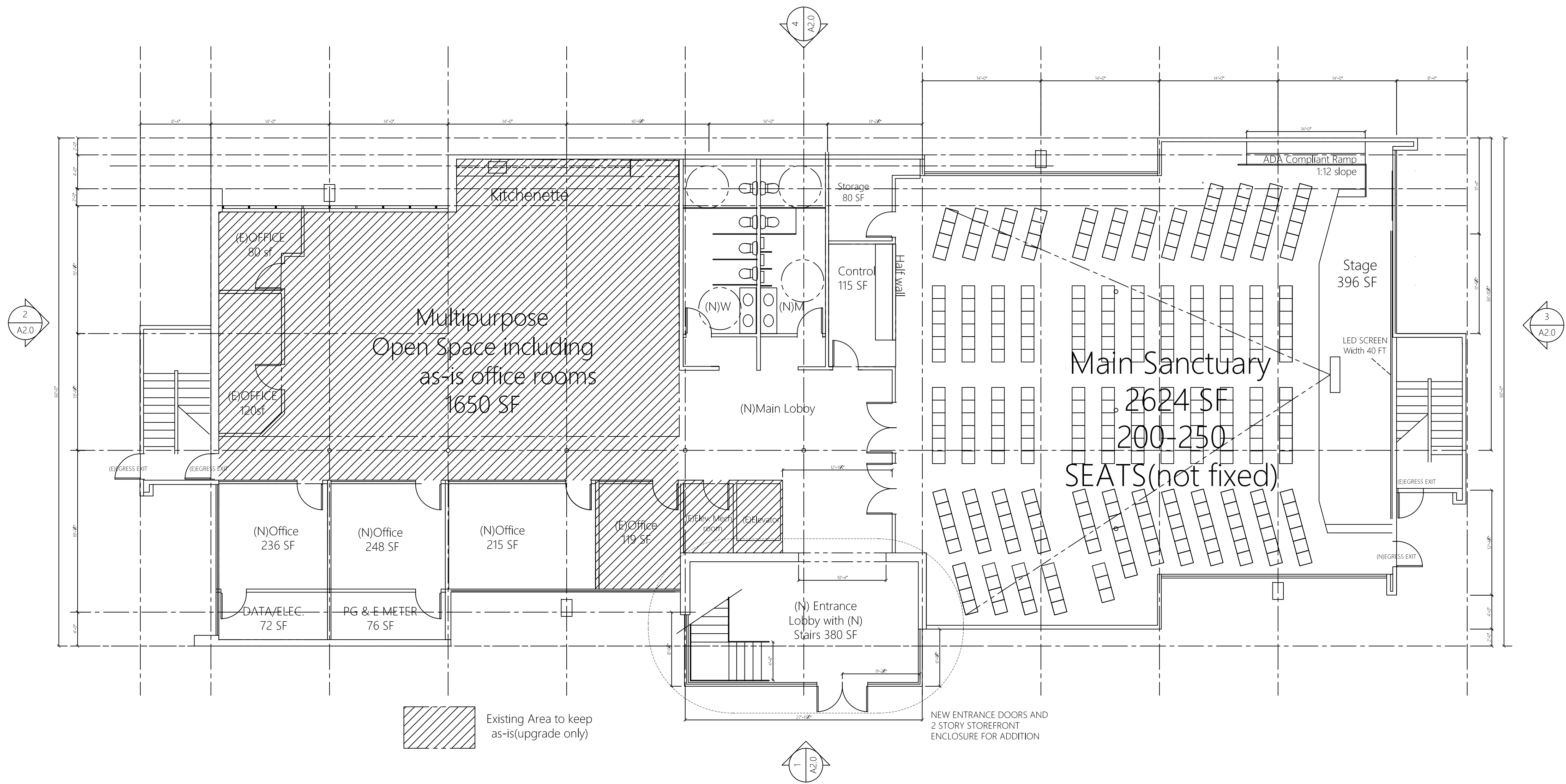
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	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

FIRST FLOOR PLAN

SHEET NO.

A1.1



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

**6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION**

6111 JOHNSON CT
PIEASANTON CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

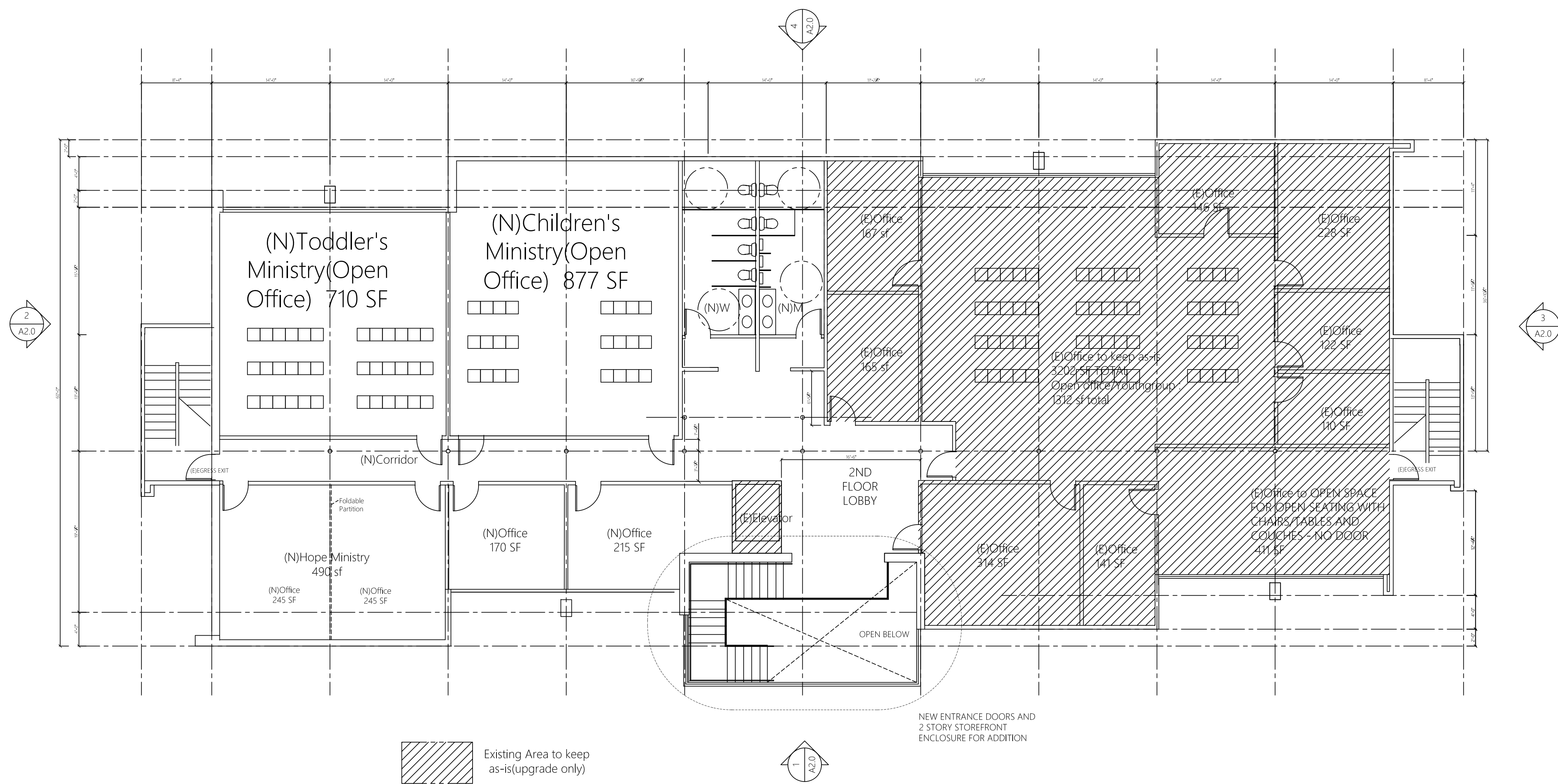
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DATE	5.31.2024
PROJECT NO.	24.2
SHEET TITLE	

SECOND FLOOR PLAN

SHEET NO.

A1.2



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

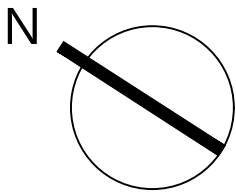
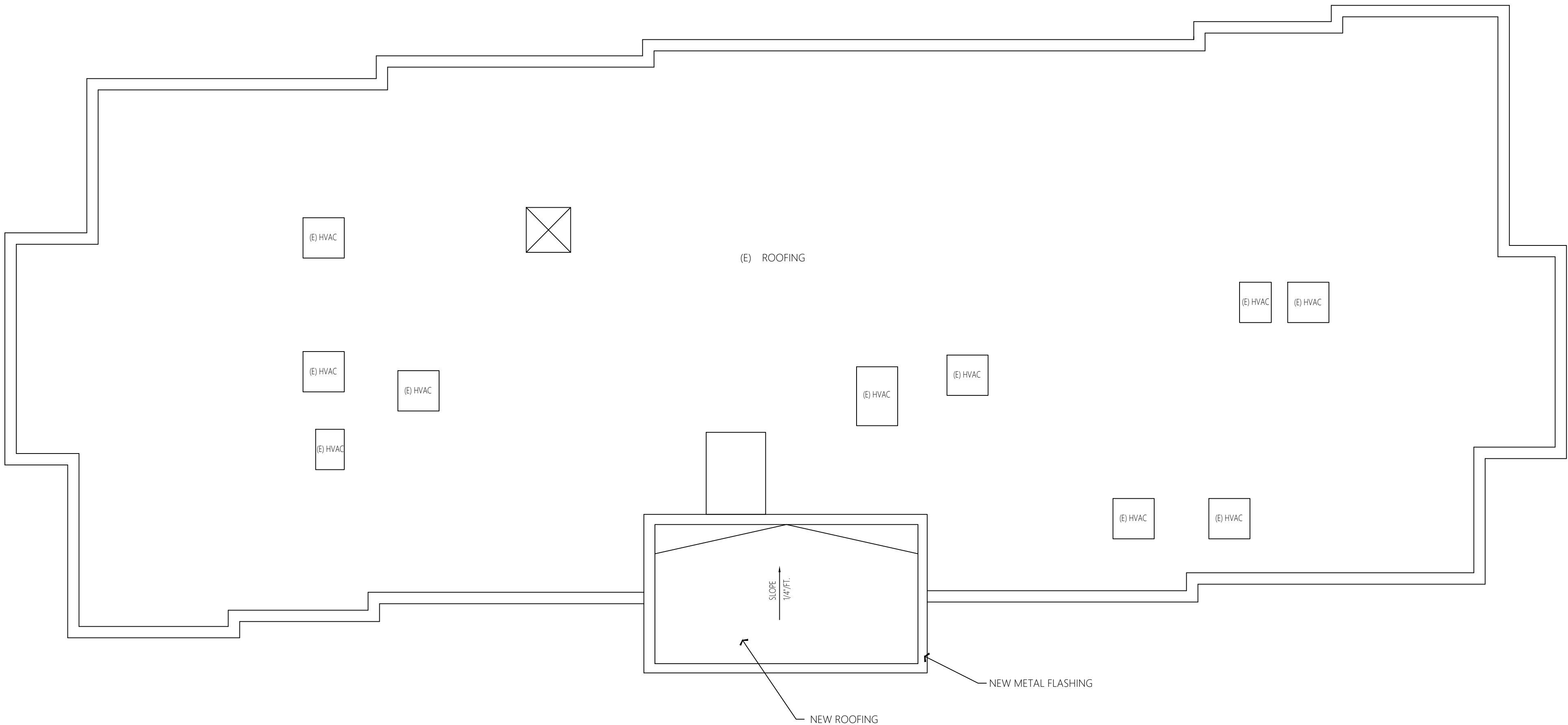
REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

ROOF PLAN

SHEET NO.

A1.3



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

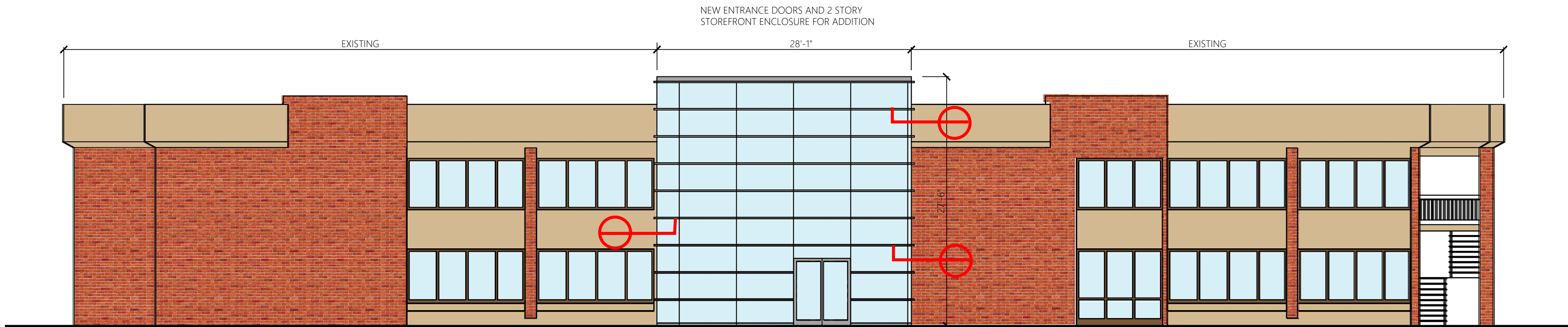
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	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
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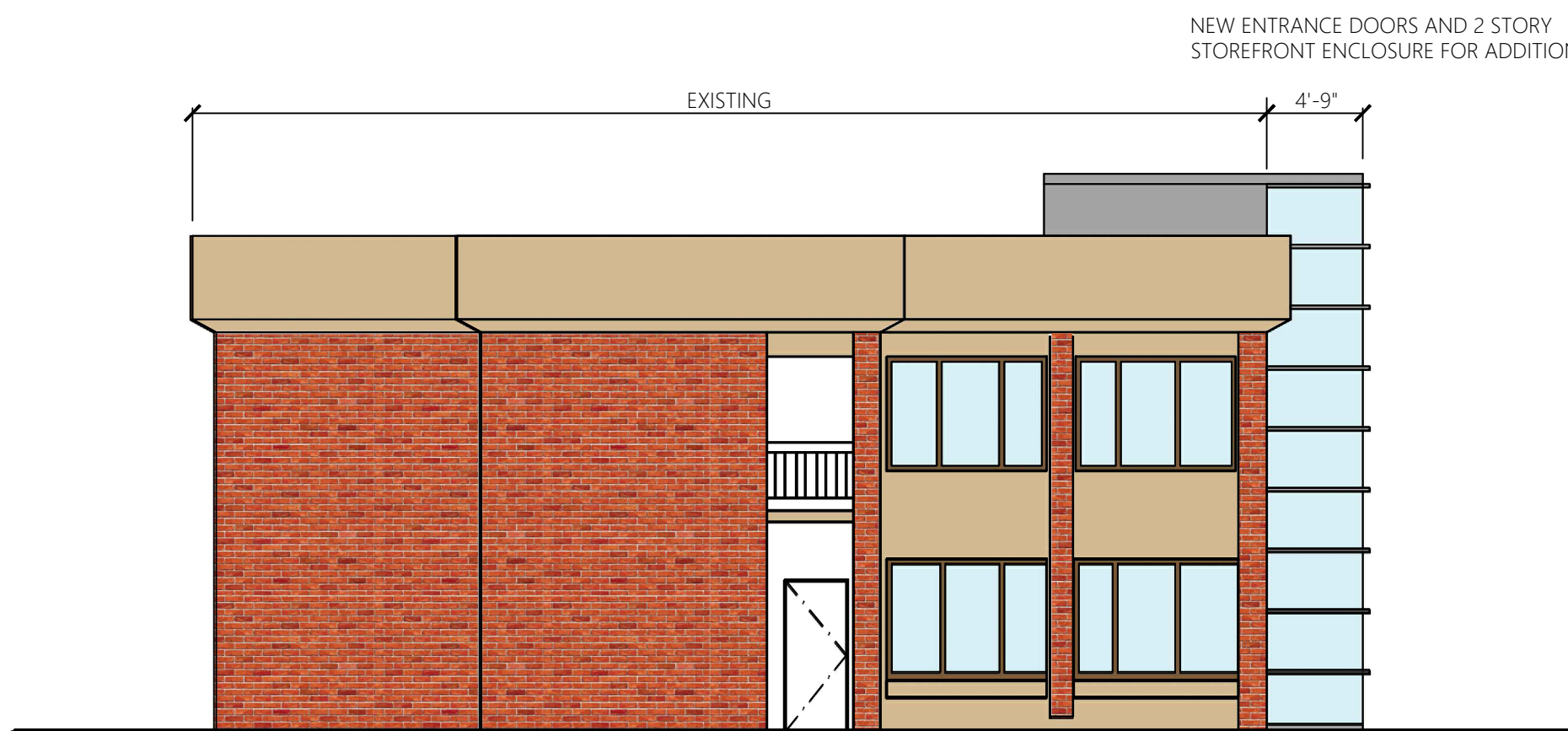
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SHEET NO.

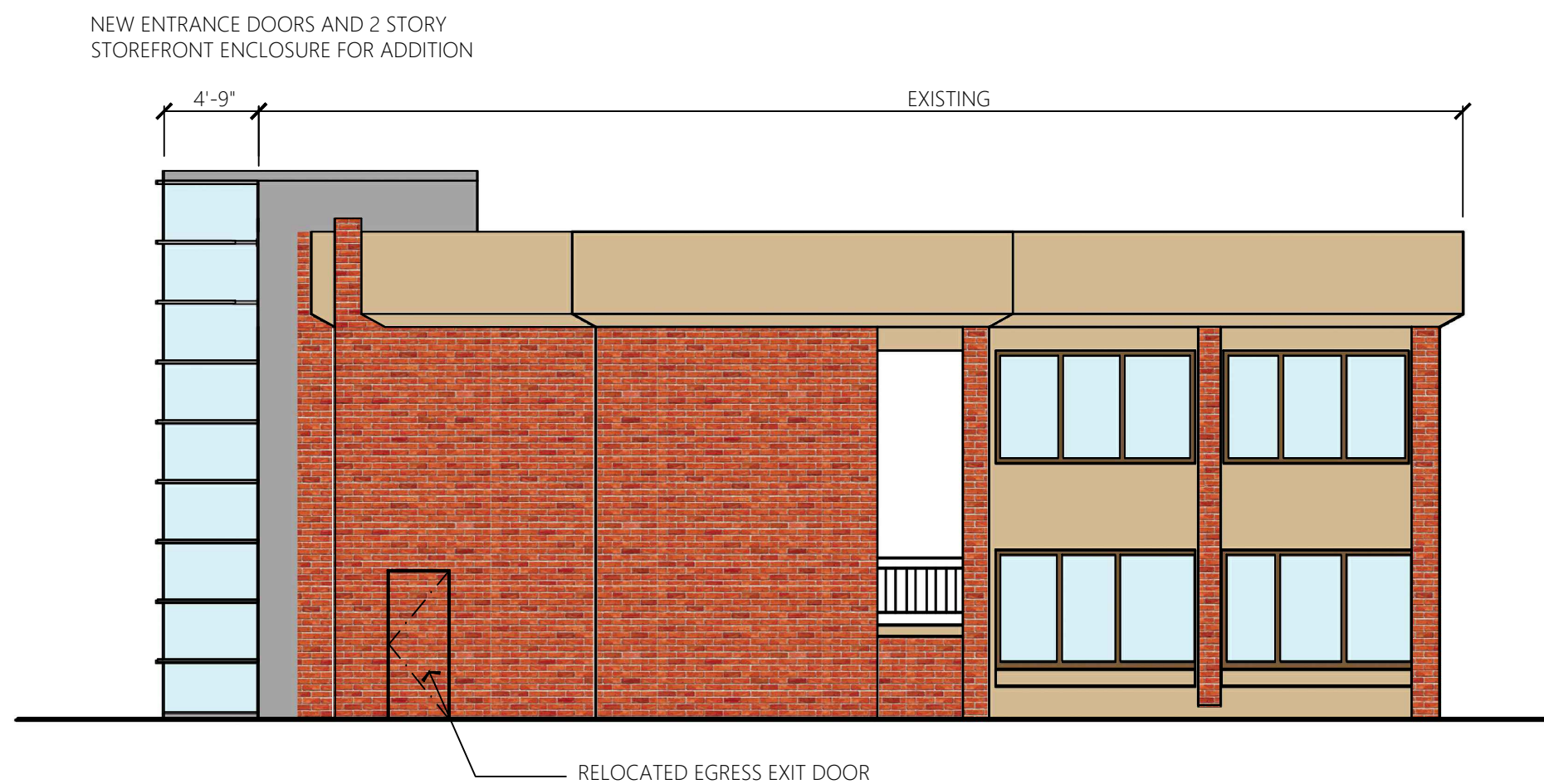
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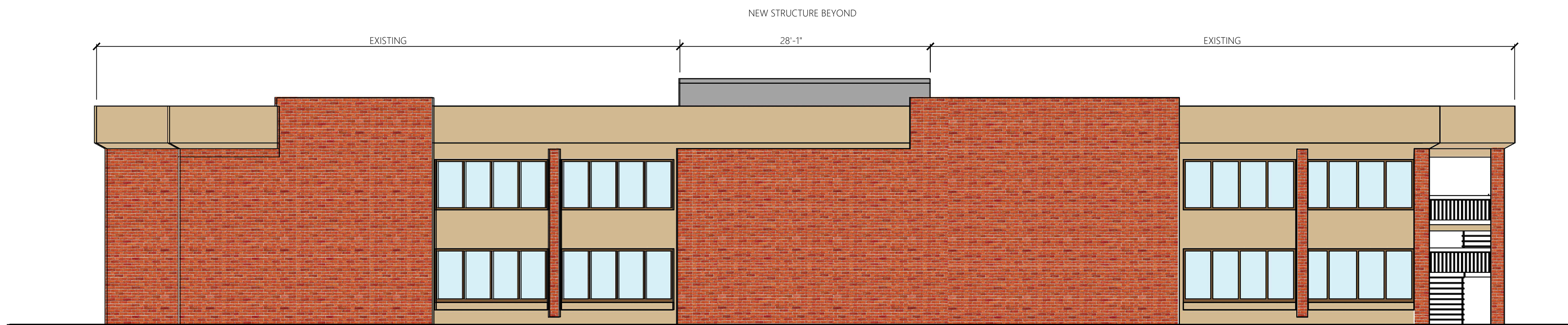
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SCALE: 1/8" = 1'-0"



2 NORTHWEST ELEVATION(SIDE)
SCALE: 1/8" = 1'-0"



3 SOUTHEAST ELEVATION(SIDE)
SCALE: 1/8" = 1'-0"



1 NORTHEAST ELEVATION(REAR)
SCALE: 1/8" = 1'-0"



1 EXTERIOR PERSPECTIVE OF LOBBY ENTRANCE ENCLOSURE(PROPOSED)
N.A.

Note:Exterior
Signage shown is
a place holder.
Detailed design
intent with size
and finish
material will be
developed later



2 INTERIOR PERSPECTIVE OF MAIN SANCTUARY(PROPOSED)
N.A.

SLOWARK PARTNERS

ARCHITECTURE INTERIOR PLANNING

150 POST ST. #750, SAN FRANCISCO CA
E: SKIM@SLOWARK.COM | T: 925.856.0848

CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

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PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

PERSPECTIVES

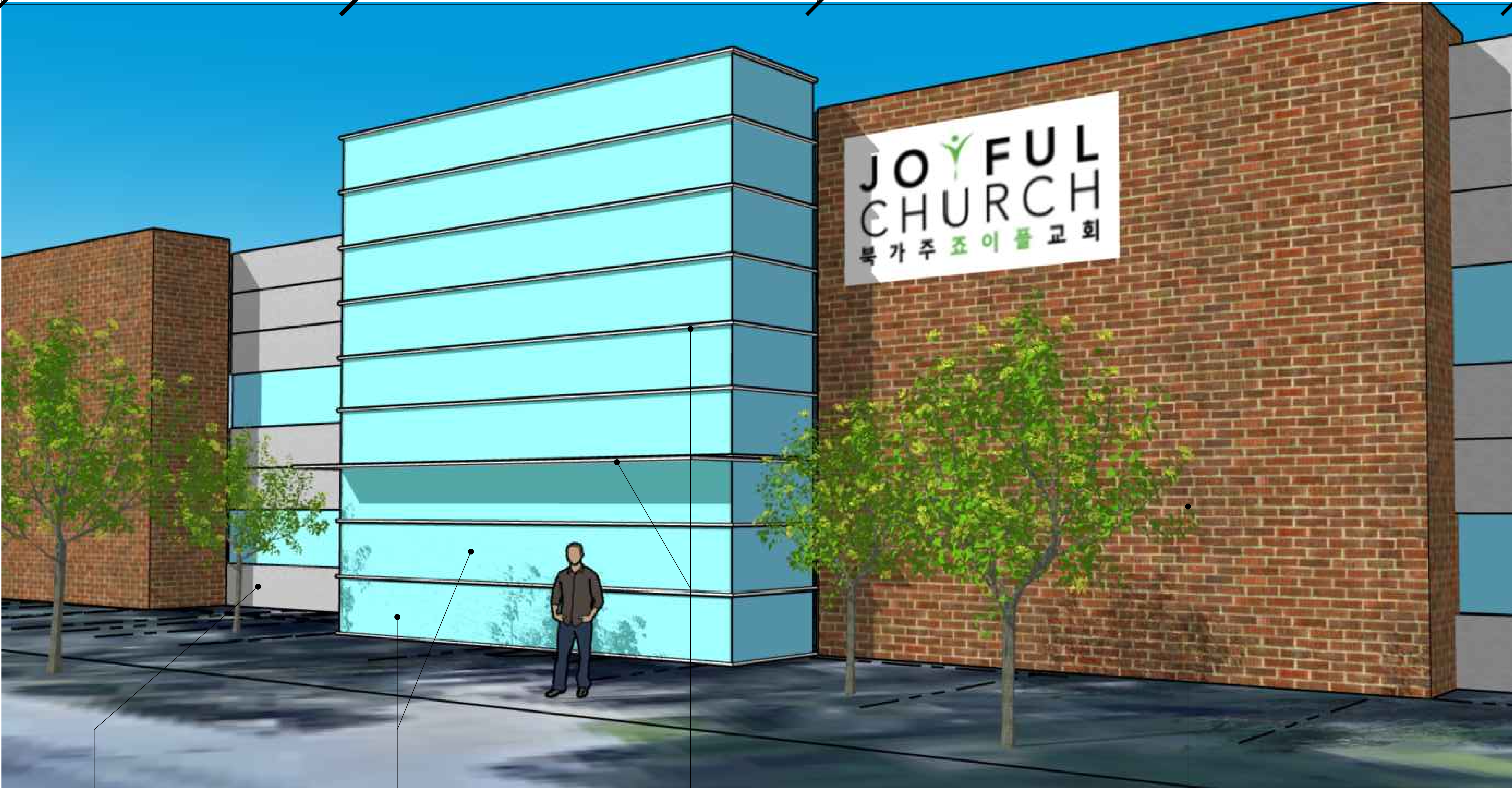
SHEET NO.

A3.0

EXISTING

PROPOSED ADDITION

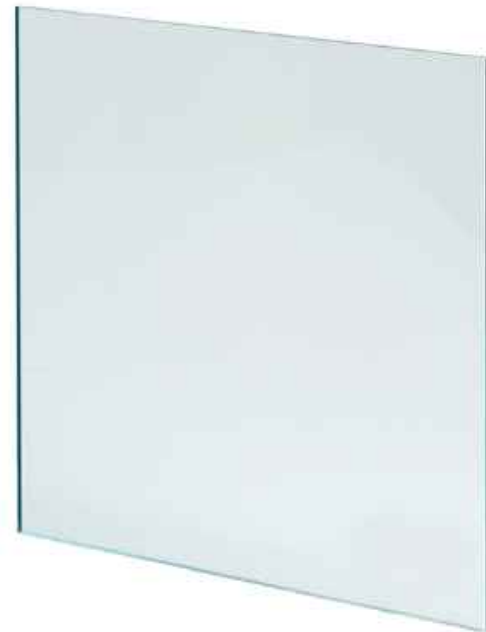
EXISTING



EXISTITNG STUCCO FINISH, TYP



VISION GLASS



ALUMINUM MULLION/CANOPY (COLOR: SILVER)



EXISTING BRICK VENEER, TYP



SLOWARK
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ARCHITECTURE INTERIOR PLANNING

150 POST ST. #750, SAN FRANCISCO CA
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PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

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PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

EXTERIOR
MATERIAL
PALLETTE
BOARD

SHEET NO.

A3.1

CONSULTANT

PROJECT

635 HANOVER ST
RESIDENCE
RENOVATION

635 HANOVER ST
LIVERMORE, CALIFORNIA 94551

JURISDICTION STAMP

PLANNING APPLICATION #: XX

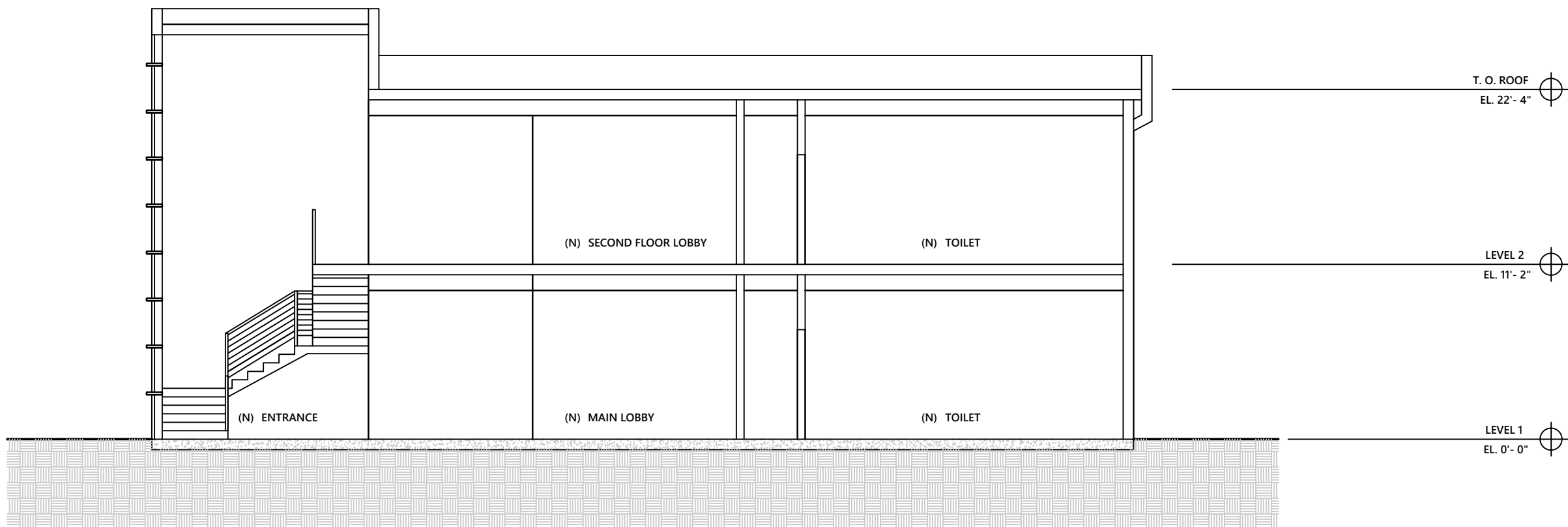
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	6.4.2024	UILDING PERMIT REVISION

DATE 5.15.2024
PROJECT NO. 24.7
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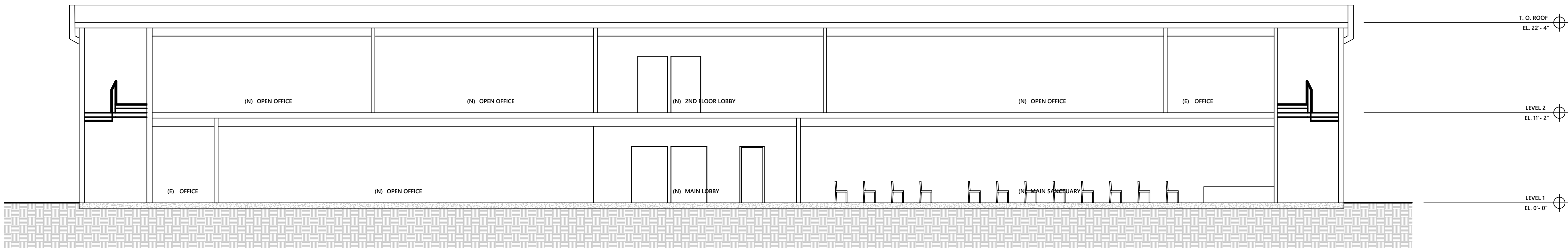
SECTIONS

SHEET NO.

A3.3



2 SECTION
SCALE: 1/8" = 1'-0"



1 SECTION
SCALE: 1/8" = 1'-0"

CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

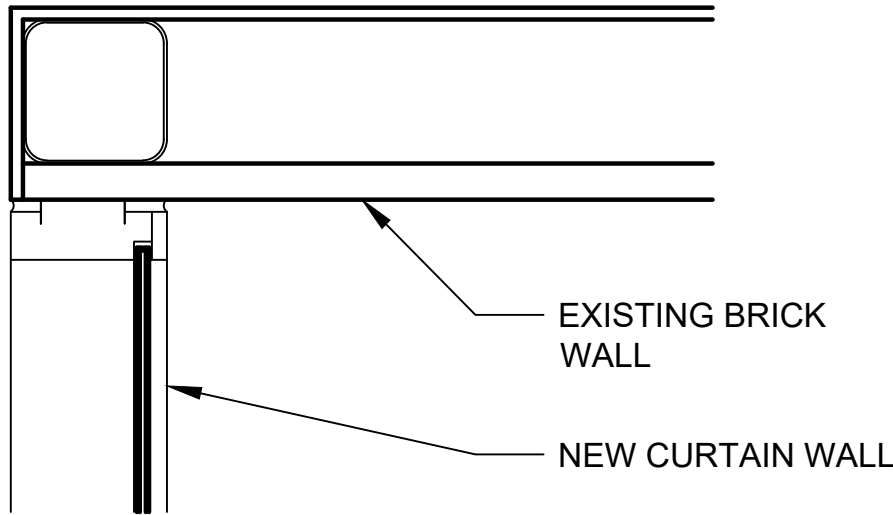
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	5.31.2024	CUP/DESIGN REVIEW

DATE5.31.2024
PROJECT NO.24.2
SHEET TITLE

DETAILS

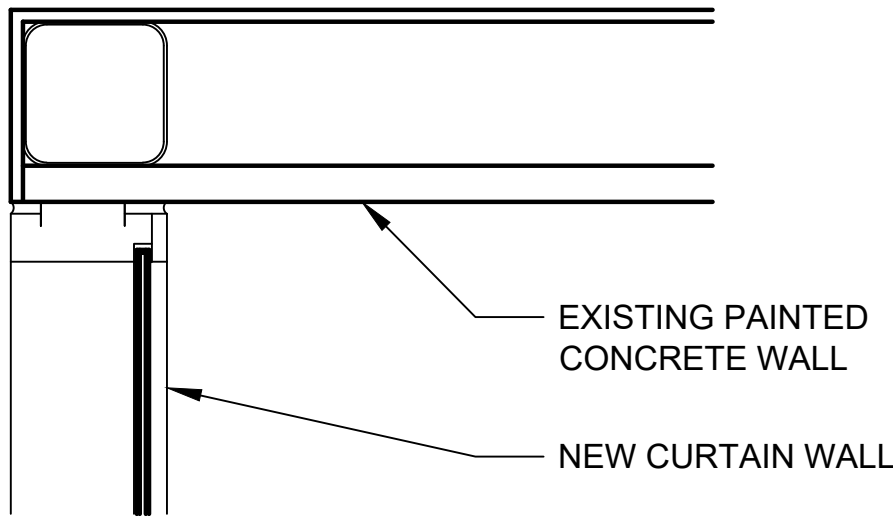
SHEET NO.

A4.0



2CURTAIN WALL JAMB @ (E) BRICK WALL

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



1CURTAIN WALL JAMB @ (E) CONC WALL

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

TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
4380 LA JOLLA VILLAGE DRIVE, SUITE 110
SAN DIEGO, CA 92122
(858) 410-2155

POLICY/FILE NUMBER: NCS-554782-SD
COMMITMENT DATE: FEBRUARY 15, 2013
UPDATE: MARCH 8, 2013
TITLE OFFICER: FRANK SKIP SANTY / TRIXY BROWN

EASEMENT NOTES

4 WATER RIGHTS CONVEYED TO THE CITY AND COUNTY OF SAN FRANCISCO, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, BY DOCUMENT RECORDED MARCH 30, 1930 IN BOOK 2350, PAGE 1, OFFICIAL RECORDS.

NOTE: SAID DOCUMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.

5 AN EASEMENT FOR GRADING, DITCHING OR PIPE LAYING OPERATIONS IN ORDER TO PROVIDE FOR FUTURE DRAINAGE OR IRRIGATION AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1941 AS BOOK 4102, PAGE 425 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

NOTE: NOT PLOTABLE PER TITLE COMPANY'S EASEMENT PLOT EXHIBIT.

6 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1945 AS BOOK 4795, PAGE 436 OF OFFICIAL RECORDS.

IN FAVOR OF: THE UNITED STATES OF AMERICA
AFFECTS: AS DESCRIBED THEREIN

NOTE: APPROXIMATE LOCATION SHOWN PER PARCEL MAP NO. 7070, PMB 229/1-5.

7 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 19, 1967 AS BOOK 1950, PAGE 100 OF OFFICIAL RECORDS.

NOTE: A PORTION OF THE RELINQUISHED ABUTTER'S RIGHTS MUST BE RESTORED TO PROVIDE ACCESS TO THE "CALTRANS PARCEL".

9 AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED JUNE 19, 1967 AS BOOK 1983, PAGE 852 OF OFFICIAL RECORDS.

IN FAVOR OF: VALLEY COMMUNITY SERVICES DISTRICT
AFFECTS: AS DESCRIBED THEREIN

TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

⬡ DENOTES PLOTTABLE EASEMENTS
SEE PAGE 9.

Prepared by: Joseph C. Truax and Associates, Inc. Civil Engineers and Land Surveyors 285 S. Arroyo Drive, Suite 111, Orange, (714) 835-0383			
LOT LINE ADJUSTMENT NO. P13-2534 IN THE CITY OF PLEASANTON, ALAMEDA COUNTY, CA			
DRAWN: CL	CHKD: SMH	EXHIBIT "A" PAGE 6 OF 10	
DATE: 4-3-15	DATE: 4-3-15		

EASEMENT NOTES. (continued)

⬡ DENOTES PLOTTABLE EASEMENTS
SEE PAGE 9.

10 PERPETUAL BUILDING RESTRICTIONS WITH EXPRESS PROVISION FOR REVERSION OF TITLE IN THE EVENT OF A VIOLATION, AND CONTAINING A MORTGAGEE PROTECTION CLAUSE, AS CONTAINED IN THE DEED FROM QUALIFIED INVESTMENTS, INC., A CALIFORNIA CORPORATION, TO HUMBLE OIL & REFINING COMPANY, A DELAWARE CORPORATION, DATED AUGUST 31, 1967, AND RECORDED NOVEMBER 22, 1967, SERIES NO. AZ120578, BOOK 2079, PAGE 576, OFFICIAL RECORDS OF ALAMEDA COUNTY.

NOTE: SAID DOCUMENT AMONG OTHER ITEMS, REFERS TO ACCESS RESTRICTIONS TO A PORTION OF THE SITE. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

11 AN EASEMENT FOR UNDERGROUND AND ABOVE GROUND ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 01, 1979 AS INSTRUMENT NO. 79-220770 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC GAS & ELECTRIC COMPANY, ET AL
AFFECTS: AS DESCRIBED THEREIN

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS A PORTION OF PARCEL 6)

NOTE: SAID EASEMENT'S LOCATION IS AROUND FACILITY LOCATIONS. EASEMENT CANNOT BE PLOTTED FROM RECORD INFORMATION AND IS NOT SHOWN HEREON.

15 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 3874 RECORDED DECEMBER 29, 1982 ON FILE IN BOOK 137, PAGE 37, OF PARCEL MAPS. FOR: PUBLIC SERVICE AND INCIDENTAL PURPOSES.

16 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HOPYARD ROAD AND FREEWAY, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF PARCEL MAP NO. 3874 ON FILE IN BOOK 137, PAGE 37, OF PARCEL MAPS.

NOTE: SAID PARCEL MAP NO. 3874 DOES NOT REFER TO ABUTTER'S RIGHTS TO HOPYARD ROAD. TITLE COMPANY TO CONFIRM THE INCLUSION OF THIS ITEM.

19 AN EASEMENT FOR ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1986 AS INSTRUMENT NO. 86-141468 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF PLEASANTON, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

NOTE: SAID ITEM IS NOT IN CHICK-FIL-A PROPOSED PARCEL, NOT PLOTTED ON TITLE COMPANY'S EASEMENT PLOT EXHIBIT.

20 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAINTENANCE OF AGREEMENT" RECORDED JUNE 16, 1986 AS INSTRUMENT NO. 86-141475 OF OFFICIAL RECORDS.

NOTE: SAID DOCUMENT IS AN ACCESS EASEMENT MAINTENANCE AGREEMENT. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

22 AN EASEMENT FOR PUBLIC SERVICE AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1991 AS INSTRUMENT NOS. 91-020681, 91-020682 AND 91-020683 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF PLEASANTON, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

Prepared by: Joseph C. Truax and Associates, Inc. Civil Engineers and Land Surveyors 285 S. Arroyo Drive, Suite 111, Orange, (714) 835-0383			
LOT LINE ADJUSTMENT NO. P13-2534 IN THE CITY OF PLEASANTON, ALAMEDA COUNTY, CA			
DRAWN: CL	CHKD: SMH	EXHIBIT "A" PAGE 7 OF 10	
DATE: 4-3-15	DATE: 4-3-15		

EASEMENT NOTES. (continued)

⬡ DENOTES PLOTTABLE EASEMENTS
SEE PAGE 9.

23 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 7070 RECORDED DECEMBER 13, 1996 ON FILE IN BOOK 228, PAGE 1, OF PARCEL MAPS. FOR: PUBLIC SERVICE AND INCIDENTAL PURPOSES.

25 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION RESERVING DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT" RECORDED DECEMBER 13, 1996 AS INSTRUMENT NO. 96316772 OF OFFICIAL RECORDS.

27 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED AUGUST 13, 1997 AS INSTRUMENT NO. 97204349 OF OFFICIAL RECORDS.

NOTE: SAID EASEMENT IS NOT IN CHICK-FIL-A SURVEY AREA. THE APPROXIMATE LOCATION OF SAID ITEM IS SHOWN HEREON.

28 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 18, 1997 AS INSTRUMENT NO. 97243498 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN

NOTE: THE EXACT LOCATION OF SAID EASEMENT IS NOT PLOTABLE FROM THE RECORD INFORMATION AND NOT LOCATED IN THE PROPOSED CHICK-FIL-A PARCEL.

35 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JANUARY 17, 2008, BY AND BETWEEN PLEASANTON SQUARE PARTNERS II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND SMART & FINAL STORES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 23, 2008 AS INSTRUMENT NO. 2008015866 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

A DOCUMENT RECORDED FEBRUARY 13, 2013 AS INSTRUMENT NO. 2013061414 OF OFFICIAL RECORDS PROVIDES THAT THE ABOVE DOCUMENT WAS SUBORDINATED TO THE DOCUMENT RECORDED FEBRUARY 13, 2013 AS INSTRUMENT NO. 2013061410 OF OFFICIAL RECORDS.

NOTE: GENERAL LOCATION OF "RELEASE PARCEL" SHOWN HEREON. AFFECT UNKNOWN REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

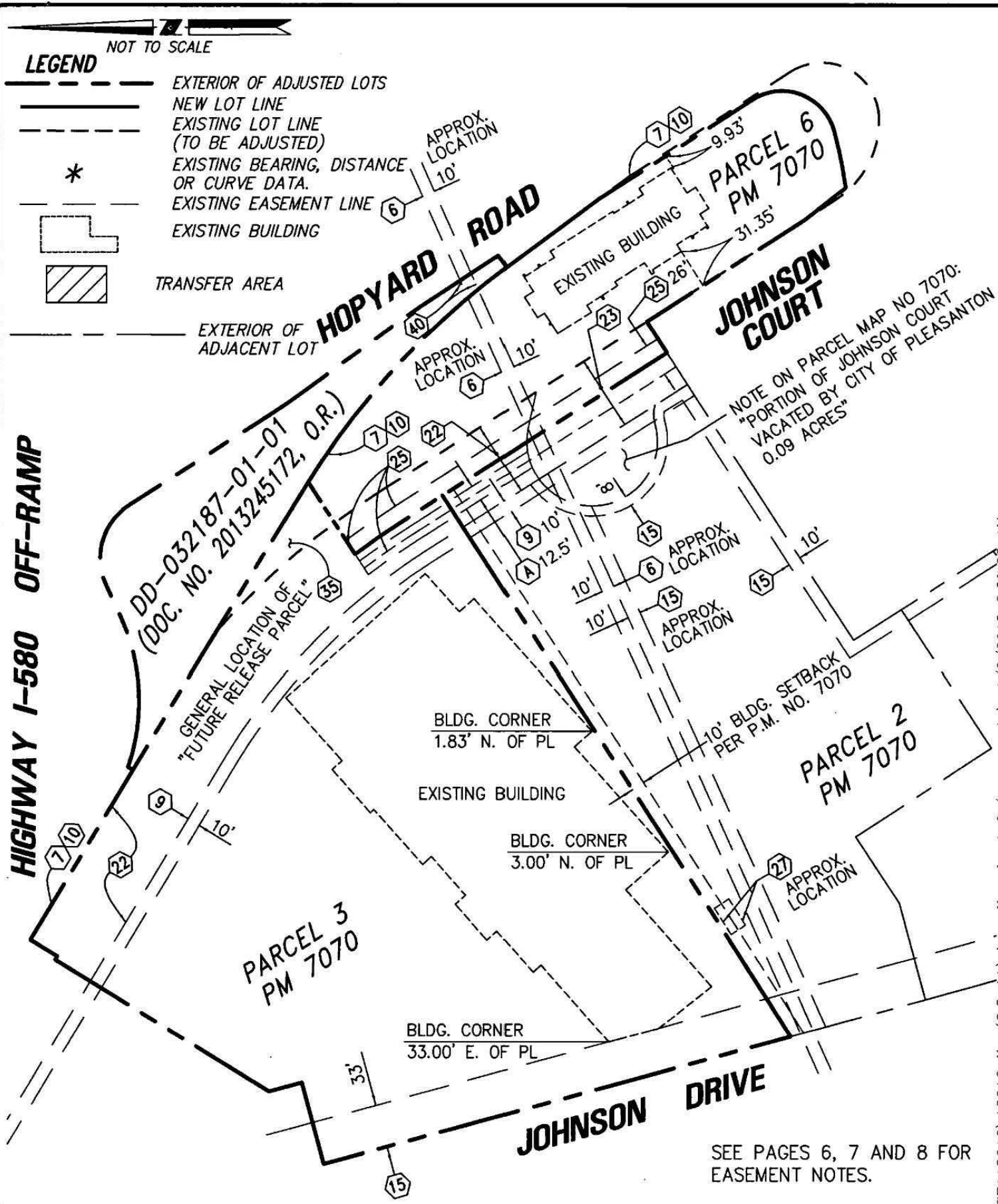
40 AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1945 AS BOOK 4795, PAGE 436 OF OFFICIAL RECORDS.

IN FAVOR OF: THE UNITED STATES OF AMERICA
AFFECTS: AS DESCRIBED THEREIN

PLOTTED ITEM BELOW IS NOT LISTED IN THE SUBJECT TITLE REPORT:

A A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY, RECORDED ON JUNE 16, 1986 AS INSTRUMENT NO. 86-141476, OFFICIAL RECORDS. ITEM PLOTTED AS SHOWN ON PARCEL MAP NO. 7070, PMB 229/1-5.

