



**CITY COUNCIL
REGULAR MEETING AGENDA**

**Tuesday, February 4, 2025
7:00 PM**

**City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566**

The meeting will be held in-person, broadcast live on Channel 29 and at <https://www.tri-valleytv.org> and streamed at <https://www.youtube.com/user/TheCityofPleasanton>.

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

To submit written public comment regarding an open session item on this meeting agenda visit <https://forms.cityofpleasantonca.gov/f/writtenpubliccomment>. Comments will be accepted by the City Clerk's Office until 12:00 p.m. on the day of the Council meeting.

In Person at Council Chamber:

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

CALL TO ORDER

- Welcome and Pledge of Allegiance - Cm. Nibert
- Roll Call

Resolution No. 2025-003
Ordinance No. 2292

AGENDA AMENDMENTS

CONSENT CALENDAR

Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

City Manager

1. Approve meeting minutes of January 9, 2025

Community Development

2. Actions of the Zoning Administrator and Planning Commission
3. Adopt Ordinance No. 2290 approving the applications for: (1) Planned Unit Development rezoning (P21-1173) of two parcels totaling approximately 2.3 acres in area from Central-Commercial (C-C) to Planned Unit Development-Mixed-Use (PUD-MU) District; (2) Planned Unit 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, subject to the conditions of approval 475 and 493 Saint John Street

Fire

4. Adopt a resolution authorizing the City Manager, in his capacity as Joint Executive Director of the Livermore-Pleasanton Fire Department Joint Powers Authority, to execute an agreement with the Alameda County Fire Department for equipment and installation of fire station alerting systems for a total amount not to exceed \$653,430

Library and Recreation

5. Adopt Ordinance No. 2291 amending Ordinance No. 1428 to update Pleasanton Municipal Code Chapter 13.08 to address unauthorized uses of park and recreation facilities

Public Works

6. Approve the final map, improvement plans, subdivision agreement, and maintenance agreement for Tract 8528 located at 990 Sycamore Road
7. Approve a second amendment to the professional services agreement with Woodard & Curran, Inc. for a not-to-exceed amount of \$60,000 for the Near-Term Water Improvements Project, CIP No. 24171, increasing the total contract amount to \$836,365, for additional construction support, survey, and design review services to address the discovery of undocumented underground utilities for the Near-Term Water Improvements Project, CIP No. 24171

MEETING OPEN TO THE PUBLIC

8. Public Comment regarding items not listed on the agenda – Speakers are limited to 3 minutes.

PUBLIC HEARINGS AND OTHER MATTERS

If necessary to ensure completion of the following items, the Mayor may alter time limits.

9. **Continued from January 21, 2025 - Public Hearing:** Hold a public hearing and adopt a resolution approving amendments to the Master Fee Schedule increasing or adding new fees for Special Event and Support Services Fees, Livermore-Pleasanton Fire Department Standby Services Fees, Stormwater Facility Inspection Fees, Pleasanton Public Library Fines and Fees, and Co-Sponsored Group Use of City Fields Fees

10. Adopt a resolution adopting a sponsorship policy for City programs and facilities
11. Receive an update to the Asset Management Plan Project, CIP No. 24460, and approve an amendment to the professional services agreement with Kayuga Solution, Inc. in the not-to-exceed amount of \$175,000 for an aggregate project total of \$863,270
12. Receive update on residential development proposals on two properties in East Pleasanton, outside the City Limits and 1) Provide direction to proceed with applications for annexation and development in Pleasanton; 2) Provide feedback on key issues relative to the two projects; 3) Approve key terms regarding processing of applications for the Arroyo Lago Project; and 4) Approve Key Terms regarding processing of applications for the East Lakes Project

MATTERS INITIATED BY COUNCIL

COUNCIL REPORTS

Brief reports on conferences, seminars, and meetings attended by the Council

ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda and items received by the City Clerk's Office by 12:00 p.m. on the day of the meeting provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection on the City's website <https://www.cityofpleasantonca.gov/> and also at the Pleasanton Library located at 400 Old Bernal Ave., Pleasanton, CA 94566.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders, which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure § 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code §65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

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 the City Clerk's Office at 123 Main Street, Pleasanton, CA 94566 or (925) 931-5027 at the earliest possible time. If you need translation or interpretation assistance, please provide at least two working days' notice prior to the meeting date.