Prepared by: Joseph C. Truax and Associates, Inc. Civil Engineers and Land Surveyors 285 S. Arroyo Drive, Suite 111, Orange, (714) 835-0383			
LOT LINE ADJUSTMENT NO. P13-2534 IN THE CITY OF PLEASANTON, ALAMEDA COUNTY, CA			
DRAWN: CL	CHKD: SMH	EXHIBIT "A" PAGE 8 OF 10	
DATE: 4-3-15	DATE: 4-3-15		



Prepared by: Joseph C. Truax and Associates, Inc. Civil Engineers and Land Surveyors 285 S. Arroyo Drive, Suite 111, Orange, (714) 835-0383			
LOT LINE ADJUSTMENT NO. P13-2534 IN THE CITY OF PLEASANTON, ALAMEDA COUNTY, CA			
DRAWN: CL	CHKD: SMH	EXHIBIT "A" PAGE 9 OF 10	
DATE: 4-3-15	DATE: 4-3-15		

SLOWARK PARTNERS

ARCHITECTURE INTERIOR PLANNING

150 POST ST. #750, SAN FRANCISCO CA
E: SKIM@SLOWARK.COM | T: 925.856.0848

CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE: 5.31.2024
PROJECT NO.: 24.2
SHEET TITLE

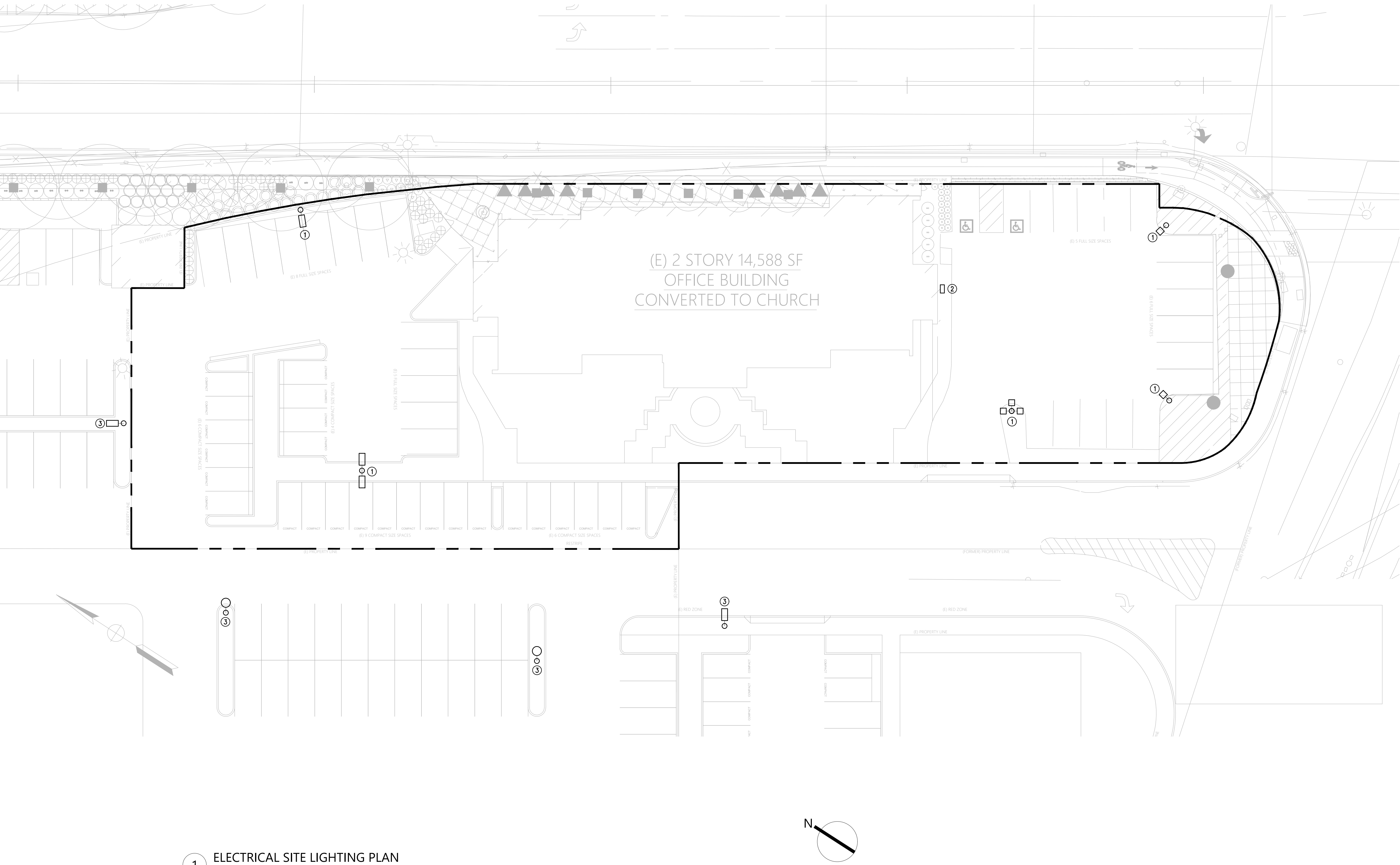
EASEMENT

SHEET NO.

A5.0

SHEET NOTES:

- ① EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN AND RE-USE.
- ② EXISTING EXTERIOR WALL MOUNTED LIGHT FIXTURE TO REMAIN AND RE-USE.
- ③ EXISTING POLE MOUNTED LIGHT FIXTURE OUTSIDE THE PROPERTY LINE.



CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

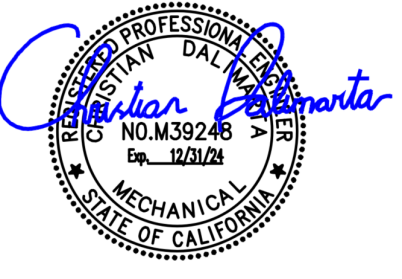
REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

ELECTRICAL SITE
LIGHTING PLAN

SHEET NO.

ES1.0



PROJECT

**6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION**

6111 JOHNSON CT
PLEASANTON, CA

PLANNING APPLICATION #: XX

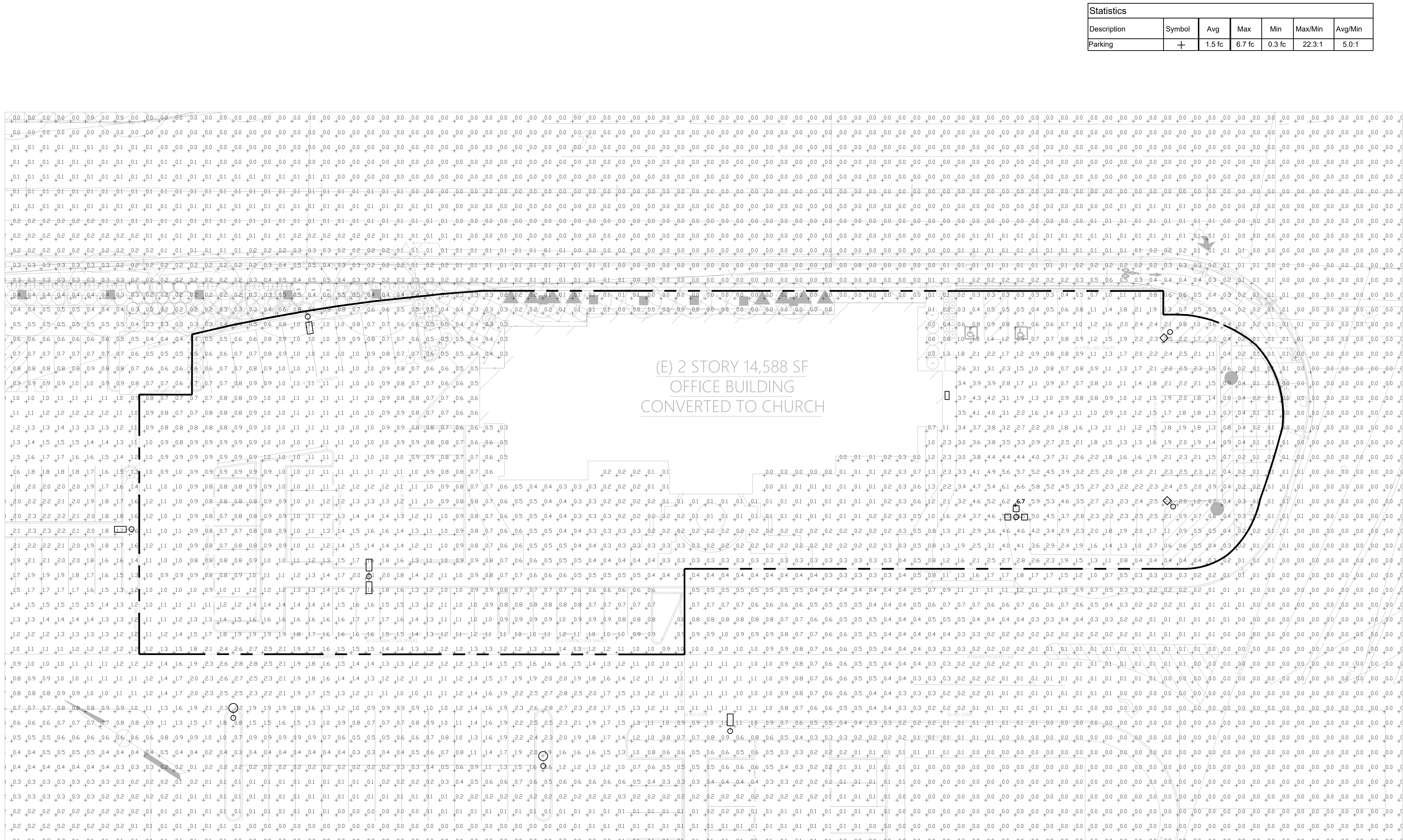
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DATE	5.31.2024
PROJECT NO.	24.2
SHEET TITLE	

ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NO.

EP1.0



1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"

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

CONSULTANT

PROJECT

6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

REV	DATE	DESCRIPTION
	5.31.2024	CUP/DESIGN REVIEW

DATE 5.31.2024
PROJECT NO. 24.2
SHEET TITLE

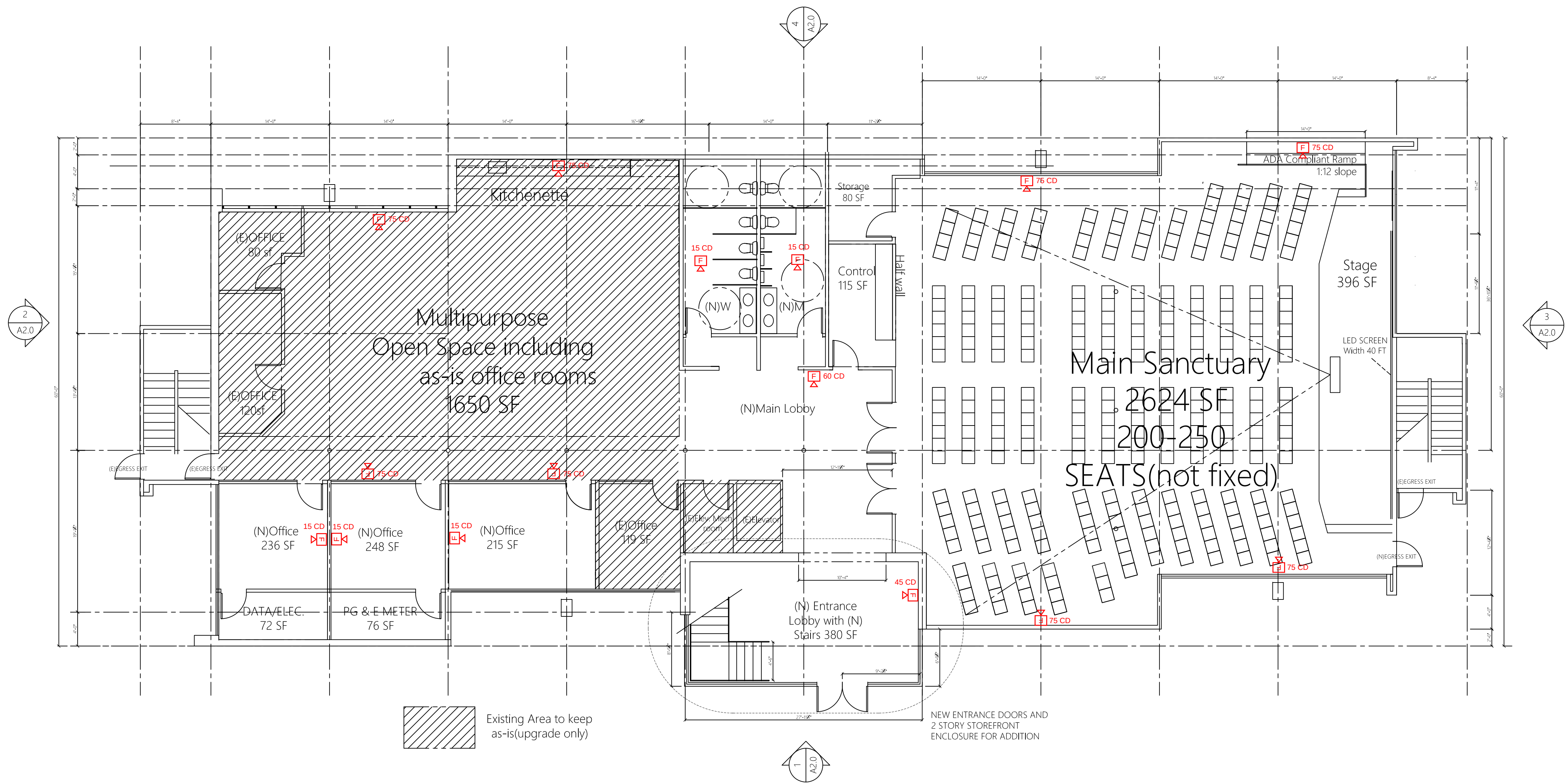
FIRST FLOOR PLAN

SHEET NO.

A1.1

LEGEND

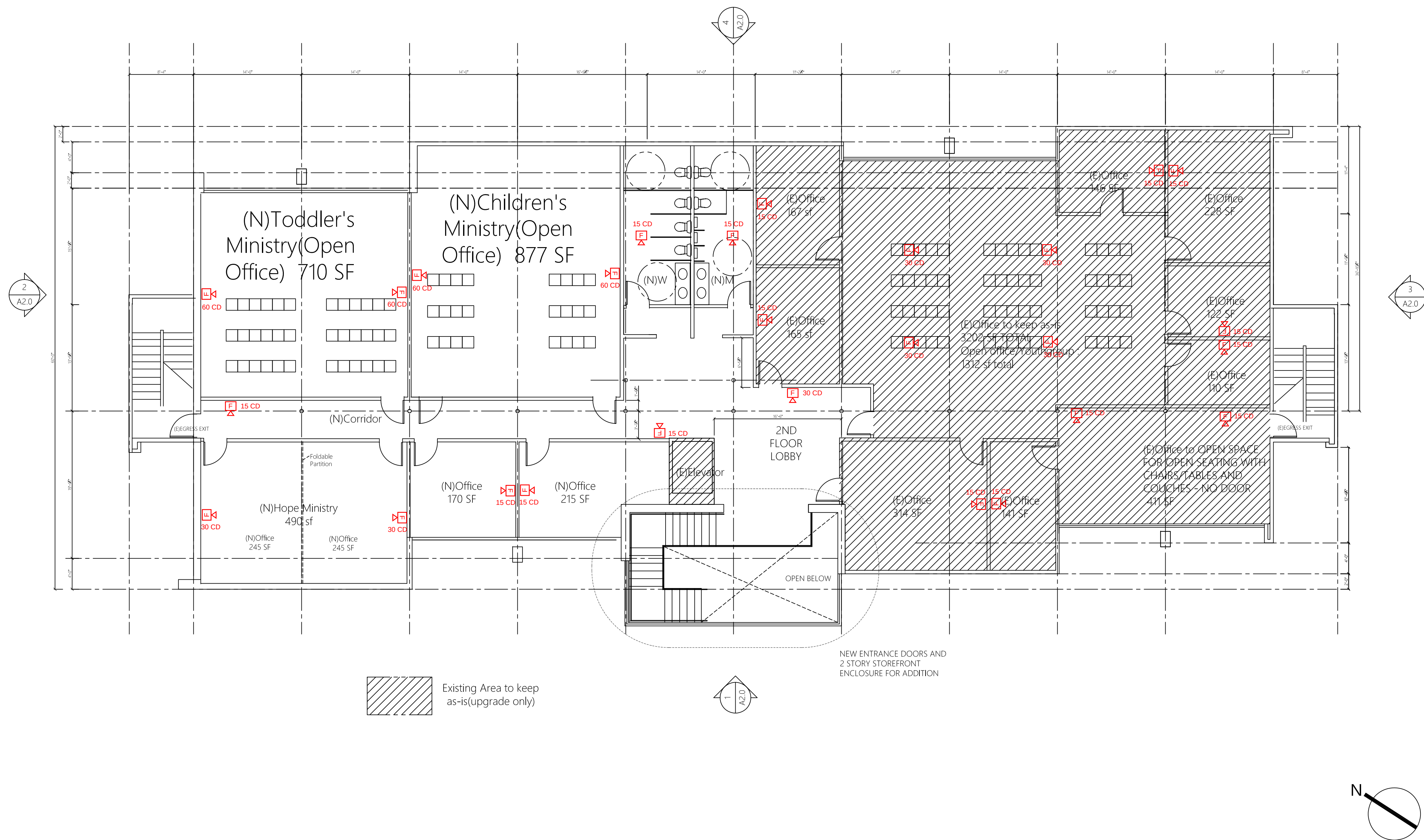
 FIRE ALARM



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

 FIRE ALARM



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSULTANT

PROJECT

**6111 JOHNSON
CT - JOYFUL
CHURCH
RENOVATION**

6111 JOHNSON CT
PLEASANTON, CA

JURISDICTION STAMP

PLANNING APPLICATION #: XX

[illegible]

DATE	5.31.2024
PROJECT NO.	24.2
SHEET TITLE	

SECOND FLOOR PLAN

SHEET NO.

A1.2

Oct 28 2024

RECEIVED

11/14/2024

P24-0492

CITY OF PLEASANTON

PLANNING DIVISION

EXHIBIT B

Narratives on off-street parking spaces at 6111 Johnson Ct

This is for JOYFUL CHURCH's usage plan and overview of the building and off-street parking strategy on 6111 Johnson Ct

The service on Sundays has the most impact in terms of the usage of the building and the need of off-street parking between 11 a.m. and 1 p.m. when the adult services happen.

The average number of adults is about 200-250 regular church members and 1/3 of adults would drop off their children to toddler's, children, and youth group's service each upto 100 total in average.

This number of congregations will occupy 6,015 SF total, which is combined area of main sanctuary and other rooms assigned to each group as attached table below.

When the offices are full at the same time it would need 110 stalls total.

Table 1. Parking Space Calculation

Name of Room	Area (SF)	RATIO (stall/area(SF))	REQUIRED NUMBER OF PARKING STALL	Note: number of users (during peak time)
SANCTUARY NOT COUNTING STAGE	2,627	1/60	43.7	200-250
TODDLER MINISTRY	710	1/60	11.8	10-20
CHILDREN'S MINISTRY	877	1/60	14.6	20-25
HOPE MINISTRY	490	1/60	8.2	5-8
YOUTH MINISTRY	1,312	1/60	21.9	30-40
Sub total at peak time on Sunday			100.2 spaces = 101 spaces	
Offices (1 st and 2 nd floor total)	2,942	1/300	9.8	
Grand Total (peak time and full occupancy in all offices)			100.2+9.8 = 110 spaces	

Per proposed site plan which is not changed or revised any, it shows 29 (E) full size spaces, 25 (E) compact size spaces and 2(E) accessible spaces are provided with total of 56 as is before.

Oct 28 2024

Therefore, the church now has an agreement with the owner of 6601 Owens Dr Office park for offsite parking in 3 mins walk distance for peak time use as attached, see Appendix 1 Signed Agreement and AS 1.1 ADDITIONAL PARKING PROVISION sheet of the drawing set.

The tables below describe the each service's gathering time, location, attendance and number of staffs respectively. The first table is for adult only, the second one is for toddler, children's, youth and Hope Ministry(for Autism).

6111 Johnson Ct
Joyful Church
Adult Service Meeting Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Early Morning		5 AM-7AM	5 AM-7AM	5 AM-7AM	5 AM-7AM	7AM-8:30AM	
Location		Main Sanctuary	Main Sanctuary	Main Sanctuary	Main Sanctuary	Main Sanctuary	
Attendance (People)		45	45	45	45	20	
Staff		3	3	3	3	2	
Morning				10AM-12PM		9AM-12PM	8:30AM-10:00AM
Location				Main Sanctuary		Main Sanctuary	Main Sanctuary
Attendance (People)				35		20	150
Staff				2		2	3
Sunday Only							11:00AM-12:30PM
Location							Main Sanctuary
Attendance (People)							200
Staff							3
Afternoon						1PM-4PM	1PM-4PM
Location						Main Sanctuary	Main Sanctuary
Attendance (People)						30	30
Staff						2	2
Evening					8 PM-10 PM		
Location					Main Sanctuary		
Attendance (People)					30		
Staff					1		

Week Days Office Hour 9AM to 5PM 4 staff members only

Oct 28 2024

6111 Johnson Ct
Joyful Church
Children-Youth Service Meeting Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday				
Early Morning											
Location											
Attendance (People)											
Staff											
Morning											
Location											
Attendance (People)											
Staff											
Sunday Only								11:00AM-12:30PM			
Location								each room			
Attendance (People)								99(20+35+40+4)	Toddler	Children	Youth
Staff								7(2+2+2+1)	20	35	40
											Hope
Afternoon											(Autism)
Location											
Attendance (People)											
Staff											
Evening								8 PM-10 PM			
Location								Youth			
Attendance (People)								20			
Staff								3			
										20	

Oct 28 2024

Appendix 1

6601 Owens Drive Parking Lot Lease
agreement(Final signed copy)

LIMITED USE PARKING LOT LEASE

1. PARTIES:

This Lease is made and entered into this 31st day of May, 2024 by and between 6601 Owens Drive II, LLC, a Delaware limited liability company (hereinafter referred to as "Landlord") and Northern California Joyful Church, a California religious nonprofit corporation, (hereinafter referred to as "Tenant").

2. PREMISES:

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, on the terms and conditions hereinafter set forth, on a limited use basis, the parking lot located at the commercial property at 6601 Owens Drive, Pleasanton, CA as depicted in Exhibit A. (said parking lot is hereinafter called the "Premises"). The Premises shall not include the commercial building located on the real property located at 6601 Owens Drive, Pleasanton, CA. (The Premises and the building hereinafter collectively referred to as the "Property"). The right of Tenant to use the Premises is limited to the hours as set forth in Section 5 hereinbelow.

3. TERM and OPTION TO EXTEND:

The term of this Lease shall be for five (5) years commencing upon the issuance of a certificate of completion by the City of Pleasanton for the remodeling work being performed at Tenant's Church located at 6111 Johnson Court, Pleasanton, CA and ending five years after commencement. It is anticipated that the commencement date will be approximately June of 2025.

Tenant shall have the right to extend the Term of this Lease (the "Extension Option"), for one (1), five (5)-year period (the "Extension Term") if Tenant (i) gives Lessor written notice of such election (the "Option Notice") not earlier than six (6) months and not later than three (3) months before the expiration of the then current Term of this Lease; (ii) is not in default under any provision of this Lease on the date of giving the Option Notice; and (iii) is not in default of any provision of this Lease on the date of the expiration of the then current Term of this Lease. All of the terms and conditions of this Lease shall apply during the Extension Term (other than the further right to extend the Term). The Rent for the Extension Term shall be \$3,500 per month.

4. RENT:

Tenant shall pay to Landlord as rent for the Premises, the sum of Three Thousand and 00/100 (\$3,000.00) dollars per month, in advance on the first day of each month during the term hereof. Rent shall be payable without notice or demand and without any deduction, off-set, or abatement in lawful money of the United States to the Landlord at the address stated herein for notices or to such other persons or such other places as the Landlord may designate to Tenant in writing.

In any month where rent is not received by Landlord on or before the 5th day of each month, Tenant shall pay a late charge of 10% or \$300.

Rent during the option period, if any, shall be negotiated by Landlord and Tenant, in good faith, prior to commencement of each option period.

5. USE OF PREMISES:

Tenant's use of the Premises shall be limited to the parking of passenger vehicles for the purposes of attending services or functions at Tenant's Church located at 6111 Johnson Court, Pleasanton, CA. and solely between the hours of 7:00pm through 10:00pm, Monday through Friday for no more than ten (10) occasions per month and 7:00am and 10:00pm on Sundays. In addition Tenant may use the Premises on Saturdays between 7:00am and 10:00pm on no more than six (6) Saturdays in any calendar year during the term of the Lease ("Tenant's Use"). No other use of the Premises by Tenant shall be permitted under this Lease without the prior written consent of Landlord which may be withheld in Landlord's sole discretion. Tenant shall be responsible to clean up and remove any trash or debris from the Premises arising out of Tenant's Use and to ensure that all vehicles have left the Premises at the conclusion of the permitted hours of Tenant's Use. Under no circumstances shall there be any overnight parking of any vehicles or use of the Premises by commercial vehicles.

6. INSURANCE:

During the Term, Tenant will maintain at its expense for the following types of insurance: (i) workers' compensation in an amount required by law; and (ii) commercial general liability with a per occurrence limit of \$1,000,000.00 and a general aggregate of \$2,000,000.00 for bodily injury and property damage on an occurrence basis containing an endorsement listing Landlord as an additional insured, a waiver of subrogation in favor of Landlord, its agents, employees and lender, and no modification that would make Tenant's policy excess or contributing with Landlord's liability insurance.

7. ALTERATIONS AND ADDITIONS:

Tenant shall not, without the Landlord's prior written consent, make any alterations, improvements or additions to, or in or about, the Premises.

8. HOLD HARMLESS:

Tenant shall indemnify and hold Landlord harmless from and against any and all claims arising from Tenant's use or occupancy of the Premises or from the conduct of its business or from any activity, work, or things which may be permitted or suffered by Tenant in or about the Premises including all damages, costs, attorney's fees, expenses and liabilities incurred in the defense of any claim or action or proceeding arising therefrom. The scope of Tenant's indemnification and hold harmless obligations pursuant to this paragraph include any claims made by any vehicle owners or vehicle occupants using the Premises in conjunction with, or relation to Tenant's Use, including but not limited to any claims involving or related to damage or theft of vehicles or their contents, or personal injuries or death of individuals. Except for Landlord's willful or grossly negligent conduct, Tenant hereby assumes all risk of damage to property or injury to person in or about the Premises arising out of or related to Tenant's Use.

9. ASSIGNMENT AND SUBLETTING:

Under no circumstances shall Tenant voluntarily or by operation of law assign, transfer, sublet, mortgage, or otherwise transfer or encumber all any part of Tenant's interest in this Lease or in the Premises.

10. DEFAULT:

It is agreed between the parties hereto that if any rent shall be due hereunder and unpaid after the 5th day of each month, or if Tenant shall default and breach any other covenant or provision of the Lease, then the Landlord, after giving the proper notice required by law, may re-enter the Premises and remove any property and any and all persons therefrom in the manner allowed by law.

In the event of any such default or breach by Tenant, Landlord may, at any time thereafter without limiting Landlord in the exercise of any right or remedy at law or in equity which Landlord may have by reason of such default or breach:

- (i) Maintain this Lease in full force and effect, and the Lease will continue in effect so long as Landlord does not terminate Tenant's right to possession, and Landlord shall have the right to collect Rent when due. During the period Tenant is in default, Landlord can enter the Premises and relet them, or any part of them, to third parties for Tenant's account at such rent and upon such conditions as Landlord deems reasonable and necessary. Landlord shall also have the right to do all acts necessary to maintain or preserve the Premises as Landlord deems reasonable or necessary, including removal of all persons or property from the Premises. Tenant shall be liable immediately to Landlord for all costs Landlord incurs in reletting the Premises, including, without limitation, brokers' commissions, expenses of remodeling the Premises as required by the reletting, and like costs. Reletting by Landlord can be for a term shorter or longer than the remaining term of this Lease. Tenant shall pay to Landlord the Rent (and other costs) due under this Lease on the dates the Rent is due, less rent Landlord receives from the reletting. No act by Landlord permitted under this subparagraph shall terminate this Lease unless Landlord notifies Tenant that Landlord elects to terminate this Lease.
- (ii) Terminate Tenant's right to possession by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to Landlord. In such event Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default, including without limitation thereto, the following: (a) any amount necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under this Lease or which in the ordinary course of events would be likely to result therefrom; plus (b) at Landlord's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable State Law. Upon any such re-entry Landlord shall have the right to make any reasonable repairs, alterations or modifications to the Premises, which Landlord in its sole discretion deems reasonable and necessary.

The Landlord may, at its option, either maintain this Lease in full force and effect and recover the rent and other charges as they become due or, in the alternative, terminate this Lease. In addition, the Landlord may recover any other damages and pursue any other rights and remedies which the Landlord may have against the Tenant by reason of such default as provided by law.

11. SUBORDINATION and ESTOPPEL.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Premises, or the Property and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Premises or the Property, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

Within fifteen (15) days of request therefor by Landlord, Tenant shall execute a written statement on the then current form used by Landlord acknowledging the commencement and termination dates of this Lease, that it is in full force and effect, has not been modified (or if it has, stating such modifications) and providing any other pertinent information as Landlord or its agents might reasonably request. Failure to comply with this Section shall be a material breach of this Lease by Tenant giving Landlord all rights and remedies under this Lease hereof, as well as a right to damages caused by the loss of a loan or sale which may result from such failure by Tenant.

12. SURRENDER:

On the last day of the term of this Lease, Tenant shall surrender the Premises to Landlord in good condition, broom clean, ordinary wear and tear and damage by the elements excepted.

13. HOLDING OVER:

If Tenant, with the Landlord's consent, remains in possession of the Premises after expiration or termination of the term of this Lease, such possession by Tenant shall be deemed to be a tenancy from month-to-month at a rental in the amount of the 125% of the last monthly rental plus all other charges payable hereunder, and upon all the provisions of this Lease applicable to such a month-to-month tenancy.

14. BINDING ON SUCCESSORS AND ASSIGNS:

Each provision of this Lease performable by Tenant shall be deemed both a covenant and a condition. The terms, conditions and covenants of this Lease shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns.

15. NOTICES:

Whenever under this Lease a provision is made for any demand, notice or declaration of any kind, it shall be in writing and served either by email, personally or sent by registered or **certified** United States mail, postage prepaid, addressed at the address as set forth below:

TO LANDLORD AT:

6601 OWENS DRIVE II, LLC,
Address: c/o SA Properties Group
5820 Stoneridge Mall Road, Suite 225,
Pleasanton, CA 94588
Attn.: Amelia Martiniuc
Phone No.: (925) 964-7071
Email Address:
amartiniuc@sapropertiesgroup.com and
sarac@quarrylane.org

TO TENANT AT:

Northern California Joyful Church
Address: 6444 Sierra Ct.
Dublin, CA 94568
Attn: Chongho Kim
Phone No.: (510) 582-1240 and
(408) 610-0741
Email Address:
info@joyfulchurch.us and
chongho.kim@gmail.com

Such notice shall be deemed to be received within forty-eight (48) hours from the time of mailing, or emailing as provided for in this paragraph.

16. WAIVERS:

No waiver by Landlord of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by Tenant of the same or any other provisions.

17. TIME:

Time is of the essence of this Lease.

18. MODIFICATIONS

This instrument contains all of the agreements, conditions and representations made between the parties to this Lease and may not be modified orally or in any other manner than by an agreement in writing signed by all of the parties to this Lease.

19. SEVERABILITY

The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

20. COUNTERPARTS

This Lease may be executed in one or more counterparts, each of which shall be deemed an original, and all taken together shall constitute one and the same instrument.

LANDLORD: 6601 Owens Drive II, LLC

By: Sabri Arac
Sabri Arac, Member

TENANT: Northern California Joyful Church

By: Chongho Kim
Chongho Kim, Secretary

By: _____

PLEASANTON PARK

REYNOLDS & BROWN
PLEASANTON, CALIFORNIA



Reynolds & Brown Associates
Architecture and Planning
2020 I Street (4th fl.) 94612
Sacramento, California 95811



REFERENCE MAP N 15

NO DESCRIPTION DATE

1 BUDGET CPT 12-8-83

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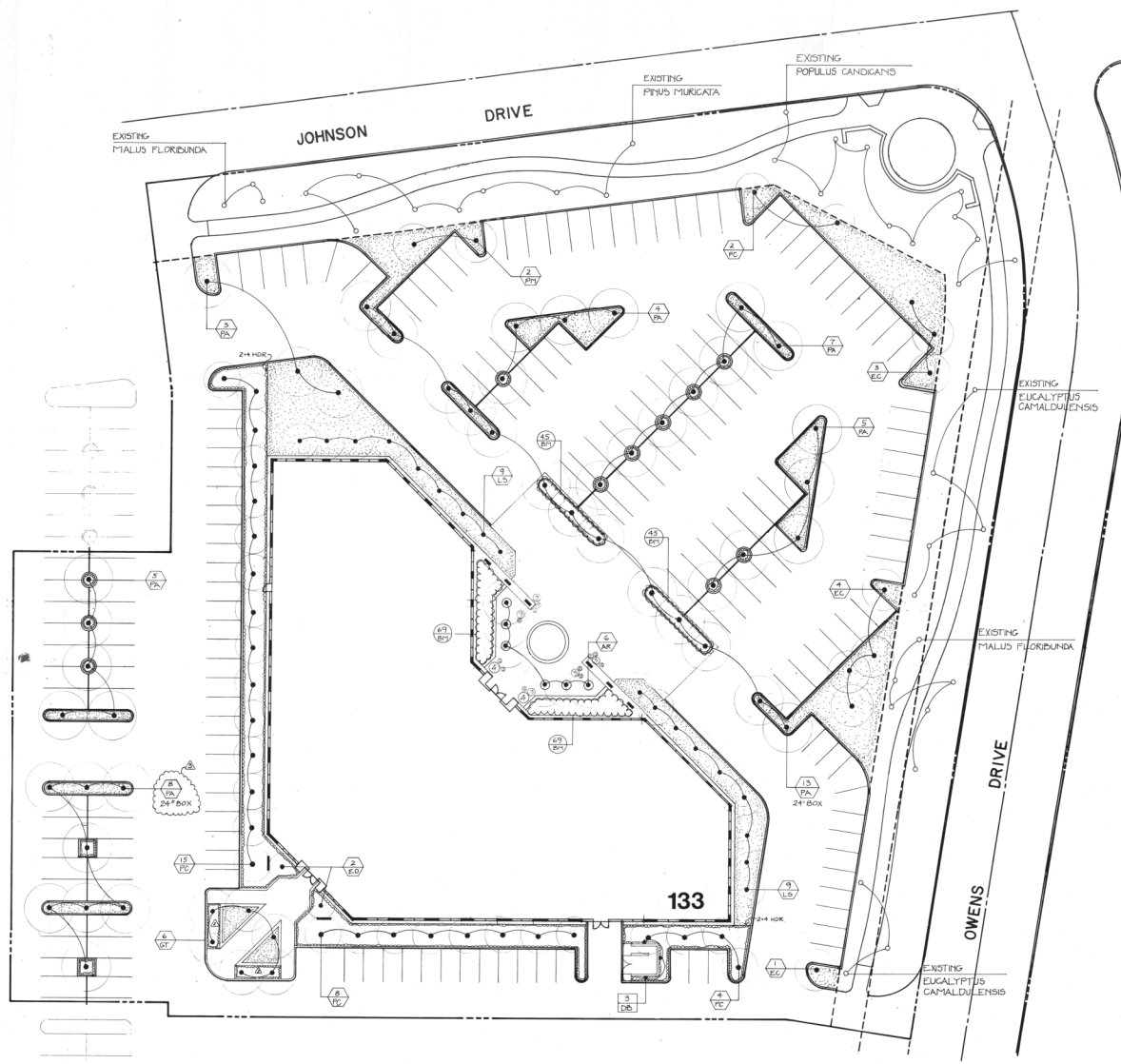
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"THIS INFORMATION IS INCLUDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL INFORMATION CONTAINED HEREON WITH THE CONSULTANT WHO IS RESPONSIBLE TO THE OWNER UNDER SEPARATE AGREEMENT."



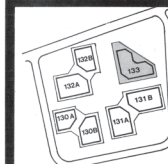
PLEASANTON PARK
PROJECT 130-133

PROJECT 130-133

**REYNOLDS & BROWN
PLEASANTON, CALIFORNIA**



Leason Pomeroy Associates
Architecture and Planning
44 Plaza Square (714) 639-5541
Orange, California 92666



REFERENCE MAP N 

Johnson-Guthrie Associates

730 Montgomery Street

San Francisco, California 94111
(415) 433-2409

NO	DESCRIPTION	DATE
1	JCA IN-HOUSE CHECK	11-10-83
2	W. PLAZA - PAVING TO G.C.	12-9-83
3	PLATINUMS SIZE CHANGE	1-30-84

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PROJECT 133

LANDSCAPE

PLANTING

PLAN

JOB NO: SHEET NO OF

DATE : 3-16-84 1-3

DRAWN:	L 3
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Welcome to Joyful Church

Parking Policy & Guidelines

Version 1.2

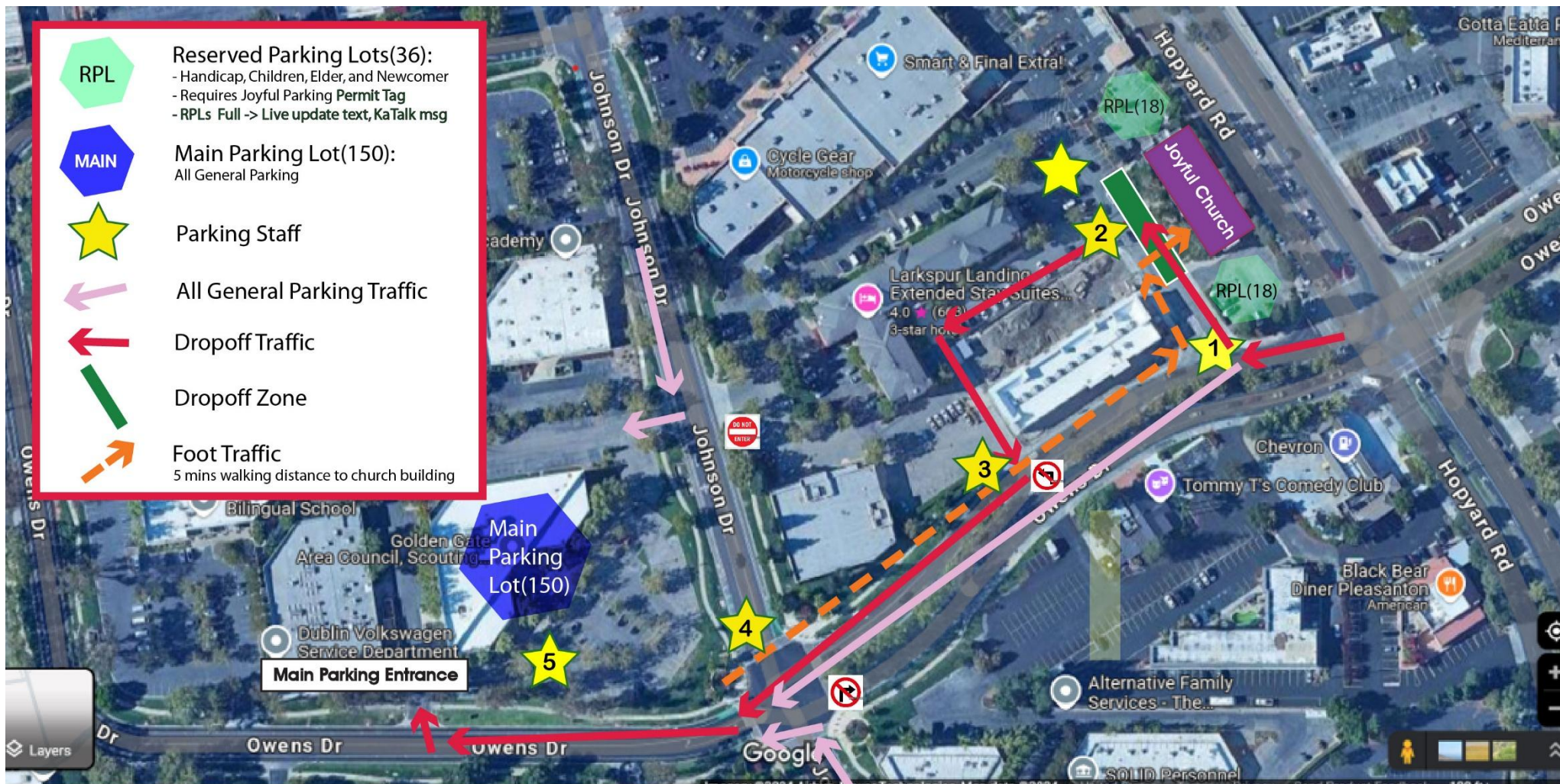


By Joyful Church Parking Teams

December, 2024

Joyful Church Parking Policy

JOYFUL
CHURCH
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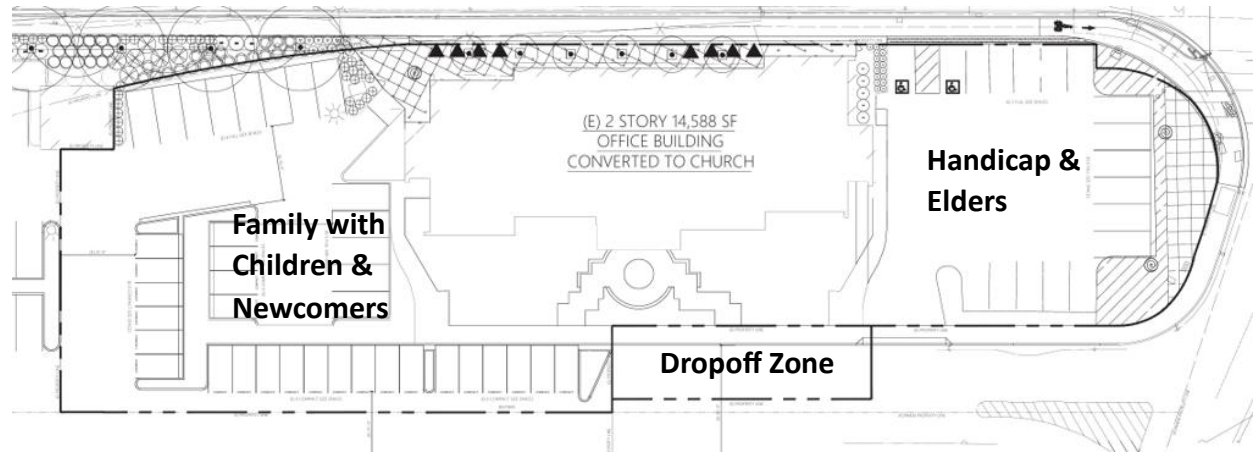


Map of Traffic flow for Joyful Church Parking



Main Parking Lot

Located at 6601 Owens Dr., Pleasanton, CA 94588
 Intersection of Owens Dr & Johnson Dr
 All General Purpose Parking
 Max Capacity: 160 Vehicles



Reserved Parking Lots

Located adjacent to main church building
 Allowed only with Joyful Parking Permit Tag
 Handicap, Elders, Family with Children, Newcomers
 Max Capacity: 40 Vehicles

Joyful Church Parking Policy

Mission Statement:

To efficiently manage parking, ensure the safety and convenience of church members, and minimize the impact on neighboring properties while avoiding traffic congestion on Owens Drive.

General Guidelines:

1. **Speed Limits:** Maximum speed limit is **10 mph** within church premises and parking areas.
2. **Follow Traffic Signs:** Observe and follow all posted traffic signs and arrows.
3. **Pedestrian Priority:** Yield to pedestrians at all times. Exercise caution, especially in areas where children are present.
4. **Maintain Clear Pathways:** Do not block walkways, ramps, or exits. Keep driveways clear for emergency access.
5. **Designated Parking Areas:** Park only in marked spaces. No parking in fire lanes, driveways, or areas designated for emergency vehicles.
6. **Handicap Parking:** Reserved spaces are for vehicles displaying a handicap permit.
7. **Respect Reserved Spaces:** Do not park in spaces reserved for the elders, families with children, or newcomers without authorization (requires joyful parking permit tag).
8. **Parking Staffs:** Trained parking staffs will be stationed at the entrance and throughout the parking lot to manage the flow of vehicles.
9. **Respect Parking Staffs:** Follow the directions of parking staffs.

Main Parking Lot Guidelines:

1. **Main Parking Location:** Use the main external parking site located at 6601 Owens Dr., Pleasanton CA 94588 (intersection of Owens Dr. and Johnson Dr.)
2. **Parking Staff Assistance:** Follow the directions of parking staff stationed at both the main parking site and church premises.
3. **Real-Time Updates:** Parking staffs will use walkie talkie to communicate in real-time to update on the availability of reserved parking spaces and main parking spaces to manage traffic flow accordingly.
4. **Guidance to Main Parking Lot:** When the reserved lot is full, the parking staffs will direct drivers to the main parking location.
5. **Shuttle Service:** If available, shuttle services will operate between the main parking lot and the church to facilitate convenience for attendees.

6. **Carpooling Encouraged:** To reduce congestion, consider carpooling with fellow church members.

Directing Foot Traffic:

1. **Foot Traffic Path:** Follow the clearly marked foot traffic path from the main parking site to the church building.
2. **Safety Escorts:** Parking staff will be available to escort groups safely along the foot traffic path.
3. **Crosswalks and Pedestrian Zones:** Use designated crosswalks and pedestrian zones. Exercise caution and follow parking staff instructions.
4. **Children Safety:** Ensure children are supervised and hold hands while walking to the church building.

Children's Drop-Off Guidelines:

1. **Drop-Off Zone Location:** The designated drop-off zone is located near the main entrance of the church, clearly marked with signs for easy identification.
2. **Drop-Off Times:** Drop-off begins 20 minutes before the service starts to allow for a staggered arrival of vehicles.
3. **Safety First:** Children should exit the vehicle on the passenger side only, directly onto the sidewalk. Church staff members will be present to greet and assist the children safely into the building.
4. **Stay in Line:** Remain in the drop-off line and do not cut in front of other vehicles. Follow the guidance of parking staffs.
5. **No Parking:** Do not park or leave your vehicle unattended in the drop-off zone. If you need to enter the building, please park in a designated parking space.

***** Measures to Prevent Queuing onto Owens Drive:**

1. **Traffic Flow Management:** Parking staffs will direct vehicles efficiently to prevent any backup onto Owens Drive.
2. **Staggered Arrival Times:** Encourage attendees to arrive during staggered intervals to minimize congestion.
3. **Overflow Plan:** In case the drop-off zone becomes crowded, an overflow drop-off zone will be set up, with parking staffs guiding vehicles to this area smoothly.

4. **Clear Signage:** Use clear and visible signage to direct vehicles to appropriate drop-off and parking areas, ensuring a seamless flow of traffic.
5. **Electronic Communication:** Utilize electronic communication (e.g., text alerts, Katak mobile app notifications) to inform attendees of parking status and drop-off procedures before their arrival.
6. **Traffic Control Measures:** Use barriers, cones, and signs to redirect traffic away from the retail area and towards the main parking lot.

Reserved Parking Lot Areas:

Reserved Parking Capacity: The reserved parking lot has a limited number of spaces (36 vehicle spaces). Once this capacity is reached, vehicles will be directed to the main parking lot areas.

1. Individuals with Disabilities:

- **Handicap Parking:** Reserved spaces near the entrance, marked with the international symbol of accessibility.
- **Accessible Pathways:** Ensure clear and accessible pathways from the parking spaces to the building entrance.
- **Permit Tags:** Individuals with disabilities should display their handicap parking permit.

2. Elders:

- **Reserved Spaces:** Parking spaces nearest to the church entrance are reserved for elders.
- **Signage:** Clearly marked with signs indicating "Reserved for Elders".
- **Permit Tags:** Elders will be issued a special permit tag that must be displayed on their vehicle's rearview mirror.

3. Families with Children:

- **Drop-Off Zone:** A designated drop-off zone near the main entrance for quick and safe drop-offs.
- **Reserved Spaces:** Parking spaces close to the entrance, marked "Reserved for Families with Children".
- **Safety Measures:** Ensure children exit the vehicle on the passenger side, directly onto the sidewalk.
- **Permit Tags:** Families with children will be issued a permit tag for priority parking.

4. **Newcomers:**

- **Welcome Spaces:** Designated spaces near the main entrance marked "Reserved for Newcomers".
- **Signage:** Clear signs to help newcomers easily find these spaces.
- **Welcome Team:** Volunteers available to greet and assist newcomers, providing directions and information about the church.
- **Permit Tags:** Newcomers will be issued a temporary permit tag for their first few visits.

Issuing Joyful Parking Permit Tags:

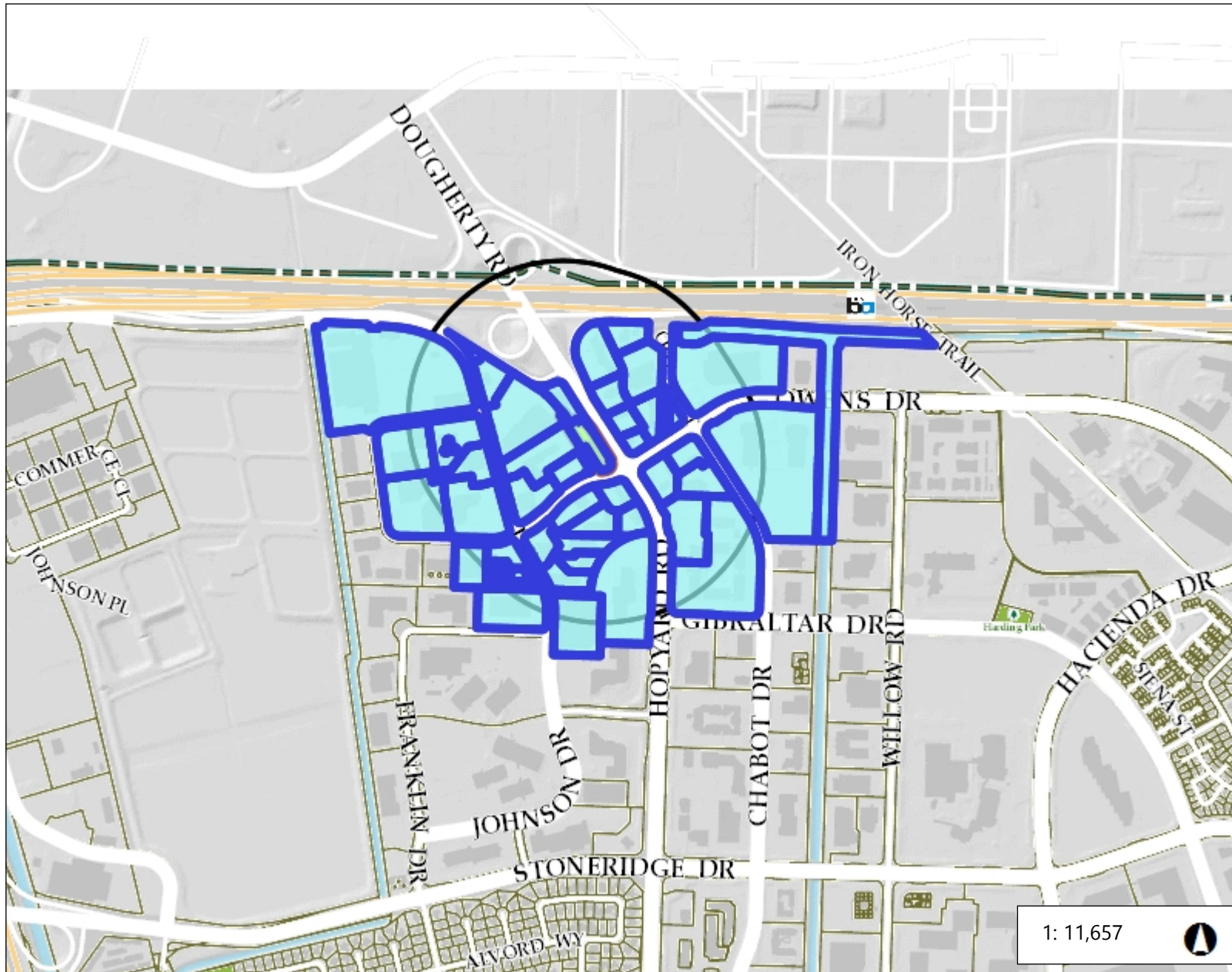
1. **Request Process:** Permit tags can be requested at the church office.
2. **Verification:** Provide necessary information such as ID and proof of eligibility.
3. **Distribution:** Permit tags will be distributed in person at the church office.
4. **Validity:** Permit tags must be renewed annually or as needed for newcomers.

Compliance and Enforcement:

1. **Adherence to Policy:** All attendees are expected to adhere to the parking guidelines to ensure a smooth and orderly experience for everyone.
2. **Reporting Issues:** Any parking-related issues or concerns should be reported to church staff or parking staffs immediately.
3. **Consequences:** Vehicles found to be in violation of parking guidelines, such as unauthorized parking in neighboring areas, may be subject to towing at the owner's expense.

6111 JOHNSON COURT

EXHIBIT C



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

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NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Wednesday, December 11, 2024

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Gaidos called the regular meeting of the Planning Commission to order at 7:00 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Chair Gaidos led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain, Ken Morgan, Stephanie Wedge, and Chair Matt Gaidos

Commissioners Absent: Commissioner Vivek Mohan

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

Recommendation: Receive report.

2. **P24-0370, Fei Xiang Bilingual School, 6663 Owens Drive** – Application for Conditional Use Permit approval to operate a preschool with a maximum of 93 students at an existing building located at 6663 Owens Drive.

Recommendation: Adopt Resolution No. PC-2024-18 approving the application.

3. **P24-0670, -0671 & -0672, Patti Nelson and Eric Price for Philz Coffee, 1803 Santa Rita Road** – Applications for Conditional Use Permit, Design Review, and Sign Design Review to operate a drive-through restaurant within an existing commercial building with an existing drive-through located at 1803 Santa Rita Road.

Recommendation: Adopt Resolution No. PC-2024-19 approving the applications.

4. Approve the meeting minutes of October 23, 2024

Recommendation: Approve the meeting minutes.

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

Ayes: Commissioners Jain, Morgan, Wedge, and Chair Gaidos
Noes: None

Absent: Commissioner Mohan
Abstain: None

Members of the public requested to speak on Item 2 on the Consent Calendar, P24-037-, Fei Xiang Bilingual School, 6663 Owens Drive. Chair Gaidos opened the public comment for items on the Consent Calendar. Public comments were received for Item 2 from: James Feng and Seema Abdi. The Commission deliberated on Item 2 and determined not to move for a Motion to Reconsider. The Original Motion stands.

Chair Gaidos closed the public comment.

MEETING OPEN TO THE PUBLIC

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

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

PUBLIC HEARING AND OTHER MATTERS

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Adoption of Planning Commission schedule of meeting dates for 2025

Recommendation: Adopt the Planning Commission schedule of meeting dates for 2025.

Director Ellen Clark provided a brief overview of the report.

MOTION: It was m/s by Pace/Wedge to adopt the Planning Commission schedule of meeting dates for 2025, as recommended. Motion passed by the following vote:

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

7. Selection of Planning Commission Chair and Vice Chair for 2025

Recommendation: Appoint Chair and Vice Chair for one-year terms beginning on January 1, 2025.

Director Clark provided a brief overview of the report.

MOTION: It was m/s by Gaidos/Pace to appoint Commissioner Morgan to the Chair position and Commissioner Jain to the Vice Chair position for one-year terms beginning January 1, 2025. Motion passed by the following vote:

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

8. Selection of Sub-Committee Representatives for 2025

Recommendation: Appoint sub-committee representatives to vacant positions for terms beginning January 1, 2025.

Director Clark provided a brief overview of the report.

MOTION: It was m/s by Pace/Jain to appoint Commissioner Mohan as a representative on the Heritage Tree Board of Appeals beginning January 1, 2025. Motion passed by the following vote:

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

Chair Gaidos continued the appointment of the vacant alternate representative position on the Heritage Tree Board of Appeals to a future, undetermined meeting date.

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

None.

10. Actions of the City Council

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

11. Future Planning Calendar

Planning and Permit Center Manager Melinda Denis provided a brief overview of the items listed in the report.

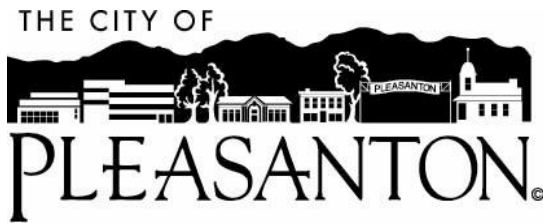
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Gaidos adjourned the meeting at 7:39 p.m.

Paul Eichenholtz, Recording Secretary



Planning Commission Agenda Report

January 22, 2025
Item 6

SUBJECT:	P24-0720
APPLICANT:	Trumark Homes
PROPERTY OWNER:	Pleasanton Unified School District
PURPOSE:	Application for General Plan Amendment to the Housing Element and the Land Use Element to allow for the required 3-acre park/open space on Housing Element Area 27 to be split into more than one park/open space area within the approximately 10.64-acre site at 0 Vineyard Avenue (APN 946-4619-1)
LOCATION:	0 Vineyard Avenue (APN 946-4619-1)
GENERAL PLAN:	Community Facilities -Elementary School, with Housing Element Site Overlay (HESO)
ZONING:	Planned Unit Development (PUD)-Elementary School, with Housing Opportunity Zone (HOZ) overlay
SPECIFIC PLAN:	Vineyard Avenue Corridor Specific Plan (VACSP), Elementary School
EXHIBITS:	A. Draft Resolution B. Narrative dated "Received October 30, 2024" C. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend that the City Council adopt the following resolution:

1. Finding that the proposed General Plan Land Use and Housing Element amendments are internally consistent with the goals and policies of the General Plan;
2. Find that the General Plan Amendment (GPA) is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines 15061(b)(3);
3. Approving an amendment to the General Plan Land Use designation to allow for the required 3-acre park/open space on Housing Element Area 27 to be split into more than one park/open space area within the approximately 10.64-acre site.

EXECUTIVE SUMMARY

The applicant, Trumark Homes, has submitted a General Plan Amendment application to allow for the required 3-acre park/open space to be split into more than one park/open space area within the 10.64-acre site. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

SITE AND AREA DESCRIPTION

The subject site is a relatively flat, approximately 10.64-acre parcel located on the south side of Vineyard Avenue (Figure 1). It is surrounded by rural density, large single-family residential homes and vineyards to the east and west. The City's boundary is on the north side of Vineyard Avenue and the CEMEX concrete plant, drainage ponds, and EBRPD's Shadow Cliffs facility is to the north and northwest of the site.

The Old Vineyard Avenue walking and biking trail is to the south of the site. Thiessen Street and Manoir Lane abut the site to the east and west, with both streets ending in roundabouts at Old Vineyard Avenue Trail. There is a narrow (single-lane) road at the southern end of the site, paralleling the trail, intended for school-related vehicles to loop around the site.

The subject site has a General Plan land use designation of Community Facilities Elementary School; it was designated with a Housing Element Site Overlay (HESO) as part of the 6th Cycle Housing Element, and is referred to as Area 27 in the Housing Element. The site is also within the Vineyard Avenue Corridor Specific Plan area; is zoned Planned Unit Development – Elementary School (PUD-Elementary School), with a Housing Opportunity Zone (HOZ) overlay.

Figure 1: Aerial Photograph



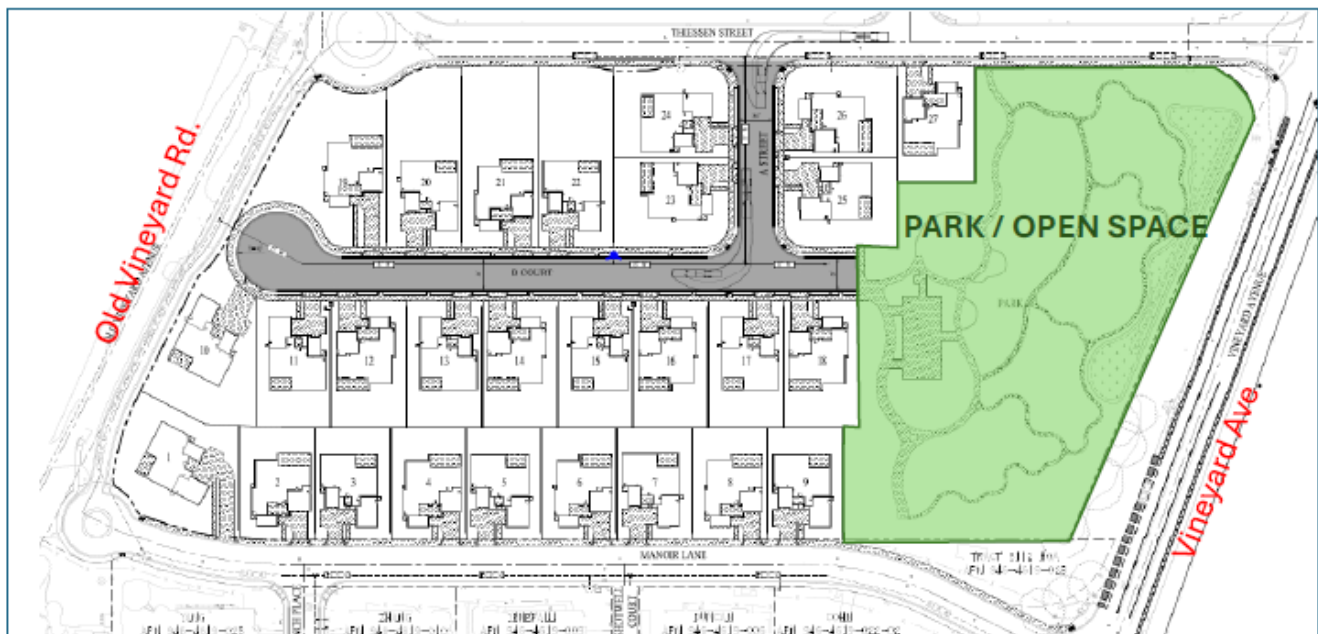
BACKGROUND

The Vineyard Avenue Corridor Specific Plan (VACSP) was adopted on June 1, 1999. The VACSP anticipated and designated this site as the location for a future Elementary School, and the subject site was subsequently dedicated to the Pleasanton Unified School District (PUSD) for this purpose. Since the adoption of the VACSP, based on changing needs and priorities, PUSD has determined the location is no longer needed or beneficial to retain as a future school site.

The School District, therefore, proposed the site as a potential housing opportunity site during the City's site selection process for the Housing Element Update; the City ultimately included the site in the 2023-2031 6th Cycle Housing Element for development of up to 28 housing units. When the elementary school was considered in the VACSP, it was envisioned that the development would include school buildings, as well as a sports/playfield open to the public on a portion of the site. As such, as part of the Housing Element adoption, Policy 11 was included in the General Plan Land Use Element which for Site 27 states: "this site shall include a neighborhood park or open space adjacent to Vineyard Avenue, of at least three acres." This policy was intended to ensure that a portion of the site was reserved for open space or park uses, which could include recreation opportunities for residents of the Vineyard Avenue area, as well as allow for an open space buffer to maintain continuity of character with the adjacent properties along Vineyard Avenue.

In May 2024, Trumark Homes submitted an SB330 Housing Site Compliance Review application. This application complies with the zoning and General Plan requirements and provides a single approximately 3-acre park/open space directly abutting Vineyard Avenue (see Figure 2). Staff is currently processing this zoning and General Plan-compliant project and, pursuant to the approval procedures for Housing Element sites, anticipates conducting a Zoning Administrator hearing in early February and bringing the Vesting Tentative Map to the Planning Commission in late February.

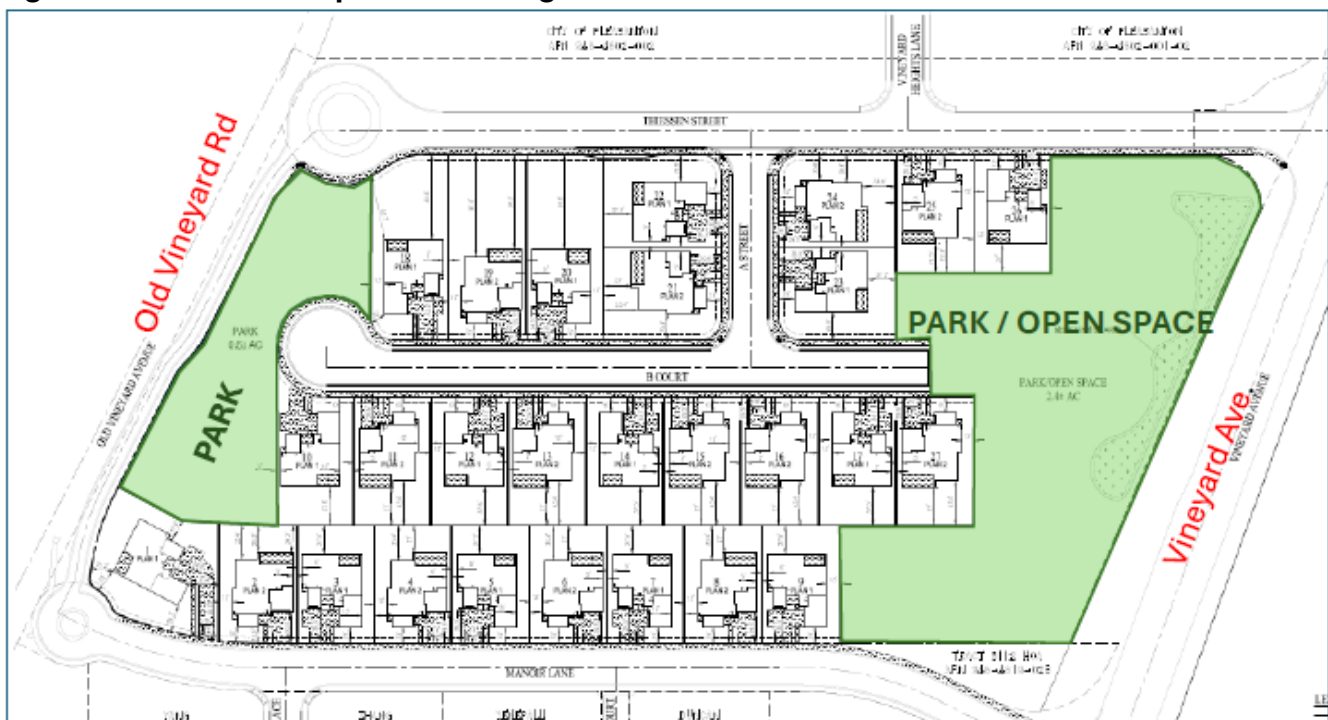
Figure 2: Single Park Project



Early in its application process, Trumark conducted a neighborhood meeting – at that meeting, some neighbors expressed concerns about having an active neighborhood park area adjacent to Vineyard Avenue and requested the applicant pursue a split park concept. In response, Trumark created a design that retains a landscaped open space buffer along Vineyard and an active neighborhood park component that abuts Old Vineyard Road (see Figure 3).

Because Land Use Element Policy 11 is explicit that “a park/open space” (i.e. singular open space area) is required, in order to proceed with the split park concept, a General Plan Amendment is needed to modify Land Use Element Policy 11 as it relates to Area 27, as well as other references to a single open space within the Housing Element. Should the General Plan Amendment be approved, the applicant intends to submit a modified design for review and approval by the Planning Division while concurrently processing their General Plan/Zoning compliant project.

Figure 3: Alternative Split Park Design



PROPOSED AMENDMENTS

The applicant proposes two amendments to the Land Use and Housing Elements to facilitate a more flexible approach to providing the required parks and open space. The amendments are as follows:

- Land Use Element Policy 11 – Area 27 (page 2-35): “This site shall include at least three acres of neighborhood park(s) and/or open space(s), one of which must be adjacent to Vineyard Avenue, of at least three acres.”
- Housing Element Modifications to the Area 27 site sheet (page B-51):
“The subject site was dedicated to the Pleasanton Unified School District as part of the development of the Vineyard Avenue Specific Plan, as a prospective location for a future school site. Based on the location, PUSD has determined that the location would

not be suitable for a new school and has indicated an interest in identifying the site for future residential development. The site is currently part of the Vineyard Avenue Specific Plan and ~~would require a Specific Plan Amendment to allow for residential development, which remains applicable only if the site is not developed consistent with the Housing Element.~~ Program 1.1 includes the Specific Plan Amendment in the rezoning action. To facilitate the development of the site, the park location and configuration is flexible. There can be one or more park and/or open spaces on the site as long as the total size of all the park and open space is at least three acres. To accommodate the desired residential density, the stormwater facilities serving the housing can be located in the park and/or open space area."

With respect to the amendment to Housing Element Page 51, it is noted that, as a separate item, staff is bringing forward a series of recommended amendments to the VACSP to align the Specific Plan with the amended land uses permitted for Area 27 in the Housing Element. While no amendment to the VACSP is technically required to permit residential development, the City is required to maintain consistency among its various planning regulations, including between a Specific Plan and the General Plan. Under State law, the General Plan's land use designation that permits housing on this site is the overriding regulation with respect to allowable land use. The proposed text amendments would clarify language in the Housing Element that implies that amendment of the VACSP is required to permit housing on Area 27. Other amendments to Page 51 are to mirror the intent of the amendment to Land Use Element Policy 11.

STAFF REVIEW/ANALYSIS

General Plan and Land Use Consideration

The proposed General Plan amendment would maintain the amount of park/open space provided on the site, but would allow the applicant to provide park and/or open space facilities in a more flexible manner that may better meet the needs of the community.

The General Plan also provides policies and programs that encourage the evaluation of land use changes and the provision of community facilities, with which the amendment would be consistent:

General Plan - Land Use Element

Goal 2: Achieve and maintain a complete well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities

Policy 5: Evaluate land-use changes in the context of overall City welfare and goals, as well as the impacts on surrounding neighborhoods.

Program 5.2: Consider surrounding land uses and potential impacts when changing land-use designations.

Policy 8: Preserve and enhance the character of existing residential neighborhoods.

General Plan – Housing Element

Program 1.1 of the Housing Element required the City to maintain the existing zoning of and also rezone (i.e., apply additional zoning districts) to appropriate areas/sites (housing opportunity sites) to allow residential uses consistent with the Housing Element. The subject site was rezoned by applying the HOZ zoning, to accommodate development of the parcel, with three acres reserved for park and open space.

The proposed amendments are internally consistent with General Plan goals, policies and programs in that the amount of park and open space on the site will remain the same, while allowing greater community input in the provision of the facilities. There is no change in the allowable density of the site or any other standard governing the site's development, which must continue to remain consistent with the adopted Objective Design Standards for Housing Element Sites and other applicable standards. Splitting the park/open space will maintain a landscape buffer that is in keeping with the development along Vineyard Avenue, while providing park facilities adjacent to an existing walking and bicycling trail on Old Vineyard Avenue, a location with less adjacent traffic and potentially more in keeping with the desired environment for a neighborhood park.

Climate Action Plan (CAP) Strategies

The CAP includes a strategy to “encourage and facilitate more walking and cycling trips.” The proposed amendments are consistent with this strategy in that they may allow more residents to access a park adjacent to Old Vineyard Avenue by foot or bicycle.

Consistency with VACSP and Zoning

The proposed amendments are consistent with the VACSP in that the VACSP projected that future play fields and play areas on the elementary school site would be open as recreational areas for residents during non-school hours. The Housing Element rezoning of this site provided for three acres of park and open space area. The proposed amendment would maintain the total amount of open space/recreational areas on the site, while providing more flexibility about how this open space is configured. Additionally, the land use pattern within the VACSP includes vineyards/open space abutting along Vineyard Avenue. The proposed amendment would allow a future project to maintain consistency with this land use pattern.

ALTERNATIVES

Staff believes the amendments are reasonable and consistent with the goals and policies of the General Plan and zoning district. However, alternatives to the proposal that could be considered by the Planning Commission include:

1. Denial of the application. Such an action would prevent the applicant from modifying their project to include two park/open space areas.
2. Approval of the General Plan Amendments with modifications. The Planning Commission could modify the specific language proposed.

PUBLIC NOTICE AND COMMENTS

Notices of this application were sent to surrounding property owners and tenants within a 1,000-foot radius of the site and a notification was posted on-site per the on-site project notification policy. Staff has provided the location and noticing map as Exhibit C for reference.

At the time this report was published, staff had not received any public comments about the project.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines 15061(b)(3), because there is no possibility that the proposed general plan amendment will have a significant effect on the environment. Three acres of parks and open space will still be provided on the site and there is no proposed change to the overall site density. Therefore, no environmental document accompanies this report. The future proposed development of the site, including any proposed open space areas, will be subject to a separate CEQA review that will be considered as part of that project approval.

SUMMARY/CONCLUSION

Staff finds the amendments will be compatible with and will not detrimentally affect the existing or future on-site and adjacent/nearby uses or residences, and that the safety and general welfare of the surrounding area, and the City in general, is maintained. Staff finds the proposed amendments will fulfill community need and the proposed amendments are appropriate, and recommends the Planning Commission forward the recommended amendments to the City Council for approval.

Primary Author:

Emily Carroll, Associate Planner, 925-931-5608 or ecarroll@cityofpleasantonca.gov

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development
Ellen Clark, Director of Community Development
Kim Cilley, Assistant City Attorney

RESOLUTION NO. PC-2025-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING A GENERAL PLAN AMENDMENT TO THE LAND USE ELEMENT AND THE HOUSING ELEMENT TO ALLOW FOR THE REQUIRED 3-ACRE PARK/OPEN SPACE ON HOUSING ELEMENT AREA 27 TO BE SPLIT INTO MORE THAN ONE AREA WITHIN THE APPROXIMATELY 10.64-ACRE SITE AT 0 VINEYARD AVENUE (APN 946-4619-1) (P24-0720)

WHEREAS, on October 30, 2024, Robin Miller for Trumark Homes, applied for a General Plan Amendment to the Land Use Element and the Housing Element to allow for the required 3-acre park/open space on housing element Area 27 to be split into more than one area of the within the approximately 10.64-acre site at 0 Vineyard Avenue (APR 946-4619-1) (hereinafter “the Project”); and

WHEREAS, on January 26, 2023, with the adoption of Resolution No. 23-1359, the site was designated Community Facility-School/Housing Element Site Overlay (HESO) in the General Plan; and

WHEREAS, on December 5, 2023, with the adoption of Ordinance 2264, the site was zoned Planned Unit Development (PUD)-Elementary School, with Housing Opportunity Zone (HOZ) overlay; and

WHEREAS, on January 22, 2025, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties; and

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: CEQA Findings.

The Planning Commission finds that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15061(b)(3), because there is no possibility that the proposed general plan amendment will have a significant effect on the environment. Three acres of parks and open space will still be provided on the site and there is no proposed change to the overall site density.

Section 2:

The Planning Commission finds that the proposed General Plan Land Use and Housing Element amendments are consistent with the goals and policies of the General Plan. The amendments are consistent with Goal 2, Policy 5, and Program 5.2 of

the Land Use Element and Program 1.1 of the Housing Element in that the amount of park and open space on the site will remain the same, while allowing greater community input in the provision of the facilities. There is no change in the allowable density of the site. Splitting the park/open space will maintain a landscape buffer that is in keeping with the development along Vineyard Avenue, while providing park facilities adjacent to an existing walking and bicycling trail on Old Vineyard Avenue.

Section 3:

The Planning Commission recommends to the City Council approval of Case No. P24-0720, the application by Robin Miller for Trumark Homes for an applied General Plan Amendment to the Housing Element and the Land Use Element to allow for the required 3-acre park/open space on housing element Area 27 to be split into more than one area of the within the approximately 10.64-acre site at 0 Vineyard Avenue (APR 946-4619-1) shown in Exhibit A, attached hereto and made part of this case by reference;

Section 4:

This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on January 22, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

City of Pleasanton – Community Development Dept.
Attn: Emily Carroll, Associate Planner
PO Box 520, Pleasanton CA 94566

**RE: Narrative for General Plan Amendment Application
1 Vineyard Ave. Pleasanton CA. 94566
APN: 946-4691-001**

General Plan Amendment Request Narrative

Background

In April 2024 Trumark conducted a neighborhood meeting in Pleasanton at Ruby Hills Golf & Country Club to introduce a 27 unit residential project consisting of all market rate single family detached homes. Approximately a dozen or so neighbors attended the meeting, and in general they were supportive of the project as presented. One or two neighbors voiced concern regarding the location of the proposed openspace/park area fronting onto Vineyard Avenue. One neighbor who spoke up pointed out his concern was traffic speeds on Vineyard Avenue and having a park adjacent to the busy roadway. We explained to the neighbor that within the City's recently adopted General Plan Housing Element the location of the future project's park location was clearly identified and did not provide the flexibility to relocate the park to another location onsite. Other than the concern regarding the park location no opposition was voiced regarding the project. To our pleasure a significant amount of support was shared by the neighbors who attended the meeting.

In May of 2024 Trumark submitted an preliminary for the 1 Vineyard Ave. project site and in June of 2024 the City provided comments regarding the project. In July Trumark submitted a SB330 Pre-Application, followed by a formal SB330 Tentative Map application in September of 2024. The formal Tentative Map application was submitted to the City for the 27 lot project which included a three (3) acre park fronting onto Vineyard Avenue as required in the City's General Plan Land Use and Housing Elements. Prior to making the formal Tentative Map application for this project, the neighbor who spoke up in the neighborhood meeting regarding the park location as well as a City Council Member contacted Trumark Homes related to the park location. Over the past several weeks the discussion regarding the park location expanded beyond the neighbor and Council Member to involve City Development Department Staff and various additional City Departments. These discussions regarding the park location drove Trumark to the decision to satisfy the neighbor as well as the City of Pleasanton's concerns. City staff agreed that a General Plan Amendment is needed to make this change.

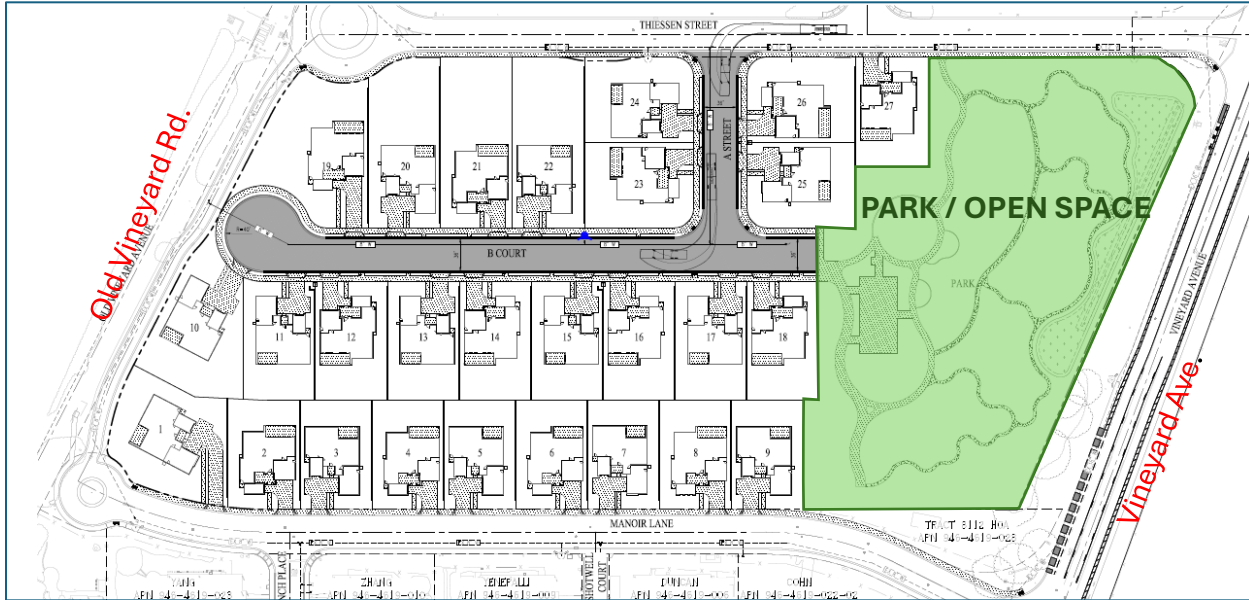
Description of Request

Trumark has developed an alternative preliminary site plan that includes 27 single family detached homes with a dual park design that cumulatively has three (3) acres of park/openspace land. The intent of the design is to provide a landscaped buffer between the proposed homes and Vineyard Ave. as well as an activated park area fronting Old Vineyard Ave. which is the furthest onsite location from Vineyard Ave.. The landscape buffer area (fronting on Vineyard Ave.) will maintain a consistent appearance with the adjacent neighborhood(s), while the park area at the rear of the site (fronting on Old Vineyard Rd.) will act as an active use area far from the traffic concerns from Vineyard Ave. The openspace/park area requirement for three (3) acres onsite will remain the same. The main difference between the original requirement and the proposed amendment is the ability to satisfy the park requirement in multiple locations within the 10.64 acre site. This dual park design will still meet

the City's objective design standards, zoning requirements, and density for the site. We do not foresee any new impacts between the single park design and the dual park design.

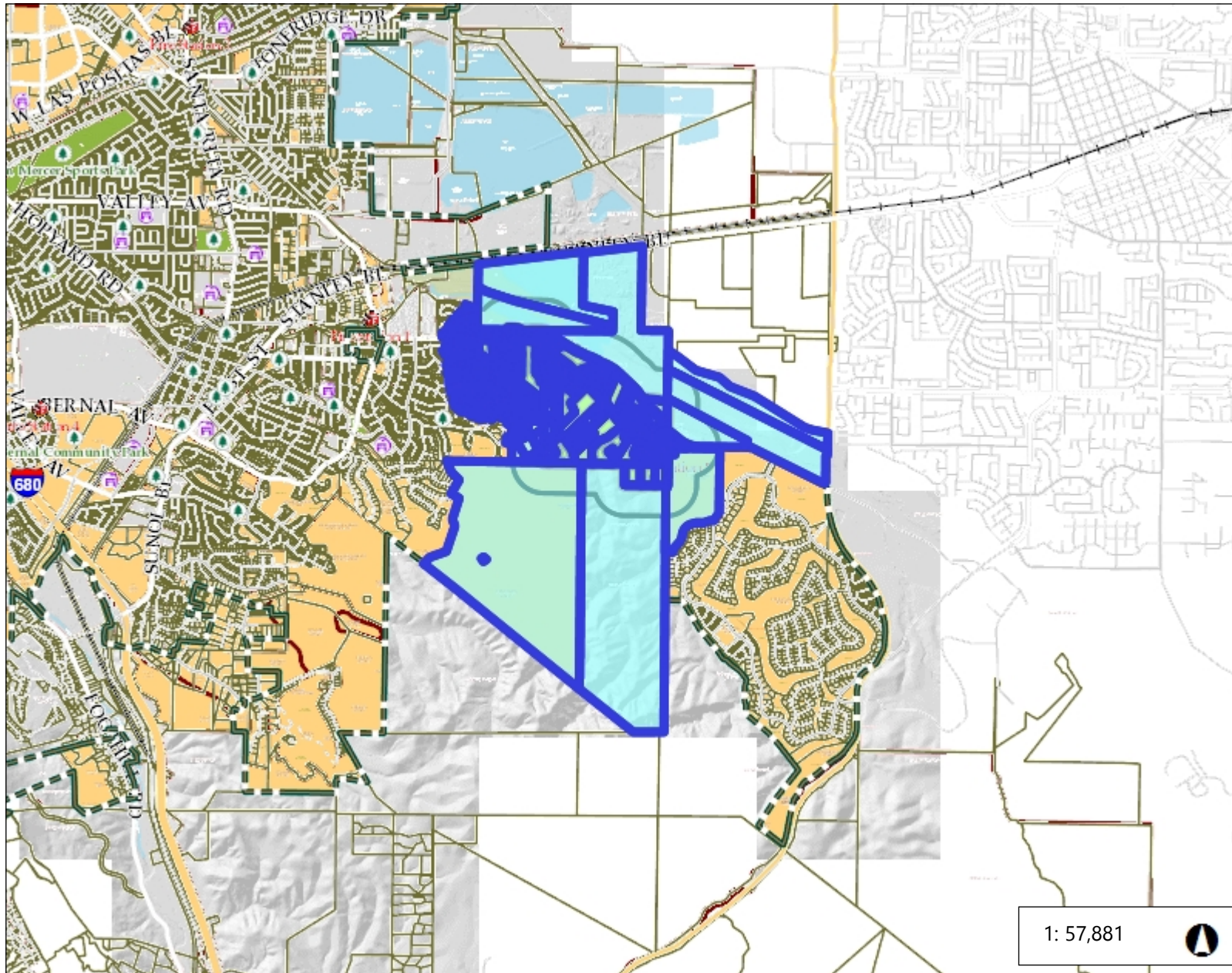
In order to proceed with the dual park design a General Plan Amendment is needed. Attached to our General Plan Amendment Application are the various text changes needed. Below is the single park site plan showing the location of the park location as submitted, as well as the conceptual dual park design that is contemplated should the General Plan Amendment be approved.

SINGLE PARK DESIGN



DUEL PARK DESIGN





1: 57,881



9,646.8	0	4,823.40	9,646.8	Feet
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

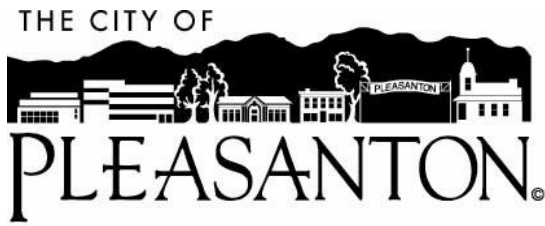
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

-  Fire Station
 -  Park
 -  Parcels
 - Zoning**
 -  A
 -  C-C
 -  C-F
 -  C-N
 -  C-R (m)
 -  C-R (p)
 -  C-S
 -  COP
 -  HPD
 -  I-G-40
 -  I-P
 -  MU-D
 -  MU-T
 -  O
 -  P
 -  PUD
 -  PUD-A
 -  PUD-A-OS
 -  PUD-A/MDR
 -  PUD-A/OS
 -  PUD-A/OS/LDR
 -  PUD-A/RDR

Notes

Notes



Planning Commission Agenda Report

January 22, 2025
Item 7

SUBJECT:	P24-0747
APPLICANT:	City of Pleasanton
PROPERTY OWNER:	Pleasanton Unified School District
PURPOSE:	City-initiated application to amend the Vineyard Avenue Corridor Specific Plan to align with Housing Element permitted uses for the property and other conforming changes.
LOCATION:	0 Vineyard Avenue (APN 946-4619-1)
GENERAL PLAN:	Community Facilities -Elementary School, with Housing Element Site Overlay (HESO)
ZONING:	Planned Unit Development (PUD)-Elementary School, with Housing Opportunity Zone (HOZ) overlay
SPECIFIC PLAN:	Vineyard Avenue Corridor Specific Plan (VACSP), Elementary School
EXHIBITS:	A. Draft Resolution B. Proposed Amendments to the Vineyard Avenue Specific Plan C. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend that the City Council adopt the following resolution:

1. Finding that the proposed amendments to the Vineyard Avenue Corridor Specific Plan (VACSP) are within the scope of the 2023- 2031 (6th Cycle) Housing Element Update Program Environmental Impact Report (State Clearinghouse No. 2022040091) which was certified by the City Council on January 26, 2023, by Resolution No. 23-1357 and that no further environmental review is required;
2. Finding that the proposed amendments to the VACSP are consistent with the goals and policies of the General Plan;
3. Approving the amendments to the VACSP to align with Housing Element permitted uses for the subject property and other conforming changes.

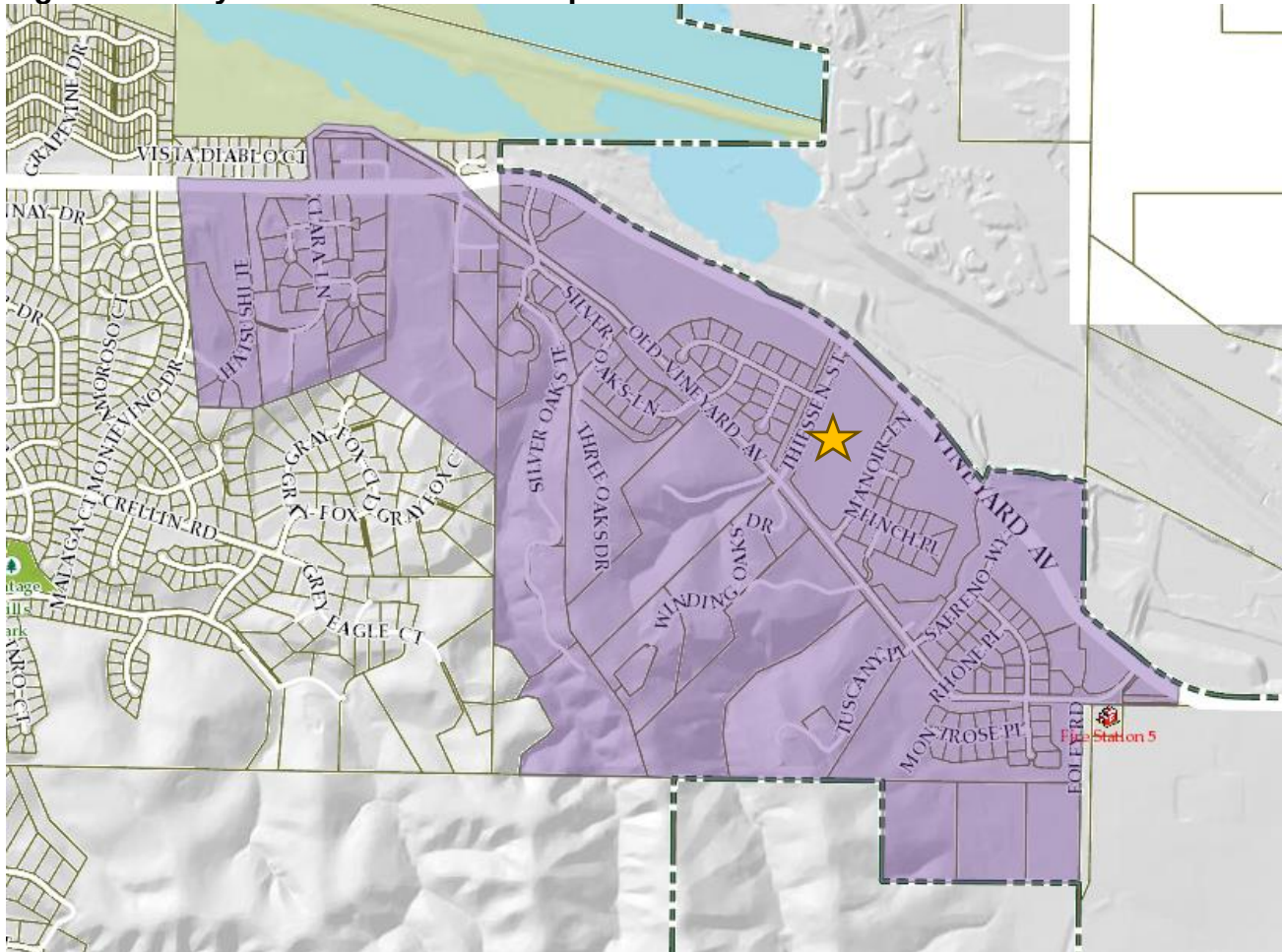
EXECUTIVE SUMMARY

In December 2023 the City Council adopted the 6th Cycle Housing Element, which included the designation of a number of sites for residential development. One such site is the approximately 10-acre site owned by the Pleasanton Unified School District (PUSD), located at 0 Vineyard Avenue, within the Vineyard Avenue Corridor Specific Plan Area. State law requires the City's various land use regulatory documents to be consistent with one another, and as such the Housing Element includes Program 1.1, to amend the Vineyard Avenue Corridor Specific Plan (VACSP) for consistency with the Housing Element. The City of Pleasanton has initiated an application to amend the VACSP to align with Housing Element permitted uses for the property and other conforming changes.

SITE AND AREA DESCRIPTION

The Vineyard Avenue Corridor Specific Plan Area is located in the eastern portion of Pleasanton, south of the Arroyo del Valle. To the north of the Vineyard Avenue Corridor Specific Plan area are the Arroyo del Valle, Shadow Cliffs Regional Recreation Area, and the CEMEX quarry site. The Ruby Hill development abuts the eastern boundary of the Plan Area.

Figure 1: Vineyard Avenue Corridor Specific Plan Area



The amendments relate to an approximately 10.64-acre parcel located on the south side of Vineyard Avenue, between Thiessen Street and Manoir Lane (denoted with a star in Figure 1). The site, owned by PUSD, is among 19 sites that were designated for residential development

in the 6th Cycle Housing Element Update, and is the subject of a pending development application for 28 single family residential units. The subject property is surrounded by rural density, large single-family residential homes and vineyards to the east and west. The City's boundary is on the north side of Vineyard Avenue and the CEMEX concrete plant is to the north of the site.

The subject site has a General Plan land use designation of Community Facilities Elementary School with a Housing Element Site Overlay (HESO) and is referred to as Area 27 in the 2023-2031 6th Cycle Housing Element. The site has a land use designation of PUD-Elementary School, with a Housing Opportunity Zone (HOZ) overlay.

The subject site is a part of the area identified as Lot 19 in the VACSP.

Figure 2: Aerial Photograph



BACKGROUND

The VACSP was adopted by the City Council on June 1, 1999, to serve as the primary land use and infrastructure regulatory guide for development of the 384-acre Vineyard Avenue Corridor Specific Plan Area. The VACSP establishes the basic land use pattern, development and design standards, circulation network, infrastructure system, environmental measures,

financing, and implementation requirements for future development. The VACSP land use concept features a mix of single-family homes, vineyards, open space, community park, elementary school, "wine country" related commercial uses, and possible limited aggregate mining activities. The VACSP was intended to facilitate the transition of land uses between the urbanized edge of Pleasanton to the west and the Ruby Hill development to the east. Since the adoption of the Specific Plan, based on changing needs and priorities, PUSD has determined the location is no longer needed or beneficial to retain as a future school site.

The School District, therefore, proposed the site as a potential housing opportunity site during the City's site selection process for the Housing Element Update; the City ultimately included the site in the 2023-2031 6th Cycle Housing Element for development of up to 28 housing units. When the elementary school was considered in the VACSP, it was envisioned that the development would include school buildings, as well as a sports/ playfield open to the public on a portion of the site.

The VACSP includes several references to the then-planned Elementary School, including in Section II – Executive Summary; Section III Planning Area Context; and Section IV – Land Use, with the latter including a description of the facility as well as development standards and review requirements for the school site.

Staff proposes adding a footnote to the Executive Summary, Land Use Summary, Land Use section, and Development Standard & Guideline section (pages 5, 6, 16, 19, 23, and Figure IV-2) stating:

In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards.

No other amendments are proposed to the Specific Plan's land use or circulation plan, development standards or other requirements. The changes would bring the VACSP into conformance with the 6th Cycle 2023-2031 Housing Element and with the HOZ overlay.

CONCURRENT APPLICATION PROCESSING

In May 2024, Trumark Homes submitted an SB330 Housing Site Compliance Review application. This application complies with the zoning and General Plan requirements. Staff is currently processing this zoning and General Plan-compliant project and, pursuant to the approval procedures for Housing Element sites, anticipates conducting a Zoning Administrator hearing in February, and bringing the Vesting Tentative Map to the Planning Commission in late February. The proposed amendments do not have a bearing on the application processing.

STAFF REVIEW/ANALYSIS

The proposed amendments to the VACSP are consistent with the General Plan. Housing Element Program 1.1 facilitated the rezoning approved by Ordinance 2264 by the City Council on December 5, 2023. Program 1.1 also requires the City to undertake any necessary specific plan amendments.

ALTERNATIVES

Staff believes that the amendments are appropriate and consistent with the goals and policies of the General Plan. However, alternatives to the proposal that could be considered by the Planning Commission include:

1. Recommend the City Council deny the application. Such an action would prevent the full implementation of Housing Element Program 1.1 and would cause the VACSP to remain inconsistent with the General Plan.
2. Approval of the specific plan amendment with modifications. The Planning Commission could recommend that the City Council modify the proposed amendments.

PUBLIC NOTICE AND COMMENTS

Notices of this application were sent to surrounding property owners and tenants within a 1,000-foot radius of the site and a notification was posted on-site per the on-site project notification policy. Staff has provided the location and noticing map as Exhibit B for reference. At the time this report was published, staff had not received any public comments about the project.

ENVIRONMENTAL ASSESSMENT

This amendments to the VACSP are within the scope of the 2023- 2031 (6th Cycle) Housing Element Update Program Environmental Impact Report (State Clearinghouse No. 2022040091) which was certified by the City Council on January 26, 2023, by Resolution No. 23-1357. No further environmental review is required.

SUMMARY/CONCLUSION

Staff finds that the amendments will be compatible with and will not detrimentally affect the existing or future on-site and adjacent/nearby uses or residences, and that the safety and general welfare of the surrounding area, and the City in general, is maintained. Staff finds that the proposed amendments will bring the VACSP into conformance with the General Plan and Zoning and that the proposed amendments are appropriate.

Primary Author:

Emily Carroll, Associate Planner, 925-931-5608 or ecarroll@cityofpleasantonca.gov

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development
Ellen Clark, Director of Community Development
Kim Cilley, Assistant City Attorney

RESOLUTION NO. PC-2025-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON
RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE
VINEYARD AVENUE CORRIDOR SPECIFIC PLAN TO ALIGN WITH HOUSING ELEMENT
PERMITTED USES FOR THE SUBJECT PROPERTY AND OTHER CONFORMING
CHANGES
0 VINEYARD AVENUE
[P24-0747]**

WHEREAS, on June 1, 1999, with the adoption of Ordinance 1782, the Vineyard Avenue Corridor Specific Plan (VACSP) was established; and

WHEREAS, on City of Pleasanton has adopted its Housing Element on January 26, 2023, June 20, 2023, and September 19, 2023, by Resolutions Nos. 23- 1358, 23- 1406, 23- 1414, respectively, and seeks to implement Program 1.1 by making necessary amendments to the VACSP;

WHEREAS, on January 22, 2025, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties; and

WHEREAS, the amendments to the VACSP implement the policies and programs of the 2023- 2031 (6th Cycle) Housing Element Update considered in the Program Environmental Impact Report (State Clearinghouse No. 2022040091) which was certified by the City Council on January 26, 2023, by Resolution No. 23-1357.

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: CEQA Findings.

The Planning Commission recommends that the City Council finds that the amendments to the VACSP are within the scope of the 2023- 2031 (6th Cycle) Housing Element Update Program Environmental Impact Report (State Clearinghouse No. 2022040091) which was certified by the City Council on January 26, 2023, by Resolution No. 23- 1357.

Section 2:

The Planning Commission recommends that the City Council finds that the proposed amendments to the VACSP are consistent with the goals and policies of the

General Plan. The amendments are consistent with Housing Element Program 1.1.

Section 3:

The Planning Commission recommends that the City Council approve the amendments to the Vineyard Avenue Corridor Specific Plan to align with Housing Element permitted uses for the subject property and other conforming changes as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 4:

This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on January 22, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

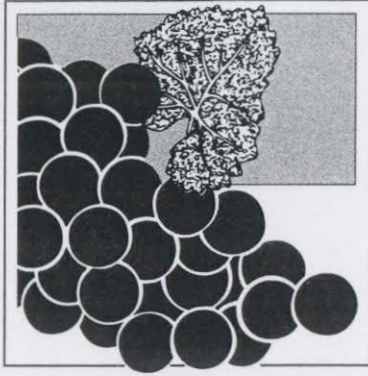
ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney



Vineyard Avenue Corridor

SPECIFIC PLAN

THE CITY OF



Department of Planning and Community Development
June 1, 1999

VINEYARD AVENUE CORRIDOR SPECIFIC PLAN

**Adopted by the
Pleasanton City Council
on
June 1, 1999**

For more information regarding this document, please contact the Department of Planning and Community Development, 200 Old Bernal Avenue, P.O. Box 520, Pleasanton, California, 94566-0802; (925) 931-5600.

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I. INTRODUCTION

A. PLAN OVERVIEW

This Specific Plan is intended to serve as the primary land use and infrastructure regulatory guide for development of the 384-acre Vineyard Avenue Corridor area located along Vineyard Avenue in southeast Pleasanton. The purpose of the Plan is to establish a unique agricultural/residential environment which features a variety of agricultural, residential, open space, recreational, educational, and other uses. The Plan establishes the basic land use pattern, development and design standards, circulation network, infrastructure system, environmental measures, financing, and implementation requirements for future development.

The project-related environmental analysis for the Specific Plan is contained in a separate companion document entitled "Environmental Impact Report for the Vineyard Avenue Corridor Specific Plan." The Environmental Impact Report (EIR) includes an analysis of potentially significant project-related environmental impacts, measures for mitigating such impacts, and an analysis of project alternatives.

The Specific Plan and EIR were prepared concurrently by City staff and consultants. This process provided the opportunity for the environmental consultants to recommend mitigations for otherwise potentially significant environmental impacts which could then be incorporated directly into the Specific Plan. The result is what is called a "mitigated plan," or a specific plan which contains the environmental mitigations within its text. This approach has allowed for a more interactive exchange of information between the staff who prepared the Plan and the consultants who evaluated the environmental consequences of the Plan.

B. STATUTORY AUTHORITY

Under California law, cities and counties may use the specific plan process to develop policies, programs, and regulations for implementing their general plans in site-specific areas. A specific plan frequently serves as the bridge between the general plan and site development plans in this regard.

This Specific Plan was prepared consistent with the requirements of State planning and zoning law, and as such includes text and diagrams which specify the following:

1. The distribution, location, and extent of land uses, including open space, within the Plan Area;
2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, water, sewage, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the Plan Area and needed to support the land uses described in the Plan;

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources; and
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the Plan.

C. SPECIFIC PLAN HISTORY

In 1992, upon request by a group of Vineyard Corridor property owners and recommendation by the Planning Commission, the City Council directed the Planning Department to prepare a specific plan for the Vineyard Avenue Corridor area. A cooperative planning effort was then initiated whereby City staff worked with City consultants and consultants representing the property owners through a series of neighborhood meetings to evolve an administrative draft plan. Then in May, 1993, the Council referred the planning work which had been completed to that point to the General Plan Steering Committee for consideration during the comprehensive General Plan Update which was just then getting underway.