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Thursday, January 9, 2025
4:00 PM**

CALL TO ORDER/ROLL CALL

Mayor Balch called the Closed Session Special Meeting of the City Council to order at the hour of 4:00 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

ROLL CALL

Present: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Absent: None.

PUBLIC COMMENT

Mayor Balch opened public comment. There being no speakers, Mayor Balch closed the public comment.

ADJOURN TO CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to paragraph (1) of subdivision (d) of Gov't Code Section 54956.9:
Case: A.C., et. al., v. City of Pleasanton, et. al. (United States District Court for the Northern District of California Case No. 3:22-cv-05330-TLT)

2. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Gov't Code section 54957.6:
Agency representative: Xaviera Scoggins; Tim Davis (Burke Williams & Sorensen, LLP)
Employee Organizations:
 - AFSCME Local 955 (Pleasanton City Employees Association);
 - International Association of Firefighters Local 1974;
 - International Association of Firefighters Local 1974 – Battalion Chief's Unit

ADJOURNMENT

Mayor Balch adjourned the meeting at 5:26 p.m.

Jocelyn Kwong, City Clerk



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Thursday, January 9, 2025
5:30 PM**

CALL TO ORDER

Mayor Balch called the Special Meeting Workshop of the City Council to order at the hour of 5:34 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

ROLL CALL

Present: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Absent: None.

PUBLIC COMMENT

Mayor Balch opened public comment. The following individuals provided comment: Jan Batcheller, Kelly Cousins, Ted Fong and Vicki LaBarge.

Mayor Balch closed the public comment.

WORKSHOP

1. City Council Budget Workshop: Budget Update, Budget Principles and Key Financial Policies
Recommendation:

1. Receive a budget presentation, including budget principles and key financial policies
2. Provide feedback and approve high-level budget principles

ADJOURNMENT

Mayor Balch adjourned the meeting at 6:57 p.m.

Jocelyn Kwong, City Clerk



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Thursday, January 9, 2025
7:00 PM**

CALL TO ORDER

Mayor Balch called the Regular Meeting of the City Council to order at the hour of 7:00 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

Councilmember Eicher provided opening remarks.

REPORT ON CLOSED SESSION

City Attorney Dan Sodergren stated there was no reportable action on closed session.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

Mayor Balch noted there was a correction to the meeting minutes of December 17, 2024 which addressed a clerical error.

MOTION: It was m/s by Gaidos/Nibert to approve the consent calendar as recommended. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa*, Mayor Balch
Noes: None
Absent: None

Councilmember Testa voted "no" on item 3 adopting Ordinance No. 2289.

City Manager

1. Approve meeting minutes of December 3, 2024 and December 17, 2024

Recommendation: Approve meeting minutes of December 3, 2024 and December 17, 2024.

Community Development

2. Actions of the Zoning Administrator and Planning Commission

Recommendation: Accept Actions of the Zoning Administrator and Planning Commission.

3. 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

Recommendation: 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.

MEETING OPEN TO THE PUBLIC

4. Public Comment regarding items not listed on the agenda

Mayor Balch opened public comment. The following individuals provided comment: Shiroy Choksey, Debbie Wallace, Brad Hirst, Olivia Sanwong, Katerlyen and Anand Desai.

Mayor Balch closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

5. Approve the revised FY 2025/27 budget development and engagement plan

Recommendation: Approve the revised FY 2025/27 budget development and engagement plan.

Mayor Balch opened public comment. The following individuals provided comment: Arne Olson, Sharon Piekarski, Linda Kelly, and Vicki LaBarge.

Mayor Balch closed the public comment.

MOTION: It was m/s by Gaidos/Nibert to approve the revised budget development and engagement plan with the addition of two budget workshops, one on February 18, 2025 and the second to be held before the second City Council meeting of March 2025, and engage in an independent audit of the status of the City's finances. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Mayor Balch

Noes: Councilmember Testa

Absent: None

6. Continued from December 17, 2024 - Approve the establishment of a Budget Advisory

Committee and appoint members

Recommendation: Approve the creation of a Budget Advisory Committee, comprised of representatives as outlined in this report, and appoint the members as identified at the December 17, 2024, City Council meeting.