During the time that followed, a variety of land use and circulation alternatives were analyzed. Then, in August, 1996, the Council adopted the General Plan Update. The Land Use Element of the updated General Plan includes guidance for the planning of the Vineyard Corridor area which reads as follows:

"Due to the complexity of planning issues raised by the Vineyard Corridor, a specific plan should be prepared to coordinate land uses, densities, aesthetics, circulation, and infrastructure requirements. Future land use designations should consist of Agriculture and Grazing; Rural, Low, and Medium Density Residential; Parks and Recreation; and Commercial. Other possible uses should also be considered which relate to the outlying wine country, including 'country' restaurants, bed-and-breakfast inns, wineries, wine-tasting rooms, tourist information, art galleries, museums, bicycle rentals, etc. The specific plan should include a target of 150 housing units. An attractive gateway to the Livermore Valley wine country should be accomplished by developing Vineyard Avenue into a scenic road entry, preserving substantial open space, planting vineyards, and implementing a wine country architectural and landscape design theme throughout the Corridor."

In March, 1997, the Council directed staff to re-initiate work on the Specific Plan. The first step in this process was the preparation of a site economic and development feasibility analysis based upon the above General Plan guidance. City consultants subsequently completed this study which included several alternative land use/infrastructure concept plans. In January, 1998, the Council adopted a preferred concept plan which was used as the basis for developing this Specific Plan. The concept plan consisted of 189 new homes, vineyards, open space, 20-acre community park, 12-acre elementary school, a realignment of Vineyard Avenue along the Arroyo del Valle, and public infrastructure systems.

D. SPECIFIC PLAN PROCESS

Adoption of this Specific Plan required the following governmental actions:

Circulation of project documents. The Draft Specific Plan along with an accompanying Planned Unit Development (PUD) rezoning application, and companion Draft Environmental Impact Report (DEIR) were circulated for review and written comments by the public and governmental agencies for a period of 45 days.

Park and Recreation Commission Review. During the 45-day public review period, the Pleasanton Park and Recreation Commission conducted a public hearing to review and comment on the Draft Specific Plan with particular emphasis on the proposed community park and trails.

Planning Commission Hearing on the DEIR. During the 45-day public review period, the Pleasanton Planning Commission conducted a public hearing to receive oral comments on the DEIR.

Response to Comments. Following the close of the 45-day public review period, City staff and consultants prepared and circulated a written response to all relevant written and oral comments received on the DEIR. This response, along with the DEIR, together comprise the Final Environmental Impact Report (FEIR).

Further Planning Commission Review. The Planning Commission then conducted additional public hearings to receive public comments on the Project and formulate recommendations to the City Council regarding the FEIR, Specific Plan, and PUD rezoning.

City Council Review. The City Council then conducted formal public hearings to receive public comments and approved the FEIR, Specific Plan, and PUD rezoning.

E. PLAN ORGANIZATION

This Specific Plan is organized into the following chapters:

- I. An **Introduction** chapter which provides a Plan overview, presents the State statutory authority for preparing a specific plan, summarizes the Specific Plan history, and outlines the process used for adopting the Plan.
- II. An **Executive Summary** chapter which summarizes the Specific Plan land use, circulation, and infrastructure components.

- III. A **Planning Area Context** chapter which describes the regional and local setting, parcelization and ownership, general site characteristics, and site constraints and opportunities for Project development.
- IV. A **Land Use** chapter which describes the land use plan, provides development standards and design guidelines for the various land use districts which comprise the Plan Area, provides measures for resolving potential agricultural/non-agricultural use conflicts, describes the requirements of an applicable agricultural mitigation fee, and presents standards for construction activities.
- V. A **Circulation** chapter which describes the existing and planned vehicular circulation and trail systems, and contains standards and design guidelines for street improvements and landscaping.
- VI. A **Public Facilities** chapter which describes the water, sanitary sewer, storm water drainage, gas and electric, telephone and cable television, emergency and personal wireless communications, fire protection, and solid waste disposal programs for the Plan Area.
- VII. An **Environmental Protection** chapter which provides guidance for protecting wetlands, wildlife, heritage trees, and potential archaeological/historical resources.
- VIII. A **Financing and Implementation** chapter which presents a summary of public facility financing responsibilities and phasing required to implement the Specific Plan.
- IX. A **General Plan Relationship and Other Jurisdictional Policies and Regulations** chapter which discusses pertinent City and other agency plans, policies, and procedures relevant to the Specific Plan.

II. EXECUTIVE SUMMARY

The Specific Plan land use concept features a mix of single-family homes, vineyards, open space, community park, elementary school, possible "wine country" related commercial uses, and possible limited aggregate mining activities.¹ The Plan is intended to facilitate the transition of land uses between the urbanized edge of Pleasanton to the west and the Ruby Hill development to the east. The design concept requires sensitive residential and community park design treatment to protect the natural environmental quality of hillside areas generally south of Vineyard Avenue, and the integration of "vineyard villages" (residential sub-neighborhoods) with vineyards and an elementary school generally north of Vineyard Avenue. Future development is planned to create an attractive visual entry to the Livermore Valley wine country, consistent with the traditions of "wine country" architecture, site planning, and landscape design. The protection of possible on-site and nearby aggregate mining activities is also an important objective of the Plan.

Vineyard Avenue is planned to be realigned to the north along the Arroyo del Valle. This route is intended to improve travel safety, serve as a "bypass road" from the central core of Plan Area development, and create a scenic amenity for motorists by providing views of the Arroyo on the north side and vineyards to the south.

New City water and sanitary sewer facilities are planned to be extended throughout the Plan Area. Cost-sharing of these and all other public infrastructure is proposed on a pro-rata share basis from all benefitting developers of land including the City for the community park, Pleasanton Unified School District for the elementary school, residential developers for new homes, and existing homeowners seeking connections to these services.

A summary of the land use characteristics of the Plan is presented in Table II-1. The Specific Plan Land Use Plan is illustrated in Figure IV-1.

¹In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards.

**Table II-1
Land Use Summary¹**

Location	Planned Land Use	Total Acreage	Existing Homes	Planned New Homes
Subarea 1 (Lots 1-17)	Residential	45	7 (7 acres)	49
	Open Space	10	0	0
	Community Park	20	1	0
	Existing Streets	3	-	-
Subarea 2 (Lots 18-21, 32, 33)	Residential	29	3 (2 acres)	72
	Open Space	6	0	0
	Vineyards	55	0	4
	Elementary School	12	0	0
	Existing Streets + Bypass Road	6	-	-
Subarea 3 (Lots 22-31)	Residential ⁽¹⁾	45	8 (19 acres)	63
	Open Space	139	0	0
	Vineyards	11	0	1
	Existing Streets	3	-	-
Total	-	384	19	189

⁽¹⁾ Bed-and-breakfast inns are conditionally permitted in place of housing units at a ratio of two rooms per one home in Hillside Residential Districts.

¹In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards.

III. PLANNING AREA CONTEXT

A. SITE LOCATION

The 384-acre Vineyard Corridor Area is located in the eastern portion of Pleasanton south of the Arroyo del Valle. The City of Livermore is located approximately one mile to the east. Figure III-1 illustrates the regional location of the Plan Area.

The site is generally situated adjacent to the existing urban edge of Pleasanton. Located directly to the north are the Arroyo del Valle, Shadow Cliffs Regional Recreation Area, and the RMC Lonestar quarry site. The Ruby Hill development abuts the eastern boundary of the Plan Area. To the south are Kottinger Hills and open space land owned by the Foley family. Abutting the western boundary of the Plan Area are the Vista Diablo, Victoria Meadows, Vintage Heights, Foxbrough Estates, and Grey Eagle Estates developments. Vineyard Avenue crosses the site in a generally east/west direction and provides primary access to existing lots on both sides of the street. A Plan Area vicinity map is presented in Figure III-2.

B. PARCELIZATION AND OWNERSHIP

The Plan Area is divided into 33 lots as shown on Figure III-3. Lots range in size from 0.9 acres (Lot 20) to 50 acres (Lot 22). Figure III-3 also divides the Plan Area into three subareas for describing the site characteristics and the land use plan later in this text. Table III-1 presents a listing of the Assessor's Parcel Number, acreage, owner, and address for each of the existing lots in the Plan Area. For the ease of identification, lots are numbered 1 through 33. These numbers are used in figures throughout this document for reference purposes.

C. GENERAL SITE CHARACTERISTICS

The irregularly-shaped 384-acre site is situated along both sides of Vineyard Avenue. Terrain is generally flat north of Vineyard Avenue but transitions to steep slopes on the south side. Elevations range from 383 feet above sea level on Lot 18 (adjacent to the Arroyo del Valle) to 700 feet at the southwest corner of the Plan Area on Lot 22. The entire site drains toward the Arroyo del Valle. The Plan Area is best characterized as a "rural residential" neighborhood. It is generally comprised of large lots with single-family homes and occasional agricultural buildings.

REGIONAL LOCATION MAP

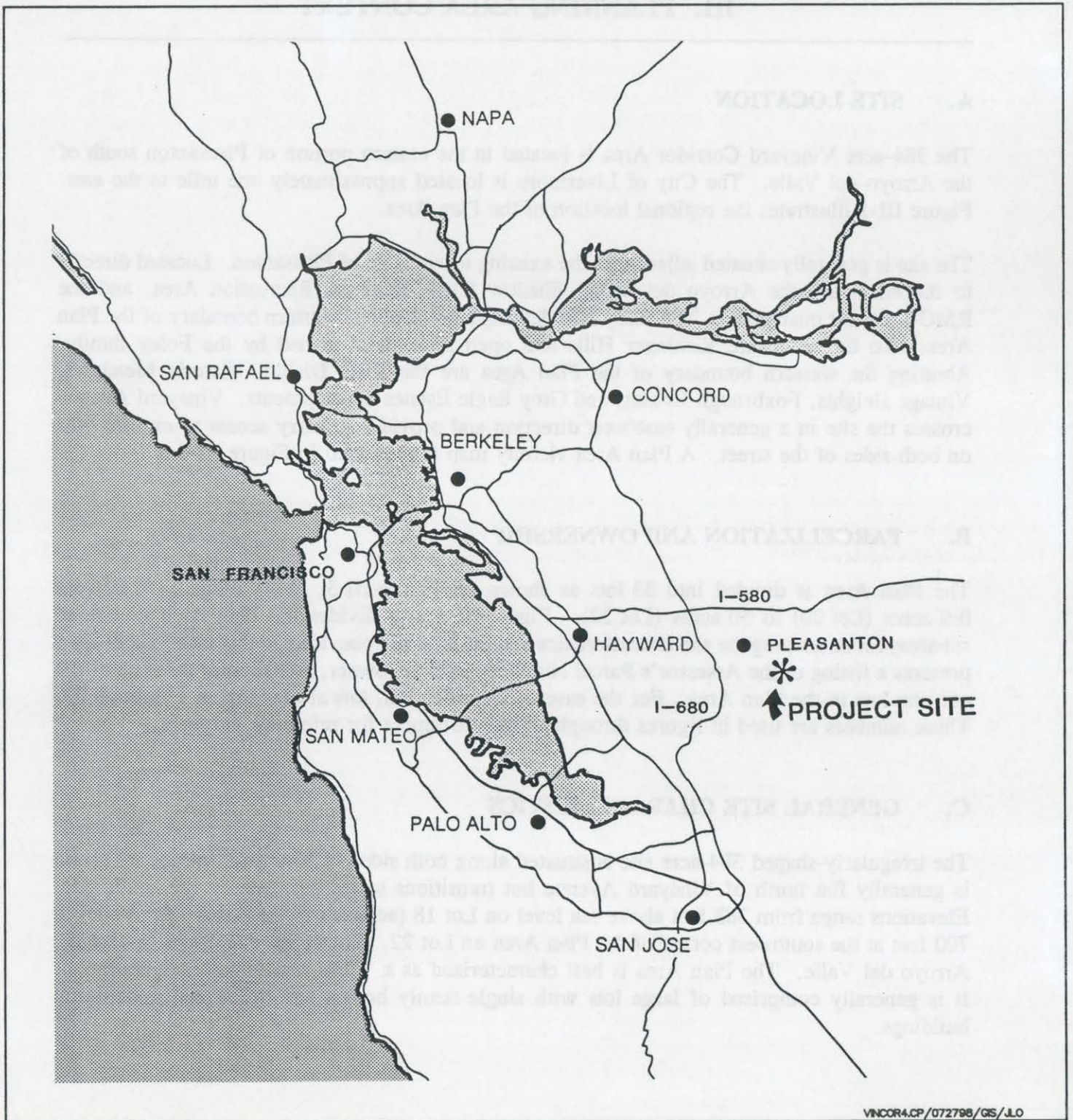


FIGURE III - 1





VINCO19.CP/082798/GIS/JLO

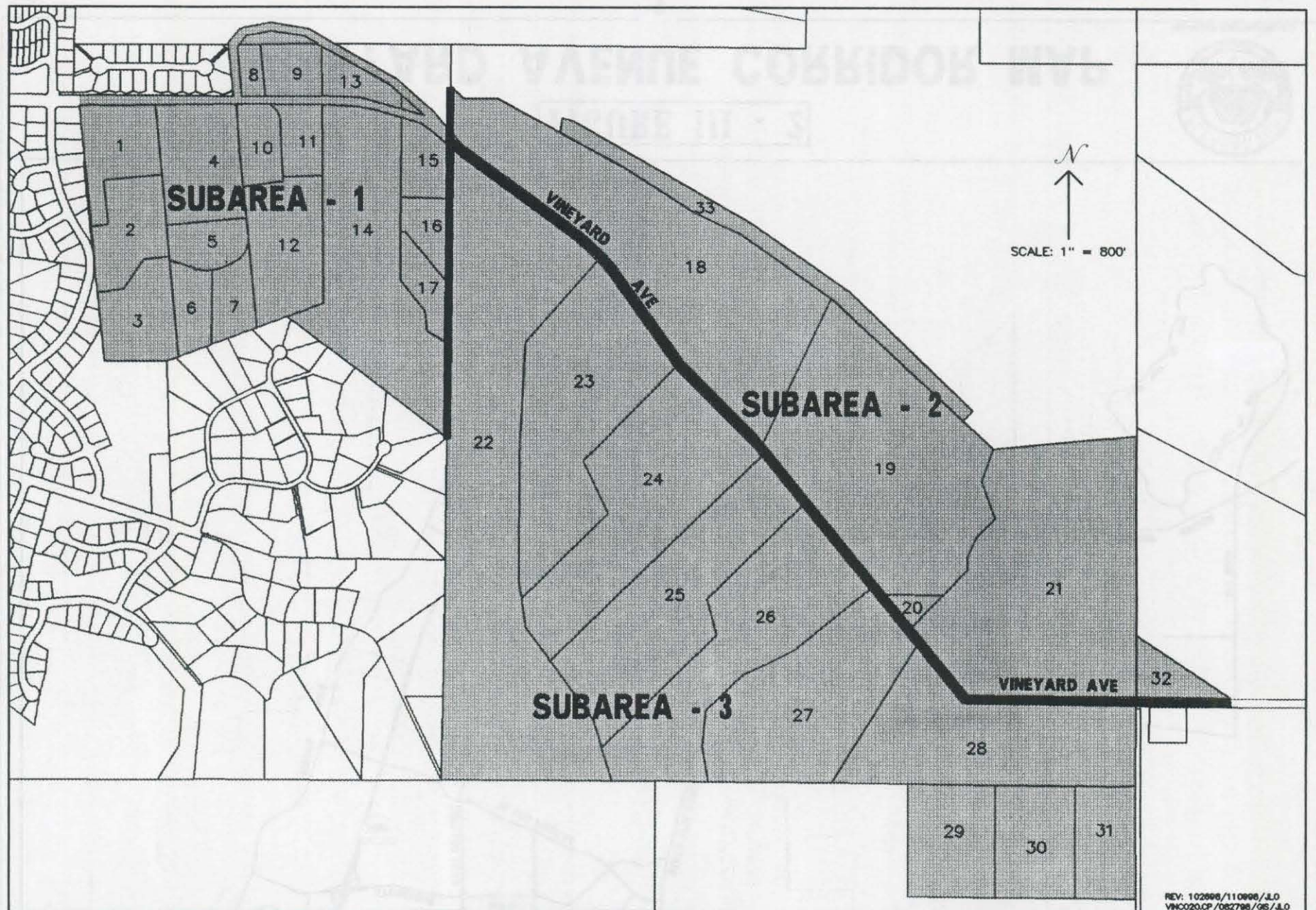


FIGURE III - 3

PROPERTY OWNERSHIP AND SUBAREA MAP



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VINC020.CP/082798/QS/JLO

**Table III-1
Vineyard Avenue Corridor Parcel Ownership**

Lot Number	Assessor's Parcel Number	Acres	Owner	Address
1	946 1735 018 02	5.00	Kazuo & Takiko Hatsushi	2756 Vineyard Ave.
2	946 1735 019 00	5.02	Kazuo Hatsushi	2770 Vineyard Ave.
3	946 1735 020 00	5.02	Kazuo & Takiko Hatsushi	2798 Vineyard Ave.
4	946 1735 024 02	7.24	Lewis C. & Clara A. Nevis Trs.	2546 Vineyard Ave.
5	946 1735 023 00	2.66	Daryl A. & Ronald N. Halverson Trs.	751 Clara Lane
6	946 1735 022 00	2.45	A.F. & Janet Elgammal	865 Clara Lane
7	946 1735 021 00	2.49	Ronald N. & Marian M. Halverson	837 Clara Lane
8	946 1735 007 02	0.87	C.M. & Marie E. Allec Trs.	2538 Vineyard Ave.
9	946 1735 029 03	2.56	Kenneth O. & Judith P. Gooch	2756 Vineyard Ave.
10	946 1735 031 02	2.50	Lutz Homes	Vineyard Avenue
11	946 1735 030 00	1.90	Gary & Deborah Oetman et al.	Vineyard Avenue
12	946 1735 032 00	7.37	Brian K. & Shirley McGuire	Vineyard Avenue
13	946 1735 008 02	1.55	Molinaro	Vineyard Avenue
14	946 1735 008 03	20.51	Pleasanton Garbage Service, Inc.	Vineyard Avenue
15	946 1735 026 02	2.62	Anthony L. Pietronave	2500 Vineyard Ave.
16	946 1735 027 00	2.43	Michael W. & Linda M. Dominisse	Vineyard Avenue
17	946 1735 028 00	2.41	Dennis G. & L. Homer	Vineyard Avenue
18	946 1350 014 00	35.38	Wayne & Betty A. Hahner	2287 Vineyard Ave.
19	946 1350 013 00	33.30	Brian C. Lin	1689 Vineyard Ave.
20	946 1350 012 00	0.87	Douglas E. & Mary M. Safreno Trs.	1627 Vineyard Ave.
21	946 1350 011 00	29.84	RMC Lonestar	1465 Vineyard Ave.
22	946 1350 015 09	50.13	Frank Berlogar Tr.	2200 Vineyard Ave.
23	946 1350 015 08	20.00	Kenneth R. & Pamela L. Chrisman	1944 Vineyard Ave.
24	946 1350 015 07	20.00	Steve J. & Anabelle A. Brozosky	1700 Vineyard Ave.
25	946 1350 015 06	20.19	Kenneth E. Konig, Jr. Tr.	1680 Vineyard Ave.
26	946 1350 015 05	20.51	Ford G. & Mary L. Roberts	1666 Vineyard Ave.
27	946 1350 015 04	20.00	Michael J. Goodwin	1630 Vineyard Ave.
28	946 1350 015 03	21.30	Robert & Sharen Heinz Trs.	Vineyard Avenue
29	950 0005 005 00	7.70	Silver Bear	Vineyard Avenue
30	950 0005 006 00	7.11	Leonard R. Thibault	Vineyard Avenue
31	950 0005 004 00	5.50	Paul J. Fagliano	1364 Vineyard Ave.
32	950 0006 003 01	4.00 (portion)	Romarita M. Simoni Tr.	Vineyard Avenue
33	946 1350 009 09	3.00 (portion)	RMC Lonestar	1544 Stanley Blvd.
Existing Streets		9.40	City of Pleasanton	Vineyard Avenue

For the purpose of describing the site, the Planning Area has been divided into three subareas defined by land use, topography, and environmental characteristics as shown in Figure III-3. The following is a description of each subarea:

Subarea 1 contains Lots 1-17 and is located in the western portion of the Plan Area. It consists of flat land and rolling hills mostly south of Vineyard Avenue. This area is sparsely vegetated except for a stand of eucalyptus trees on Lots 8 and 9, and other scattered trees.

Subarea 1 contains 78 acres (20 percent of the Plan Area) and consists of semi-rural residential lots ranging in size from 0.9 to 20 acres. Many of the lots are five acres or less in size and contain a home. Lots 3, 9, 10, 11, 12, 13, and 17 are vacant. Lot 16 has a home that is under construction and is counted as a future home throughout this Plan. An existing private street (Clara Lane) provides access to several lots near the southern boundary of Subarea 1. The existing Hatsushi Nursery is located on Lot 1 and the front portion of Lot 2. Lot 14 contains the old Pleasanton landfill site. The landfill was closed in 1976, and the lot is currently vacant except for methane gas control facilities, caretaker's residence, and kennel.

Subarea 2 includes Lots 18-21, 32, and 33 and is located north of Vineyard Avenue. Lots 18, 19, and 21 are 30± acres in size. Lots 32 and 33 are small portions of larger lots within the unincorporated jurisdiction of Alameda County, and will require annexation to the City of Pleasanton in conjunction with development. Subarea 2 forms a plateau above the Arroyo del Valle and slopes gently toward the Arroyo. It consists primarily of grasslands, with a dominant stand of trees near the western end. It also contains two abandoned orchards. Three drainage courses traverse this area from south to north.

Subarea 2 contains 108 acres or 28 percent of the Plan Area. Lots 18 and 19 each contain a home and minor agricultural buildings. Lots 18, 19, and 21 are generally in limited agricultural use. Lot 21 is owned by RMC Lonestar which was granted a permit for gravel extraction and reclamation by Alameda County years prior to annexation of the parcel to the City of Pleasanton in 1992.

Subarea 3 includes Lots 22-31 and is located south of Vineyard Avenue. This subarea contains steeply sloping terrain which rises upward from Vineyard Avenue to the southern Plan Area boundary. Flatter areas are located along the hilltops and in the eastern portion of this subarea. Subarea 3 is traversed by three intermittent drainage courses, which are partially wooded. Vegetation generally consists of oak woodland in the valleys and grassland on the ridges and hilltops. The southern boundary forms a prominent ridge which acts as the visual backdrop for the Plan Area when viewed from the north.

This hilly subarea contains 198 acres or 52 percent of the Plan Area. It is characterized by individual homes located on hillside lots. Lots in this area generally average 20 acres in size and contain a single home. Most of the homes are accessed by long private driveways originating at Vineyard Avenue.

D. SITE CONSTRAINTS AND OPPORTUNITIES

A fundamental element of the Specific Plan preparation process was an analysis of the developmental constraints and opportunities created by the physical characteristics of the site. The Plan has evolved substantially in response to these. The following text summarizes the site characteristics that present constraints to the location and type of development that might occur in the Plan Area, as well as the opportunities for potential future development.

1. Constraints

The Plan Area is subject to a series of physical constraints which impact its developmental potential. These include the following:

- Property lines. The Plan Area is divided into 33 lots which may present difficulty for some owners wishing to develop independently and in a timely manner.
- Landfill. The old Pleasanton landfill is located on Lot 14. This facility was closed in 1976, but it still presents potentially major constraints to development relative to land settling and the removal of methane gas. These constraints limit the location, type, and density of potential land uses that might otherwise be developed on the site.
- Quarry noise, vibrations, and dust. The RMC Lonestar quarry operation is situated immediately north of the Plan Area. Noise, vibrations, and dust from this facility currently impact some properties within the Plan Area.
- Mining. Lots 21, 32, and 33 contain aggregate resources which are entitled to be mined pursuant to an Alameda County Mining Permit and an approved reclamation plan. This could negatively impact proposed on- and off-site land uses.
- Topography. South of Vineyard Avenue, the terrain varies from moderate to steep slopes which limit potential development.
- Wildlife habitat. Three partially vegetated stream channels extend in a northerly direction to the Arroyo del Valle which provide corridors for the movement of wildlife. Significant areas of oak woodland provide additional valuable wildlife habitat. Disruption of these areas by development could adversely impact wildlife.

- Vineyard Avenue. Vineyard Avenue is a rural road with difficult driveway intersection visibility. It was built in a cut-fill manner with a narrow road bed and contains vertical curves which are inappropriate for standard collector street design speeds. It also contains numerous active utility facilities along and beneath its surface.
- General off-site traffic impacts. Traffic generated by development of the Plan Area would impact Vineyard Avenue and the outlying City street system, including primarily the Bernal Avenue bridge at the Arroyo del Valle and the following street intersections: Bernal Avenue/Vineyard Avenue, Bernal Avenue/Stanley Boulevard, and Santa Rita Road/Valley Avenue. Cut-through traffic through nearby neighborhoods might also become a concern.
- Visual impacts. Development at higher on-site elevations could be clearly visible from various off-site locations, including the Vineyard Avenue section which fronts Ruby Hill, Stanley Boulevard, I-580, and neighboring properties to the west, southwest, and east of the Plan Area.
- Water service. Existing homes in the Plan Area are served by private wells. Any new development will require the provision of City water service. Due to the substantial site elevation changes (elevations 383 feet to 700 feet), the provision of domestic water to the higher elevations cannot be achieved through normal means.
- Sewer service. Existing homes in the Plan Area are served by private septic systems. Any new development will require the provision of City sanitary sewer service. Due to site elevations relative to existing off-site sewer facilities, some portions of the Plan Area cannot be served by gravity flow sewer lines.
- Fire hazard. Heavy vegetation and steep hillsides in Subarea 3 present a potential high fire hazard.
- Landslides. A geotechnical investigation conducted for the Plan Area has identified various landslides.

2. Opportunities

The Plan Area contains various physical characteristics which present opportunities for quality future development. These include the following:

- Site character. The rural character of the site and the outlying historic wine country can be used to create a unique design theme and development pattern for the Plan Area.

- Recreational Focus. The physical terrain of the Plan Area and the immediate proximity of the site to outlying open space, the Arroyo del Valle, and the Shadow Cliffs Regional Recreation Area provide an ideal setting for establishing a unique recreationally-oriented neighborhood community. Opportunities exist for creating an integrated system of open space; regional water recreation facilities; community park; school playfields; and local and regional hiking, biking, and equestrian trails.
- Productive soils. Past and present vineyards in and around the Plan Area and recent viticulture studies indicate that the soils and climate of the Plan Area are suitable for this type of agricultural use.
- Proximity to urban development. Because the Plan Area is located adjacent to the urban edge of Pleasanton, it can be efficiently served by public infrastructure and services.
- Potential realignment of Vineyard Avenue. Flat undeveloped land exists near the Arroyo del Valle which presents the potential for a safer, more functional, and more scenic alignment of Vineyard Avenue.
- Public facility site location potential. Suitably-located sites exist within the Plan Area which could be used for needed public facilities including a community park and elementary school to serve residents in and around the Plan Area.
- Open space. Substantial open space acreage consisting of ridgelines, scenic hillsides, and wildlife habitat areas exists which could be permanently preserved for aesthetic and ecological purposes.
- Existing trees and vegetation. Existing on-site trees can serve a dual benefit of providing a basic design element for future landscaping and screening hillside development from outlying views.
- Subregional Planning. Due to the Specific Plan Area location and site characteristics, future development within the Plan Area will present numerous opportunities for compliance with the goals of applicable subregional plans, including the East Bay Regional Park District Trails Plan, Tri-Valley Subregional Planning Strategy, and South Livermore Valley Area Plan.

IV. LAND USE

The intent of the land use plan is to draw upon the existing character of the Vineyard Corridor and outlying Livermore Valley wine country to guide the development of future homes, vineyards, and possible commercial businesses within the Plan Area. This chapter translates the land use goals of the Specific Plan into the land use plan. The plan is presented in terms of an overall description and development standards and design guidelines for each land use district within the Plan Area. Regulations relating to construction activities are also provided to ensure that development takes place in a safe and efficient manner. The supporting circulation system is described in Chapter V, and the public infrastructure systems (water, sanitary sewer, storm drainage, etc.) are presented in Chapter VI.¹

A. LAND USE OBJECTIVES

1. Establish a mix of land uses that promote the Plan Area as the western entry to the Livermore Valley wine country and provide an appropriate transition between the existing urbanized edge of Pleasanton to the west and the Ruby Hill development to the east.
2. Reserve centrally located sites for a community park and elementary school within the Plan Area to serve the existing and future needs of residents in the Plan Area, Ruby Hill, and the southeast Pleasanton area.
3. Create a strong, recreationally oriented neighborhood that integrates housing with on- and off-site open space, the Arroyo del Valle, Shadow Cliffs Regional Recreation Area, community park, and elementary school.
4. Encourage the development of vineyard related commercial uses such as bed-and-breakfast inns, wineries, etc.
5. Re-establish a substantial area of vineyards to utilize the productive quality of the soils and create an "anchor use" to which the character of future development can relate.
6. Buffer housing from noise, dust, and vibration impacts associated with the RMC Lonestar quarrying operation to the north and from traffic noise on Vineyard Avenue.
7. Preserve the major ridgeline in the southern Plan Area, limit development of hilltop areas to homes that can be substantially screened from off-site areas, and limit hillside development to areas that can physically and visually accommodate it without disrupting the natural character of the site.

¹In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards.

8. Ensure that future development of the hilly areas located south of Vineyard Avenue is designed to emphasize the rural character through careful siting of buildings, minimal disruption to the physical terrain, and sensitive architectural and landscape treatments.
9. Establish a unified site planning, architectural, and landscape character for the future development of Lots 18, 19, 21, and 28 that draws from the character of the Livermore Valley wine country, the approved Ruby Hill architectural design concepts, and the traditions of Southern European "vineyard village" design.
10. Provide for safe and functional re-use of the old Pleasanton landfill site.
11. Protect applicable open space areas for the production of natural resources such as aggregate mining materials.

B. PHYSICAL PLANNING CONCEPT

The land use plan is intended to facilitate a smooth transition between the urban edge of Pleasanton to the west and the Ruby Hill development to the east. The design concept requires environmentally-sensitive site planning and design of development in the hillside areas south of Vineyard Avenue and the integration of vineyards with other land uses north of Vineyard Avenue, organized to create a functional and attractive visual entry to the Livermore Valley wine country. Figure IV-1 depicts the general design theme that the land use plan is intended to reflect.

The gently sloping hillsides in Subarea 1 are planned for low density residential development. Homes here are to be designed to reflect traditional architectural styles and forms. The community park on Lot 14 will generally serve as a greenbelt buffer between the more urbanized Subarea 1 and the semi-rural Subarea 3.

Four residential sub-neighborhoods designated as "vineyard villages" and an elementary school are planned for the flatland area mostly north of the existing Vineyard Avenue and mostly in Subarea 2. Vineyard Avenue is to be relocated to the north along the Arroyo del Valle. Vineyards are planned between development and the realigned roadway. The purpose of this arrangement is to establish Vineyard Avenue as a safe and scenic rural street lined with vineyards on one side and the Arroyo del Valle on the other.

Residential development in Subarea 3 is to be sited so as to preserve significant natural features such as major ridgelines and hilltop areas, woodland, and riparian corridors. Development generally consists of clusters of custom homes designed to reflect the rural character and natural features of the hilly terrain. The large majority of land within this area is to be preserved as permanent open space.



FIGURE IV - 1
SPECIFIC PLAN DESIGN THEME



VINCOR&LP/072808/GIS/JLO

The 384-acre Plan Area is divided into five land use categories as follows: residential, including possible wine country commercial-related businesses (119 acres); vineyards (66 acres); open space (155 acres); a 20-acre community park; and a 12-acre elementary school.¹ Each of these land uses are described in greater detail below.

The land use plan (Figure IV-2) identifies individual development areas and uses. It also illustrates the planned circulation network. The number indicated within each residential development area on the plan refers to the number of dwelling units allowed within that area unless otherwise precluded for public health or safety reasons. This number does not include existing homes. Table II-1 presents a summary of the land use figures by land use district, and Table IV-1 specifies the number of existing and planned homes on a lot-by-lot basis.

1. Residential

The land use plan provides for 189 new housing units in addition to 18 existing homes which are planned to be retained or relocated on-site. In order to accommodate a range of housing types and densities that respond to the site terrain and community needs, the plan includes four residential designations. These consist of Semi-Rural Residential, Hillside Residential, Low Density Residential, and Medium Density Residential.

Semi-Rural Residential: The Semi-Rural Residential (SRR) district permits custom homes on five-acre minimum-sized lots. Land designated SRR is located in Subarea 3 at Lots 29, 30, and 31. A total of one new home is permitted in the SRR area (Lot 29). Lot 30 and 31 are already developed. The SRR lots are intended to provide a transitional buffer between residential uses to the north and agricultural land to the south.

Hillside Residential: The Hillside Residential (HR) district provides for 19 new homes on 40,000-square foot minimum-sized lots. Development areas are located in the hilly portions of Subareas 1 and 3. The purpose of this designation is to allow for a clustering of homes in well-defined areas of the hills in order to preserve significant natural features such as ridgelines, hilltops, oak woodland, creeks, and steep slopes. Open space land surrounding the HR district is to be permanently preserved.

Low Density Residential: The Low Density Residential (LDR) district permits a total of 79 new homes with a 20,000-square foot minimum lot size. The LDR area is generally located in the rolling hills south of Vineyard Avenue.

¹In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards.

VINEYARD AVENUE CORRIDOR LAND USE PLAN¹

JUNE 1, 1999

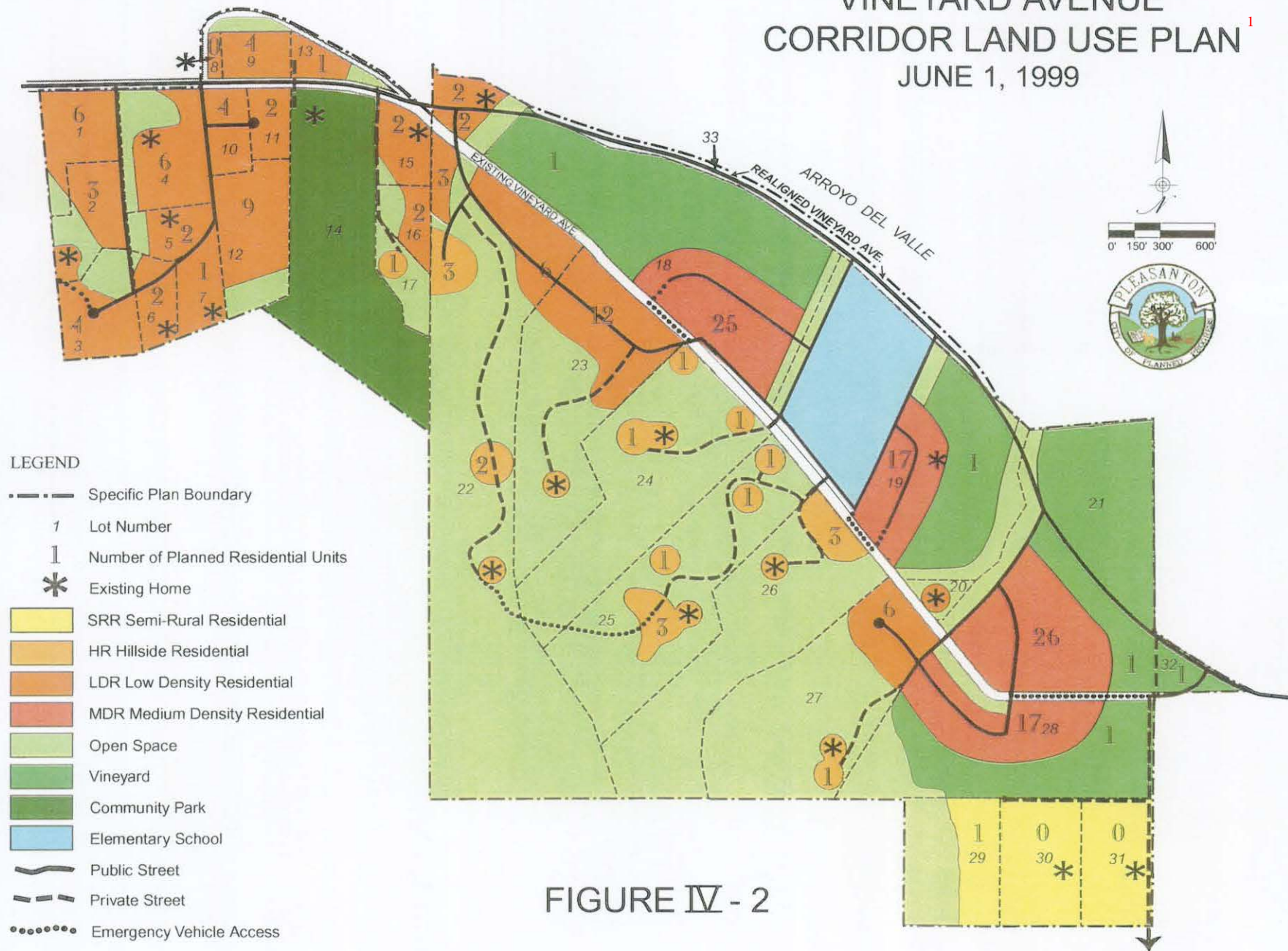
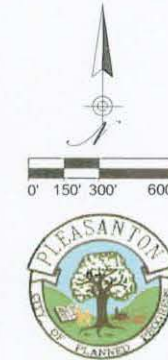


FIGURE IV - 2

¹In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards.

**Table IV-1
Existing and Planned Homes**

Lot No.	Existing Homes	Planned Homes	Total Number of Homes
1	0	6	6
2	1	3	4
3	0	4	4
4	1	6	7
5	1	2	3
6	1	2	3
7	1	1	2
8	1	0	1
9	0	4	4
10	0	4	4
11	0	2 ⁽¹⁾	2 ⁽¹⁾
12	0	9	9
13	0	1	1
14	1 ⁽²⁾	0	1 ⁽²⁾
15	1	2	3
16	0	2	2
17	0	1	1
18	1	30	31
19	1	18	19
20	1	0	1
21	0	27 ⁽³⁾	27 ⁽³⁾
22	1	14	15
23	1	12	13
24	1	3	4
25	1	6	7
26	1	3	4
27	1	7	8
28	0	18	18
29	0	1	1
30	1	0	1
31	1	0	1
32	0	1	1
33	0	0	0
Total	19⁽²⁾	189	208⁽²⁾

⁽¹⁾ If, prior to development of Lot 11, the existing severance damage award to the property owner is set aside, the number of developable lots will be increased from two to three.

⁽²⁾ Existing caretaker home on Lot 14 to be removed upon development of the community park.

⁽³⁾ This assumes a housing density bonus of three Medium Density Residential homes in recognition of an anticipated dedication of the full street right-of-way required for the realignment of Vineyard Avenue on Lots 21 and 33, and fee title or easement adequate to accommodate the necessary Plan Area storm water detention facilities.

Medium Density Residential: The Medium Density Residential (MDR) district provides for up to 85 new single-family homes on 10,000-square foot minimum-sized lots. MDR development areas are concentrated in the more accessible and flatter portions of the Specific Plan Area, north of the existing Vineyard Avenue, and on Lot 28. These areas should be developed as individual neighborhoods with a design character compatible with the "vineyard village" concept described later in this Plan.

2. Vineyard

A key land use component of the Specific Plan is the Vineyard (V) district. The Plan provides for a total of 66 acres of vineyards on five lots with an estate home and support facilities permitted on each. Vineyards are intended to maintain the agricultural use of the area, reinforce the agricultural character of the area, create a pleasing driving experience for motorists travelling on Vineyard Avenue, and buffer future residential neighborhoods from traffic noise on the realigned Vineyard Avenue. In the event that vineyards should in some cases prove infeasible, related agricultural uses would be permitted. In addition, ten acres of the planned Vineyard land on Parcel 21 could be mined as a part of the RMC Lonestar quarrying operation, if desired by the owner.

3. Open Space

The Open Space (OS) district is generally intended to preserve the natural features of the hillside areas south of the existing Vineyard Avenue. Owners of these lots may retain their existing agricultural uses. No homes are permitted within the OS area; however, fencing and agricultural structures are allowed. The OS district also includes the three riparian corridors (one at the northwest end of Lot 18, and the second and third at the western and eastern boundaries of Lot 19; and a buffer between the northeast corner of the elementary school and vineyards on Lot 19.

4. Community Park

Development of a 20-acre community park is planned for Lot 14 to serve not only the residents of the Plan Area but the outlying community as well. Specific uses might include, picnic areas, trails, limited unlighted ballfields, and passive landscaped open space/buffer areas between the park and neighboring homes.

5. Elementary School

Development of a 12-acre elementary school is planned on the western portion of Lot 19 to serve the needs of Plan Area children as well as those of outlying residential areas to the east and west. Approximately six acres of building and parking areas are expected to be developed along with six acres of paved and turfed play areas.

C. DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

All development proposals within the Specific Plan Area are subject to the City's Planned Unit Development (PUD) plan review and approval process, and all residential projects are subject to the City's Growth Management Program. These are important planning steps which allow for detailed implementation of the Specific Plan. The PUD process provides for the review of site-specific matters including land use, site layout, architecture, landscaping, and fencing. Relevant provisions of the Specific Plan along with other appropriate site-specific planning measures are to be incorporated into each PUD development plan.

Standards and design guidelines are provided below for each land use district. The land use standards are to be applied without variance. The site development standards (lot size and dimensions, building setbacks, building height, and accessory structures) shall be applied through the City's PUD development plan approval process and may vary for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan.

Design guidelines are intended to assist developers and homeowners in the preparation of plans for new construction in a manner that is consistent with the unique character of the Vineyard Corridor. These will also be used by the City in its review of project plans for consistency with the Specific Plan. Guidelines are intended to be flexible in that they need not be applied in cases where the City finds that the implementation of a superior design solution can be achieved.

Development standards and design guidelines for each land use district are presented below. Following these are: (1) provisions intended to help protect common agricultural practices; (2) discussion regarding the payment of agricultural mitigation fees which will be required for the development of certain portions of the Plan Area; and (3) provisions which regulate future construction activities.¹

1. Residential Designations

a. Residential Land Use Standards

- 1) Permitted Uses: The following uses shall be permitted in all residential districts unless otherwise noted:
 - a) Single-family detached housing;
 - b) Household pets;
 - c) Accessory structures and uses, including but not limited to a private garage, living area without a kitchen, enclosed storage, and recreation room;
 - d) Common recreation area and buildings for private use by residents of individual projects;
 - e) Small family day care home;
 - f) Public water and/or sewer pump station;
 - g) Public trails;

¹ In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards.

- h) The continuance of agricultural uses employed within five years prior to Specific Plan adoption until such time as the development of new on-site homes commences; and
 - i) The keeping of farm animals in accordance with Section IV.C.3.a.1)d)(3) in the residential districts of Lots 18-28 and 32 until such time as development of new on-site homes commences.
 - j) The following are permitted only in the Semi-Rural Residential district:
 - (1) The keeping of farm animals in accordance with Section IV.C.3.a.1)d)(3); and
 - (2) Vineyards, row crops, and orchards.
- 2) Conditional Uses: The following uses shall be permitted in all residential districts upon the granting of a conditional use permit in accordance with the provisions of the Pleasanton Municipal Code, unless otherwise noted:
- a) Nursing home for not more than six patients;
 - b) Home occupation;
 - c) Large family day care home;
 - d) Secondary (dwelling) unit;
 - e) Religious institution;
 - f) Temporary subdivision sales office;
 - g) Landscape nursery on Lots 1, and 2;
 - h) Bed-and-breakfast inn in lieu of housing which is otherwise permitted on the original parcel at a rate of two bed-and-breakfast inn rooms per primary home in the Hillside Residential district; and
 - i) Child day care center, partially in lieu of housing which is otherwise permitted on the original parcel at a rate of one acre of day care use per 2½ primary homes in the Medium Density Residential district. The conditional use permit shall specify the maximum number of children to be served.

b. Residential Development Standards

1) Lot, Building Setback, and Building Height Requirements:

The following standards contained in Table IV-2 below shall apply to each residential district in the Plan Area. Minor variations may be permitted subject to the PUD development plan approval process where necessary due to physical site conditions.

**Table IV-2
Residential Development Standards**

STANDARD	SRR	HR	LDR ⁽¹⁾	MDR ⁽²⁾
Minimum Lot Size (Sq. Ft.)	217,800	40,000	20,000	10,000
Minimum Lot Width (Ft.)	350	150	120	80
Minimum Lot Depth (Ft.)	500	150	120	100
Minimum Building Setbacks (Ft.) ^(3,4)				
Front	35	35	30	25
Side	20	20	15 ⁽⁵⁾	10 ⁽⁵⁾
Rear	40	40	30	25
Maximum Building Height (Ft.) ⁽⁶⁾	30	30 ⁽⁷⁾	30 ⁽⁸⁾	30

Abbreviations: SRR Semi-Rural Residential LDR Low Density Residential
 HR Hillside Residential MDR Medium Density Residential

-
- (1) Due to uncertainty as to the future precise alignment of the realigned portion of Vineyard Avenue on Lot 18, adjustments to the boundary of the LDR area on this lot may be required in order to accommodate the planned number of housing units.
- (2) The approximate "MDR" acreage of each of the four lots that contain this land use district is as follows: Lot 18 - 10 acres; Lot 19 - 7 acres; Lot 21 - 10.5 acres; and Lot 28 - 7 acres.
- (3) Accessory structures shall be set back a minimum of ten feet from the rear and interior side property lines. No accessory structures are permitted within required front and street side yards.
- (4) No building shall be permitted within 35 feet of the existing Vineyard Avenue right-of-way. Greater setback standards shall be applied where noted elsewhere in this Specific Plan.
- (5) Twenty-foot minimum street side yard setbacks shall be required on corner lots.
- (6) Building height is measured vertically from the lowest elevation of the building to the highest elevation of the building, excluding chimneys. Primary buildings shall be limited to two stories in height, and accessory buildings shall be limited to 25 feet and one story in height.
- (7) Exception: Primary buildings located on Lot 17 and on existing elevations exceeding 540 feet shall be limited to 25 feet in height and one story.
- (8) Exception: Primary buildings located on Lots 8, 9, and 13 and Lot 18 north of the realigned Vineyard Avenue shall be limited to 25 feet in height and one story.

In HR areas, all home sites must be located within the designated development areas as generally depicted on the land use plan (see Figure IV-2). Lot lines may extend into land designated as Open Space, but primary residential buildings and residential accessory structures may only be sited within the designated development areas.

2) Visual Standards for Lot 4:

The north- and west-facing slopes of Lot 4 shall be substantially preserved with little or no grading. Grading on other areas of the site shall be carefully engineered to create natural and not geometric contours, with no slope exceeding a 3:1 grade.

3) Visual Standards for Lot 12:

In order to minimize the potential visual impacts of development of Lot 12, the following additional standards shall apply:

- a) No more than one lot shall be permitted to occupy the rear 175 feet of the existing Lot 12;
- b) Buildings on lots that are located within 300 feet of the existing Lot 12 rear lot line shall not exceed one-story and 25 feet in height;
- c) A 165-foot wide open-space band shall be permanently maintained along the south end of Lot 12. An open space easement shall be granted over this area to the City at the time of final subdivision map recordation which restricts the use and improvements to livestock grazing, open fencing, underground infrastructure facilities, and storm-water drainage facilities. Solar collectors, dog runs, play structures, and private roads shall specifically not be permitted within this area. A land management plan shall be prepared to establish private responsibility for permanently maintaining this open space band;
- d) Future buildings located to the north of the northerly boundary of the open space easement shall be constructed at least 40 feet north of the easement; and
- e) Grading on the ridge and north-facing slope of Lot 12 shall be carefully engineered to create natural and not geometric contours, with no slope exceeding a 3:1 grade.

4) Density Bonus for Lot 21:

A housing density bonus of three Medium Density Residential homes (three beyond the 23 that would otherwise be allotted) is permitted for Lot 21 upon dedication of the full street right-of-way required for the realignment of Vineyard Avenue on Lots 21 and 33, and fee title or easement dedication adequate to accommodate the necessary Plan Area storm water detention facilities.

5) Visual Standards for Lots 22 and 23:

In order to minimize the potential visual impacts of development located along Vineyard Avenue on Lots 22 and 23, the following additional standards shall apply:

- a) Buildings on lots which abut Vineyard Avenue shall not exceed one story and 25 feet in height;

b) A continuous open space band of at least 30 feet in width (to be precisely determined at the time of PUD development plan approval) shall be maintained between the southern right-of-way line of the existing Vineyard Avenue and any future fencing on Lots 22 and 23. An open-space easement over this area shall be deeded to the City at the time of final subdivision map recordation which restricts the use of this area to landscape planting and irrigation, infrastructure facilities, and storm water drainage facilities. No buildings or fencing shall be permitted within this area. A coordinated landscape and irrigation plan shall be designed for this area to screen the views of homes from off-site areas to the north. A landscape management plan shall be prepared to establish private responsibility for permanently maintaining landscape materials within this area. A coordinated fencing design plan shall be prepared for the area immediately south of the southern edge of the open space band. Future buildings to the south of the open-space band shall be located at least 30 feet back from the southern edge of the band.

6) Caretaker Dwelling on Lot 22:

The existing caretaker dwelling on Lot 22 may be relocated elsewhere in the Open Space district of Lot 22, subject to PUD development plan approval. As a condition of relocation, the home shall be connected to City water and sanitary sewer facilities, but since it is a "secondary dwelling," it shall not be subject to public infrastructure cost-sharing participation.

7) Development Standards for Lot 28:

In order to minimize the potential impacts of Lot 28 housing development on the Foley Ranch operations located to the south of Lots 29, 30, and 31, the following additional standards shall apply:

- a) Future home sites on Lot 28 shall be clustered as far to the west as feasible; and
- b) A visual analysis shall be conducted prior to development plan approval for Lot 28 to evaluate the visibility of proposed housing on the Foley Ranch corral. Future homes on Lot 28 which would otherwise be visible from the corral shall not exceed 25 feet and one story in height.

8) Development Standards for Lot 29:

Future housing on Lot 29 shall be set back a minimum of 200 feet from the southern property line in order to provide a buffer between the home and the agricultural land to the south.

9) Visual Analysis:

A visual analysis shall be conducted prior to development plan approval of all homes within the Plan Area. All practical efforts shall be made to completely screen the view of all improvements proposed in areas exceeding elevation 475 feet from off-site areas.

10) Fire Safety Requirements:

- a) All brush and other flammable materials shall be cleared within at least 30 feet of new homes. Ornamental landscaping shall emphasize the use of fire-resistant species.
- b) The installation of an early-warning fire-detection system or device shall be provided in all residential and commercial structures required by the Fire Marshall.
- c) Automatic fire sprinklers shall be required in all structures specified in the Uniform Building Code in addition to all structures of 8,000 square feet and greater in floor area. Fire sprinklers shall also be required in all new homes located in high and extremely high fire hazard areas (Lots 17, and 22-27).
- d) All new homes developed above elevation 540 feet shall be constructed with automatic fire sprinklers and Class A fire-retardant roofing. All other homes shall be constructed with at least Class B roofing. Wood shakes and shingle roofing on new homes shall not be permitted within the Plan Area.
- e) All new homes located above elevation 540 feet shall be provided with an elevated on-site water storage tank (minimum 1,000-gallon capacity), subject to approval by the Fire Marshall, to ensure adequate water pressure for domestic use, automatic fire sprinklers, and other approved fire systems.
- f) All residences located on slopes greater than 15 percent shall be accessible from driveways designed to accommodate fire-fighting equipment. Driveways shall be a minimum of 16 feet wide and 20 feet clear. Driveways exceeding 150 feet in length shall be designed to allow a fire truck to turn around.
- g) All new development shall be provided with sufficient fire-flow facilities, in conformance with the requirements of the Fire Marshall.

- h) All homeowners are encouraged to participate in the Livermore-Pleasanton Fire Department's voluntary home fire safety inspection program.
- i) New homes located adjacent to Open Space land shall be protected through the use of fire breaks, removal of any vegetation and other material presenting potential fire hazards, and the use of fire-retardant vegetation.

11) Mitigation Requirements for Noise, Dust, and Vibration:

- a) All new two-story homes constructed less than 140 feet from the centerline of the realigned Vineyard Avenue and all new homes located where projected noise levels exceed an L_{dn} of 55 dBA (Lots 8, 9, 13, 15, 18, 19, 20, 21, 26, 27, and 28) shall be constructed with a fresh-air ventilation and/or air-conditioning system that allows residents to maintain closed windows for noise and dust control. All windows facing the RMC Lonestar plant shall be dual-paned. Other mitigation measures (i.e., berms, landscaping, and siting strategies) may also be necessary depending upon the location of homes.
- b) New homes located on lots where projected noise levels exceed an L_{dn} of 60 dBA (Lots 8, 9, 13, 15, 18, 19, 20, 21, 26, 27, and 28) should be designed to locate sensitive outdoor recreation areas on the south side of homes (opposite the RMC Lonestar quarry operations and the realigned Vineyard Avenue), wherever possible.
- c) The recorded deed of sale for all lots shall include a clause which states that the property is in an area subject to excessive noise, dust, and vibration levels from gravel harvesting and processing and that the City of Pleasanton is not liable for possible damages due to such impacts.

All lots within the Specific Plan Area shall also include a noise/dust/ vibration easement in the recorded deed of sale. In addition, a separate disclosure statement shall be provided to prospective purchasers and tenants by lot owners, developers, and future successors in interest. The disclosure statement shall provide full disclosure of the potential future mining operations within the Specific Plan Area.

- d) The recorded deed of sale for all future lots shall include a disclosure statement indicating the close proximity of the Plan Area to the Livermore Municipal Airport and of possible impacts due to aircraft overflights.

c. Residential Design Guidelines

The following section provides design guidelines intended to establish the character of residential development. Included are provisions for site planning, architecture, grading, and landscaping. General design guidelines pertaining to all residential districts are provided first, followed by more specific guidelines applicable to each individual district.

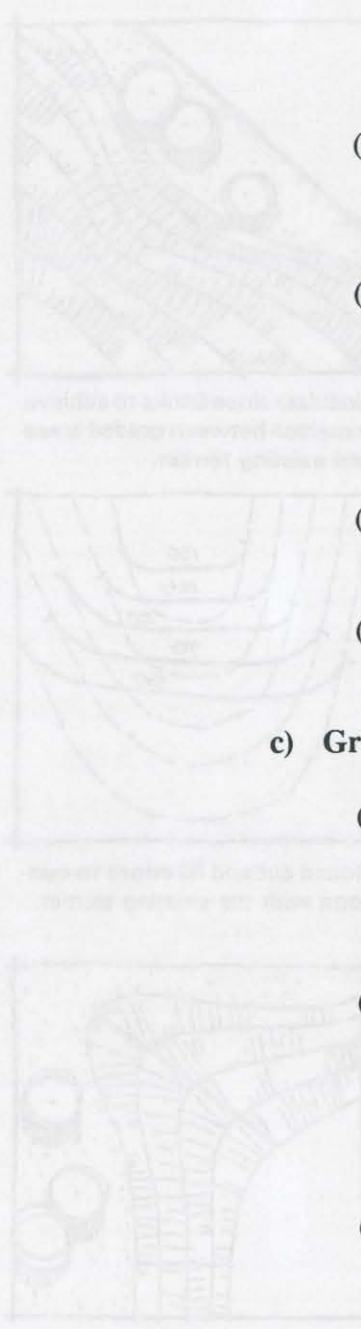
- 1) General Residential Design Guidelines

- a) **Site Planning**

- (1) Building setbacks along streets should be varied in order to reduce the potential for visual monotony.
 - (2) The view of driveways and garages from streets should be minimized by utilizing shared drives and side entry garages, setting garages back from the front walls of homes, or locating garages behind homes.

- b) **Architecture**

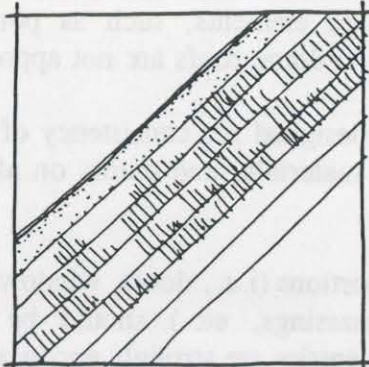
- (1) Buildings should be designed to minimize visual height and bulk. Building height, bulk, and floor area should respond to lot size, natural site terrain, and other site conditions. Wall recesses and projections, roof overhangs, decks, porches, bay windows, dormer windows, and other architectural features are encouraged to reduce visual bulk and create interest.
 - (2) In sloping terrain, building form should conform to site topography by stepping buildings up or down hillsides instead of designing flatland homes for hillside settings.
 - (3) Housing designs should be creatively mixed to avoid a repetition of similar facades and roof lines.

- 
- (4) Roof forms should generally include traditional styles such as hip and/or gable. Flat and shed roofs should only be used for minor design elements, such as porches and dormers. Mansard and dome roofs are not appropriate.
- (5) Buildings should be designed for consistency of massing, proportions, details, materials, and colors on all exterior walls.
- (6) Building feature proportions (i.e., doors, windows, entries, roof forms, wall massings, etc.) should be carefully balanced. One-story entries are strongly encouraged while entries exceeding one-and-one-half stories should be prohibited.
- (7) Careful design attention should be given to details around doors, windows, eaves, etc.
- (8) The first-floor elevation above finished grade should be minimized to reduce overall building height.

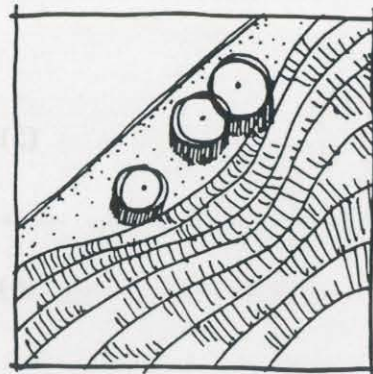
c) Grading

- (1) Grading for buildings, driveways, outdoor-use areas, etc. should be compatible with existing topographic contours and minimized to preserve the natural topography of the site.
- (2) Graded slopes should utilize "rounded landform grading" techniques to achieve a natural transition between graded areas and existing terrain (see Figure IV-3). Flat graded planes and sharp angles of intersection should be avoided to reduce the visual impact of grading.
- (3) Site grading should be used to screen buildings and reduce the visual mass of buildings, wherever applicable.
- (4) Substantial graded areas of uniform slope in hillside areas should be avoided. Cut and fill slopes should generally undulate and vary in slope gradient.
- (5) Tennis courts should not be permitted on existing slopes which exceed seven percent.

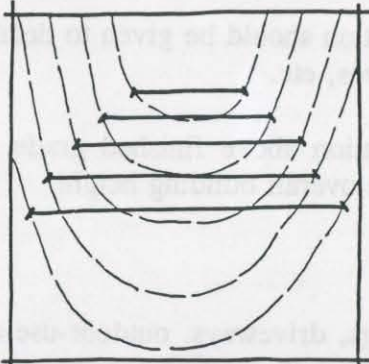
GRADING CONCEPTS



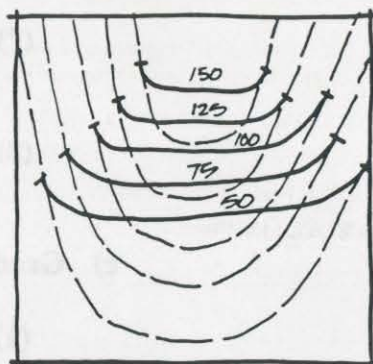
Uniform slope bank heightens the monotony of the roadway landscape.



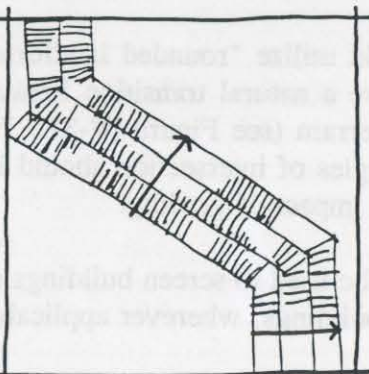
Undulate slope banks to achieve transition between graded areas and existing terrain.



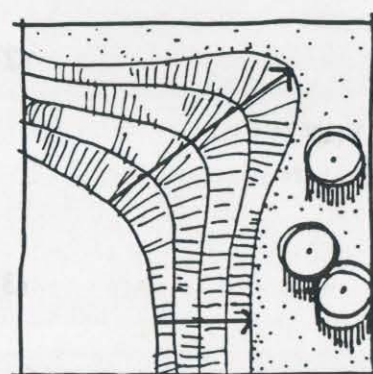
Unnatural cut slope edges with standard cut into nose or ridgeline.



Round cut and fill edges to conform with the existing terrain.



Engineered slope banks look forced and unnatural.



Vary slope bank gradients to create a natural appearance.

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FIGURE IV - 3



- (6) Cut slopes should generally occur behind buildings where they will be visually screened from fronting street views.
- (7) Graded slopes should maintain a maximum grade of 3:1.
- (8) The height of retaining walls should generally not exceed five feet. The use of parallel retaining walls with landscaping between them may be necessary in order to minimize large cut slopes.
- (9) Existing areas that have been scarred by previous grading should be recontoured to a natural land form appearance, whenever feasible.

d) Landscaping

- (1) Substantial landscape planting should be provided to screen new homes sited along the full length of the existing Vineyard Avenue from view of this corridor.
- (2) The planting of new non-native materials should be compatible with the natural setting of the Plan Area and confined to the immediate vicinity of homes.
- (3) Wood arbors and vine trellises are encouraged to provide visual interest, screening, shade, and neighborhood design continuity.
- (4) Stone-faced entry monuments/walls are encouraged at appropriate street entry points to individual developments. Accompanying colorful accent and background planting are also encouraged to highlight these entries.
- (5) Stone materials used as facing on publicly visible retaining walls are encouraged to provide continuity with the street entries to individual developments.
- (6) Solid board fencing in moderate to steeply sloping terrain is appropriate only when located in close proximity to a residence. Site perimeter and other outlying fencing in these areas should remain visually open (i.e., split-rail or wire-mesh) in order to minimize the visual "ribbon-like" effect of fencing on the hillsides. Chain-link fencing in residential areas shall not be permitted, except for possible use around tennis courts.

2) Specific Semi-Rural Residential District Design Guidelines

The following specific design guidelines shall apply to the Semi-Rural Residential District:

a) Architecture

- (1) House designs should be limited to traditional ranch styles with simplified forms and wood exterior siding. Urban architectural styles featuring massive building forms, ornate character, and non-wood exterior materials are inappropriate for this area.
- (2) A farm building design concept compatible with the ranch house architectural style should be established for lands designated SRR as an element of individual PUD development plans, where applicable.

b) Landscaping

- (1) Existing rows of walnut trees located along driveways should be preserved, supplemented, and replanted as existing trees die out.
- (2) Agricultural fencing should consist of a white formal split-rail design, whenever possible.
- (3) Linear plantings of vineyards, row crops, and orchards; trees for windbreaks; and formal driveway landscape accents are encouraged to reinforce the symmetrical agricultural planting pattern of the area.

3) Specific Hillside Residential District Design Guidelines

The following specific design guidelines shall apply to the Hillside Residential District:

a) Site Planning

- (1) The visual prominence of development should be minimized by utilizing existing site features for screening such as tree clusters, depressions in topography, setback plateau areas, and other natural features.

b) Architecture

- (1) House designs should be limited to traditional architectural styles and forms adjusted to conform to the natural character of the site.
- (2) Architectural design should emphasize the blending of buildings into the natural surroundings and minimizing building visibility from off-site areas.
- (3) Roof forms and roof lines should be broken by a series of levels and planes to reflect the irregular forms of the surrounding natural features. Except for home sites on existing flat grade, long linear unbroken roof lines are inappropriate.
- (4) Medium to dark earthtone building colors shall be used to complement the surrounding natural setting. Darker colors will generally be less conspicuous when viewed from a distance. White, tan, light gray, blue, and yellow are inappropriate building base colors.

c) Landscaping

- (1) Views of hillside homes from off-site areas which cannot be screened by way of location and architectural design should be substantially screened by use of evergreen tree planting.

4) Specific Low Density Residential District Design Guidelines

The following specific design guidelines shall apply to the Low Density Residential District:

a) Architecture

- (1) House designs should be limited to traditional architectural styles and forms, adjusted to conform to the natural character of the site.
- (2) Medium to dark earthtone building colors shall be used to complement the surrounding natural setting. White, tan, light gray, blue, and yellow are inappropriate building-base colors.

- (3) Houses should be designed with porches, bay windows, balconies, etc. overlooking the fronting streets to create attractive street views and to encourage neighborhood interaction.
- (4) The maximum height of future buildings on Lots 1, 2, and 3 may be reduced to 25 feet, if necessary, to preserve the privacy and views of existing residents on Montevino Drive.

b) Landscaping

- (1) Street tree programs shall be implemented for all LDR developments. The planting pattern of street trees should be informal, with randomly-spread clusters to establish a visually pleasing transition to the natural surroundings.
- (2) Should the owner of the Hatsushi Nursery located on Lots 1 and 2 choose to continue the use of the nursery, the owner is encouraged to landscape a minimum of 15 feet of the front yard along the full site frontage and to screen the parking and non-plant material storage areas from the view of motorists travelling on Vineyard Avenue.

5) Specific Medium Density Residential District Design Guidelines

The following specific design guidelines shall apply to the Medium Density Residential District:

Due to the proximity of the Plan Area to the South Livermore Valley wine country, the overall design character of the MDR areas (Lots 18, 19, 21, and 28) should reflect a vineyard theme. The primary design objective for this area is to create clusters of detached housing surrounded by vineyards, reminiscent of small rural European "vineyard villages" (Figure IV-4). Figure IV-5 presents a conceptual site plan to illustrate this concept. This plan is intended for illustrative purposes only. Building siting patterns, architectural design, and landscaping should follow in the wine-country styles and traditions.

a) Site Planning

- (1) The site-planning arrangement of the vineyard village is one of buildings organized in a clustered fashion and generally buffered from adjacent roadways and other land uses by vineyards.



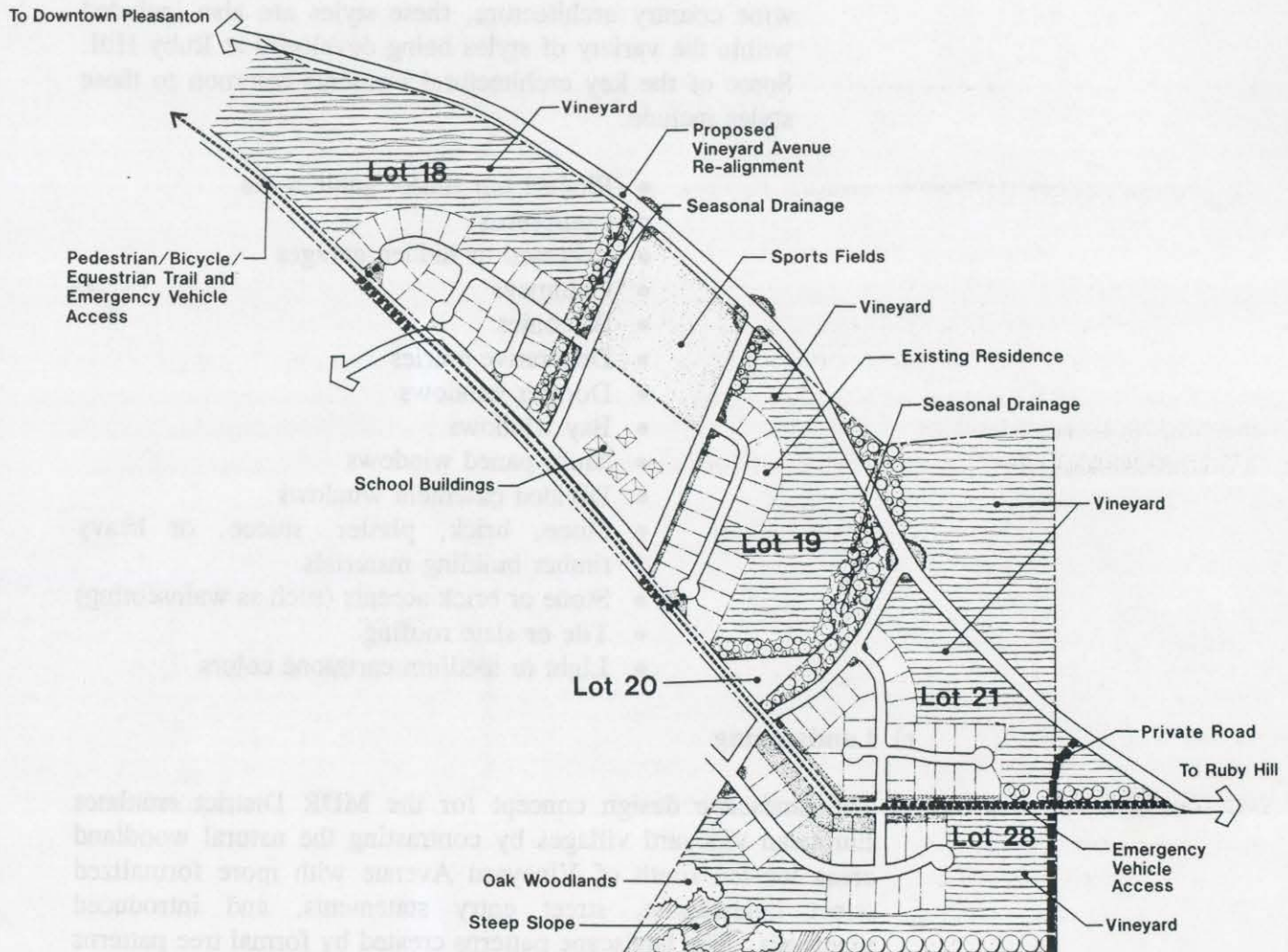
FIGURE IV - 4

VINEYARD VILLAGE DESIGN THEME



VINCOR&CP/072698/GS/JLO

VINEYARD VILLAGE SITE PLAN CONCEPTS



VINCOR9.CP/072798/GS/JLO

FIGURE IV - 5



b) Architecture

- (1) Housing styles that reflect a European "wine country" architectural flavor including English Country, French Country, Mediterranean, Monterey/Spanish, or contemporary interpretations of these are appropriate for the MDR District. In addition to being typical of European wine country architecture, these styles are also included within the variety of styles being developed at Ruby Hill. Some of the key architectural elements common to these styles include:

- Pitched hip and/or gable roofs
- Courtyards
- Recessed or hidden garages
- Chimneys
- Balconies
- Decorative entries
- Dormer windows
- Bay windows
- Multi-paned windows
- Divided casement windows
- Stone, brick, plaster, stucco, or heavy timber building materials
- Stone or brick accents (such as wainscoting)
- Tile or slate roofing
- Light to medium earthtone colors

c) Landscaping

The landscape design concept for the MDR District emulates European vineyard villages by contrasting the natural woodland areas located south of Vineyard Avenue with more formalized street landscaping, street entry statements, and introduced vineyards. The landscape patterns created by formal tree patterns will define the circulation corridors and be seen from a distance. Colorful planting accents and other detailed landscape elements will further strengthen the formality of the concept.

- (1) Street trees should generally be placed in an equally-spaced and more formal pattern than in the LDR neighborhoods. Street trees should be used to define vehicular circulation routes and provide accent at street intersections.

- (2) The use of olive and poplar trees is encouraged for special visual and character accent purposes at visually prominent locations.
- (3) Flower color in the landscape is encouraged by the use of annuals, roses, and other flowering shrubs at highly-visible locations in all MDR neighborhoods.

2. Vineyard District

a. Vineyard Use Standards

1) Permitted Uses:

- a) Vineyard;
- b) Orchards, row crops, and horticulture, if and where it can be demonstrated that vineyards are not feasible to develop;
- c) Farm buildings;
- d) Single-family home;
- e) Household pets;
- f) Accessory structures and uses, including but not limited to a private garage, living area without a kitchen, enclosed storage, and private recreation room;
- g) Small family day care home;
- h) Public water and/or sewer pump station;
- i) Public trails;
- j) Mining of the ten acres located in the northeast corner of Lot 21, pursuant to the existing Alameda County mining permit provisions;
- k) The continuance of agricultural uses employed within five years prior to Specific Plan adoption until such time as the development of new on-site homes commences; and
- l) The keeping of farm animals in accordance with Section IV.C.3.a.1)d)(3) until such time as the development of new on-site homes commences.

2) Conditional Uses:

- a) Bed-and-breakfast inn in lieu of or partially in lieu of housing which is otherwise permitted in the residential district(s) of the original parcel at a rate of two bed-and-breakfast rooms per home;
- b) Winery and wine-tasting room;
- c) Nursing home for not more than six patients;
- d) Home occupation;
- e) Large family day care home; and
- f) Secondary (dwelling) unit.

b. Vineyard Development Standards

- 1) Site development standards should be determined through the PUD development plan process.
- 2) The approximate Vineyard District acreage of each of the five lots that contain the Vineyard District is as follows: Lot 18 - 21 acres; Lot 19 - 12 acres; Lot 21 - 18 acres; Lot 28 - 11 acres; and Lot 32 - 4 acres.
- 3) Homes, accessory structures, and agricultural structures should be confined to a one-acre portion of the lot.
- 4) Vineyard plantings shall be set back a minimum of 20 feet from all non-street frontage property lines. Unpaved service roadways for vineyards may be located within this setback. A minimum 50-foot wide landscaped buffer shall be developed between vineyard areas and the school grounds.
- 5) Agricultural easements shall be dedicated over all lands designated as Vineyards to ensure permanency of the permitted and conditionally-permitted agricultural uses in this area at the time of final subdivision map recordation.
- 6) Vineyard plantings (at least root-stock) and permanent irrigation facilities shall be completed prior to the issuance of building permits for the last 25 percent of dwellings to be constructed on the original lot on which a vineyard is to be located (including Lots 18, 19, 21, and 28); and prior to occupancy of the home on Lot 32.
- 7) An agricultural management plan shall be submitted to the City for approval for all parcels proposing to develop new vineyards or other agricultural crops to ensure proper long-term maintenance and operation.
- 8) Following PUD development plan approval and prior to the installation of any new vineyards or other crops, each individual agricultural operator shall submit a grading plan to the City Engineer. The grading plan shall identify features for site drainage, runoff control, and appropriate best management practices for control of erosion and sedimentation.
- 9) Each individual vineyard or other crop owner shall be responsible for the preparation of an Integrated Pest Management (IPM) plan. The plan shall specify reduction of agricultural chemical use as an objective and present specific non-chemical measures (e.g., site planning, mechanical methods, or biologic controls) as alternatives to agricultural chemical use. The Plan

shall be subject to review and approval by the Livermore-Pleasanton Fire Department prior to planting. All vineyards and other crops in the Plan Area are encouraged to be managed as organic agriculture in accordance with the California Organic Foods Act of 1990, and all vineyard and other crop growers are encouraged to become registered as organic agriculture commodity producers. The agricultural application of methyl bromide shall not be permitted in the Specific Plan Area.

- 10) Potential bed-and-breakfast inn facilities shall be designed to ensure that interior noise levels of occupied rooms are less than 45 dBA L_{dn} . Dual-paned windows shall be required for all rooms with a view of Vineyard Avenue. Because windows must remain closed to obtain the required noise reduction, mechanical ventilation (e.g., air-conditioning) shall be provided for all rooms. A Title 24 analysis shall be required during the design phase to determine the potential need for additional noise-control measures.
- 11) The existing natural berm-like earth-form located along the southern border of Lot 28 shall be raised and extended in an easterly direction to a point no farther than the dripline area of the nearby oak tree grove. This feature is intended to provide visual screening between the Foley Ranch corral and Lot 28 while still providing practical terrain for vineyard planting. A row of evergreen screening trees shall be planted and maintained along the southern property line of Lot 28 for the full length of its common property line with Lots 30 and 31.
- 12) The vineyard estate home on Lot 28 shall be located in the southwest portion of the Vineyard district to preclude visibility from the Foley Ranch corral. The finished floor elevation of the home and potential accessory structures shall not exceed elevation 515 feet.

c. Vineyard Design Guidelines

- 1) Vineyard home and bed-and-breakfast inn designs should generally comply with the MDR District design guidelines.
- 2) The use of olive and poplar trees is encouraged at visually-prominent locations for visual and character accent purposes.
- 3) The planting of rose bushes is encouraged at the ends of vineyard rows to add accent color.
- 4) Decorative, low-profile, split-rail fencing should be constructed along the edges of the vineyards which abut the realigned Vineyard Avenue.

- 5) Existing trees on Lots 19 and 21 which border Lot 20 should be preserved.

d. Vineyard and Other Agricultural Operation Procedures

- 1) All vineyard and other agricultural operators shall notify adjacent landowners at least 24 hours prior to the application of any pesticide sprays or dust.
- 2) Application of any pesticides by spraying or dusting shall be restricted to periods during which wind speeds are less than five miles per hour. Aerial spraying shall not be permitted.

e. Vineyard Ownership/Maintenance Alternatives

The development of vineyards is key to the land use and design character of the Plan Area. The long-term viability of the vineyards is therefore of utmost importance. The primary elements related to ensuring long-term viability involve marketing, ownership, and maintenance responsibilities. The options presented below are suggested as possible ways for accomplishing successful vineyard operations. A variety of other options may also exist.

- Vineyard lots could be sold as estate lots in which a custom home site and vineyard-related structures (i.e., a small production winery) could occupy up to one acre of land. The remaining land would be planted in grapes. The grapes could be planted, maintained, and harvested by the property owner, or the owner could contract with a vineyard management company to undertake this work.
- Vineyard lots could be leased or sold to a vineyard operator or cooperative who would be responsible for planting, maintenance, and harvesting.
- Vineyard lots could be retained under the ownership of a homeowners' association. The planting, maintenance, and harvesting could be contracted out.

3. Open Space District

a. Open Space Use Standards

- 1) Permitted Uses:
 - a) Livestock grazing;
 - b) Vineyards, orchards, and other row crops;

c) Horticulture;

d) The keeping of animals, as follows:

(1) One swine per 2½ acres of land designated as Open Space with a maximum of eight swine on lots with at least five acres of Open Space;

(2) One large fowl (goose, turkey) per acre of land designated as Open Space with a total maximum of ten large fowl on lots with at least five acres of Open Space;

(3) Any combination of the following on lots with at least 1½ acres of land designated as Open Space;

(a) Fifty small fowl (chickens, ducks, Guinea fowl) or rabbits per acre; or

(b) One head of cattle, horse, or donkey per 1½ acres; or

(c) One sheep or goat per ¾ acre; or

(d) Other potential farm animals subject to type and quantity approval by the Planning Commission; and

(4) Limited keeping of farm animals to be approved by the Planning Commission for the small Open Space areas of Lots 1-5, 12, 15, 16, and 17 which are found by the Planning Commission to not significantly impact neighboring residences;

e) Agricultural buildings and structures;

f) The continuance of agricultural uses employed within five years prior to Specific Plan adoption;

g) Public and private water tank and pump station;

h) Public sewer pump station; and

i) Public trails.

2) Conditional Uses:

a) Winery and wine-tasting room;

b) Stable, pen, or other similar facility for the keeping of farm animals by community agricultural clubs; and

c) Park.

b. Open Space Development Standards

- 1) Proper management of Open Space areas is necessary to maintain the quality of the existing natural environment as well as to reduce fire hazards. A site-specific Open-Space Management Plan shall be prepared and submitted by each developer of lots which contain Open Space land as a part of the PUD development plan application. Plans shall address agricultural operations, open space maintenance, and wildlife and vegetation preservation needs.

- 2) A site-specific Wildland Fire Protection Plan shall be prepared and submitted by each developer of lots which contain Open Space land in accordance with Pleasanton Municipal Code, Title 20, Sections 20.08.045 and 20.08.048.
- 3) Emergency vehicle access shall be provided to any Open Space area required by the Livermore-Pleasanton Fire Department in a manner specified by the Department to ensure an adequate level of fire safety.
- 4) Potential bed-and-breakfast inn facilities shall be designed to ensure that interior noise levels of occupied rooms are less than 45 dBA L_{dn} . Dual-paned windows shall be required for all rooms with a view of Vineyard Avenue. Because windows must remain closed to obtain the required noise reduction, mechanical ventilation (e.g., air-conditioning) shall be provided for all rooms. A Title 24 analysis shall be required during the design phase to determine the potential need for noise control measures.
- 5) Site development standards shall be determined through the PUD development plan process.
- 6) It is the policy of the City of Pleasanton to require that agriculture/open space easements be dedicated at the time of final subdivision map recordation over all lands designated as Open Space to ensure permanency of agriculture and open space uses in these areas.

c. Open Space Design Guidelines

- 1) Native trees, shrubs, and groundcover should be planted in the vicinity of the Open Space wetland area of Lot 28. Plantings should be organized in naturalistic groupings which do not disturb the actual wetland area.

4. Community Park District

a. Community Park Use Standards

- 1) The existing residential use and kennel on Lot 14 may continue until such time as park site construction necessitates their removal.
- 2) Permitted uses are to be determined following the completion of a park master plan prepared in conjunction with input from the Park and Recreation Commission and neighboring residents, and a detailed landfill hazardous materials investigation.

b. Community Park Development Standards

- 1) The design of the park shall generally avoid any features that would require removal of the existing cover or excavation into the landfill materials. Should excavation into the landfill materials be required (e.g., for utilities or building foundations), the excavations shall be made under a worker health and safety plan prepared by a Certified Industrial Hygienist.
- 2) Night-time sports field lighting shall not be permitted.
- 3) Setbacks and landscaped buffers of at least 30 feet in width shall be incorporated into the park site plan to screen existing and proposed adjacent residential areas from park noise and activities. This requirement shall not pertain to driveway connections to Vineyard Avenue in front of the park.
- 4) Outdoor security lighting shall be shielded to direct light downward to minimize its visibility from surrounding properties.
- 5) Uses in the southernmost portion of the park shall generally be restricted to passive activities such as pedestrian/equestrian trails and open space.
- 6) The design and location of park perimeter fencing shall be coordinated with neighboring residents at the time that the park master plan is prepared. Fencing shall be designed and constructed to prevent trespassing onto private property and to protect neighborhood privacy.

5. Elementary School

a. School Use Standards

- 1) Permitted Use:
 - a) Elementary School and typical accessory uses;
 - b) The continuance of agricultural uses employed within five years prior to Specific Plan adoption until such time as development of the school commences; and
 - c) The keeping of farm animals in accordance with Section IV.C.3.a.1)d)(3) until such time as development of the school commences.

b. School Development Standards

- 1) The proposed school shall conform to the guidelines established by the California Department of Education for school setbacks from electrical power line easements.

c. School Design Guidelines

- 1) School outdoor lighting should be designed to direct illumination downward and screened on top to minimize glare impacts on residents located in the hillside areas to the south.
- 2) A thorough school parking needs and traffic circulation study should be conducted in advance of school development plan approval by the Pleasanton Unified School District. The District is requested to provide: (a) on-site parking adequate to accommodate all school-event parking needs; and (b) on-site vehicular stacking space adequate to accommodate all dropping-off and picking-up of school children.
- 3) The School District is requested to develop conceptual site plans (including parking and traffic circulation) and architectural and landscape design plans with input from the City staff. The District is further requested to submit formal development plans for the school to the City Planning Commission for review and comment prior to District approval. The architectural and landscape design of the school should be consistent with the character of the outlying homes in the "vineyard villages" (MDR District). Roof-mounted air-conditioning and mechanical equipment should be architecturally screened from the view of nearby hillside homes as much as possible.
- 4) The loudness of school bells and outdoor speakers should be minimized to reduce impacts on surrounding residences.
- 5) The School District is encouraged to utilize renewable energy sources at the school.

D. POTENTIAL AGRICULTURAL/NON-AGRICULTURAL USE CONFLICTS

When urban development occurs in close proximity to agricultural uses, conflicts may arise over common agricultural practices. This Specific Plan recognizes that permitted agricultural pursuits conducted in accordance with good practice and maintenance are desirable and should not be deemed a nuisance. This Plan further intends to maximize the protection of agricultural areas from urban encroachment by making the future owners/tenants of land within the Plan Area

aware of the nearby location and potential impacts of agricultural operations prior to moving to the area. In order to help ensure protection, the recorded deed of sale of all subdivided parcels, and all property rental/lease agreements within the Plan Area shall include a statement to be signed by the future owner/tenant stating that:

"You are hereby advised that this property is located near land zoned and/or used for agricultural purposes. Agricultural use is defined as including but not limited to day and night time activity relating to livestock grazing, the keeping of livestock, the growing and processing of agricultural crops, and any commercial agricultural practices performed as incidental to or in conjunction with such operations. Some of the impacts associated with agricultural use include but are not limited to noise, odors, dust, chemicals, refuse, waste, unsightliness, use of agricultural equipment, and traffic. Permitted agricultural pursuits conducted in accordance with good practice and maintenance are not deemed by the City of Pleasanton to be a nuisance."

E. AGRICULTURAL MITIGATION FEE

Lots 18 through 28, 32, and 33 are included within the South Livermore Valley Area Plan boundary and are further situated within a subarea of the Area Plan designated as the "Vineyard Avenue Transitional Area." One of the provisions of the Area Plan requires the payment of a fee for certain development that occurs within certain portions of "transitional areas." The purpose of the fee is to ensure that urban development compensates for the loss of cultivable or potentially cultivable soils through the payment of agricultural mitigation fees to fund the South Livermore Valley Agricultural Land Trust. Consistent with this provision, fees are to be collected by the City and distributed to the Land Trust at the time of subdivision map recordation for urban development projects proposed on Lots 18 through 28, 32, and 33. Fees are currently calculated based on a one-to-one ratio between the cost per acre for agricultural easements to the Trust and the net acreage of potentially cultivable soils less than 25 percent in slope lost to development.

F. CONSTRUCTION ACTIVITIES

Construction activity requirements are presented below which are intended to ensure that future development proceeds safely and efficiently.

1. Construction Timing

Construction of housing, roads, other infrastructure, and other site improvements shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday.

2. Construction Dust Control

Future development within the Specific Plan Area will result in dust and other particulates during site preparation and construction activities. In order to avoid adverse impacts on air quality, the following measures shall be implemented:

- a. During the construction period, all active unpaved construction areas shall be watered at least twice daily or treated with non-toxic soil stabilizers in order to avoid dust. Exposed stockpiles of dirt or sand shall be enclosed, covered, watered twice daily, or treated with non-toxic soil binders.
- b. If soil material is carried on public or private roads, such roads shall be swept daily with water sweepers to control dust, where applicable.
- c. In graded construction areas, permanent replacement vegetation shall be planted as quickly as possible, properly irrigated, and maintained in healthy growing condition. Graded areas that remain inactive for ten days or more during the rainy season (October 1 to April 1) without permanent replanting shall be hydroseeded or stabilized.
- d. All trucks hauling excavated materials shall be covered with tarpaulins or other effective covers.
- e. All unpaved access roads, parking areas, and staging areas at construction sites shall be rocked, watered three times daily, or covered with non-toxic soil stabilizers.
- f. Traffic speed on unpaved roads shall be limited to 15 miles per hour.
- g. Reactive organic gas (ROG) emissions from adhesives, clean-up solvents, paint, and asphalt paving materials used during project construction shall be reduced by using materials with a low ROG content, in compliance with Bay Area Air Quality Management District standards.

3. Geological Requirements Relating to Construction

Due to the unique geological conditions presented by the Plan Area, a series of site-specific studies and mitigation measures for future development will be necessary. These include the following:

- a. All structures and constructed slopes shall be designed in accordance with the most recent Uniform Building Code as modified by the California Code of Regulations. A soils and geotechnical report shall be prepared for each individual development (unless otherwise approved by the City

Engineer) within the Specific Plan Area. Analysis presented in the geotechnical report shall conform with the California Division of Mines and Geology recommendations presented in the Guidelines for Evaluating Seismic Hazards in California. Projects located within the alluvial deposit areas of the project site shall specifically address and be designed to withstand the potential for liquefaction. Projects within the upland areas or adjacent to steep slopes of upland areas shall specifically address the potential for seismically-induced landsliding. The report shall be submitted to the City for review by a qualified consulting geotechnical engineer reporting to the City at the applicant's cost. The project shall incorporate all recommendations of the City's consulting engineer into the design.

- b. For areas with slopes steeper than 20 percent or within or adjacent to existing landslides, a slope-stability analysis report (addressing static and pseudo-static conditions) shall be prepared by a licensed Civil Engineer and include the appropriate recommendations from the approved geotechnical report for any proposed development or roadway construction. The report shall provide recommendations for control of surface drainage, adequate groundwater drainage, and slide mass removal or stabilization, if necessary. The analysis shall be supported by investigation of site-specific conditions that shall include but not be limited to:

- estimated recency of slope failures and potential for continued movement;
- depth of landslides or colluvial deposits and characterization of slide plane(s);
- shear strength data for subsurface materials at the project site;
- location of springs;
- groundwater level detail that characterizes seasonal fluctuations; and
- justification of the seismic coefficient used in pseudo-static analysis.

- c. Proposed cut-and-fill slope designs shall have factors of safety not lower than 1.5 under static conditions and 1.0 under seismic shaking conditions.

- d. All grading plans, cut-and-fill slopes, compaction procedures, and retaining structures shall be designed by a licensed Geotechnical or Civil Engineer. All grading and slope preparation activities shall be conducted under the supervision of a licensed Geotechnical Engineer or certified Engineering Geologist.

e. To the extent possible, grading plans shall minimize earth-moving and site-grading. Development design shall avoid placing structures and utilities on or near the tops of slopes or in the shallow subsurface of slopes.

f. The final geotechnical report for the grading plan for proposed projects shall be prepared by a professional engineer and approved by the City Engineer. The report shall address the potential for delayed (differential settlement) consolidation within deep fills and associated land surface subsidence. The report shall provide specific recommendations for:

- fill compaction specifications that consider the likelihood of eventual saturation and wetting and drying cycles for the fill materials;
- removal of colluvial material or weathered rock that may be subject to consolidation under the load of proposed fills;
- design that minimizes the variability of fill thickness within fills that underlie structures or other improvements at the project site; and
- design and operation of adequate subsurface drainage systems for fills (particularly beneath heavily-irrigated areas or other water sources such as swimming pools or detention basins). Drainage systems for fills shall be designed to minimize maintenance and ensure long-term performance. Flow from the drainage system shall be controlled so as not to cause or contribute to erosion of existing drainage channels.

g. On expansive soils with moderately high shrink-swell potential (Perkins loam and Pleasanton and Positas gravelly loam), building foundations and improvements shall consist of drilled pier and grade beams, deepened footings (extending below expansive soil), or post-tensioned slabs. Alternatively, expansive soil shall be removed and replaced with compacted non-expansive soil prior to foundation construction. The geotechnical report for each phase of the project shall require that subgrade soils for pavements consist of moisture-conditioned, lime-treated, or non-expansive soil, and that surface (including roof drainage) and subsurface water be directed away from foundation elements to minimize variations in soil moisture.

h. Improvements proposed to be placed on slopes greater than ten percent, or within ten feet of the tops of such slopes, shall be approved for construction by a California licensed Geotechnical Engineer or California certified Engineering Geologist. The City shall approve grading plans and slope designs prior to implementation.

- i. Prior to the final design of the relocated Vineyard Avenue, the stability of the slopes of the south bank of the Arroyo del Valle within 200 feet of the proposed location of the roadway shall be evaluated by a qualified Geotechnical Engineer to determine if slope failures could affect the short- and long-term integrity of the constructed roadway or if construction or operation of the roadway could affect the stability of the banks. A geotechnical report shall be prepared for the City that specifies appropriate slope design and construction. Recommendations of the report shall be implemented in the roadway specifications.

4. Drainage Requirements Relating to Construction

- a. Grading and drainage design plans shall be submitted to the City Engineer for each phase of development within the Plan Area, and reviewed for compliance with all applicable City requirements. The drainage plans shall demonstrate that the proposed development would minimize or eliminate increases in the volume or rate of runoff associated with both small and large storm events (including two-year to 100-year storm events) from the development sites.

5. Water Quality and Protection Requirements Relating to Construction

- a. Projects disturbing more than five acres of land during construction shall be required to file a Notice of Intent (NOI) to be covered under the State NPDES General Construction Permit, for discharges of storm water associated with construction activity. The developer shall propose control measures that are consistent with the State General Permit.

A Storm Water Pollution Prevention Plan (SWPPP) shall be developed and implemented for each site covered by the general permit. A SWPPP shall include Best Management Practices (BMPs) designed to reduce potential impacts to surface water quality through the construction and life of the project. A SWPPP shall be prepared such that, when properly implemented, will reduce or eliminate impacts to surface water quality from all phases of the project. Required elements of the SWPPP include the following:

- 1) Construction storm water management controls shall be implemented which include practices to minimize the contact of construction material, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with storm water. The SWPPP shall specify properly-designed centralized storage areas that keep these materials out of the rain. It shall also include a monitoring program by the construction site supervisor.

- 2) Best Management Practices (BMPs) shall be implemented to reduce erosion of exposed soil and may include, but not be limited to, soil stabilization controls, watering for dust control, perimeter silt fencing, placement of hay bales, and sediment basins. The potential for erosion is generally increased if grading is performed during the rainy season as disturbed soil can be exposed to rainfall and storm runoff. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control to keep sediment on the slopes. End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If hydroseeding is selected as the primary soil stabilization method, then slopes shall be seeded by September 1 to October 1. Entry and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall be designed to be accessible and functional both during dry and wet conditions.
- 3) Appropriate measures shall be taken to prevent storm water pollution associated with post-construction activities at developed sites. Because the Plan Area includes relatively low-density development, it may be practical for the design of the residential development areas to include "no net gain" in stormwater runoff from the site. Large single-family home lots generally provide many opportunities for stormwater management, including unit pavers on sand patios, concave lawn/infiltration basins, and dry wells connected to roof downspouts.

6. Public Health and Safety Requirements Relating to Construction

In order to ensure that development of the Plan Area proceeds safely, the developers of future projects shall be required to comply with the following measures:

- a. Prior to development of Lots 1, 2, 18, 19, 21, 22, 26, 28, 30, and 31, where nursery or significant agricultural operations now exist or once existed, a Phase I Environmental Site Assessment shall be conducted by a qualified environmental professional in accordance with the requirements of the American Society for Testing and Materials (ASTM, 1997). If the findings of the Assessment indicate the presence of, or potential for, hazardous materials use associated with the current or past agricultural uses of these sites, a Phase II Environmental Site Assessment shall be conducted by a qualified environmental professional to ascertain whether past or current land uses have contributed to soil and/or groundwater contamination at the site. Soil and groundwater samples collected during the Phase II Assessment shall be submitted to a California-certified laboratory for analysis.

The analytical results of the Phase II Assessment shall be evaluated by a qualified environmental professional to determine whether chemicals could pose a hazard to future site users, construction workers, or the environment. If chemicals at the site could pose a hazard, a qualified professional shall conduct a risk assessment to quantify hazards based on soil and/or groundwater sampling results, and develop appropriate remediation measures, as necessary, to reduce potential risks for future site users to acceptable levels. Potential remediation measures may include, but not be limited to, soil removal, capping with an impermeable cover, soil vapor extraction, and groundwater remediation and/or monitoring. Regulatory agency oversight shall be obtained, as appropriate, from the appropriate local and/or State agency.

- b. An inventory of the interior areas of all on-site agricultural structures shall be conducted by an environmental professional prior to their demolition. If hazardous materials are identified as being stored in these areas, such materials shall be transported to and disposed of/recycled at an appropriate off-site facility. Monitoring by an environmental professional during the removal of floors/foundations shall be conducted to determine if hazardous materials spills are present or suspected to have occurred in these areas. After demolition, a report by the environmental professional shall be submitted to the City delineating whether hazardous materials appeared to be present below the floors or foundations. If hazardous materials are present, a soil-sampling plan shall be prepared and implemented prior to disturbance of native soils. The soil samples shall be collected by a qualified environmental professional and submitted to a California-certified laboratory for analysis. The analytical results shall be evaluated by a qualified environmental professional for development of an appropriate health and safety plan for construction workers involved in site-demolition activities, waste-disposal options, and potential site investigation/remediation.
- c. A Spill and Pollution Prevention Plan shall be prepared by the developer of each project with soil disturbance (e.g., grading) of at least five acres. The Plan must: (1) be prepared prior to the start of earthwork activities; (2) designate an on-site employee responsible for Plan implementation; and (3) include anticipated equipment needs and maintenance, emergency response procedures for hazardous materials releases, and procedures for contacting designated regulatory agencies in the event of a hazardous materials release.
- d. Removal of above-ground or underground fuel tanks shall take place in accordance with the requirements of the Livermore-Pleasanton Fire Department, if these are to be removed as part of development under the Specific Plan.

- e. Demolition of all structures shall be conducted in accordance with applicable requirements of the California Department of Industrial Relations (Cal OSHA) for lead, with appropriate follow-up measures taken if lead-based paint is found.
- f. Demolition of all structures shall be conducted in accordance with the requirements of Cal OSHA and the Bay Area Air Quality Management District (BAAQMD) for asbestos, with appropriate follow-up measures if asbestos is found.
- g. Notification of the Underground Services Alert (USA) as well as site tenants shall take place prior to ground breaking to obtain information on the location of possible underground utilities.
- h. Developers of land containing detention basins, springs, ponds, etc. shall contact the Alameda County Mosquito Abatement District (ACMAD) for assistance in controlling and managing potential disease-bearing vectors and their breeding areas to reduce the potential for transmission of public health diseases associated with these organisms. The ACMAD shall also be consulted for assistance in the control and management of other organisms (e.g., Valley black gnat) and their breeding areas that pose an environmental nuisance. The owners of such developments shall be responsible for implementing all applicable recommendations of the District.
- i. A Health-Risk Assessment (HRA) shall be prepared for the City by a qualified health-risk professional for use of Lot 14 as a City park. The HRA shall evaluate the existing data on air, soil, and water quality from the site to determine if additional sampling and testing is required. The HRA shall be prepared in conformance with the United States Environmental Protection Agency (EPA) and CalEPA guidelines. If the HRA indicates that park use of the site is appropriate, the Park and Recreation Department shall prepare a worker Health and Safety Plan for development, operation, and maintenance of the proposed park. If the HRA concludes the site currently has unacceptable health risks, then either (1) a remediation plan shall be prepared for approval by the United States EPA and CalEPA, and the specified remediation measures shall be implemented; or (2) the Plan shall be modified to accommodate another use.
- j. The City shall attempt to obtain as-built drawings of all components of the methane gas collection system on Lot 14. If obtained these records shall be maintained at the Building Inspection Department to ensure that any excavations made during park construction or operation do not rupture components of the system. The Department shall establish a protocol for

all excavation activities (including drilling) that require the evaluation of the gas collection system drawings prior to the commencement of activities.

- k. All above-ground components of the methane gas collection system on Lot 14 shall be protected with locked fences or other secure enclosures to prevent public contact with these facilities for as long as they are needed.
- l. All development projects on lands adjacent to Lot 14 shall conduct a gas survey to determine if significant gas migration from the landfill is affecting the development site. The results of the survey shall be used to determine if standard construction of structures is appropriate or if non-standard foundation/building ventilation systems should be required.
- m. Evacuation plans shall be prepared for the elementary school and possible bed-and-breakfast inns and other commercial uses located within the Del Valle Dam Flood Inundation Area for the unlikely event of a failure to the Del Valle Dam.
- n. Minimum six-foot high fencing shall be installed along the steep banks of the Arroyo del Valle and all mining pits within the Plan Area to reduce the potential for recreational use of these areas. Signs shall be posted cautioning of steep, unstable slopes, and potential drowning hazards. In addition, the stability of slopes along the Arroyo shall be evaluated and modified, if necessary, to be made stable under short- and long-term conditions.

7. Energy-Efficient Construction

- a. Energy-efficient heating and cooling systems and energy-efficient lighting shall be required in all residential, commercial, and school construction.
- b. Only United States Environmental Protection Agency-approved fireplaces and wood-burning stoves shall be permitted in residential units.

V. CIRCULATION

The following section presents the Circulation Plan. Included is information pertaining to the existing and planned circulation systems, off-site street improvement mitigations, street design standards, street and landscape design guidelines, transit service, and trails. The intention of the Circulation Plan is to provide efficient vehicular, pedestrian, bicycle, and equestrian movement while protecting the rural quality of the Plan Area.