Mayor Balch opened public comment. The following individuals provided comment: Arne Olson, Garrett Moore and Sharon Piekarski.

Mayor Balch closed the public comment.

MOTION part 1: It was m/s by Gaidos/Eicher to establish the budget advisory committee with 11 members. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

MOTION part 2: It was m/s by Balch/Gaidos to appoint members of the Budget Advisory Committee with the following members: Brian Jewell, Kurtis Dickey, Jon Engelbrektson, Tamara Baptista, Weiwei Guo, Atif Qureshi, John Sensiba, Joe Carlucci, Bryan Gillette, Brian Arkin, and Al Exner. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

Mayor Balch called a recess at 8:54 p.m. and reconvened at 9:04 p.m.

7. Continued from December 17, 2024 - 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

Recommendation:

1. Adopt Resolution No. 2025-001 adopting an addendum to the Downtown Specific Plan Final Environmental Impact Report (FEIR), finding the document satisfies

the requirements of CEQA.

2. Introduce an ordinance making the PUD findings and approving the applications for: (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, subject to the Draft Conditions of Approval.
3. Adopt Resolution No. 2025-002 approving Vesting Tentative Map (Tract 8631).

Melinda Denis, Planning and Permit Center Manager, presented the item.

The project applicant, Richard Yee with Robson Homes, presented the item.

Mayor Balch opened public comment. The following individuals provided comment: Deanne, Nadine Moore, Garrett Moore, Bill Wheeler, Arne Olson, Ken Norvell, Sharon Murphy, Olivia Sanwong, and Melissa Morgan.

Mayor Balch closed the public comment.

The project applicant, Richard Yee with Robson Homes, provided a rebuttal statement.

MOTION 7A: It was m/s by Gaidos/Nibert to approve item 7A as recommended (recommendations 1 and 2) with the additional condition of approval that the developer will be responsible for maintaining their section of the arroyo in accordance with Zone 7's requirements. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes: None
Absent: None

MOTION 7B: It was m/s by Nibert/Eicher to approve item 7B as recommended (recommendation 3) approving the Vesting Tentative Tract Map. Motion passed 4-0 by the following vote:

Ayes: Councilmembers Eicher, Nibert, Testa, Mayor Balch
Noes: None
Abstain: Councilmember Gaidos

MATTERS INITIATED BY COUNCIL

By majority consensus, the City Council requested and directed the City Manager to prepare a memorandum to summarize the analysis that has been completed as it relates to noise of the Union Pacific Railroad.

COUNCIL REPORTS

The City Council reported on regional and local meetings attended.

ADJOURNMENT

Mayor Balch adjourned the meeting at 11:05 p.m.

Jocelyn Kwong, City Clerk

February 4, 2025
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

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.

Project Information:

Existing floor area: 3,411 square feet

Total floor area with addition: 3,995 square feet

Lot size: 19,166 square feet

Existing floor area ratio: 17.8 percent

Total floor area ratio with addition: 20.84 percent

Approved. (3 days)

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.

Project Information:

Existing floor area: 1,867 square feet

Total floor area with addition: 2,301 square feet

Lot size: 7,800 square feet

Existing floor area ratio: 23.94 percent

Total floor area ratio with addition: 29.50 percent

Approved. (10 days)

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.

Project Information:

Existing floor area: 1,596 square feet

Total floor area with addition: 1,758 square feet

Lot size: 2,111 square feet

Existing floor area ratio: 75.60 percent

Total floor area ratio with addition: 83.27 percent

Approved. (11 days)

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.

Project Information:

Existing floor area: 1778.10 square feet

Total floor area with addition: 2,349.7 square feet

Lot size: 8,589 square feet

Existing floor area ratio: 20.7 percent

Total floor area ratio with addition: 27.36 percent

Approved. (8 days)

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.

Project Information:

Existing floor area: 4,418 square feet

Total floor area with addition: 5,074 square feet

Lot size: 20,473 square feet

Existing floor area ratio: 21.58 percent

Total floor area ratio with addition: 24.78 percent

Approved. (8 days)

P25-0018, Kamal Obeid / Landtech Consultants

Application for Design Review approval to construct an approximately 2,440-square-foot vehicle storage carport, repave approximately 26,300 square feet of the corporate yard, and associated site improvements located at 2500 Stanley Boulevard (Shadow Cliffs Service Yard).