A. CIRCULATION OBJECTIVES

1. Develop a safe and convenient circulation system to accommodate planned growth within and beyond the Plan Area that meets City traffic level of service standards.
2. Realign Vineyard Avenue along the Arroyo del Valle to reduce noise in the center of the Plan Area and to accommodate safer and more convenient travel.
3. Ensure adequate access for emergency vehicle service to all new homes.
4. Provide an alternative to vehicular travel throughout the Plan Area by way of an integrated system of pedestrian, bicycle, and equestrian trails.
5. Provide adequate public transit connections to the outlying region.
6. Establish Vineyard Avenue as a scenic entry to the wine country through the use of rural road standards, implementation of a generous landscape program that features native tree plantings, colorful landscaping accents, and compatibility with the Ruby Hill landscape design program.
7. Mitigate potentially significant traffic impacts created by Plan Area development on residential neighborhoods to the fullest extent feasible.

B. EXISTING CIRCULATION

Existing vehicular access to the Vineyard Avenue Corridor is provided by Vineyard Avenue, the only public street within the Plan Area. Vineyard Avenue originates in Downtown Pleasanton and terminates at Highway 84. In its current configuration, it is a narrow (23 feet wide) two-lane rural roadway contained within a 50 foot right-of-way. Numerous driveways and private roads intersect Vineyard Avenue with limited sight distance. The existing public and private street system within the Plan Area is illustrated in Figure V-1.

EXISTING PUBLIC AND PRIVATE STREETS

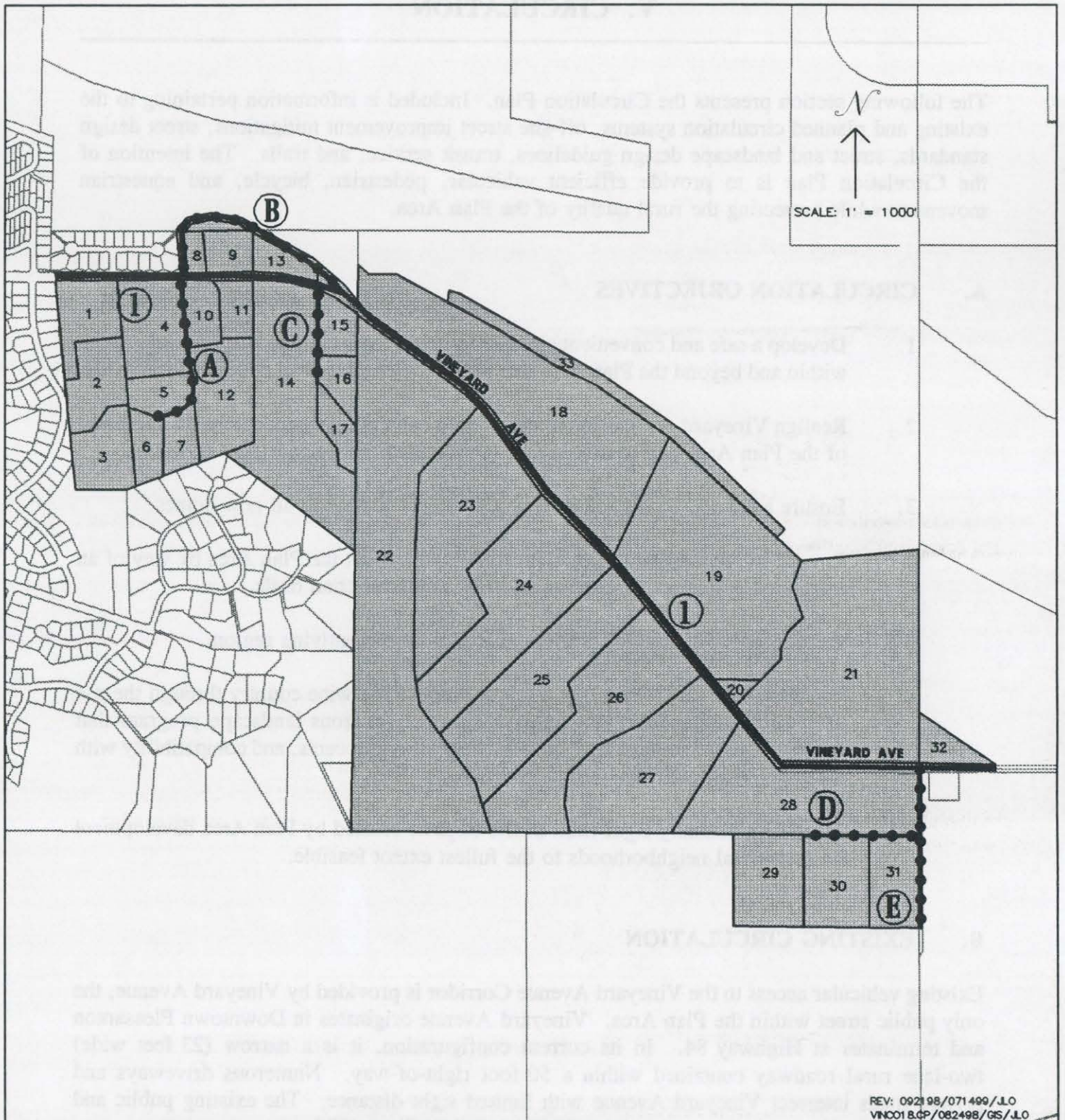


FIGURE V - 1

LEGEND

- PUBLIC STREET**
- 1. Vineyard Avenue
- PRIVATE STREETS**
- A. Clara Lane

- B. Vineyard Avenue "S - Curve"
- C. Pietronave Lane
- D. Thibault Lane
- E. Foley Lane



C. PLANNED CIRCULATION

The Plan Area will require new and upgraded circulation improvements to accommodate both internal and external vehicular traffic as well as pedestrian, bicycle, and equestrian movement. Figure V-2 presents the Circulation Plan which includes a realignment of Vineyard Avenue along the Arroyo del Valle, a loop collector street around the planned elementary school, a variety of local and hillside streets, and emergency vehicle access roads. The location of streets shown on Figure V-2 are conceptual and subject to more specific alignment during the PUD development plan review process.

Discussion regarding each street type is provided below, and actual standards are detailed in Table V-1.

1. Vineyard Avenue

One of the key elements of the Plan is the realignment of Vineyard Avenue along the Arroyo del Valle. This will provide safety benefits, including the elimination of existing limited sight distance, improved capacity, and the elimination of numerous driveway/roadway intersections. The realignment will also create a scenic amenity for motorists by providing views of the Arroyo del Valle on the north side and vineyards and the school playfields on the south side. Additionally, it will serve as a "by-pass" by moving traffic to the perimeter of the Plan Area where noise impacts on existing and future development will be greatly reduced.

The realigned Vineyard Avenue is planned as a two-lane, generally undivided street section that extends through the west side of Lot 18 eastward along Parcel 33 at the northern Plan Area boundary and ultimately intersects with the existing Vineyard Avenue again at Lot 32. Major points of intersection with other streets will require protected left-turn lanes and right-turn deceleration lanes. In addition, a traffic signal is planned at the intersection of Vineyard Avenue and the western side street at the elementary school. Direct driveway access to the realigned roadway will be permitted only if necessary for vineyard estate lots. Vineyard Avenue is envisioned as a rural roadway with a 36-foot wide pavement section consisting of two 12-foot travel lanes, two six-foot bicycle lane/shoulders, and a six-foot separated pedestrian/ equestrian trail along the north side of the street with protective open fencing and "no trespassing" signs to keep pedestrians out of the quarry lands to the north. Vee ditches are to be graded along both sides of the street in place of curbs. The total right-of-way width required for these improvements is 55 feet.

The existing Vineyard Avenue will remain paved but will be closed to through-vehicular traffic and will revert to use by mostly pedestrians, bicyclists, equestrians, emergency vehicles, and utility maintenance vehicles.

PROPOSED CIRCULATION SYSTEM IMPROVEMENTS

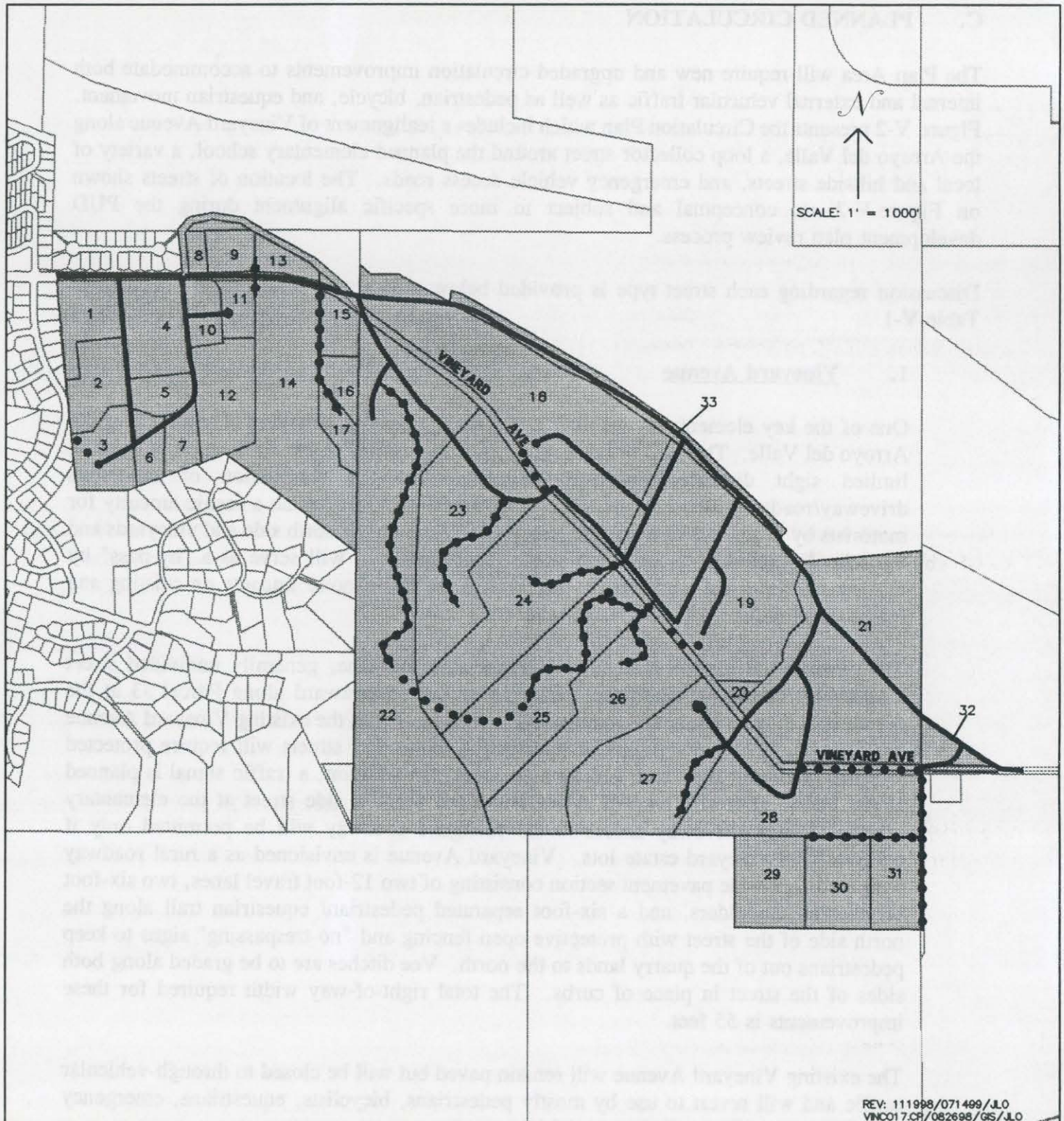


FIGURE V - 2

LEGEND

- Public Streets
- - - Private Streets
- ... Emergency Vehicle Access Roads

NOTE: Street alignments shown above are conceptual only and may change subject to the PUD development plan review process.



**Table V-1
Street Construction Standards**

Street Characteristics	Realigned Vineyard Avenue	School Loop Collector Street	Local and Cul-de-Sac Streets	Private Hillside Streets
Number of Travel Lanes	2 ⁽¹⁾	2 ⁽¹⁾	2	2
Width of Travel Lanes	12 feet	11 feet	10 feet	8 feet paved plus 2 feet clear (exception: 9 feet paved plus 2 feet clear at Lot 25)
Street Parking Lanes	Emergency only	Two 7-foot wide parking lanes on the east and west side streets; one 7-foot wide parking lane on the north side of the street which fronts the south side of the school	Two 6-foot wide parking lanes	No
Bicycle Lanes	2 (6 feet wide)	No	No	No
Curbs	No	Yes	Yes	Where necessary for drainage
Sidewalks	No	On school side only	Only in MDR Districts	No
Trails	North side only	No	No	No
Street Lights	No ^(2,3)	Yes ⁽³⁾	Yes ⁽³⁾	No ^(2,3)

(1) Left-turn lanes and right-turn deceleration lanes are permitted at major street intersections.

(2) Not planned unless required for vehicular safety at street intersections.

(3) Light intensity shall be the minimum required for safety, light fixtures shall be shielded to direct light downward, and light poles shall be of a semi-rural design and material.

2. Loop Collector Street

A loop collector street is planned around the perimeter of the elementary school site to provide convenient access, parking, and security surveillance. Local and hillside streets and the MDR housing located at Parcels 18 and 19 will also connect to the loop. Individual driveway access to the loop should only be permitted where necessary for vineyard estate housing. The loop is to consist of a 36-foot pavement section with parking, curbs and gutters, and a sidewalk only on the school side of the loop.

3. Local and Cul-de-Sac Streets

Local and cul-de-sac streets are planned to provide access to individual lots. These streets will have a 32-foot pavement section with parking, curbs, and gutters. Sidewalks on both sides of the street will be required only in the MDR districts.

4. Private Hillside Streets

Private hillside streets are planned to provide access to individual lots generally in the steeper portions of the Plan Area. The hillside street section consists of a 16-foot pavement width (with two feet clear on either side) with curbs only where necessary for storm water drainage. No parking is allowed.

Due to the excessive length of the dead-end hillside streets on Lots 22 and 25, these lots shall be connected by way of a paved emergency vehicle access (EVA) road so as to create an emergency loop route to Vineyard Avenue.

D. OFF-SITE STREET IMPROVEMENT MITIGATIONS

The City shall contribute the Plan Area's pro-rata cost-share of completing the Bernal Avenue/Vineyard Avenue intersection signalization and expansion, including median landscaping on Vineyard Avenue. Project applicants shall contribute the pro-rata Plan Area cost-share funding (through participation in City Transportation impact fee) to construct a second bridge for Bernal Avenue to cross Arroyo del Valle, if and when the City determines that such a bridge is necessary. The City would be responsible for building the bridge if it becomes necessary. All Plan Area developers will be responsible for complying with the Tri-Valley Transportation Development Fee Ordinance to help off-set the cost of constructing subregional traffic mitigation improvements, and with the City Traffic Department Fee Ordinance to contribute to the cost of constructing new city-wide traffic-related improvements.

The City has developed a "Neighborhood Traffic-Calming Program" which is intended to, among other things, help reduce cut-through vehicular traffic in existing residential neighborhoods. The City encourages the implementation of this program in the residential neighborhood(s) to the west of the Plan Area where residents have already expressed concern

about cut-through traffic. The program should also be expanded to consider possible improvements to Vineyard Avenue between Bernal Avenue and Montevino Drive (such as a reduction in the number of travel lanes) in order to reduce the impacts of Vineyard Avenue traffic on nearby residents.

E. STREET DESIGN STANDARDS

1. Street cross-sections should be designed as specified in Table V-1 and in accordance with the Public Works Design Guidelines. Adjustments to design standards may be approved in order to preserve existing trees and other significant natural site features in accordance with the PUD development review process.
2. Left-turn lanes and right-turn deceleration lanes shall be provided on the realigned Vineyard Avenue at intersections with the collector loop street and local streets.
3. Direct driveway access to the realigned Vineyard Avenue shall be permitted if necessary only for the Vineyard estate lots.
4. Vehicular access to future homes on Lots 9 and 13 shall be provided by way of a single shared private driveway along the common property line between these two lots.
5. In order to mitigate the impact of noise to an acceptable level along Vineyard Avenue in the northwest portion of the Plan Area, a minimum six-foot high landscaped earth berm shall be constructed along the Vineyard Avenue frontage of Lots 4, 9, 10, 11, and 13 (and Lot 8, if desired by the owner of this developed parcel); and a decorative masonry soundwall with landscaping shall be constructed along the Vineyard Avenue frontage of Lot 1 and designed to complement the existing soundwall and landscaping on the north side of Vineyard Avenue.
6. Gated developments which preclude public access shall not be permitted unless required for agricultural protection purposes.
7. Temporary emergency vehicle access roads may be required in areas where planned loop street systems are developed incrementally and where temporary dead-end streets exceed 500 feet in length or the number of homes that they serve exceed 14.

8. The existing speed limit on Vineyard Avenue between Bernal Avenue and Montevino Drive shall be reduced from 40 miles per hour to 35 miles per hour in order to reduce traffic noise levels. If this measure does not reduce noise to at least the April 1999 pre-project condition, then additional measures shall be pursued in an effort to supplement this measure and achieve the pre-project noise level conditions.
9. Following the realignment of Vineyard Avenue along the Arroyo and local street development at Lot 21, private driveway access to Lot 20 shall be permitted along the existing Vineyard Avenue from Lot 20 to the public street system in Lot 21. In addition, Lot 26 may continue to use the existing Vineyard Avenue for vehicular access until such time as Lot 26 develops.
10. The Clara Lane extension through Lot 1 to Vineyard Avenue shall align with Vista Diablo Court on the north side of Vineyard Avenue.
11. If the housing development on Lot 3 precedes that planned for Lots 1 and 2, then vehicular access to Lot 3 may be temporarily provided by way of an emergency vehicle access (EVA) road connection to Montevino Drive until such time as the public street (cul-de-sac) connection to Clara Lane can be accomplished. The southern edge of the EVA where it connects to Montevino Drive shall be located 45 feet north of the north side property line of the parcel located at 854 Montevino Drive. As soon as the public street connection from Lot 3 to Clara Lane can be accomplished, the EVA shall be closed to all traffic except for emergency vehicles, pedestrians, and bicycles. The City should give strong consideration to negotiating a sale/transfer of the remainder of the triangular-shaped right-of-way in which the EVA is to be partially located to the owner of the lot on 854 Montevino Drive on the south side and the owner of Lot 3 on the north side.

F. STREET DESIGN GUIDELINES

1. Cut-and-fill grading for hillside streets should be minimized. Hillside streets should be aligned to follow the contours of the land and preserve existing trees and other natural features wherever possible.
2. Street-light pole and fixture design should reflect the rural character of the Plan Area.

G. STREET LANDSCAPE DESIGN GUIDELINES

A Master Street Landscape Plan shall be prepared by the City following adoption of the Specific Plan which provides guidance for decorative landscaping throughout the Plan Area street system. The following primary design principles shall be integrated into the Plan:

1. Realigned Vineyard Avenue Landscaping

Views of the quarry operations from the realigned Vineyard Avenue should be screened to the fullest extent feasible through the use of clustered evergreen tree plantings along the north side of Vineyard Avenue.

2. Vineyard Avenue Signage

Signage along Vineyard Avenue should conform to the "Wine Country Community Access Corridor" design guidelines developed by the Livermore Chamber of Commerce.

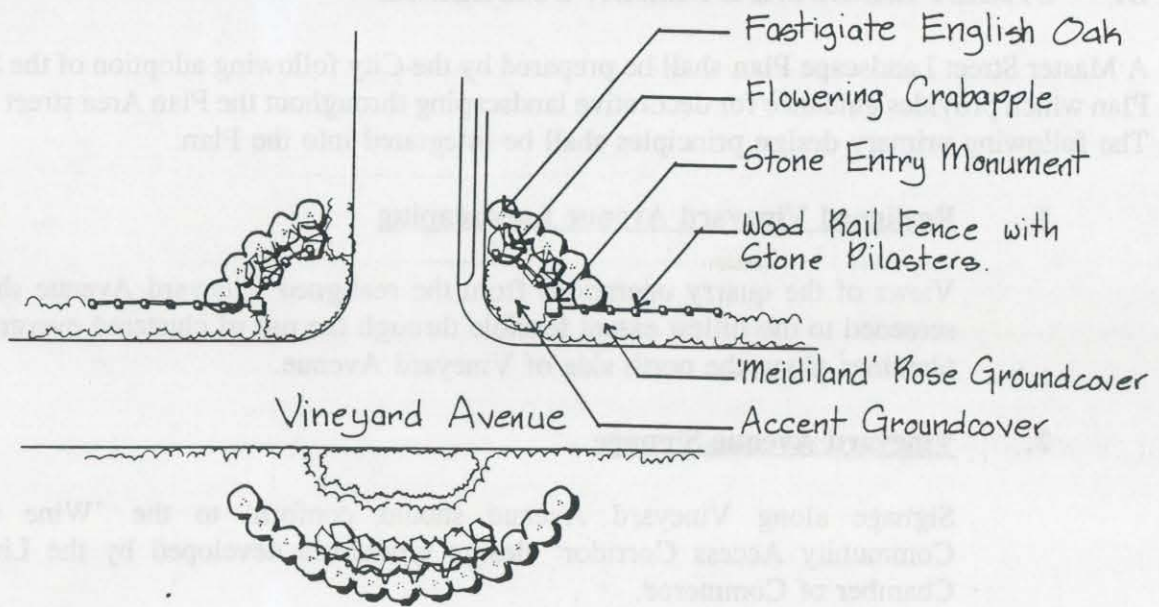
3. Street Entry Landscaping

- a. Neighborhood street entry landscaping should be provided at each street intersection with the realigned Vineyard Avenue (Figure V-3). Formal plantings in a semi-circular pattern should be provided to define and accentuate the neighborhood entries.
- b. In MDR Districts, decorative walls, pilasters, archways, and entry monuments of stone construction are encouraged at individual development entries to accentuate the vineyard design theme (Figure V-4).

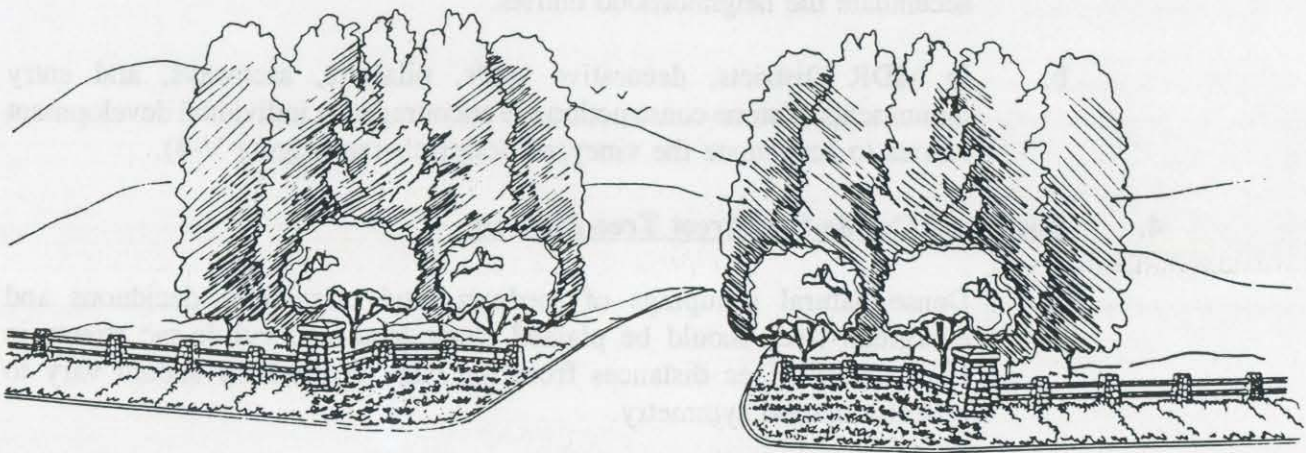
4. Local and Cul-de-Sac Street Tree-Planting

- a. Dense natural groupings of medium- and large-sized deciduous and evergreen trees should be planted along local and cul-de-sac streets in LDR areas. Tree distances from the edge of roadway should vary to reflect a natural symmetry.
- b. Colorful deciduous trees should be planted in a symmetrical pattern along local and cul-de-sac streets in MDR areas.

STREET ENTRY LANDSCAPE DESIGN CONCEPTS



Plan



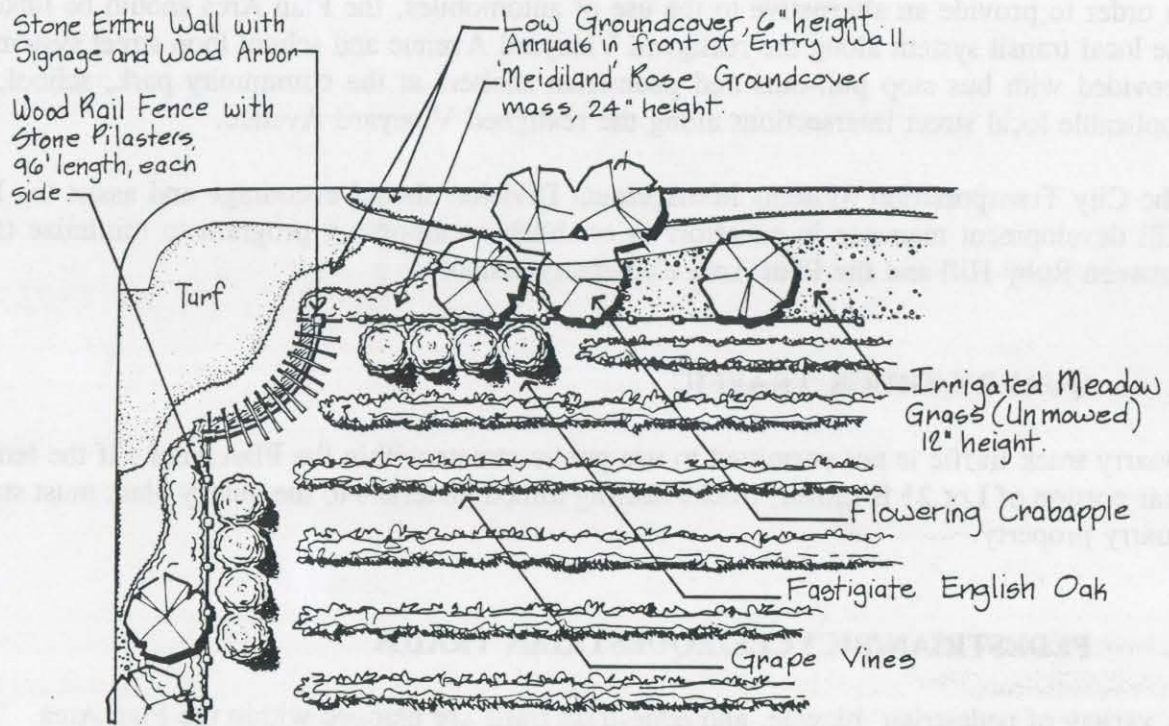
Elevation

VINC011.CP/072708/GS/JLO

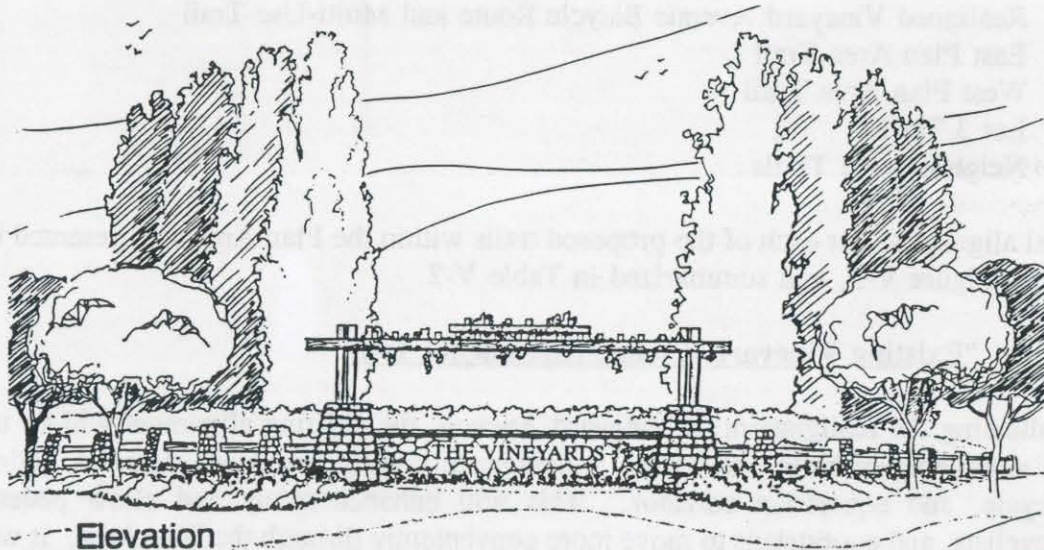
FIGURE V - 3



STREET ENTRY LANDSCAPE DESIGN CONCEPTS



Plan



VINC025.CP/111998/GIS/JLO

FIGURE V - 4



H. TRANSIT SERVICE

In order to provide an alternative to the use of automobiles, the Plan Area should be linked to the local transit system along the realigned Vineyard Avenue and school loop street system and provided with bus stop pull-outs and pedestrian shelters at the community park, school, and applicable local street intersections along the realigned Vineyard Avenue.

The City Transportation Systems Management Division should encourage and assist the Ruby Hill development manager in an effort to establish a carpooling program to minimize traffic between Ruby Hill and the Plan Area elementary school.

I. QUARRY TRUCK TRAFFIC

Quarry truck traffic is not permitted to use public streets within the Plan Area. If the ten-acre rear portion of Lot 21 is mined, trucks hauling mined materials to the quarry plant must stay on quarry property.

J. PEDESTRIAN/BICYCLE/EQUESTRIAN TRAILS

A variety of pedestrian, bicycle, and equestrian trails are planned within the Plan Area. These include:

1. "Existing Vineyard Avenue Alignment" Trail
2. "S-Curve" Trail
3. Realigned Vineyard Avenue Bicycle Route and Multi-Use Trail
4. East Plan Area Trail
5. West Plan Area Trail
6. Lot 3 Trail
7. Neighborhood Trails

Conceptual alignments for each of the proposed trails within the Plan Area are presented below, illustrated in Figure V-5, and summarized in Table V-2.

1. "Existing Vineyard Avenue Alignment" Trail

Following the realignment of Vineyard Avenue, the existing alignment will be used as an emergency vehicle and utility maintenance vehicle access road and a pedestrian, bicycle, and equestrian corridor. This will enhance safety and allow pedestrians, bicyclists, and equestrians to move more conveniently through the Plan Area. It will also provide residents with an alternative to driving to school, recreational areas, and neighboring homes. Most residents will live within a short distance from this corridor. A master landscape and trail plan will be prepared for the full length of the existing Vineyard Avenue (including the "S"-Curve section), and trail and landscape improvements will be completed as a shared improvement cost.

VINEYARD AVENUE CORRIDOR TRAILS PLAN

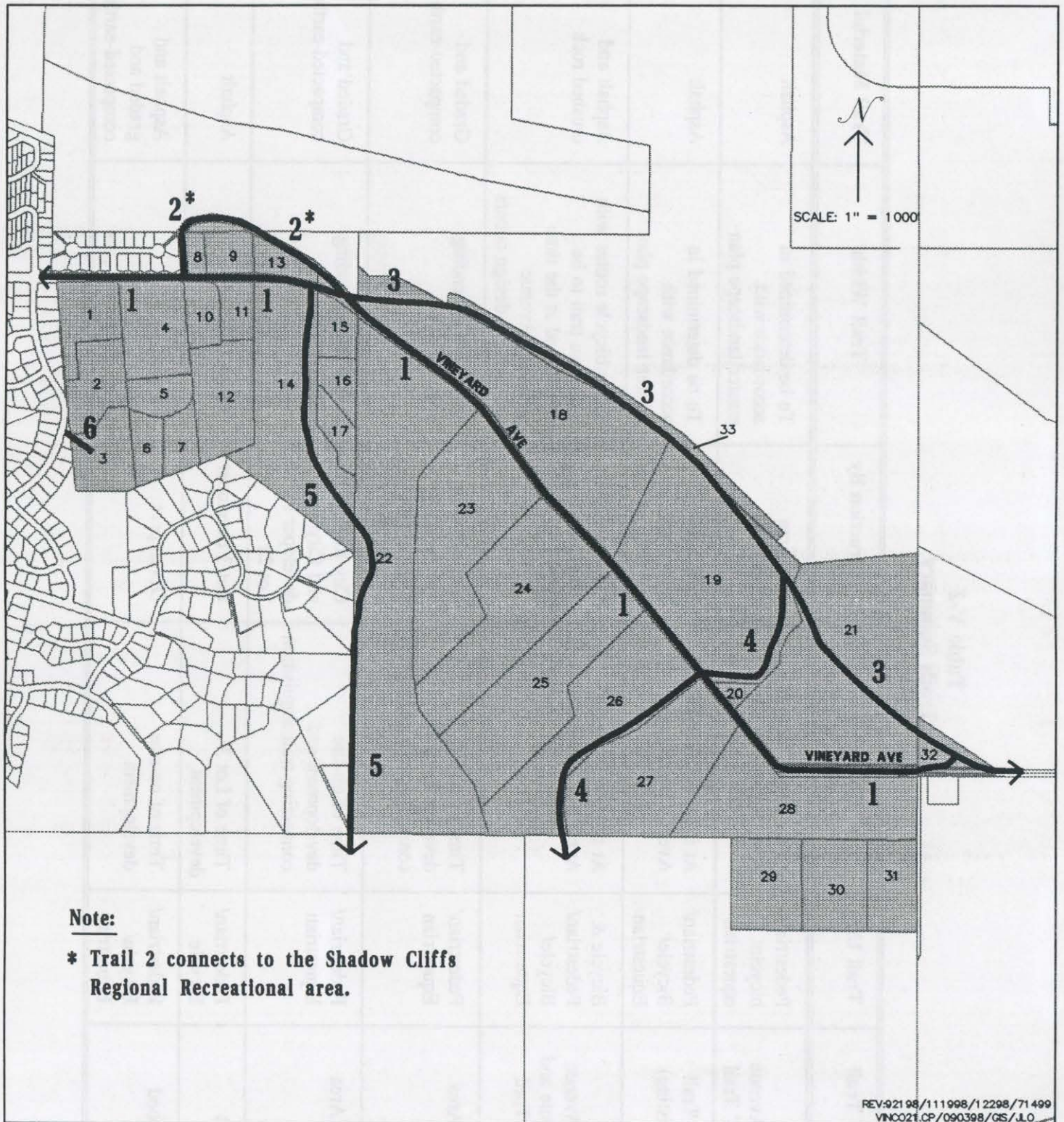


FIGURE V - 5
LEGEND

PROPOSED TRAIL

- 1. "Existing Vineyard Avenue Alignment" Trail
- 2. "S" - Curve Trail
- 3. "Realigned Vineyard Avenue" Bicycle Route and Multi-Use Trail
- 4. East Plan Area Trail
- 5. West Plan Area Trail
- 6. Lot 3 Trail



**Table V-2
Trails Summary**

Trail No.	Name of Trail	Trail Use	Timing of Construction	Construction By	Trail Width	Trail Material
1	"Existing Vineyard Avenue Alignment" Trail	Pedestrian/ bicycle/ equestrian	At the time Vineyard Avenue is realigned	Plan Area developers	To be determined in accordance with master landscape plan	Asphalt
2	"S"-Curve Trail (mostly existing)	Pedestrian/ Bicycle/ Equestrian	At the time Vineyard Avenue is realigned	Plan Area developers	To be determined in accordance with master landscape plan	Asphalt
3	Realigned Vineyard Avenue Bicycle Route and Multi-Use Trail	Bicycle & Pedestrian/ Bicycle/ Equestrian	At the time Vineyard Avenue is realigned	City/Plan Area developers/ Ruby Hill	6-foot bicycle routes with multi-use trail to be determined at the time Vineyard Avenue realignment design occurs	Asphalt and crushed rock
4	East Plan Area Trail	Pedestrian/ Equestrian	Time of on-site development and connecting trail acquisition	Developer for Lot 19, and City/developer for Lot 26	2 to 6 feet depending upon terrain	Graded and compacted-earth
5	West Plan Area Trail	Pedestrian/ Equestrian	Time of on-site development and connecting trail acquisition	City for Lot 14 and City/developer for Lot 22	2 to 6 feet depending upon terrain	Graded and compacted-earth
6	Lot 3 Trail	Pedestrian/ Bicycle	Time of Lot 3 development	Lot 3 developer	16 feet (EVA)	Asphalt
7	Neighborhood Trails	Pedestrian/ Bicycle/ Equestrian	Time of on-site development	Developers	4-6 feet	Asphalt and graded and compacted-earth

Existing trees located along the "Existing Vineyard Avenue Alignment" trail shall be preserved whenever possible. The existing row of walnut trees located along the Lot 19 and Lot 21 frontage of this trail shall be preserved and supplemented with new walnut trees to enhance and perpetually maintain the existing street tree visual effect.

In addition, a concrete sidewalk will be constructed along the south side of the existing Vineyard Avenue from the northwest corner of Lot 1 to connect to the eastern end of the "Existing Vineyard Avenue Alignment" Trail at Lot 15.

2. "S"-Curve Trail

The east/west leg of the former Vineyard Avenue "S"-Curve will be used to provide a direct multi-use trail link between the Shadow Cliffs Regional Recreation Area and the "Existing Vineyard Avenue Alignment" Trail for pedestrians, bicyclists, and equestrians. Trail and landscape improvements will be completed in conjunction with the "Existing Vineyard Avenue Alignment" Trail.

3. Realigned Vineyard Avenue Bicycle Route and Multi-Use Trail

A bicycle route is planned along the realigned Vineyard Avenue roadway. This consists of two six-foot wide paved bike lanes next to the 12-foot wide travel lanes. This route is intended to serve long distance biking needs. A multi-use trail for pedestrians, bicyclists, and equestrians is also planned along the north side of the roadway. This trail should be planned with the East Bay Regional Park District in conjunction with the Shadow Cliffs to Del Valle Regional Trail Plan.

4. East Plan Area Trail

A graded and compacted-earth trail for hikers and equestrians is planned in the eastern portion of the Plan Area. This trail begins at the Realigned Vineyard Avenue Multi-Use Trail described above and extends southerly along the west side of the easternmost creek at Lot 19. After crossing the existing Vineyard Avenue, the trail passes through a valley on Lot 26. It is intended to ultimately connect to future regional trails farther to the south. Public access through Lot 26 should be accomplished upon subdivision of this lot and development of connecting regional trail links to the south needed to complete a loop trail system.

5. West Plan Area Trail

A graded and compacted-earth trail for hikers and equestrians is planned to begin at the east end of the "S"-Curve Trail and connect to a staging area located within the community park at Lot 14. It is then to extend south through the park and into Lot 22 where it continues in a southerly direction to the southern border of the Plan Area. Ultimately, this trail is intended to connect to off-site trails leading to Pleasanton neighborhoods to the west and to a regional trail that will extend through Lots 19 and 26 as discussed above.

Public access through Lot 22 should be accomplished upon completion of all of the following: (1) subdivision of Lot 22, (2) completion of the community park trail, and (3) acquisition of connecting trail links to the south needed to complete a loop trail system.

6. Lot 3 Trail

An asphalt paved EVA/trail is planned to connect a future cul-de-sac street on Lot 3 with Montevino Drive. The trail connection will be used for pedestrians and bicyclists.

7. Neighborhood Trails

In conjunction with the above public trails, additional smaller public and private trails should be planned on a project-by-project basis to connect individual developments to this basic trail network, thus creating a well-integrated neighborhood system.

8. Trail Signage

Signage shall be posted along all public trails to provide clear direction, specify no trespassing on private property, and require that pets be leashed.

VI. PUBLIC FACILITIES

The following Public Facilities Chapter outlines a plan for providing water, sanitary sewer, storm water drainage, and other utility services within the Plan Area. These are presented in terms of existing conditions and planned improvements necessary to support development, consistent with the Land Use Chapter. A methodology for allocating capital costs on a "fair share" basis and the phasing of improvements are detailed in the Infrastructure Financing and Phasing Chapter (Chapter VIII).

A. PUBLIC FACILITIES OBJECTIVES

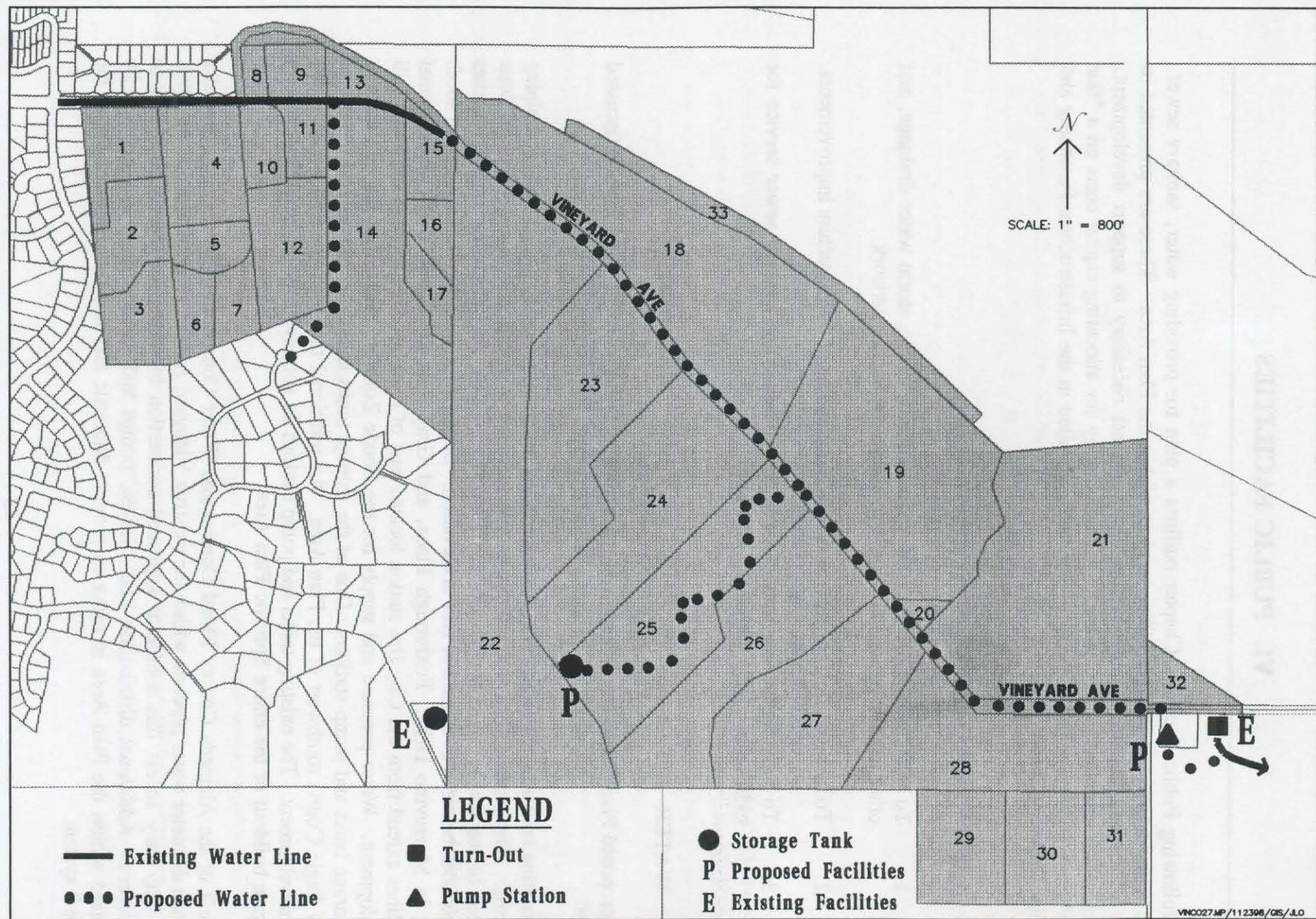
1. To facilitate the provision of water, sanitary sewer, storm water drainage, and other utility systems within a well-integrated overall network.
2. To facilitate flexibility in the timing and planning of infrastructure improvements.
3. To provide the opportunity for improved water and sanitary sewer service for existing residents within the Plan Area.

B. WATER

The proposed Plan Area water system concept is illustrated in Figure VI-1 and further discussed below.

All existing land uses within the Plan Area are served by small privately owned wells and piping systems. The nearest City water facilities are included in the Bonde Water Pressure Zone located to the south, west, and east of the Plan Area. This pressure zone normally serves connections between 390 and 540 feet in elevation. Bonde Zone pipelines to the west and south exist in Montevino Drive, Foxbrough Place, and Gray Fox Circle and Court. Additional pipelines extend from the City fire station located east of the Plan Area through the Ruby Hill development. Water pressure and supply for the Bonde Zone are maintained through a series of storage tanks and pump stations. One of the storage tanks is situated just beyond the end of Gray Eagle Court, southwest of the Plan Area. An additional tank is located within the Ruby Hill development. The existing tanks and pump stations do not have enough remaining capacity to serve buildout of the entire Specific Plan Area.

Zone 7 of the Alameda County Flood Control and Water Conservation District constructed a 36-inch diameter water pipeline within the existing Vineyard Avenue right-of-way in late 1993. The City may access this source at approved connection locations for local distribution to customers. Additional distribution lines, valves, pumps and water storage facilities will be required within the Plan Area in order to provide domestic and fire flow services off of the Zone 7 system.



1. Specific Plan Water System Concept

The City will provide water for all uses, except the irrigation of vineyards and other agricultural activities. Distribution facilities must satisfy minimum design criteria as specified in the "Hillside Water Pressure Zone Master Plan" and be constructed to the specifications of the Public Works Department. The following is a summary of special considerations which must be addressed in providing water service within the Plan Area.

a. Water Pressure

Water connections at different elevations will require different strategies to meet established pressure criteria. The majority of the connections will fall within the normal elevation boundaries of the City's Bonde Zone (390 to 540 feet). It is possible to serve water connections within this range by integrating into the Bonde Zone and providing additional storage and pumping facilities.

The Plan Area has been divided into four elevation bands, as shown in Figure VI-2. Each band has different service considerations. Starting from the lowest elevation band, the methods needed to meet the water pressure criteria are as follows:

- Below Elevation 390: The normal lower service level boundary of the Bonde Zone is 390 feet. A portion of Lot 18 located along the north edge of the Plan Area adjoining the Arroyo del Valle is situated as much as seven feet below this boundary. Localized pressure could approach 120 pounds per square inch (psi), but would not exceed the 125 psi maximum allowable limit. A majority of the affected area is designated on the land use plan (Figure IV-2) for Vineyard use. However a limited number of residential units may be affected. Pressure concerns for these homes shall be mitigated by requiring the installation of pressure reducing valves (PRV's) for all connections. Current City standards require the use of this equipment in all situations where localized water pressure is above 80 psi.
- Between Elevation 390 and 475: Service connections within this band will also experience pressures exceeding 80 psi, and will therefore require the installation of PRV's.
- Between Elevation 475 and 540: No special water pressure measures will be needed to serve the planned and existing homes located within this band.

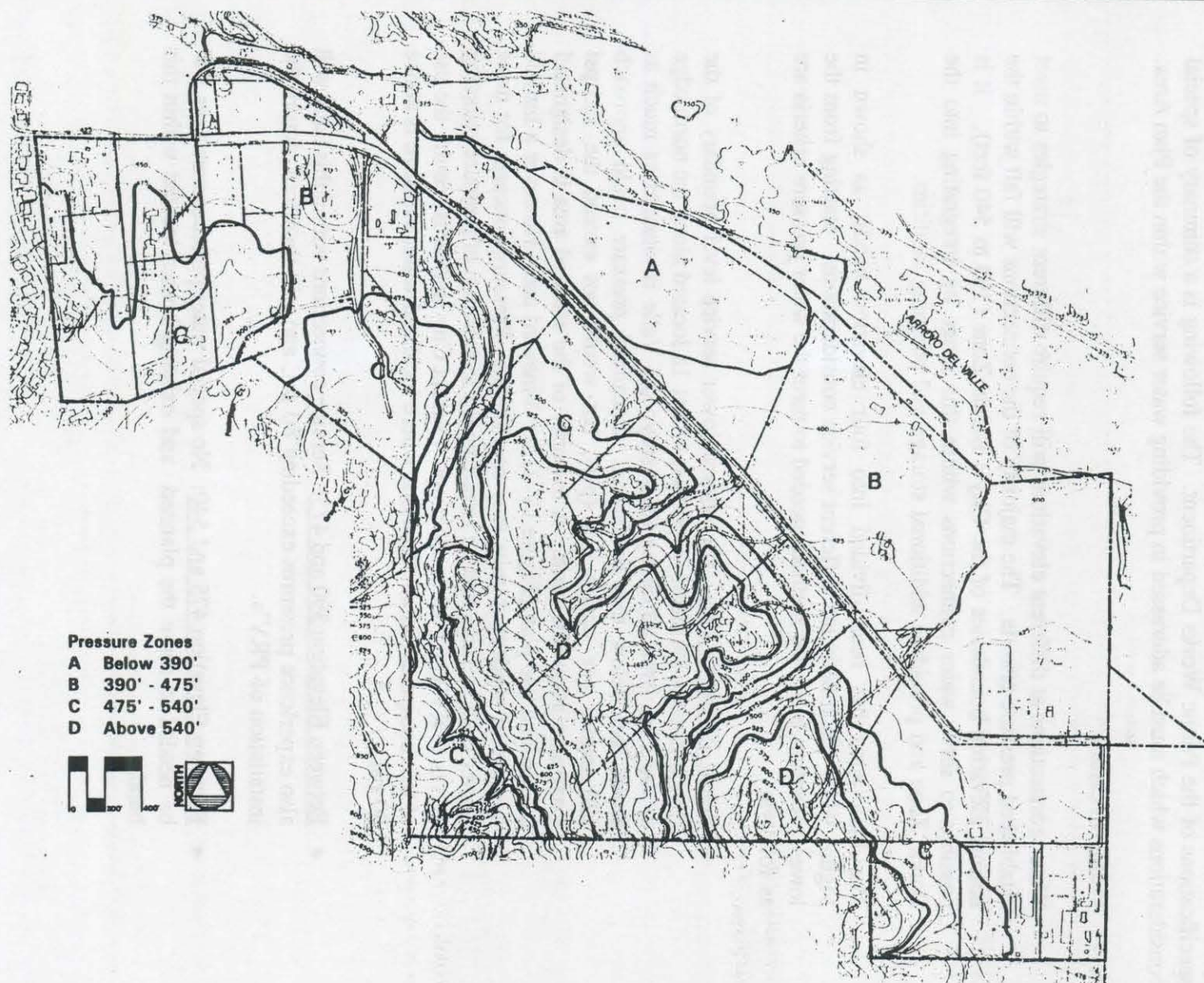


FIGURE VI - 2

WATER PRESSURE ZONES



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- Above Elevation 540: Homes situated above the normal upper limit of the Bonde Zone will need to take special measures to provide adequate water pressure for both domestic and fire fighting needs. To ensure a minimum of 40 psi for domestic needs, a small hydro-pneumatic booster pump system will be required to serve each residence. The pump systems are to be privately owned and maintained. Another special facility required for fire protection will include fire sprinkler systems with control devices to assure adequate storage and pressure. Compliance with fire safety standards will need to be verified by the Fire Marshall prior to the issuance of any new building permits on properties occupied with residences located above elevation 540.

b. Distribution

The recently completed Zone 7 trunk line will be the primary source for providing water to properties within the Plan Area. This treated water source will be accessed through improvements to the existing Zone 7 Turnout #6, located next to the fire station adjacent to the easterly border of the Plan Area (Figure VI-1). Currently functioning as part of a looped supply to the Ruby Hill pump station, this turnout will be appropriately valved and improved to concurrently supply a new Bonde Zone pump station for the Plan Area. The new pump station will be located adjoining the turnout and fire station, and will feed a 16-inch Bonde Zone trunk line running westerly within the Vineyard Avenue right-of-way.