Approved. (0 days)

P25-0013, Todd Swalley / TS Construction

Application for Administrative Design Review approval to construct an approximately 437-square-foot first-floor rear addition of an existing residence located at 1738 Peru Court.

Project Information:

Existing floor area: 1,104 square feet

Total floor area with addition: 1,541 square feet

Lot size: 6,795 square feet

Existing floor area ratio: 16.25 percent

Total floor area ratio with addition: 22.68 percent

Approved. (14 days)

Planning Commission, January 22, 2025

Commissioners Present: Vivek Mohan, Brandon Pace and Chair Ken Morgan

Commissioners Absent: Anurag Jain, Stephanie Wedge

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.

Action Recommended: Adopt Resolution No. PC-2025-01 approving the application.

Action Taken: Adopted Resolution No. PC-2025-01, as recommended.

Vote: 3-0

P24-0492 and P24-0493, Sean Kim / Slowark Design, 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.

Action Recommended: Adopt Resolution No. PC-2025-02 approving the applications.

Action Taken: Adopted Resolution No. PC-2025-02, as recommended.

Vote: 3-0

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).

Action Recommended: Adopt Resolution No. PC-2025-03 approving the application, with amendments to specify that the open space adjacent to Vineyard Avenue shall be a contiguous area comprising at least 60% of the total open space provided.

Action Taken: Adopted Resolution No. PC-2025-03, as recommended.

Vote: 3-0

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.

Action Recommended: Adopt Resolution No. PC-2025-04 approving the application.

Action Taken: Adopted Resolution No. PC-2025-04, as recommended.

Vote: 3-0

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:



Ellen Clark
Director of Community
Development

Approved by:



Gerry Beaudin
City Manager

CITY COUNCIL AGENDA REPORT

February 4, 2025
Community Development

TITLE: ADOPT ORDINANCE NO. 2290 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE APPLICATIONS FOR: (1) PLANNED UNIT DEVELOPMENT REZONING (P21-1173) OF TWO PARCELS TOTALING APPROXIMATELY 2.3 ACRES IN AREA FROM CENTRAL-COMMERCIAL (C-C) TO PLANNED UNIT DEVELOPMENT-MIXED-USE (PUD-MU) DISTRICT; (2) PLANNED UNIT 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, SUBJECT TO THE CONDITIONS OF APPROVAL 475 AND 493 SAINT JOHN STREET

The foregoing Ordinance No. 2290 was introduced at a regular meeting of the City Council on January 9, 2025, by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes:	None
Absent:	None
Abstain:	None

ORDINANCE NO. 2290

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE APPLICATIONS FOR: (1) PLANNED UNIT DEVELOPMENT REZONING (P21-1173) OF TWO PARCELS TOTALING APPROXIMATELY 2.3 ACRES IN AREA FROM CENTRAL-COMMERCIAL (C-C) TO PLANNED UNIT DEVELOPMENT-MIXED-USE (PUD-MU) DISTRICT; (2) PLANNED UNIT 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, SUBJECT TO THE CONDITIONS OF APPROVAL 475 AND 493 SAINT JOHN STREET

WHEREAS, on December 15, 2021, Robson Homes applied for: (1) an addendum to the Downtown Specific Plans Final Environmental Impact Report; (2) Planned Unit Development Rezoning (P21-1173) two parcels totaling approximately 2.3-acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District, and (3) a PUD-MU development plan (PUD-146) to: (a) retain the two-story single-family home and construct an approximately 1,360- square-foot 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 totaling approximately 3,125 square feet in area with a public plaza, new private street, and related site improvements located 475 St. John Street (APN 094- 0114-007-00) and 493 St. John Street (APN 094-0114-008-00) (hereinafter "Project"); and

WHEREAS, the Property is designated Retail/Highway/Service Commercial Business and Professional Offices, Public Health and Safety Wildland Overlay in the General Plan and Downtown Commercial, Arroyo, and Open Space-Arroyo in the Downtown Specific Plan; and

WHEREAS, the City of Pleasanton is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval of the Project; and

WHEREAS, at its duly noticed public meeting of October 23, 2024, the Planning Commission considered the written agenda report, all public testimony, relevant exhibits, and staff recommendations, and then recommended approval of the Project to the City Council; and

WHEREAS, at its duly noticed public meeting of January 9, 2025, the City Council considered the written agenda report, all public testimony, relevant exhibits, and staff/Planning Commission recommendations.

WHEREAS, the City Council finds that the Project is consistent with the General Plan and the purposes of the PUD ordinance based on the considerations set forth in this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Prior to taking action on the Project, and at a properly noticed public meeting, the City Council reviewed written and oral staff reports, conducted a public hearing on

the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The City Council's determination is based on the Record Evidence, which is incorporated into this Ordinance by reference.

SECTION 2. On January 9, 2025, the City Council independently reviewed and analyzed the September 2024 Addendum to the Downtown Specific Plan Final Environmental Impact Report ("DSP FEIR") (SCH#2001032014) and adopted the September 2024 Addendum to the DSP FEIR.

SECTION 3. Findings for approval of PUD Development Plan. With respect to Case No. PUD-146, the City Council makes the following findings and determinations with respect to each of the considerations for a PUD Development Plan as required by Section 18.68.110 of the PMC:

1. Whether the plan is in the best interests of the public health, safety, and general welfare:

The Project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The Project would include the installation of all required on-site utilities with connections to municipal systems to serve the new development. The Project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. Adequate access would be provided to the structures for police, fire, and other emergency response vehicles. Stormwater run-off from the site will be treated before leaving the site. Construction hour limits and dust suppression requirements would minimize construction impacts on the surrounding residents and tenants. The Project is compatible with the adjacent uses and would be consistent with the existing scale and character of the area. Therefore, the City Council found the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and this finding can be made.

2. Whether the plan is consistent with the City's General Plan and any applicable specific plan:

The Property's General Plan and Downtown Specific Plan Land Use Designations of Retail/Highway/Service Commercial Business and Professional Offices and Downtown Commercial designations permit mixed uses including mixed residential and commercial development, at the densities and intensities proposed by the project; thus, the Project would be consistent with the General Plan and Downtown Specific Plan Land Use Designations. The project would retain as undeveloped open space the area within the Public Health and Safety Wildland Overlay and Arroyo and Open Space Arroyo designations. The proposed project is located near public transportation, within proximity to the services and amenities of the Downtown area, and in an area already developed with adequately sized infrastructure. In addition, the project would preserve the commercial square-footage utilized on-site. The project would provide housing opportunities within the downtown, as well as new/replacement active commercial uses centered on a new outdoor plaza, consistent with General Plan and Specific Plan policies that seek to promote the downtown as a vibrant mixed-use district.

3. Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:

The project site is surrounded by a variety of uses: single-family homes, townhomes, apartments, offices, and a restaurant, and is within close proximity to personal services. As conditioned, staff believes that the proposal would be compatible with the surrounding uses. The

buildings have been sited to minimize impacts on surrounding neighbors to the extent feasible and have been designed to reduce their perceived mass. New landscaping would be installed throughout the site to enhance off-site views and the PUD development plan is compatible with the previously developed properties in the area and downtown. The project would include construction of residences towards the northern portion of the project, near the undevelopable area of the project site. The proposed lots adjacent to the undevelopable area would be set back 20 feet from the top of the existing bank and there would be no modifications to the bed, bank, or the Arroyo del Valle as a result of this development.

4. Whether grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.

There is a gradual slope to the south and a relatively steep downward slope leading to the Arroyo del Valle Stream bed to the north. Grading is proposed in areas on the relatively flat portion of the site to maintain residential structure heights similar to adjacent residential properties when creating flat pad lots, in addition to grading for bio-retention areas, a parking lot, and the hammerhead street. Grading for building pads is expected to reach six and a half feet below the surface and excavations for utility lines and stormwater infrastructure would reach as much as nine feet below the surface. Grading would likely result in approximately 4,200 cubic yards of material being exported from the site. The Arroyo del Valle stream is north of the project site. Development would not include modifications to the bed, bank or channel of Arroyo del Valle.