The new Vineyard Avenue trunk line will extend westerly to connect with the existing 16-inch Bonde Zone line in the vicinity of Lot 15. Valving will be needed at both ends of the system in order to balance the hydraulic pressures and flows. These connections will serve to loop both systems, thereby enhancing the reliability and capacity of each. Secondary distribution lines will extend short distances to the south and north from the main trunk line in order to provide service to all Plan Area properties. In addition, a secondary water line loop connection will be constructed as an independent City project to connect Vineyard Avenue at Lot 14 with Foxbrough Place.

c. Storage

Additional water storage to provide adequate domestic service and sustained fire flow capability will be provided by building a new storage tank at elevation 636 on Lot 25. The tank will be sited within the saddle of a ridgeline in the southern portion of the Plan Area as shown in Figure VI-1. This tank will be of sufficient size to serve local Plan Area properties while also enhancing the reliability of the existing Bonde Zone system.

As part of an integrated system, the new facilities will be sized to deliver a minimum fire flow of 1,500 gallons per minute (gpm), sustained for 2 hours with a residual 20 pounds per square inch pressure (p.s.i.), to residential developments in pressure zones below the 540 foot elevation. Facilities serving the school and limited commercial uses (existing nursery and potential bed-and-breakfast inns, wine-tasting rooms, etc.) will be sized to deliver a fire flow of 2,500 gpm, sustained for 2 hours. Fire hydrants will be spaced at approximately 400-foot intervals on local streets and at strategic locations adjacent to the school and potential commercial buildings.

2. Existing Residences

Existing homeowners choosing to subdivide are required to connect their existing homes to the City water system at the time that service is extended to their subdivided land. Existing homeowners initially choosing not to subdivide will have the option of connecting their homes to the City water system when it becomes available based upon prorata cost sharing (except for Lots 8 and 15 where prior agreements with the City provide otherwise). Well water may be used for irrigation but must be kept separate from the domestic supply through the installation of backflow-prevention devices.

3. Water Conservation

Partial mitigation of the cumulative increase in potable water demand will be provided by the following conservation measures:

- a. New development shall install water-conservation devices and utilize drought-tolerant landscaping to the extent feasible.
- b. Well water shall be required for irrigation of vineyards and related agricultural uses.
- c. Drip irrigation systems or other state-of-the-art water conserving measures appropriate for agricultural crop production shall be required for all new vineyards and related agricultural uses, to the extent feasible.

4. Aesthetic Considerations

In order to help preserve the character of the Vineyard Corridor hillside area, new water tanks shall be located to avoid visibility from off-site areas to the fullest extent feasible. Such facilities shall be further screened by way of partial burying, berms, and/or landscaping. Where facilities will still be partly visible from off-site areas, they shall be painted a non-reflective dark green/brown color similar to the color of oak tree canopy cover.

The water pump station shall be designed in terms of architectural style, materials, and color consistent with the Medium Density Residential district design character. The station shall be situated and designed so that the noise level of the pump does not exceed 50 dBA at the property line or boundary of easement on the land on which it is situated.

C. SANITARY SEWER

The Plan Area currently has no on-site public sewage collection facilities. Existing homes maintain their own septic disposal systems. The nearest trunk sewer line is located approximately 600 feet west of the Plan Area, just east of Tioga Court. This 8-inch line conveys wastewater to the Cross Town Interceptor located just north of First Street at Vineyard Avenue. The Vineyard Sewer Master Plan Study, completed in 1993 for the City by Carollo Engineers, identified capacity deficiencies in this existing line to meet wet weather flows. The Carollo study recommended construction of a new, larger capacity trunk line to accommodate wet weather flows plus future growth throughout the entire Master Plan area.

Engineering work for Section 1 of a three-part construction program was approved in the City's 1993/94 Capital Improvement Program (CIP). Construction of improvements including an 18-inch parallel sewer trunk line between First Street and Bernal Avenue was funded in the 1995/96 CIP. An easement for this first portion of work is currently being acquired, and construction is scheduled to follow shortly.

Replacement of the remaining segment of the original eight-inch line between Bernal Avenue and Tioga Court (Section 2) was identified in the 1998/99 CIP. Independent review of the sizing for this replacement line was completed for the City by G. S. Dodson & Associates in February of 1998. This pipe size is based on a reduced wastewater flow, consistent with development yields reflected in this Specific Plan. Development within the Plan Area will provide a major source of funding for the new line.

A ten-inch diameter Section 3 trunk line will ultimately be extended easterly from Tioga Court to Vineyard Avenue, and then reduced to an eight-inch diameter line along the realigned Vineyard Avenue through the Plan Area. Construction of a pump station and roughly 500-feet of permanent force main will also be required. These facilities will be constructed on and adjoining the westerly end of Lot 18 and are in lieu of an otherwise necessary deep sewer identified in the Carollo study (depths of 25-30 feet). The pump station and force main will result in a substantial capital cost savings (with some added operational costs for pumping), while adding flexibility as to the sewer alignment. The new sewer line, pump station and force main will have sufficient capacity to accommodate all contemplated uses within the Plan Area.

1. Specific Plan Sewer System Concept

The proposed Plan Area sewer system concept is illustrated in Figure VI-3 and further discussed below.

A system of local eight-inch sewer lines presently serves existing development northwest of the Plan Area. Portions of these lines (within Grape Vine and Badger Drives) have no available surplus capacity. Development of Lots 1-17 must therefore pay for a first, approximately 2,600-foot long segment of the Section Three Master Plan trunk sewer to bypass this constricted local line. This new ten-inch gravity line will extend from a point on the existing Vineyard Avenue at the southwest corner of Lot 8 in a northwesterly direction to the end of the Section 2 improvements (opposite Tioga Court). Development on Lots 1-17 will also facilitate the extension of a local eight-inch sewer line south from the new trunk line (through the community park site at Lot 14) to the existing sewage pump and force main at Foxbrough Place. This connection will be completed through an existing off-site easement, and will enhance overall system reliability and capacity by eliminating the sewage pump and force main at this location and by allowing gravity flow through this new line. Sewer lines on Lots 1, 2, and 3 will gravity flow to the new north-south street on these lots and then north through Vista Diablo.

The elementary school on Vineyard Avenue may be served by one of two alternative means. First, the school project may front the cost of extending the trunk sewer line and installing the pump station and force main at the western portion of Lot 18. Under this scenario the School District would be eligible for reimbursement of expenditures beyond its fair share cost as other properties develop. Second, an on-site holding tank could be installed, with sewage being trucked off-site until the main line and related improvements are extended easterly to the school.

Remaining development within the Plan Area will be dependent on the extension of the eight-inch trunk sewer along the north edge of the Plan Area within the realigned Vineyard Avenue. Development will also need to install the pump station and force main if not already built.

2. Existing Residences

Private septic systems in use for existing residences may continue in use in accordance with public health and safety standards. However, these individual systems shall be abandoned as a condition of the subdivision of the lots on which they are located. Upon connection, existing homes (except for Lots 8 and 15 where prior agreements with the City provide otherwise) will be charged a fair share portion of the cost for new facilities (see Infrastructure Financing Section).

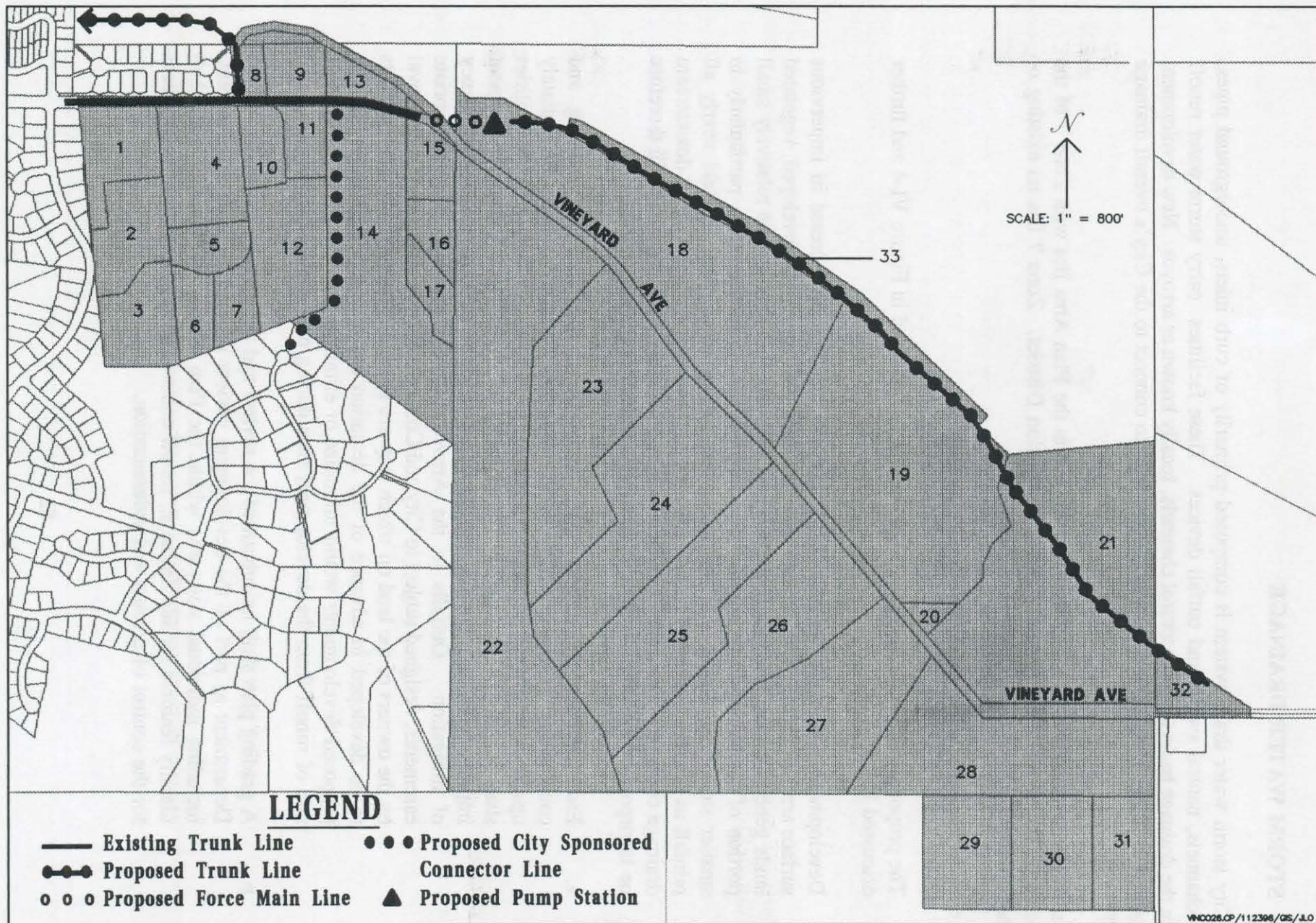


FIGURE VI - 3

SANITARY SEWER SYSTEM PLAN



D. STORM WATER DRAINAGE

The City storm water drain system is composed primarily of curb inlets, underground pipes, local channels, natural swales and outfall devices. These facilities carry storm water runoff within the drainage basin to flood control channels, locally known as arroyos. New development is required to install adequately sized storm drain lines to connect to the City's overall drainage system.

The authority for providing flood control service within the Plan Area lies with Zone 7 of the Alameda County Flood Control and Water Conservation District. Zone 7 has no existing or planned facilities within the Specific Plan Area.

1. Specific Plan Storm Drainage Concept

The proposed Plan Area storm drainage concept is illustrated in Figure VI-4 and further discussed below.

Development within the Specific Plan Area will result in an increase in impervious surface areas (building roofs, paved roadways, driveways, etc.). Undeveloped, vegetated lands generally have low runoff coefficients, meaning that they yield a relatively small portion of total rainfall as runoff. The majority of the precipitation, particularly in smaller storms, infiltrates into the subsurface. Impervious surfaces yield nearly all rainfall as runoff. Increased runoff volumes could exceed the capacity of downstream drainage components causing localized flooding. The following measures will therefore be incorporated into the Plan to mitigate this potential impact:

- a. Each development project shall contribute to the cost of acquiring and constructing common storm water detention facilities located immediately upstream of several proposed outfalls to the Arroyo del Valle. These facilities shall be designed and engineered along with the Vineyard Avenue realignment improvements and may be aggregated for purposes of improving the efficiency of mitigation. Outfalls to the Arroyo shall be provided with appropriate easements, designed subject to City and County standards, and subject to approval by the owners of the land on which they are located. Drainage plans for projects to be developed in advance of the detention basins shall demonstrate that the proposed developments would minimize or eliminate increases in the volume or rate of runoff from the development sites during peak flow periods.
- b. A grading plan shall be submitted for review and approval by the Public Works Department as part of the development review process for each development, including individual vineyards within the Plan Area. The grading plan shall identify features for site drainage, runoff control, and best management practices for the control of erosion and sedimentation.

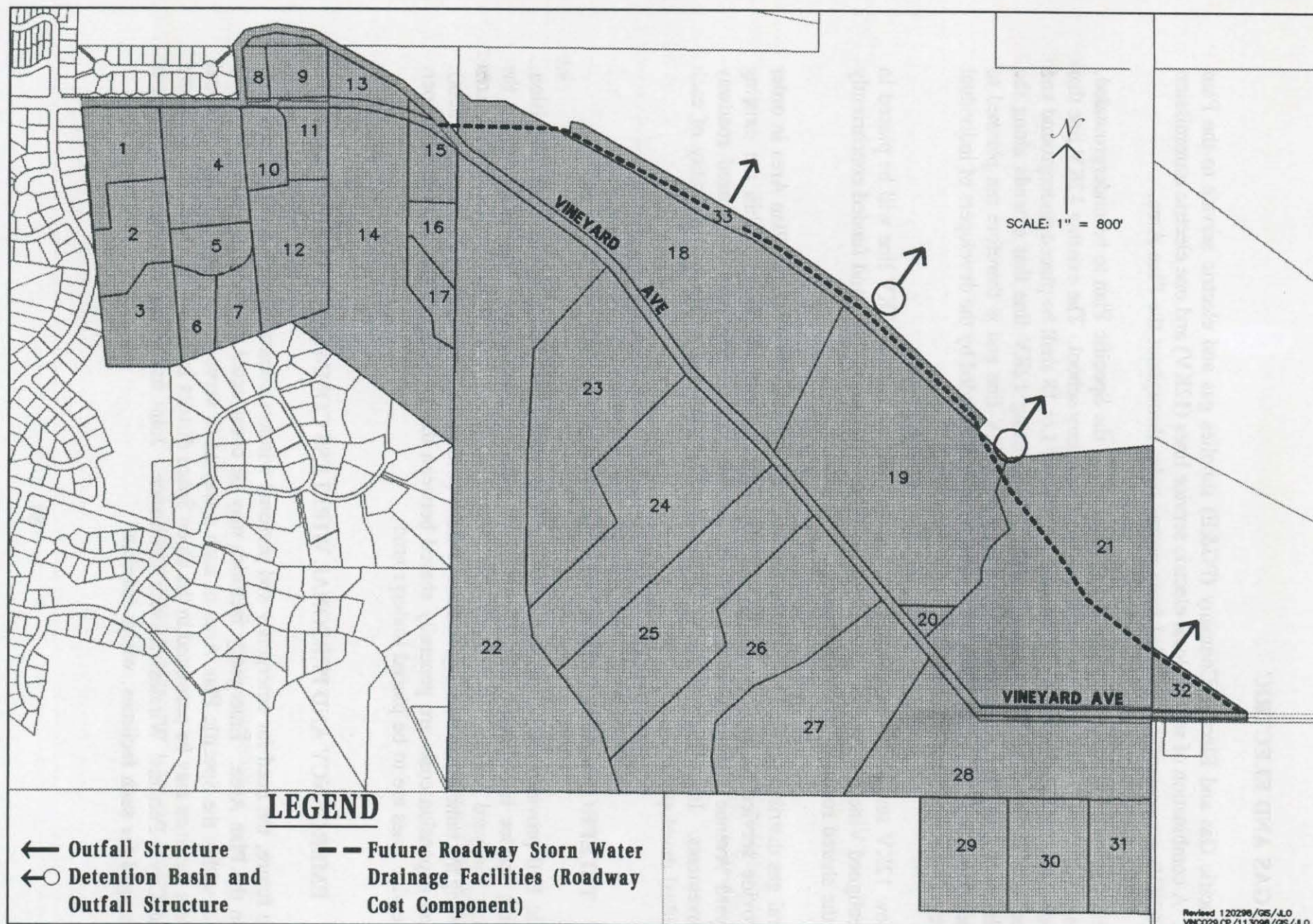


FIGURE VI - 4

DETENTION BASIN COST COMPONENTS



E. GAS AND ELECTRIC

The Pacific Gas and Electric Company (PG&E) supplies gas and electric service to the Plan Area. A combination of several local electric service lines (12KV) and one electric transmission line (60KV) are presently suspended from power poles throughout the Plan Area.

The existing 60KV transmission line is not required by the Specific Plan to be undergrounded, unless otherwise required for construction of the elementary school. The existing 12KV line that extends along the existing Vineyard Avenue frontage of Lot 18 shall be placed underground and funded as a shared Plan Area improvement. The existing 12KV line that extends along the remainder of Vineyard Avenue is coupled with the 60KV line and is therefore not planned to be undergrounded. All other 12KV lines shall be undergrounded by the developers of individual projects as development takes place.

All new 12KV service lines shall be placed underground. A new 12KV line will be placed in the realigned Vineyard Avenue to serve future Plan Area development and funded concurrently with the shared roadway improvements.

Natural gas distribution facilities will be extended from the east side of the Plan Area in order to provide service to local properties. These facilities will be placed within the existing Vineyard Avenue right-of-way and will be funded concurrently with the shared roadway improvements. Installation of on-site distribution facilities will be the responsibility of each individual developer.

F. TELEPHONE AND CABLE TELEVISION

Pacific Bell provides telephone service to the Plan Area, and TCI supplies cable television. Existing service is accommodated by overhead wires on poles shared with PG&E along the existing Vineyard Avenue. Both Pacific Bell and TCI plan to expand services in the Plan Area following the same or similar alignments as PG&E (within the new Vineyard Avenue alignment). System expansion costs are generally shared between the service provider and the developer. All service lines are to be placed underground.

G. EMERGENCY AND PERSONAL WIRELESS COMMUNICATIONS FACILITIES

In the future, the need for emergency and personal wireless communication facilities may arise within the Plan Area. Emergency facilities may be constructed on an as-needed basis in any district within the Specific Plan Area in such a way as to serve public safety needs. Personal wireless facilities may be permitted in the Open Space district in accordance with the provisions of the City's Personal Wireless Service Ordinance. Joint use of the City water tank site is encouraged for such facilities, where feasible.

H. FIRE PROTECTION

The Livermore-Pleasanton Fire Department is responsible for providing fire protection and suppression to all areas within the city limits in addition to providing contractual services to a number of developed areas outside the city limits. The Department maintains the existing Fire Station 5 located directly east of the Plan Area (adjoining the Ruby Hill development). There are currently no public fire fighting facilities or fire hydrant systems within most of the Specific Plan Area.

A new water trunk line will be developed within the existing Vineyard Avenue right-of-way, from the fire station (Turnout #6) westerly to connect with the existing line near Pietronave Lane as shown in Figure VI-1. Hydrants will be installed along this new line at locations adjoining proposed new development. This will be a shared Plan Area improvement. In addition, individual developers will be required to provide local facilities both within their projects and in the connecting streets as individual project improvements. Hydrants and supporting facilities will be sized to provide a minimum capacity for residential uses of 1,500 gallons per minute (2,500 gallons per minute for commercial uses) at a minimum of 20 pounds per square inch sustained for two hours. Hydrants are generally installed at 400-foot intervals.

Residences built within the upper Bonde Zone elevations (above 540 feet, as discussed in the Water section) will be required to provide individual storage and fire sprinkler systems, subject to approval by the Fire Department.

The owners of Lots 13 through 32 will benefit from the recent construction of City Fire Station 5 by the Ruby Hill developer, and will therefore be subject to reimbursement payments. Following adoption of the Vineyard Corridor Specific Plan, the City will establish an appropriate method of reimbursement, taking into account the number of proposed homes within the Plan Area as well as the proposed park and elementary school.

I. SOLID WASTE DISPOSAL

The Pleasanton Garbage Service provides refuse collection for the Specific Plan Area. Refuse generated by existing and future development will be collected and transported to the North Vasco Landfill located north of Livermore. Monthly charges will be assessed to the user. No new refuse collection or disposal facilities are required to serve the Plan Area.

VII. ENVIRONMENTAL PROTECTION

Project mitigations recommended by the project environmental consultants are included throughout the Specific Plan text. Those pertaining to land use issues are provided in the Land Use Chapter, those relating to circulation are found in the Circulation Chapter, etc. Mitigations relating to the natural environment and archaeological/historical resources are presented below.

A. ENVIRONMENTAL OBJECTIVES

1. Protect special status plant and wildlife species.
2. Permanently preserve significant woodland, riparian habitat areas, wetlands, and wildlife corridors.
3. Preserve and protect existing heritage trees, wherever possible.
4. Protect all known and discovered significant archaeological and historical resources within the Plan Area.

B. WETLANDS

All grading plans shall include a minimum 100-foot setback from intermittent drainages and other seasonal wetlands that are not identified for development in the Specific Plan. The wetlands identified for development in the Specific Plan include the northern portion of the westernmost drainage from approximately 300 feet south of the existing alignment of Vineyard Avenue to Arroyo del Valle to accommodate road crossings and residential development on Lots 18 and 22, the northern portion of the central drainage from the existing alignment of Vineyard Avenue to Arroyo del Valle to accommodate the proposed residential development on Lot 18 and the school on Lot 19, a 300-foot section of the drainage on Lots 19, 20, and 27 south of the existing alignment of Vineyard Avenue to accommodate residential development on Lot 27, a 60-foot section of the drainage on Lots 19, 20, and 27 near the Plan Area's northern boundary at Lot 19 to accommodate the realigned Vineyard Avenue crossing, and the majority of the easternmost drainage that ends in a seep south of the existing alignment of Vineyard Avenue on Lot 28 to accommodate residential development.

Measures to minimize erosion and runoff into seasonal drainages shall also be included in all grading plans. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants into preserved drainages.

Prior to the issuance of grading permits for Lots 18, 19, 21, 22, 24, 26, 27, 28, 32, and 33, a qualified biologist shall determine, through the formal Section 404 wetlands delineation process, the extent of jurisdictional wetlands on each lot. Authorization of a Section 404 permit shall be secured from USACE, and a Section 1603 agreement shall be secured from CDFG, if applicable. As part of the permitting process, mitigation of impacts to jurisdictional wetlands shall be identified and implemented. The acreage shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with USACE regulations. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to USACE.

If future fencing is desired along the winding creek which separates Lot 20 from Lot 21, the City should work closely with the owners of both lots to ensure that the fence does not interfere with the proper maintenance of the creek and movement of wildlife. A landscape buffer shall be maintained in this area to protect wildlife movement and screen development on Lot 21 from Lot 20.

C. WILDLIFE

1. In an effort to protect potential red-legged frog species in the Plan Area, all grading plans shall include a minimum 100-foot setback from seasonal ponds that are not identified for development in the Specific Plan. The above wetlands requirements identify all wetlands that would be disturbed with site development, and Exhibit 4.4-1 of the Draft Environmental Impact Report prepared for the project identifies intermittent drainages and other seasonal wetlands. Construction activity occurring within 100 feet of an intermittent drainage may occur only if the drainage is completely dry.
2. All grading plans will include a minimum 100-foot setback from suitable California tiger salamander breeding habitat (i.e., seasonal pond) that is not identified for development in the Specific Plan. The above wetlands requirements identify all wetlands that would be disturbed with site development, and Exhibit 4.4-1 of the Draft Environmental Impact Report prepared for the project identifies intermittent drainages and other seasonal wetlands. For the upland habitat of the California tiger salamander that would be removed with development of the proposed project, an equivalent amount of upland habitat area shall be preserved within the Plan Area. Suitable tiger salamander habitat in the Plan Area includes all areas identified as blue oak woodland or annual grassland. The preserved habitat shall consist entirely of blue oak woodland or annual grassland habitat. All preserved habitat shall be managed and protected, in perpetuity, as natural habitat.
3. To protect the riparian habitat associated with the Arroyo del Valle, a 100-foot setback shall generally be established from the top of the south bank of the Arroyo del Valle. No development or construction activities other than detention

basins and trails shall be allowed within the setback area. The trails shall be set back as far as possible from Arroyo del Valle to minimize disturbance by people and maximize habitat values. Construction project fencing shall be placed at the outer edge of the setback area. The fencing shall be maintained until all construction activities are completed. The setback requirements for trails shall also apply to other riparian corridors within the Specific Plan Area.

4. When grading of an area of one acre or greater is to occur, or when one or more trees with a trunk diameter of six inches or greater are proposed to be removed during the raptor-nesting season (February 1 to August 31), a focused survey for raptor nests shall be conducted by a qualified biologist during the nesting season. The survey shall be conducted no less than 14 days and no more than 30 days prior to the beginning of grading or tree removal. If nesting raptors are found during the focused survey, no grading or tree removal shall occur within 500 feet of an active nest until the young have fledged (as determined by a qualified biologist), or until the project applicant receives written authorization from CDFG to proceed. If the removal of nest trees is unavoidable, they shall be removed during the non-breeding season.
5. All future bridges over creeks shall be designed to preserve wildlife corridors between the greater Plan Area and the Arroyo del Valle.

D. HERITAGE TREES

1. Existing trees exceeding six inches in trunk diameter as measured four feet above ground level shall be preserved whenever possible. (Exceptions for orchard trees and other non-heritage trees which do not line Vineyard Avenue and are located in Vineyard districts shall be subject to approval on a case-by-case basis by the Planning Commission.
2. A tree plan shall be submitted to the City in conjunction with all PUD development plan applications. The plan shall note all trees to be removed or disturbed that are six inches or greater in diameter and specify the precise location of the trunk and dripline, size, health, and species of all trees, with special notation of "heritage trees" as defined by the City's Heritage Tree Ordinance.
3. The tree plan shall address protection measures during grading and construction, address replacement of trees which must be removed, and review the possibility of relocating existing trees elsewhere on site. The plan shall include detailed measures to protect trees, including protective fencing approximately five feet outside of the leaf canopy edge of a tree or grove wherever grading or construction occurs within 50 feet of a tree, restrictions on irrigation within

driplines, and avoidance of lawns and other incompatible plant materials in sensitive areas. In addition, all lots which have downhill slopes adjacent to trees shall have a curb-type drain system or equivalent installed along the length of the lot line adjacent to such trees. No grading or soil compaction shall occur within four feet of the leaf canopy edge of a tree, and the edge shall be completely encircled with a strip of 20-gauge aluminum flashing buried 12 inches deep to shunt runoff water from the root zone.

4. With the exception of orchard trees and other non-heritage trees which do not line Vineyard Avenue and are located in Vineyard districts, the developer shall plant City-approved native trees on the site at a six-to-one replacement ratio for each tree removed, in a mix ranging from five-gallon (20 percent), 15-gallon (60 percent), and 24-inch box (20 percent). The location and arrangement of such trees shall be subject to the approval of the City. The tree plan, replacement planting, and follow-up care shall be handled by an established horticultural firm which specializes in the reforestation of Bay Area woodland sites. The plan shall include a set of stringent rules regarding the use of herbicides.

E. POTENTIAL ARCHAEOLOGICAL/HISTORICAL RESOURCES

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

VIII. INFRASTRUCTURE FINANCING AND PHASING

The following chapter provides a conceptual coordinated financing and phasing plan intended to facilitate orderly development of the Plan Area infrastructure. Included is an overall approach for apportioning costs associated with shared public improvements on a "fair share" basis among benefiting properties. Also included are phasing plans for the various shared infrastructure improvements. Individual site infrastructure improvements are to be the responsibility of individual project developers.

A. FINANCING AND PHASING OBJECTIVES

1. To implement a fair and equitable method of spreading the costs of financing shared infrastructure improvements.
2. To establish a coordinated and efficient program of phasing infrastructure improvements which allows private development, an elementary school, and a community park to develop in as timely a manner as possible.

B. FINANCING AND PHASING PROGRAM

The Specific Plan financing concept is based upon the assumption that new development will fund all Plan Area infrastructure costs required to facilitate Plan Area buildout and portions of the Sewer Master Plan Sections 2 and 3 improvements (discussed later in this chapter). The City will fund the cost of off-site traffic mitigation improvements, and water and sewer line extensions which enhance city-wide service. Based upon the above funding assumptions, coupled with the results of an economic analyses conducted for the project, the number of new homes established for the Plan Area was 189.

In order to fund the major infrastructure components described in the Circulation and Public Facilities Chapters, Plan Area developers will generally be obligated to complete the necessary system components concurrently with their on-site development. In some cases this will result in front-end financing of capital improvements by individual developers which exceed the "fair-share" cost for their projects. Developers who advance funds for this purpose will be eligible for reimbursement as subsequent development takes place. Except for City "front-end" financing of Phase 3 water improvements presented later in this chapter, all reimbursements will be pro-rated and paid out of any net payment of Plan Area infrastructure fees. Reimbursements to the City will be made last.

As Plan Area development occurs, infrastructure system payments will be made based upon initial cost estimates. To the extent that shared infrastructure cost increases may occur, those who develop last will be required to absorb the increase.

Individual developers will be charged a fair share cost for each major infrastructure system, determined as their projects' percentage of the total demand for the various systems. Demand is measured in terms of "equivalent dwelling units" (EDU's) to be served by each new system. An EDU value is also assigned for the proposed elementary school and community park based upon the level of demand represented by the same number of dwelling units. Table VIII-1 presents a schedule of EDU's by land use to be used for the purpose of assigning fair share costs. Developers will be required to pay the assigned cost share for their projects, whether or not they develop to the maximum number of homes or school/park acreage permitted for their properties. Cost-sharing contributions are not required for non-urban land uses designated by the Specific Plan as Open Space and Vineyard.

In order to guide the successful completion of all shared infrastructure improvements, a detailed infrastructure financing and phasing program shall be prepared for adoption by the City Council prior to approval of any tentative subdivision maps within the Plan Area.

In addition to the shared public improvements, Plan Area developers will need to provide various facilities which are necessary to complete the infrastructure system to serve their own individual projects. These consist of both on-site roadways, service lines, and related improvements, as well as possible improvements elsewhere within the Plan Area which are needed to serve their projects. The costs of these facilities are independent from and not included in the shared public facilities cost components outlined below.

1. Water System Improvements

Plan Area shared water system improvements as described in Chapter VI include a 16-inch water trunk line in the existing Vineyard Avenue, modifications to Zone 7 Turnout #6, a pump station, and a water tank with supply line. In addition, a secondary water line loop connection between Vineyard Avenue and Foxbrough Place will be constructed by the City. The location and phasing of these improvements are illustrated in Figure VIII-1. Table VIII-2 contains a written summary of cost components, including applicable reimbursements for previously completed trunk line extensions in Vineyard Avenue, and Table VIII-3 contains the water system cost allocations.

Equivalent dwelling unit (EDU) calculations are presented in Table VIII-1. Residential water usage averages 618 gallons per day per dwelling unit. This figure is used as the EDU measurement for water consumption. The 12-acre school site is assigned EDU's which reflect a daily average water demand of 22,557 gallons, or 36.5 EDU's. The EDU assignment for the community park is based on an estimated use of 65,170 gallons per day, resulting in 105.5 EDU's.

**Table VIII-1
Equivalent Dwelling Unit Schedule**

Lot Numbers	Land Use ⁽²⁾	Total Equivalent Dwelling Units Based Upon Demand ¹					
		Water System ⁽³⁾	Sewer System ⁽⁴⁾	Roadway ⁽⁵⁾	Detention Basins ⁽⁶⁾	Utility Under-grounding ⁽⁷⁾	Specific Plan Fee ⁽⁸⁾
1-13, 15-32	Single-Family Residential (per home) ⁽⁹⁾	1.0	1.0	1.0	1.0	1.0	1.0
19a	Elementary School	36.5	18.2	400.0	43.6	19.0	19.0
14	Community Park	105.5	1.8	13.5	3.3	31.7	31.7

(1) Open Space and Vineyard land (not including the five vineyard estate home sites) are exempt from shared infrastructure cost participation.

(2) Lot 33 is to be acquired and used for street and other public infrastructure purposes and has no other land use development potential.

(3) Water system EDU is equal to 618 gallons of water used on an average day by one single-family residence (Draft EIR), or 1.0 EDU. School average daily water usage of 22,557 gallons ÷ 618 gallons = 36.5 total EDU's. Park average daily water usage of 65,170 gallons ÷ 618 gallons = 105.5 total EDU's.

(4) Sewer system EDU is equal to 220 gallons per day ADWF of sewage generated by one single-family residence (Draft EIR), or 1.0 EDU. School average daily sewage generation of 4,000 gallons ÷ 220 gallons = 18.2 total EDU's. Park average sewage generation of 400 gallons ÷ 220 gallons = 1.8 total EDU's.

(5) Roadway EDU is equal to the average A.M. and P.M. peak-hour trip generation (1.0) from one single-family residence (Draft EIR), or 1.0 EDU. School demand is equal to the average peak-hour trip generation of 400 trips (754 A.M. and 46 P.M.) ÷ 1.0 trip = 400.0 total EDU's. Park demand is equal to the average A.M. and P.M. peak-hour trip generation of 13.5 trips (9 A.M. and 18 P.M.) ÷ 1.0 trip = 13.5 total EDU's.

(6) Detention basin EDU is equal to the 6,000 average square feet of impervious surfaces attributable to buildings and non-street pavement per residential lot, or 1.0 EDU, as per the City Building Inspection Department. School impervious surfaces of 261,360 square feet (as estimated by School District architect) ÷ 6,000 square feet = 43.6 total EDU's. Park impervious surfaces of 20,000 square feet ÷ 6,000 square feet = 3.3 total EDU's.

(7) Utility undergrounding costs are spread on the basis of acres per land use planned as follows: one single-family residence is equal to 119 residential acres ÷ 189 new homes = 0.63 acre per home, or 1.0 EDU; school is equal to 12 acres ÷ 0.63 = 19.0 EDU's; and park is equal to 20 acres ÷ 0.63 = 31.7 EDU's.

(8) Specific Plan Fees are spread on the same basis as utility undergrounding costs.

(9) Includes five Vineyard housing units.

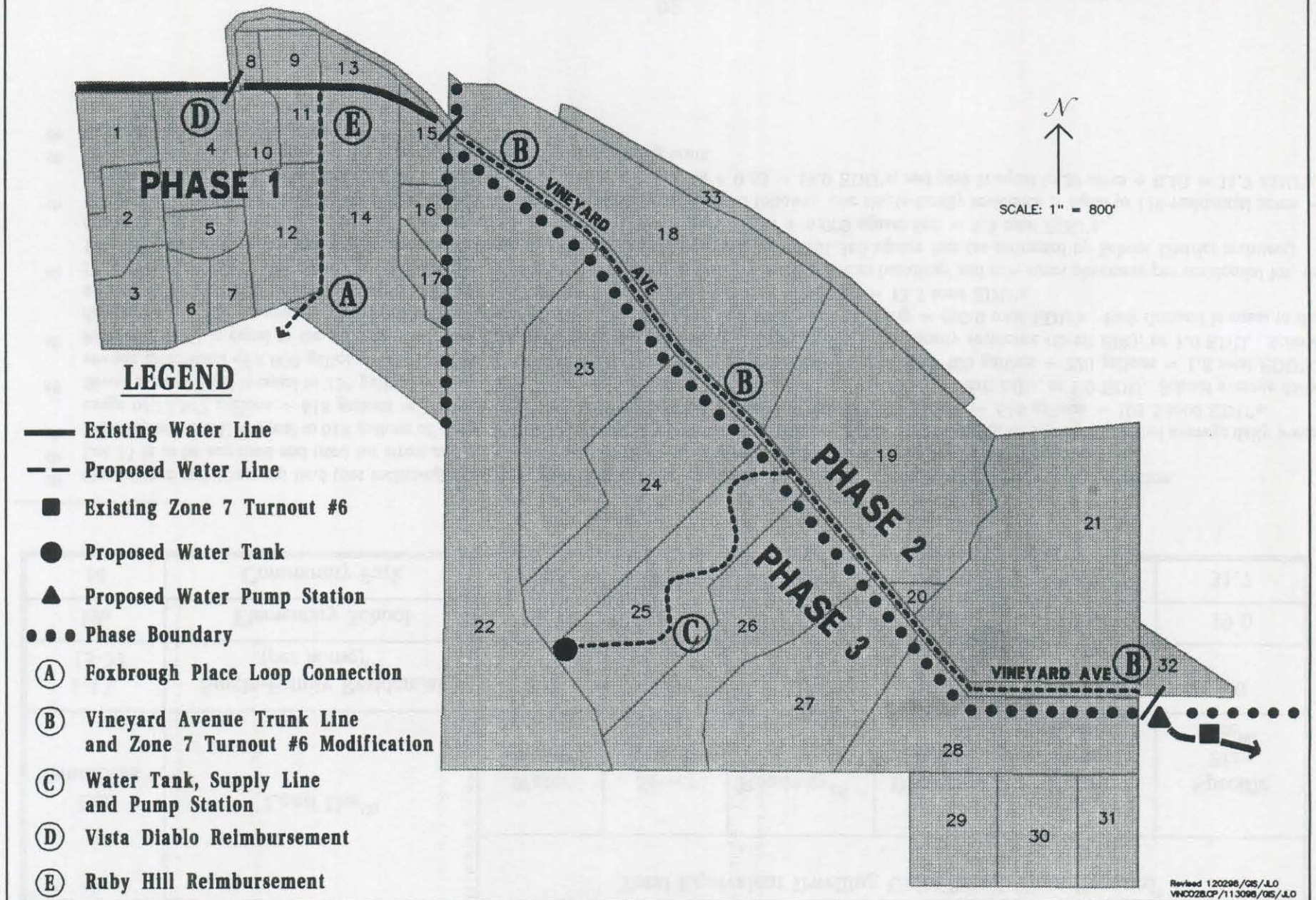


FIGURE VIII - 1

WATER SYSTEM COST COMPONENTS AND PHASING



Table VIII-2
Water System Cost Components
 (Refer to Figure VIII-1)

Phase	Type of New Improvement
A. Phase 1	Eight-inch water line loop connection through Lot 14 between Vineyard Avenue and Foxbrough Place (City-funded project).
B. Phase 2	Sixteen-inch water trunk line within existing Vineyard Avenue, and Zone 7 Turnout #6 modifications.
C. Phase 3	Pump station, water tank (including land purchase), and supply line.
Reimbursement	Type of Improvement
D. Vista Diablo Reimbursement	Reimbursement for water line oversizing which resulted in the required 12-inch water trunk line along the Vista Diablo frontage of Vineyard Avenue.
E. Ruby Hill Reimbursement	100 percent reimbursement for 16-inch water trunk line in Vineyard Avenue "S"-Curve realignment.

Table VIII-3
Shared Water System Cost Percentage Allocation

Funding Contributors	Total Equivalent Dwelling Units (EDU's)	Percent of Total Water System Cost
Contributing Development from <u>Inside</u> Specific Plan Area		
• 189 new homes	189.0	53.5
• 16 existing homes ⁽¹⁾	16.0	4.5
• Elementary school	36.5	10.3
• Community park	105.5	30.0
Contributing Development from <u>Outside</u> Specific Plan Area		
• Costas Property ⁽²⁾	6.0	1.7
Total	353 EDU's	100%

Shared water system cost per EDU is equal to 1 EDU ÷ 353 total EDU's, or 0.0028 x total shared water system cost.

Example: Shared water system cost per lot calculation - Lot 1 contains no existing homes and is planned for six new homes (Table IV-1); therefore, six homes, or 6.0 EDU's x 0.0028 x total shared water system cost = shared water system cost for Lot 1. The developer of Lot 1 must pay this amount at the time of final subdivision map recordation for this lot, or the issuance of the first building permit for a habitable dwelling, whichever comes first. This amount is required to be paid regardless of how many homes are ultimately developed on Lot 1.

⁽¹⁾ This excludes existing homes on Lots 8 and 15 where prior agreements with the City allow hook-up without further payment, and Lot 14 where the existing caretaker's home will be replaced with the community park.

⁽²⁾ The Costas Property is located immediately north of the Plan Area but will benefit from the Plan Area water system improvements. Shared water system cost obligations will be assigned to this property based upon an estimated six total homes, or 6.0 EDU's.

Lots 1 through 17 (Phase 1), located at the westerly end of the Plan Area, may receive interim water service by connecting to the City's existing Bonde Zone Water Pressure System. A 16-inch Bonde Zone trunk line currently extends easterly within Vineyard Avenue to a point near the Phase 1 eastern boundary at Lot 15 as shown in Figure VIII-1. This line will serve a limited number of homes on an interim basis with concurrent completion of a secondary loop. The loop will extend south from Vineyard Avenue through Lot 14 and connect through an existing easement to the northerly end of Foxbrough Place. This project will be funded and undertaken by the City since it serves the overall City-wide system. Reimbursement payments to the Vista Diablo and Ruby Hill developers for previous water trunk line improvements (oversizing and installation, respectively) in Vineyard Avenue will also be required.

Phase 2 water system improvements are intended exclusively to meet the fire flow and limited domestic needs of the elementary school. These improvements include an extension of the 16-inch Bonde Zone trunk line within existing Vineyard Avenue from the Phase 1 eastern boundary to the eastern border of the Plan Area to connect with Zone 7 Turnout #6. Phase 2 improvements do not include the pump station, storage tank, and supply line but would require some additional valving to reduce pressure within the distribution line at a point immediately below the Ruby Hill development. A more detailed hydraulic analysis will be necessary to confirm system performance for Phase 2 (based on fire-flow requirements).

Phase 3 improvements will include a pump station, storage tank, and supply line (as well as the 16-inch Bonde Zone trunk line extension in the event that Phase 2 work is not completed in advance). The Phase 3 pump station, water tank, and supply line are to be funded in advance by the City and timed to coincide with the first residential project in Phase 3. The cost of these improvements are to be reimbursed to the City through a water facility improvement fee with actual funds being credited to the City generally following payment of all other shared Plan Area water system improvement reimbursements. The owner of Lot 25 shall be compensated for the water tank land cost. The water tank access road and supply line easements shall either be dedicated to the City as a condition of Lot 25 subdivision map approval or acquired by the City with full reimbursement to the City by the developer of Lot 25 at the time of subdivision map recordation.

2. Sanitary Sewer System Improvements

Sanitary sewer system improvements include construction of an 18-inch parallel trunk line from First Street to Bernal Avenue by the City (Sewer Master Plan Section 1), a 12-inch replacement trunk line from Bernal Avenue to Tioga Court (Sewer Master Plan Section 2) with partial funding participation by the City, a new ten-inch trunk line from Tioga Court to Vineyard Avenue at Lot 8, an eight-inch line connection between Foxbrough Place and Vineyard Avenue at the northwest corner of Lot 14 by the City, a new eight-inch trunk line within the full length of the realigned Vineyard Avenue, and

a sewage pump station and short segment of force main at the westerly end of Lot 18. The location and phasing of these improvements are illustrated in Figure VIII-2. Table VIII-4 presents a summary of related cost components, including reimbursement to the developer of Ruby Hill for the previously completed extension of a sewer trunk line within the straightened "S"-Curve portion of Vineyard Avenue. Table VIII-5 contains the sewer system cost allocations.

Sewage discharge from single-family housing in the Plan Area is estimated to average 220 gallons per day per unit, or 1.0 EDU. The 12-acre elementary school is expected to generate approximately 4,000 gallons per day, or 18.2 EDU's. Sewage discharge for the park is estimated at 400 gallons per day which translates into 1.8 EDU's. Equivalent dwelling unit calculations are provided in Table VIII-1 for each applicable Plan Area land use.

Phase 1 of the sewer improvements includes construction of an 18-inch parallel trunk line from First Street to Bernal Avenue (Sewer Master Plan Section 1), and a 12-inch trunk line from Bernal Avenue to Tioga Court (Sewer Master Plan Section 2). It will also require a ten-inch trunk line extension from Tioga Court to the southwest corner of Lot 8. This is necessary to avoid overburdening of existing facilities east of Tioga Court. In addition, an eight-inch connector line will be constructed by the City from Vineyard Avenue through Lot 14 to Foxbrough Place to eliminate the pump station and force main which now serve the Foxbrough Estates area.

Except for the interim sewer facilities permitted for the school in Phase 2 as outlined in Chapter VI, Phase 3 will require completion of a pump station and force main and extension of the eight-inch trunk line along the new alignment of Vineyard Avenue.

3. Roadway Improvements

Shared public roadway improvements within the Plan Area and reimbursement responsibilities for prior roadway improvements benefiting the Plan Area include the proposed realignment of Vineyard Avenue between the east end of the straightened "S"-Curve section of Vineyard Avenue and the eastern boundary of the Plan Area (including a traffic signal at the intersection with the loop street which borders the west side of the elementary school), trail and landscaping improvements to the existing Vineyard Avenue, reimbursement to the Vista Diablo developer for certain recently completed street improvements along the south side of the Vineyard Avenue centerline at the Vista Diablo frontage, and reimbursement to the Ruby Hill developer for straightening the "S"-Curve segment of Vineyard Avenue. Figure VIII-3 illustrates the shared roadway location and phasing, Table VIII-6 contains a summary of related cost components, and Table VIII-7 contains the roadway system cost allocations.

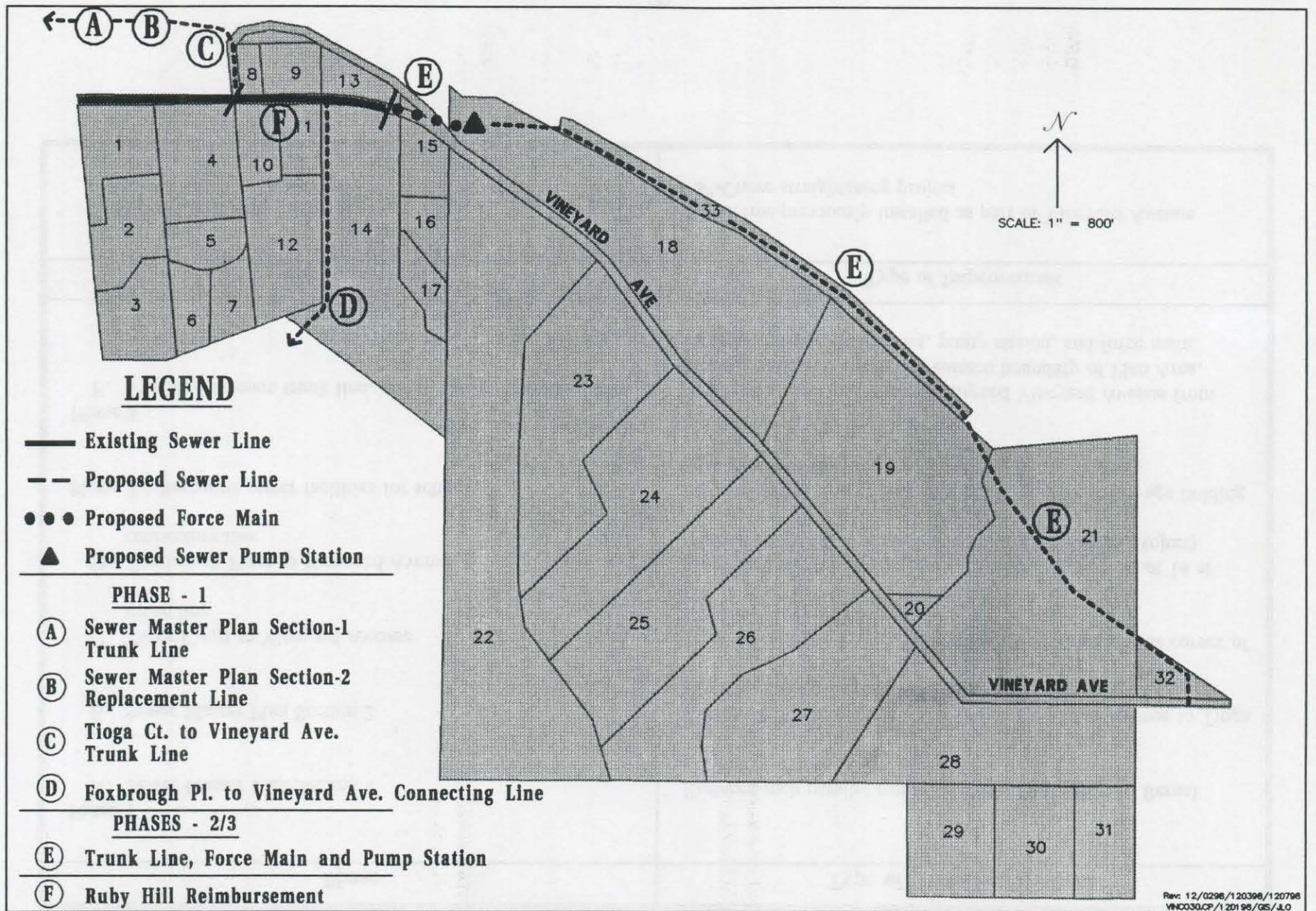


FIGURE VIII - 2

SEWER SYSTEM COST COMPONENTS AND PHASING



Table VIII-4
Sewer System Cost Components
(Refer to Figure VIII-2)

Phase	Type of New Improvement
Phase 1 A. Sewer Master Plan Section 1 B. Sewer Master Plan Section 2 C. Tioga Court to Vineyard Avenue trunk line D. Foxbrough Place to Vineyard Avenue connecting line Phase 2 (alternative sewer facilities for school) Phase 3 E. Vineyard Avenue trunk line, pump station, and force main	Eighteen-inch parallel trunk line from First Street to Bernal Avenue (City-funded project). Twelve-inch replacement trunk line from Bernal Avenue to Tioga Court (partially City-funded project). New ten-inch trunk line from Tioga Court to southwest corner of Lot 8 at Vineyard Avenue. Eight-inch connector line from northwest corner of Lot 14 at Vineyard Avenue to Foxbrough Place (City-funded project). Same as Phase 3 improvements below <u>or</u> interim sewage holding tank at school site. Eight-inch trunk line within realigned Vineyard Avenue from Phase 1 eastern boundary to eastern boundary of Plan Area, including laterals, manholes, pump station, and force main.
Reimbursement	Type of Improvement
F. Ruby Hill reimbursement	Trunk line previously installed as part of Vineyard Avenue "S"-Curve straightening project.

**Table VIII-5
Shared Sewer System Cost Allocation**

Funding Contributors	Total Equivalent Dwelling Units (EDU's)	Percent of Total Sewer System Cost
Contributing Development from <u>Inside</u> Specific Plan Area		
• 189 new homes	189.0	81.1
• 16 existing homes ⁽¹⁾	16.0	6.9
• Elementary school	18.2	7.8
• Community park	1.8	0.8
Contributing Development from <u>Outside</u> Specific Plan Area		
• Costas Property ⁽²⁾	6.0	2.6
• Fire Station 5 (Ruby Hill) ⁽³⁾	2.0	0.8
Total	233 EDU's	100%

Shared sewer system cost per EDU is equal to 1 EDU ÷ 233 total EDU's, or 0.0043 x total shared sewer system cost.

Example: Shared sewer system cost per lot calculation: Lot 1 contains no existing homes and is planned for six new homes (Table IV-1); therefore, six homes, or 6.0 EDU's x 0.0043 x total shared sewer system cost = shared water system cost for Lot 1. The developer of Lot 1 must pay this amount at the time of final subdivision map recordation for this lot, or the issuance of the first building permit for a habitable dwelling, whichever comes first. This amount is required to be paid regardless of how many homes are ultimately developed on Lot 1.

-
- ⁽¹⁾ This excludes existing homes on Lots 8 and 15 where prior agreements with the City allow hook-up without further payment, and Lot 14 where the existing caretaker's home will be replaced with the community park.
- ⁽²⁾ The Costas Property is located immediately north of the Plan Area but will benefit from the Plan Area sewer system improvements. Shared sewer system cost obligations will be assigned to this property based upon an estimated six total homes, or 6.0 EDU's.
- ⁽³⁾ Fire Station 5 (Ruby Hill) is located immediately east of the Plan Area but will benefit from the Plan Area sewer system improvements since it is required to abandon its existing septic system and connect to the new trunk line planned in the realigned Vineyard Avenue. Shared sewer system cost obligations will be assigned to the station based on an estimated average daily sewage generation of 440 gallons, or 2.0 EDU's.

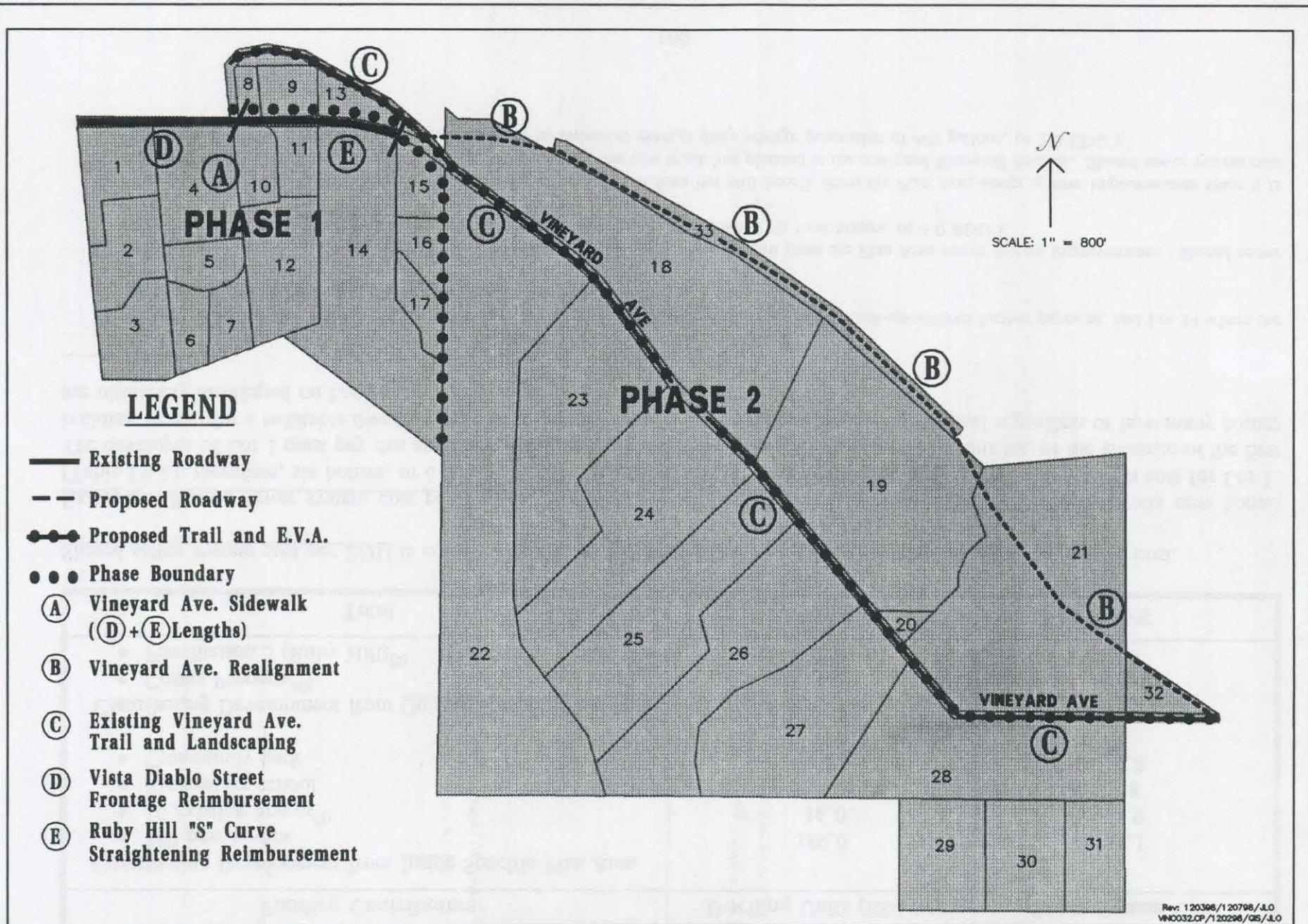


FIGURE VIII - 3

ROADWAY COST COMPONENTS AND PHASING



Table VIII-6
Roadway Cost Components
(Refer to Figure VIII-3)

Phase	Type of New Improvement
Phase 1 A. Sidewalk improvements to Vineyard Avenue	Completion of sidewalk (including a section of retaining wall) along the south side of Vineyard Avenue from Lot 1 to the planned abandoned section of Vineyard Avenue starting at Lot 15.
Phase 2 B. Vineyard Avenue realignment C. Existing Vineyard Avenue improvements	Realignment of Vineyard Avenue from the east end of the "S"-Curve to the eastern Plan Area boundary and traffic signal. Trail and landscape improvements to the existing Vineyard Avenue section between the northwest corner of Lot 8 ("S"-Curve) and the eastern border of the Plan Area.
Reimbursement	Type of Improvement
D. Vista Diablo reimbursement E. Ruby Hill reimbursement	Street widening improvements along the south side of the Vineyard Avenue centerline at the Vista Diablo frontage. "S"-Curve straightening improvements.

**Table VIII-7
Shared Roadway System Cost Allocation**

Funding Contributors	Total Equivalent Dwelling Units (EDU's)	Percent of Total Roadway System Cost
Contributing Development from <u>Inside</u> Specific Plan Area		
• 189 new homes	189.0	18.6
• Elementary school	400.0	39.4
• Community park	13.5	1.4
Contributing Development from <u>Outside</u> Specific Plan Area		
• Costas Property ⁽¹⁾	6.0	0.6
• Ruby Hill ⁽²⁾	406.1	40.0
Total	1,014.6 EDU's	100%

Shared roadway system cost per EDU is equal to $1 \text{ EDU} \div 1,014.6 \text{ total EDU's}$, or $0.001 \times \text{total shared roadway system cost}$.

Example: Shared roadway system cost per lot calculation - Lot 1 contains no existing homes and is planned for six new homes (Table IV-1); therefore, six homes, or 6.0 EDU's $\times 0.001 \times \text{total shared roadway system cost} = \text{shared roadway system cost for Lot 1}$. The developer of Lot 1 must pay this amount at the time of final subdivision map recordation for this lot, or the issuance of the first building permit for a habitable dwelling, whichever comes first. This amount is required to be paid regardless of how many homes are ultimately developed on Lot 1.

-
- (1) The Costas Property is located immediately north of the Plan Area but will benefit from the Plan Area public roadway system improvements. Shared roadway system cost obligations will be assigned to this property based upon an estimated six total homes, or 6.0 EDU's.
- (2) The Ruby Hill Pre-annexation Agreement requires the developer (Signature Properties) to participate in the cost of improving Vineyard Avenue within the Vineyard Avenue Specific Plan Area. Ruby Hill's cost share will be 40 percent of the total Vineyard Avenue realignment cost, based upon the average A.M./P.M. peak-hour traffic flow through the Plan Area traffic measurement point at Vineyard Avenue/Montevino Drive relative to the Specific Plan-generated traffic past this point. [Specific Plan traffic passing Montevino: Vineyard Residential - 340 combined AM/PM trips, 250 of which pass Montevino; Community Park - 27 total trips, none of which pass Montevino; Costas - 11 combined AM/PM trips, 11 of which pass Montevino; total Specific Plan (plus Costas) trips passing Montevino = 669 trips, or 60%. Ruby Hill traffic passing Montevino: 850 homes - 364 trips pass Montevino; Ruby Hill winery - 40 trips pass Montevino; Ruby Hill golf course - 35 trips pass Montevino; total Ruby Hill trips passing Montevino = 439 trips, or 40%.]

The EDU calculations shown in Table VIII-1 reflect the average A.M./P.M. peak-hour vehicular trip generation of 1.0 trip per residential unit, or 1.0 EDU; 400 trips, or 400 EDU's for the elementary school; and 13.5 trips, or 13.5 EDU's for the community park. The average A.M./P.M. peak-hour calculation was used because it best reflects actual roadway demand during the two periods of the day when roadway capacity is the most utilized. For residential, the A.M. and P.M. peaks are both approximately 1.0 trip with an average of 1.0. The proposed community park is planned to provide primarily leisure activities, and, therefore, the traffic it generates at both the A.M. and P.M. peaks is minimal (13.5 trips averaged). The elementary school is projected to generate 754 A.M. peak-hour trips but only 46 P.M. peak-hour trips. Therefore, the average, or 400 trips, best represents the school's effect on street capacity and its cost participation. In addition, the Ruby Hill Pre-annexation Agreement requires the developer (Signature Properties) to participate in the cost of improving Vineyard Avenue within the entire Vineyard Avenue Specific Plan Area. Ruby Hill's cost share will be 40 percent of the total Vineyard Avenue realignment cost.

Phase 1 roadway improvements will involve the initiation of reimbursement payments to the Vista Diablo and Ruby Hill developers for past improvements that they funded for portions of Vineyard Avenue within the Plan Area. Reimbursement will continue to the time of Specific Plan Area buildout. Phase 1 will also include construction of a sidewalk (including a section of retaining wall) along the south side of Vineyard Avenue from the western border of the Plan Area eastward to the beginning of the abandoned Vineyard Avenue section of roadway at Lot 15.

Phase 2 includes completion of the Vineyard Avenue realignment east of the "S"-Curve. This is required to take place concurrently with the development of the elementary school and prior to final subdivision map recordation for non-elementary school development on any of the following lots: Lots 19-21 and 25-32. In addition, trail and landscape improvements will be made to the existing Vineyard Avenue alignment between the northwest corner of Lot 8 and the eastern border of the Plan Area.

The owners of Lots 1 and 4 will be required to dedicate the land needed for a narrow Vineyard Avenue street frontage right-of-way expansion on their properties as a condition of subdivision map approval for their properties. This will be considered a non-reimbursable dedication in accordance with City standard subdivision land dedication policy. The future Vineyard Avenue realignment right-of-way within Lots 18, 19, and 32 will be subject to full reimbursement of land cost in conjunction with the roadway cost-sharing apportionment program. The future Vineyard Avenue realignment right-of-way within Lots 21 and 33 is expected to be dedicated to the City by the owner in exchange for a three-home density bonus.

A Vineyard Avenue realignment right-of-way payment will be due to any property owner who is impacted by the right-of-way acquisition program and either has no intention to develop or has no possibility to develop at the time. The right-of-way payment will be

due to such property owner at the time of right-of-way acquisition. However, if a property owner in receipt of a right-of-way payment subdivides within 15 years of the funding agreement, the right-of-way payment with interest shall be refunded to the funding developers.

All Plan Area streets which provide direct access to new development are considered to be local serving. The City encourages joint financing of jointly used local streets (e.g., Clara Lane). When a project develops a local street which benefits adjoining properties, a reimbursement agreement should be used based upon standard mechanisms for determining joint use eligibility and repayment responsibilities.

4. Detention Basin Improvements

Shared detention basin and outfall structure costs for the Specific Plan Area are broken out separately from the street improvements. These costs are limited to facilities located within or adjoining the realigned Vineyard Avenue, which include one or more detention basins to be located adjacent to the roadway and at least four new outfall structures for storm water discharge into the Arroyo del Valle. The components of shared public storm drainage system improvements for the Plan Area are illustrated in Figure VI-4 (in the Public Facilities Chapter), and Table VIII-8 contains the system cost allocations.

Detention basin EDU calculations are presented in Table VIII-1. EDU's are based upon an average of 6,000 square feet of impervious surface per residential lot, or 1.0 EDU. The elementary school calculation is based upon an estimate of 261,360 square feet of impervious surface on 12 acres for a total of 43.6 EDU's, and the park calculation is based on an estimate of 20,000 square feet on 20 acres for a total of 3.3 EDU's.

Detention basin and outfall structure improvements are planned to occur in a single phase at the same time that Vineyard Avenue is realigned.

5. Utility Undergrounding

Standard utility undergrounding improvements include the undergrounding of the existing 12KV power lines along the Vineyard Avenue frontage of Lot 18. The phasing of this is presented in Figure VIII-4, and the cost allocations are provided in Table VIII-9. The undergrounding of on-site lines is to be undertaken by individual project developers and is, therefore, not included in these estimates.

Utility undergrounding EDU calculations are presented in Table VIII-1. EDU's are determined on the basis of acres per land use planned as follows: 119 acres of residential land with 189 new homes ($119 \text{ acres} \div 189 \text{ homes} = 0.63 \text{ acre per home}$), or 1.0 EDU per home; 12 acres of school site divided by 0.63 acre per home for a total of 19.0 EDU's; and 20 acres of park site divided by 0.63 acre per home for a total of 31.7 EDU's.

Table VIII-8
Shared Detention Basin System Cost Allocation

Funding Contributors	Total Equivalent Dwelling Units (EDU's)	Percent of Total Detention Basin System Cost
Contributing Development from <u>Inside</u> Specific Plan Area		
• 189 new homes	189.0	78.1
• Elementary school	43.6	18.0
• Community park	3.3	1.4
Contributing Development from <u>Outside</u> Specific Plan Area		
• Costas Property ⁽¹⁾	6.0	2.5
Total	241.9 EDU's	100%

Shared detention basin system cost per EDU is equal to 1 EDU ÷ 241.9 total EDU's, or 0.0041 x total shared detention basin system cost.

Example: Shared detention basin system cost per lot calculation - Lot 1 contains no existing homes and is planned for six new homes (Table IV-1); therefore, six homes, or 6.0 EDU's x 0.0041 x total shared detention basin system cost = shared detention basin system cost for Lot 1. The developer of Lot 1 must pay this amount at the time of final subdivision map recordation for this lot, or the issuance of the first building permit for a habitable dwelling, whichever comes first. This amount is required to be paid regardless of how many homes are ultimately developed on Lot 1.

⁽¹⁾ The Costas Property is located immediately north of the Plan Area but will benefit from the Plan Area detention basin system improvements. Shared detention basin system cost obligations will be assigned to this property based upon an estimated six total homes, or 6.0 EDU's.

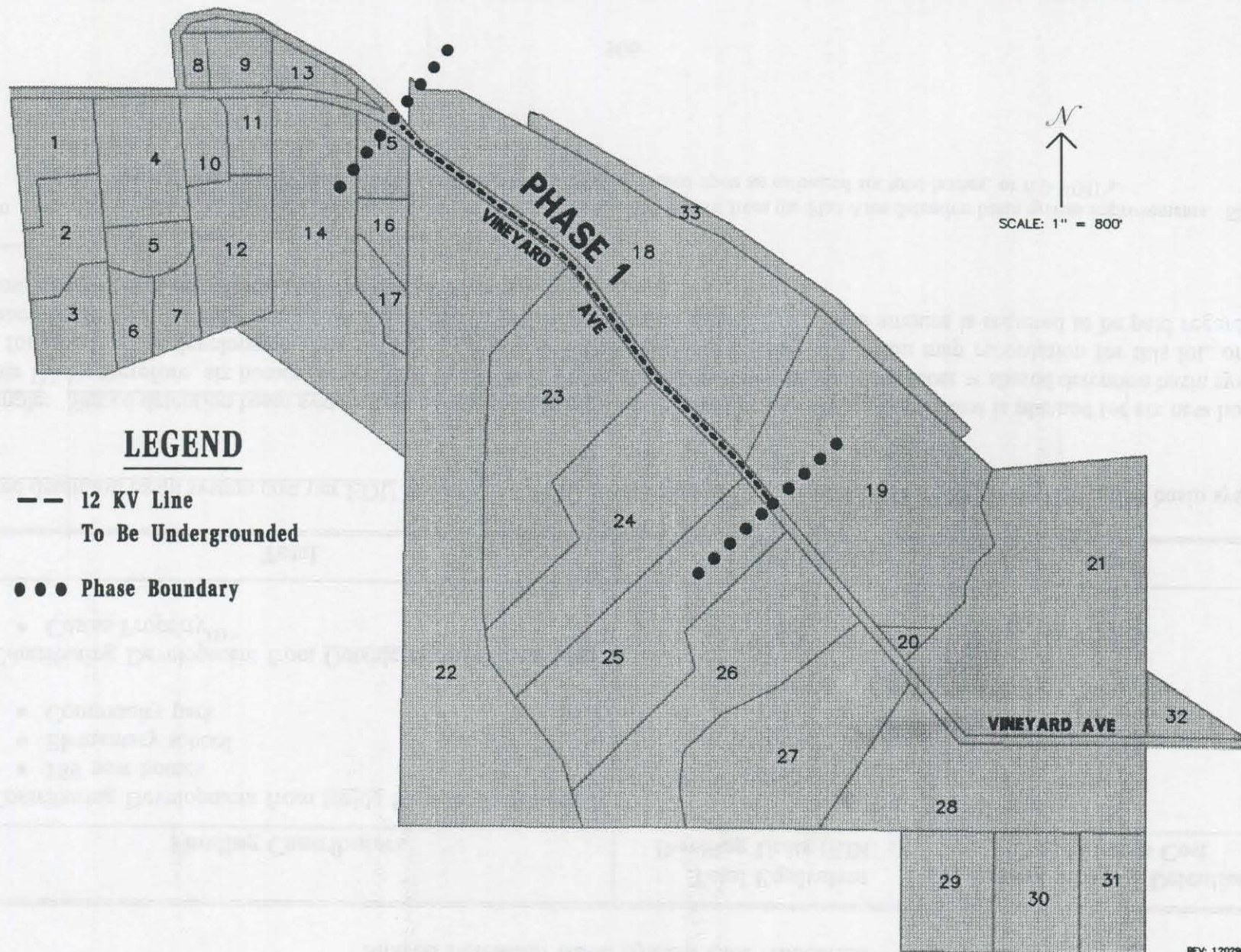


FIGURE VIII - 4

UTILITY UNDERGROUNDING COST COMPONENTS AND PHASING



**Table VIII-9
Shared Utility Undergrounding Cost Allocation**

Funding Contributors	Total Equivalent Dwelling Units (EDU's)	Percent of Total Utility Undergrounding Cost
Contributing Development from <u>Inside</u> Specific Plan Area		
• 189 new homes	189.0	72.8
• 14 existing homes ⁽¹⁾	14.0	5.4
• Elementary school	19.0	7.3
• Community park	31.7	12.2
Contributing Development from <u>Outside</u> Specific Plan Area	6.0	2.3
• Costas Property ⁽²⁾		
Total	259.7 EDU's	100%

Shared utility undergrounding system cost per EDU is equal to 1 EDU ÷ 259.7 total EDU's, or 0.0038 x total shared utility undergrounding cost.

Example: Shared utility undergrounding cost per lot calculation - Lot 1 contains no existing homes and is planned for six new homes (Table IV-1); therefore, six homes, or 6.0 EDU's x 0.0038 x total shared utility undergrounding cost = shared utility undergrounding cost for Lot 1. The developer of Lot 1 must pay this amount at the time of final subdivision map recordation for this lot, or the issuance of the first building permit for a habitable dwelling, whichever comes first. This amount is required to be paid regardless of how many homes (more or fewer) are ultimately developed on Lot 1.

⁽¹⁾ Lots 8, 20, 30, and 31 are exempted from having to pay shared utility undergrounding costs since they are already developed and not subdividable.

⁽²⁾ The Costas Property is located immediately north of the Plan Area but will benefit from the Plan Area utility undergrounding. Shared utility undergrounding cost obligations will be assigned to this property based upon an estimated six total homes, or 6.0 EDU's.

The undergrounding of utilities will take place in one phase, to start as soon as financial resources become available through development cost-share funding.

6. Specific Plan Preparation Fee

Each subdivider of property within the Plan Area shall be subject to payment of the Vineyard Avenue Corridor Specific Plan preparation fee. The purpose of this fee is to help defray the cost to the City of preparing the Specific Plan, Environmental Impact Report, and supporting economic analysis reports.

Individual fee payments are based upon the relative benefit derived from the Specific Plan for residential, school, and park uses as a function of EDU's for acres planned (the same method as used for determining utility undergrounding costs). EDU calculations are presented in Table VIII-1, and cost allocations are shown in Table VIII-10.

This cost component is to be paid for each development project prior to final subdivision map recordation. It is to be collected for a period of fifteen years following the date of Specific Plan adoption by the City Council. Any property owner who has not filed a final subdivision map within this 15-year period will not be obligated to pay the Fee.

Table VIII-10
Specific Plan Preparation Fee Percentage Cost Breakdown

Funding Contributors	Total Equivalent Dwelling Units (EDU's)	Percent of Specific Plan Fee
Contributing Development from <u>Inside</u> Specific Plan Area		
• 189 new homes	189.0	78.8
• Elementary school	19.0	8.0
• Community park	31.7	13.2
Total	239.7 EDU's	100%

Specific Plan Preparation Fee cost per EDU is equal to $1 \text{ EDU} \div 239.7 \text{ total EDU's}$, or $0.0042 \times \text{total Specific Plan Preparation Fee cost}$.

Example: Specific Plan Preparation Fee cost per lot calculation - Lot 1 contains no existing homes and is planned for six new homes (Table IV-1); therefore, six homes, or 6.0 EDU's $\times 0.0042 \times \text{total Specific Plan Preparation Fee cost} = \text{Specific Plan Preparation Fee cost for Lot 1}$. The developer of Lot 1 must pay this amount at the time of final subdivision map recordation for this lot, or the issuance of the first building permit for a habitable dwelling, whichever comes first. This amount is required to be paid regardless of how many homes are ultimately developed on Lot 1.

IX. GENERAL PLAN RELATIONSHIP AND OTHER JURISDICTIONAL POLICIES AND REGULATIONS

The Specific Plan Area is subject to various policies and regulations as set forth within the Plan as well as with the City's General Plan and other City regulations. Planning for the future land use and development of the Plan Area also requires consideration of County policies established for adjacent unincorporated areas, and policies of other regulatory agencies. Plans and policies relevant to the Specific Plan Area are summarized below.

A. CITY OF PLEASANTON GENERAL PLAN

The Pleasanton General Plan is the primary City planning document with which all other City ordinances, regulations, policies, and programs must be consistent. The key General Plan policies and programs which relate to the Specific Plan are presented below. These are to be implemented equally along with other applicable General Plan provisions for individual development projects within the Plan Area.

Key General Plan Policies and Programs

Numerous General Plan policies and programs apply directly to the Specific Plan Project. Those which will have a key influence on the Plan are presented below.

1. Land Use Element

Policy 2: Develop new housing in infill and peripheral areas which is adjacent to existing residential development.

Program 2.1: Zone vacant infill sites at densities to encourage development while respecting the character of surrounding uses.

Policy 8: Provide a diversity of community facilities to maintain and improve service levels for existing and future residents.

Program 8.2: Cooperate with the School District to enhance the quality of education, anticipate and construct school facilities as they become needed, and maximize joint use of school buildings and City parks and playgrounds.

Policy 9: Provide each major residential area with high quality neighborhood facilities including a park and other amenities, and encourage the location of an elementary school.

Program 9.1: Adopt specific plans for developing large landholdings to identify facility needs and establish development guidelines.

Policy 10: Preserve open space areas for the protection of public health and safety, the provision of recreational opportunities, use for agriculture and grazing, the production of natural resources, the preservation of wildlands, and the physical separation of Pleasanton from neighboring communities.

Program 10.1: Preserve open space by way of fee purchase, conservation and scenic easements, transfer of development rights, Williamson Act contracts, open space zoning categories, etc.

Program 11.4: Encourage lower intensity uses immediately inside the UGB, as necessary, to prevent potential land use conflicts with outlying non-urban uses.

Policy 12: Preserve scenic hillside and ridge views of the Pleasanton, Main, and Southeast Hills.

Program 13.7: Use 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.

Policy 17: Encourage development in locations which would complete or install planned public facility systems.

Program 17.2: Invest in public facilities and amenities that support the infill of development.

2. Circulation Element

Program 1.1: Require new developments to pay for their fair share of planned roadway improvement costs.

Program 1.2: Support the use of assessment districts to equitably spread the cost of new roadways and improvements and to facilitate installation of improvements prior to their being needed.

Program 3.3: Prohibit private access to major arterials.

Program 4.1: Provide setbacks, landscaping, soundwalls, and other methods to protect adjacent land uses from safety, noise, and air quality impacts associated with traffic on arterials.

Program 5.2: Provide more than one access road (including emergency vehicle routes) to new developments, and discourage cut-through traffic by appropriate use of traffic controls (e.g., cul-de-sacs, stop signs, landscaped barriers, etc.)

Program 5.3: Discourage the development of further gated communities which inhibit the sense of greater community and make City utility and emergency services more difficult to provide.

Program 5.5: Design new streets and alterations of existing streets to preserve the character and safety of existing residential neighborhoods.

Program 6.3: Separate vehicular, bicycle, and pedestrian traffic, whenever feasible, especially on routes to schools.

Program 6.4: Provide bike lanes on collector streets, where feasible.

Program 6.5: Particular sensitivity should be given to new development on streets which are projected to carry more than 2,000 average daily trips, and with existing houses which front such streets.

Program 6.7: Require the installation of bus turnouts and shelters along planned transit routes.

Policy 15: Create and maintain a safe, convenient, and effective bicycle system which encourages increased bicycle use.

Program 15.3: Integrate bicycle lanes or separate bikeways into street projects, wherever feasible.

Policy 16: Create and maintain a safe and convenient pedestrian system which encourages walking as an alternative to driving.

Program 16.1: Require developers to finance and install sidewalks and pedestrian pathways in future developments.

Program 16.2: Develop a pedestrian and equestrian trail system which connects all major portions of the Planning Area.

Program 16.3: Cooperate with East Bay Regional Parks District in completing a regional trail system and with Zone 7 in completing its Arroyo Management Plan.

3. Housing Element

Program 11.4: Use the Growth Management Program to ensure that residential development does not occur unless adequate infrastructure is present to ensure that the City's quality of life and level of services are maintained.

4. Public Safety Element

Policy 2: Investigate the potential for seismic hazards during the development review process, and implement soil engineering and construction standards which minimize potential danger from earthquakes.

Policy 5: Investigate the potential for geologic hazards as part of the development review process, and maintain this information for the public record.

Policy 6: Restrict new development of sites with structures intended for human occupancy in any landslide prone area and indicated as "Moderate" through "High" hazard for any geologic zone.

Program 8.2: Require new development to pay for fire safety improvement needs generated by the new development.

Policy 10: Strive to respond to all fire calls within five minutes.

Program 11.1: Require developers to finance and construct necessary water facilities for their projects when they develop.

Program 11.2: Require that all new developments be provided with sufficient fire flow facilities at the time of development at least at the level specified by the Fire Chief.

Policy 13: Require fire mitigation measures in new developments proposed, and require additional mitigation for those developments outside of the five-minute response time zones as determined by the Fire Chief.

Program 13.2: Require automatic fire sprinklers in all structures required in the Uniform Building Code in addition to all structures of 8,000 square feet and greater and all structures located in fire hazard areas.

Program 13.3: Ensure that all buildings be accessible to fire vehicles and fire fighting equipment.

Program 13.5: Require a greater degree of fire resistivity in roof covering for buildings within hazardous areas.

Program 13.8: Require fire breaks, green areas/"wetblankets," and/or greater building setbacks adjacent to unmaintained open space areas.

Policy 17: Ensure that hazardous materials and potential contamination are remediated prior to development.

Program 17.1: Require a site specific soils report for new development where there is a history of prior industrial or agricultural land use activities.

5. Public Facilities Element

Policy 1: Phase construction of permanent City sewer, water, and storm drainage improvements as a condition of new development to maintain City service standards.

Program 1.1: Coordinate developer financing with the City's Capital Improvement Program to ensure adequate capacity for future growth.

Policy 2: Secure sewage capacity through all available means for residential, commercial, and industrial development.

Program 2.1: Require new development to pay its fair share of the City's planned sewer system improvements including treatment, distribution, reuse, and export facilities.

Program 4.1: Require new development to pay for its fair share of the City's water system master plan improvements.

Program 4.4: Maintain water pressure at sufficient levels to serve residential, commercial, industrial, and fire flow requirements as determined by the City Engineer.

Program 4.5: Require the installation of water conservation devices and drought-tolerant landscaping in appropriate locations.

Program 5.1: Require new development to pay its fair share of the storm drainage system improvement costs.

Program 5.4: Require new development to improve local storm drainage systems to accept appropriate design year flows resulting from new development, as determined by the City Engineer.

Program 6.1: Require new development to pay its fair share of the flood control improvement costs included in Zone 7's Master Plan.

Program 6.2: Ensure that detention basins are designed to allow for public amenities, recreation, natural habitat, and agriculture, where feasible.

Program 8.2: Underground local serving electrical transmission and distribution lines in residential and commercial areas where feasible.

Program 8.5: Require new development to pay its fair share to underground distribution facilities fronting the development and total costs within the development.

Program 10.1: Work with the School District to locate school sites to preserve the quality of life of existing and new neighborhoods.

Program 10.2: Encourage limited elementary school enrollment size (up to 650 students) to maintain neighborhood character and promote more personalized education.

Program 17.4: Encourage the use of site planning and design techniques to minimize impacts to water quality, including minimizing land disturbance, minimizing impervious surfaces, clustering development, preserving open space, and maintaining riparian areas with buffer zones to reduce runoff into waterways.

6. Conservation and Open Space Element

Policy 1: Preserve and enhance natural wildlife habitats and wildlife corridors.

Program 1.3: Preserve and enhance the resource value of wetlands through project development design measures. These measures should be based in part on a jurisdictional wetlands delineation in accordance with current Army Corps of Engineers criteria, for projects which are known to have or that may have wetlands present within their boundaries.

Policy 2: Preserve heritage trees throughout the Planning Area.

Policy 3: Preserve and enhance stream beds and channels in a natural state, except where needed for flood and erosion control.

Program 3.4: Design projects adjacent to the arroyos to protect habitat areas.

Program 4.4: Preserve large blocks of open space land by encouraging the clustering of development.

Program 4.7: Develop zoning districts with open space uses appropriate for the adopted Open Space categories listed on the General Plan Map and which implement the policies and programs of the General Plan.

Program 4.8: Encourage public accessibility to appropriate open space land.

Policy 5: Preserve as permanent Open Space all areas of outstanding scenic qualities or areas which provide extraordinary views of natural and man-made objects.

Program 7.1: Ensure that Sand and Gravel Harvesting areas are reclaimed and reused according to the Specific Plan for the Livermore-Amador Valley Quarry Area Reclamation.

Program 7.2: Design developments adjacent to sand and gravel harvesting areas to include a protective buffer zone, similar to that on the east side of Martin Avenue, particularly north of Busch Road and along the Stoneridge Drive Specific Plan Area.

Program 8.4: Protect agricultural activities through the City Right-to-Farm Ordinance, and by creating buffer areas between agricultural and urban land to reduce potential use conflict.

Policy 9: Protect the quality and quantity of surface water and groundwater in the Planning Area.

Policy 10: Promote the conservation of water resources.

Policy 11: Provide sufficient parkland and recreation opportunities to accommodate existing and future needs of residents, workers, and visitors.

Program 11.7: Provide community parks with adequate parking facilities to the greatest extent possible.

Program 11.9: Pursue opportunities for joint use of City and school recreational facilities including sports fields and gymnasiums. Utilize school parking lots as much as possible to avoid impacts on neighborhoods.

Policy 12: Promote the development of bicycle, equestrian, and hiking trails throughout the Planning Area.

Program 12.1: Develop a system of bicycle, equestrian, and hiking trails in accordance with Figure III-9 of the Circulation Element.

Program 12.2: Promote the connection of public places through the extension of bike and pedestrian trails.

Program 12.5: Encourage developers to dedicate public access easements in private open space areas to facilitate the system of trails in Pleasanton as shown on Figure III-9 of the Circulation Element.

7. Noise Element

Policy 1: Require new projects to meet acceptable exterior noise level standards.

Program 1.1: Use the "normally acceptable" noise levels for new land uses as established in the "Noise and Land Use Compatibility Guidelines" contained in Table VIII-3, including the descriptions in the text.

Program 1.2: Use noise guidelines and contours to determine the need for noise studies and require new developments to conduct or pay for noise attenuation features as a condition of approving new projects.

Policy 3: Ensure that noise does not exceed interior noise levels of 45 L_{dn} for residential uses and those levels specified in noise studies for other uses.

Program 5.1: Locate noise-sensitive uses away from noise sources unless mitigation measures are included in development plans.

Program 7.1: Require earth berms, setbacks, sound walls, and other noise reduction techniques as conditions of development approval. Sound walls should be used only in cases where other techniques are not feasible.

8. Air Quality Element

Program 4.3: Encourage pedestrian-oriented developments which provide options for non-motorized transit to outside primary destination points such as parks, schools, and shopping centers.

9. Community Character Element

Program 8.2: Land use planning in areas adjacent to City entries should be particularly sensitive to aesthetic considerations.

Policy 16: Require the design of new residential development in hillside areas to complement the natural appearance of the open space.

Goal 6: To enhance the special visual quality of the Vineyard Avenue Corridor Area.

Policy 17: Preserve the natural appearance of hillsides, promote a wine country architectural and landscape design character, and enhance the natural riparian appearance along the Arroyo del Valle.

Program 17.1: Adopt design standards for the Vineyard Avenue Corridor Area.

10. Subregional Planning Element

Program 5.1: Actively support and participate in the South Livermore Valley Agricultural Land Trust.

Program 8.2: Strongly encourage the use of detention basins by developers to reduce peak stormwater runoff during statistically significant rainfall events, with a goal of no net peak flow runoff increase.

Program 9.4: Support the development of a subregional network of trails for bicycles, pedestrians, and equestrians.

B. SPECIFIC PLAN COMPLIANCE

Following adoption of this Specific Plan, no Planned Unit Development (PUD) development plan, subdivision, use permit, or other entitlement for use, and no public improvement shall be authorized for construction within the Plan Area which is not in substantial conformance with the Specific Plan.

C. PLANNED UNIT DEVELOPMENT ZONING COMPLIANCE

Specific Plan implementation requires the adoption of City Planned Unit Development (PUD) zoning for all land within the Plan Area. PUD zoning is necessary in order to ensure that the goals, policies, and programs of the General Plan and Specific Plan are effectively implemented while accommodating innovation and special consideration for site-specific constraints and opportunities.

Following City Council approval of the Specific Plan, the Plan Area will be "rezoned" to the following PUD Districts:

- PUD-MDR (Medium Density Residential)
- PUD-LDR (Low Density Residential)
- PUD-SRR (Semi-Rural Residential)
- PUD-HR (Hillside Residential)
- PUD-OS (Open Space)
- PUD-V (Vineyard)
- PUD-CP (Community Park)
- PUD-PI (Public and Institutional - Elementary School)

D. GROWTH MANAGEMENT PROGRAM COMPLIANCE

All residential development within the Specific Plan Area shall be subject to growth management approval in accordance with the City's Growth Management Ordinance.

E. ALAMEDA COUNTY GENERAL PLAN

Three Alameda County General Plan policies and one goal relate directly to the Specific Plan. These call for the protection of the County agricultural and quarry lands lying beyond the Specific Plan Area, and read as follows:

Policy 77: The County shall require buffers between those areas designated for agricultural use and new non-agricultural uses within agricultural areas or abutting lots. The size, configuration, and design of buffers shall be determined based on the characteristics of the project site and the intensity of the adjacent agricultural uses, and if applicable, the anticipated timing of future urbanization of adjacent agricultural land where such agricultural land is included in a phased growth plan. The buffer shall be located on the lot for which a permit is sought and shall provide for the protection of the maximum amount of arable, pasture, and grazing land feasible.

Policy 78: The County shall require that, where conflicts between a new use and existing use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.

Policy 79: The County shall enforce the provisions of the Alameda County Right-to-Farm Ordinance on all lands within and adjacent to agricultural areas.

Goal (Quarries and Regionally Significant Aggregate Resource Areas): To recognize the regional value of the County's construction aggregate resources and to ensure compatibility between quarry operations and surrounding land uses.

F. UNITED STATES ARMY CORPS OF ENGINEERS

The United States Army Corps of Engineers (Corps) may assert jurisdiction for drainage, bridge, and road improvements within the Specific Plan Area under the authority of Section 404 of the Clean Water Act. The Corps' jurisdiction over non-tidal waters extends to the "ordinary high water mark" of creeks, streams, and rivers, plus possible adjacent wetland areas. Wetlands are defined for regulatory purposes as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs, and similar areas.

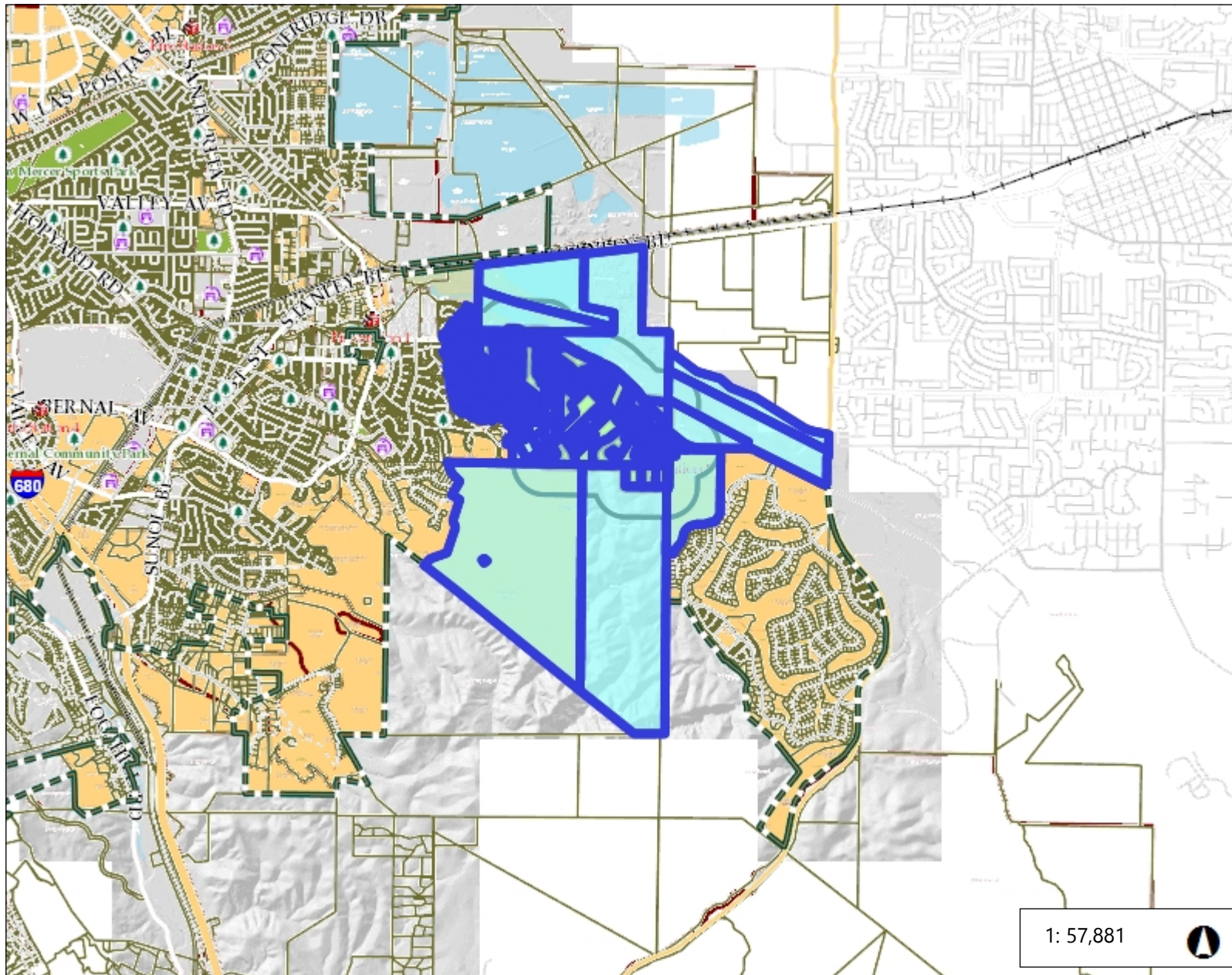
The Corps shall be consulted prior to any construction activity within the jurisdictional limits of wetlands or within the bed and bank of any "waters of the United States." Corps involvement in the Specific Plan Area will be determined based upon its discretion regarding the total acreage of "waters of the United States" and wetlands proposed for development improvements.

G. CALIFORNIA DEPARTMENT OF FISH AND GAME

The State Department of Fish and Game regulates activities that affect streambeds and other wetland areas in California. The Project developers shall consult with the State Department of Fish and Game and obtain a 1601 Streambed Alteration Agreement, if applicable, before any construction work begins that will affect streambeds or other wetlands under the jurisdiction of the Department. This shall include creek channel improvements, road construction near creeks, bridges, etc.

H. REGIONAL WATER QUALITY CONTROL BOARD

The discharge of storm water from detention basins may require a permit from the Regional Water Quality Control Board. The developers of projects containing detention basins shall consult with the Board and, if necessary, obtain a permit prior to construction or restoration of detention basins.



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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

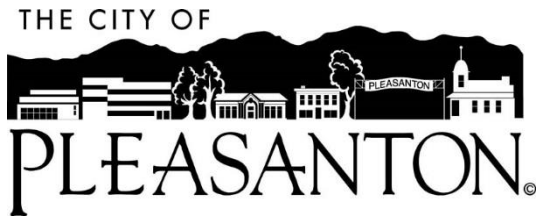
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

-  Fire Station
 -  Park
 -  Parcels
 - Zoning**
 -  A
 -  C-C
 -  C-F
 -  C-N
 -  C-R (m)
 -  C-R (p)
 -  C-S
 -  COP
 -  HPD
 -  I-G-40
 -  I-P
 -  MU-D
 -  MU-T
 -  O
 -  P
 -  PUD
 -  PUD-A
 -  PUD-A-OS
 -  PUD-A/MDR
 -  PUD-A/OS
 -  PUD-A/OS/LDR
 -  PUD-A/RDR

Notes

Notes



Planning Commission Agenda Report

January 22, 2025
Item 8

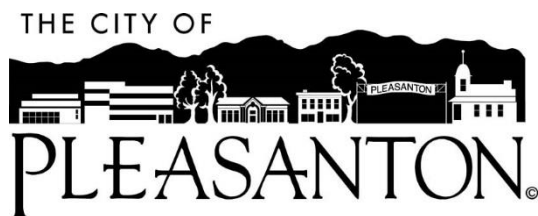
SUBJECT: Election of Planning Commission Vice Chair for 2025

Pleasanton Municipal Code Section 2.30.070 describes the organization of the Planning Commission.

Per Section 2.30.070, the Commission shall, each December, elect a Chair and a Vice Chair by majority vote. Commissioners may serve no more than two consecutive full terms as chairperson of the commission.

At its December 11, 2024, meeting, the Planning Commission elected Commissioner Anurag Jain as Vice Chair by unanimous vote.

On January 1, 2025, Vice Chair Jain later submitted his resignation from the Vice Chair position to staff. Accordingly, the Planning Commission is requested to consider and elect a new Vice Chair for the current term of service, effective January 1 to December 31, 2025.



Planning Commission Agenda Report

January 22, 2025
Item 9

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 every other month at 6:45 p.m.
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative: Commissioner Jain
Alternate: Commissioner 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: Megan Campbell, Associate Planner, 931-5610

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 Wedge, one vacancy
Alternate: One vacancy

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: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

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

SUBJECT: Actions of the City Council

December 17, 2024

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt a resolution authorizing the City Manager to accept award of the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant funding in the amount of \$140,450 for the Climate Action Plan 2.0 Project and approve budget amendments to allocate the funds to CIP No. 24461

Adopt 1) a resolution approving and adopting the Nexus Studies prepared by Economic & Planning Systems, Inc., dated November 25, 2024, and by Raftelis, dated October 17, 2024, to update the City's Development Impact Fees; and amending the City's Master Fee Schedule to increase the City's Capital Facilities Fee, Transportation Development Fee (also referred to as the Transportation Development Fee), Commercial Linkage Fee, Affordable Housing In-Lieu Fee, and Water and Wastewater Connection Fees; and 2) introduce an ordinance amending the Pleasanton Municipal Code, Chapter 3.22 – Capital Facilities Fee, Chapter 3.26 – Transportation Development Fee, and Chapter 14.04 – Regulation of Water City Council Agenda Page 2 of 4 December 17, 2024 System and Water Service Fee to align with the Nexus Studies and make other technical updates and corrections

Council approved the consent calendar, as recommended.

Public Hearing:

Public Hearing to Consider the Following:

A) Adopt a resolution approving an addendum to the Downtown Specific Plan Final Environmental Impact Report; introduce an ordinance to approve: (1) Planned Unit Development rezoning (P21-1173) of two parcels totaling approximately 2.3 acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District; and (2) A PUD-MU development plan (PUD-146) to: (a) retain the two-story single-family home and construct a two-story addition to the north side of the home; (b) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (c) construct 14 detached single-family homes and two commercial buildings with a public plaza and parking lot, new private street, and related site improvements; and

B) Adopt a resolution to approve a Vesting Tentative Tract Map (Tract 8631) to subdivide the 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels located at 475 and 493 St. John Street

Council continued the hearing item to the next regular meeting.

January 9, 2025

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt Ordinance No. 2289 approving amendments to Chapters 3.22 – Capital Facilities Fee, 3.26 – Transportation Development Fee, and 14.04 – Regulation of Water System and Water Service Fees of the Pleasanton Municipal Code

Council approved the consent calendar, as recommended.

Public Hearing:

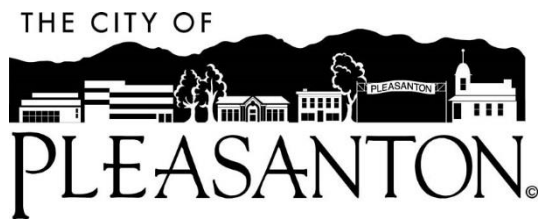
Continued from December 17, 2024 –

Public Hearing to Consider the Following:

A) Adopt a resolution approving an addendum to the Downtown Specific Plan Final Environmental Impact Report; introduce an ordinance to approve: (1) Planned Unit Development rezoning (P21-1173) of two parcels totaling approximately 2.3 acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District; and (2) A PUD-MU development plan (PUD-146) to: (a) retain the two-story single-family home and construct a two-story addition to the north side of the home; (b) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (c) construct 14 detached single-family homes and two commercial buildings with a public plaza and parking lot, new private street, and related site improvements; and

B) Adopt a resolution to approve a Vesting Tentative Tract Map (Tract 8631) to subdivide the 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels located at 475 and 493 St. John Street

Council approved the hearing item, as recommended, with the addition of a Condition of Approval to Specify Maintenance Responsibility for the portion of Arroyo Del Valle within the subject property.



Planning Commission Agenda Report

January 22, 2025

Item 11

SUBJECT: Future Planning Calendar

P25-0026: Consider and provide a recommendation to City Council for adoption for proposed amendments to Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units, to comply with State Law, and consider inclusion of provisions to allow separate conveyance of accessory dwelling units as identified in State Law