Erosion control and dust suppression measures would be documented in the building and improvement plans and will be administered by the City's Building and Engineering Divisions. City building code requirements would ensure that building foundations, on-site driveways, and parking areas are constructed on properly prepared surfaces. The proposed development would provide adequate drainage to prevent flooding. Parking lot and roof drainage would drain into landscaped bioretention areas that would filter contaminants before entering the arroyo and, ultimately, the bay. The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone. A portion of the project site is within a designated flood zone, the northern area adjacent to Arroyo del Valle, though as conditioned, development would ensure conservation of the Arroyo Del Valle through design and best management practices. There is no proposed development or grading within 20 feet of the top of a watercourse bank, which would minimize risks associated with flood hazards and redirection of flood flows.

5. Whether streets and buildings have been designed and located to complement the natural terrain and landscape:

The Property is in a developed area of the City and would not involve the extension of any new public streets (the new street is private). The new development would be located on the more level areas of the proposed project site, and as described in Finding 3, the grading has been designed to integrate the development into the terrain. The proposed residences would be compatible in size and scale with surrounding structures. New landscaping including large box-sized trees would be installed to mitigate the loss of the existing landscaping and trees.

6. Whether adequate public safety measures have been incorporated into the design of the plan:

The public improvements associated with the Project would be consistent with City design standards. The existing driveway entrance is located and configured to provide adequate line-of-sight viewing distance for vehicles and to facilitate efficient ingress/egress to and from the

proposed project site. The internal street meets City standards for emergency vehicle access and turn-around. Adequate access would be provided to all structures for police, fire, and other emergency vehicles. The new residences and commercial structures would be required to meet the requirements of the Uniform Building Code, Fire Code, other applicable City codes, and State of California energy and accessibility requirements. The new residences and commercial structures would be equipped with automatic fire suppression systems (sprinklers).

7. Whether the plan conforms to the purposes of the PUD District:

The proposed PUD development plan conforms to the purposes of the PUD district. One of the purposes of the PUD district is to ensure the desires of the Applicant and the community are understood and approved prior to commencement of construction. The proposed project implements the purposes of the PUD Ordinance in this case by providing a mixed-use project that is well-designed and well-integrated with the existing development in the vicinity, that fulfills the desires of the Applicant, and that meets the City's General Plan and Downtown Specific Plan goals and policies. By taking advantage of the flexibility of the PUD district while complementing the minimum development standards of the surrounding residential neighborhoods, and of the commercial district which this site serves as a transition, the applicant and staff have been able to work together to design the Project in a manner most appropriate for this use. Through the PUD process, the Project has provided the Applicant and the City with a development plan that optimizes the use of this site in a sensitive manner.

SECTION 4. The City Council has considered the findings made in Planning Commission Resolution No. PC-2024-17, and hereby adopts the same findings by this reference, and based upon the City Council's own independent review and considerations, the City Council hereby approves Planned Unit Development Plan (PUD-146), as reflected in the plans dated, "Received September 6, 2024," for Robson Homes, LLC, attached hereto as **Exhibit B** and incorporated herein by this reference, subject to the Conditions of Approval, attached hereto as **Exhibit A** and incorporated herein by this reference.

SECTION 5. Approves the Planned Unit Development rezoning (P21-1173) of two parcels located at 475 and 493 St. John Street, totaling approximately 2.3-acres in area, from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District.

SECTION 6. The Zoning Map of the City of Pleasanton, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by the Zoning Unit Map attached hereto as **Exhibit C**, and incorporated herein by this reference.

SECTION 7. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 8. This ordinance shall be effective thirty (30) days after its passage and adoption.

{Signatures and votes to follow on the next page}

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on January 9, 2025, by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes:	None
Absent:	None
Abstain:	None

Jack Balch, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P21-1173, PUD-146, and Tract 8631 475
St. John Street (APN 094-0114-007-00)
493 St. John Street (APN 094-0114-008-00)**

January 9, 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 (1) an addendum to the Downtown Specific Plan's Final Environmental Impact Report (FEIR); (2) Rezoning (P21-1173) two parcels totaling approximately 2.3-acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District, (3) a certificate of appropriateness to demolish structures, (4) a PUD-MU development plan (PUD-146) to: (a) retain the two-story single-family home and construct an approximately 1,360-square-foot 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: i) 14 detached single-family homes, and ii) two commercial buildings totaling approximately 3,125 square feet in area with a public plaza, new private street, and related site improvements; and (5) 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 for the proposed project located 475 St. John Street (APN 094- 0114-007-00) and 493 St. John Street (APN 094-0114-008-00). Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Vesting Tentative Map, Color and Material Board, etc., Exhibit B, prepared by Robert Hidey Architects, and RJA for Robson Homes, LLC, dated "Received" on September 6, 2024, and kept on file in the Planning Division of the Community Development Department.
- b. Addendum to the Downtown Specific Plan FEIR prepared by Rincon Consultants, Inc., for Robson Homes, LLC, dated September 2024, and kept on file in the Planning Division of the Community Development Department.
- c. Arborist Report prepared by Monarch Consulting Arborists for Robson Homes, LLC, dated on November 19, 2021, and kept on file in the Planning Division of the Community Development Department.

- d. Historic Resource Evaluation prepared by TreanorHL for Robson Homes LLC, dated February 25, 2021, and kept on file in the Planning Division of the Community Development Department.
- e. Phase 1 Environmental Site Assessment and Subsurface Investigation prepared by Ramboll US Consulting, Inc., dated November 6, 2020.
- f. Geotechnical Report prepared by Geo-Logic Associates, for Robson Homes, LLC, dated June 2, 2022, and kept on file in the Planning Division of the Community Development Department.
- g. Noise and Vibration Assessment prepared by Salter for Robson Homes, LLC, dated December 13, 2021, 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 development shall be in substantial conformance with the “Approved Plans”, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
- 2. EXPIRATION – MIXED-USE PUD: The PUD development plan approval shall lapse 2 years from the effective date of this ordinance unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.
- 3. CONDITIONS OF APPROVAL CHECKLIST: The applicant shall submit a “Conditions of Approval Checklist” indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
- 4. PUD PERIOD: The building permit submittal will only be accepted after the ordinance approving the Planned Unit Development (PUD) development plan becomes effective, unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the ordinance is overturned. In no case will a building permit be issued prior to the PUD ordinance being in effect.

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

PLANNING DIVISION – 925-931-5600

Site Development, Uses, and Building Design – Residential and Commercial

6. **DEVELOPMENT STANDARDS AND USES – NEW SINGLE-FAMILY HOMES:**
The project site shall be developed in accordance with the approved PUD Development Plan as shown on the Approved Plans referenced herein.
Accessory structures are not allowed, and additions and/or expansions are not permitted to any of the new 14 single-family homes and lots. All other permitted and conditionally permitted uses for the detached, single-family homes shall be those found in Section 18.32 of the Pleasanton Municipal Code (PMC).
Accessory dwelling units and/or junior accessory dwelling units may be permitted in accordance with state law and the Pleasanton Municipal Code. ***Project Specific Condition.***
7. **DEVELOPMENT STANDARDS AND USES – EXISTING SINGLE-FAMILY HOME (493 ST. JOHN STREET):** The project site shall be developed in accordance with the approved PUD Development Plan as shown on the Approved Plans referenced herein. Unless otherwise specific in the conditions of approval, all permitted and conditionally permitted uses shall be those found in Section 18.32 of the Pleasanton Municipal Code (PMC) and any future additions/expansions/modifications to the structure and/or site shall be subject to the site development standards of the R-1-10,000 District of the PMC. ***Project Specific Condition.***
8. **DEVELOPMENT STANDARDS AND USES – COMMERCIAL STRUCTURES:**
The project site shall be developed in accordance with the approved PUD Development Plan as shown on the Approved Plans referenced herein. Uses for the site shall be limited to:
 - a. Bars and brew pubs*
 - b. Emergency standby electricity generator, fuel cell, and/or battery facilities, photovoltaic facilities, small electricity generator facilities, and small fuel cell facilities, which meet the standards in Table 18.44.080 of the Pleasanton Municipal Code.
 - c. Microbreweries*
 - d. Personal services
 - e. Restaurants and catering establishments

- f. Retail – Firearm sales, liquor stores, convenience markets, tobacco stores, secondhand stores, and pawnshops are prohibited.
- g. Special downtown accessory entertainment uses, as defined in Chapter 18.08 of the Pleasanton Municipal Code, which meet the standards found in Table 18.44.080 of the Pleasanton Municipal Code.
- h. Wineries*

*The following conditions shall apply prior to approval and/or operation of the use:

- (1) The zoning administrator finds adequate parking is available for said use;
- (2) Menu service shall be available for patrons during the operation hours of the business;
- (3) Alcohol service and consumption in the outdoor plaza area is allowed only upon specific approval by the Department of Alcoholic Beverage Control (ABC) and shall be subject to all ABC requirements. The business operator and their employees are responsible for supervising and controlling the activities of its customers in the outdoor plaza area, ensuring no disorderly behavior occurs in this area, that drinks are not taken outside of the outdoor plaza area, and there are no more customers in the outdoor plaza area than there are seats. The inability of the business operator and their employees to perform in this manner shall be cause for review and revocation of this use as it pertains to the service of alcoholic beverages in the outdoor plaza area.
- (4) Approval of a temporary/minor conditional use permit shall be required prior to live music, DJ music, or dancing in the outdoor plaza area.
- (5) If the zoning administrator determines the use will be or is creating odor problems, an odor abatement device determined to be appropriate by the zoning administrator shall be installed within the exhaust ventilation system to mitigate brewery odors;
- (6) The applicant is in compliance with all applicable requirements of Chapter 9.04 (Noise Regulations) the Pleasanton Municipal Code; and
- (7) If operation of the use results in conflicts pertaining to parking, noise, odors, traffic, or other factors, the zoning administrator may modify or add conditions to mitigate such impacts, or may revoke the zoning certificate for the use.

Project Specific Condition.

- 9. OUTDOOR PLAZA: If the commercial space/s are unleased/unoccupied, the property management is responsible for supervising and controlling the activities of patrons within the outdoor plaza area(s). If occupied by a tenant or tenants, the tenant/s is/or responsible for supervising and controlling the activities within the outdoor plaza area(s). The responsible party (property management or tenant) shall ensure no disorderly behavior occurs in the plaza. ***Project Specific Condition.***

10. MAINTENANCE: The tenants of the commercial buildings shall maintain the subject property and the area surrounding the tenant spaces, in a clean and orderly manner at all times.
11. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.
12. BUILDING PERMIT – COMMERCIAL TENANTS: 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. The tenant (s) of the respective commercial spaces shall pay any required sewer fees, traffic impact fees, and all other fees the proposed use may be subject to prior to issuance of the tenant improvement building permit. The type and amount of the fees shall be those in effect at the time the building permit is issued.
13. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.
14. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.
15. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.
16. MOCK-UP: The applicant shall set up a large material and color mock-up on site to confirm conformance with the Approved Plans prior to building permit issuance (or other time frame as approved by the Planning Division). Any proposed modifications shall be subject to review and approval by the Planning Division. At a minimum, the mock-up shall include the streetscape view, all structures, and paint samples.
17. COLOR SCHEME: The applicant shall paint a portion of the building with the color scheme in conformance with the Approved Plans. Primary and secondary (accent) paint colors should be painted next to each other on the building, to the extent feasible, for purposes of inspection for conformance with the Approved Plans. The colors shall not be considered in conformance with the Approved Plans until after inspection and verification by the Planning Division. Any proposed modifications shall be subject to review and approval by the Planning Division.

18. SIGN PROGRAM: Site and building signage for the commercial site shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.
19. FENCE/WALL: All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.
20. LIGHTING PLAN: The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.
21. BUILDING SURVEY: The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
22. PAD AND SETBACK CERTIFICATION: The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.
23. BUILDING HEIGHT CERTIFICATION: The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.
24. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.
25. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the

Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.

26. MECHANICAL EQUIPMENT – SCREENING: The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.
27. TRASH ENCLOSURE: All trash, refuse, and recycling shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
28. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

29. Climate Action Plan 2.0 Compliance: Prior to building permit issuance, a GHG Emission Compliance Checklist shall be provided, to the Planning Division for review and approval by the Director of Community Development. The measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.
30. ALL-ELECTRIC: This project is to have no new gas infrastructure installed. This shall be noted on the plans submitted for Building Permits.

Construction Practices and Noticing

31. 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 Friday. No construction shall be allowed on State or Federal Holidays or Saturdays or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities. 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. ***Project Specific Condition.***

32. CONSTRUCTION PARKING: Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).
33. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
34. CONSTRUCTION AND PARKING MANAGEMENT PLAN: The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:
 - a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
 - b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
 - c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.
35. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied regularly to prevent odor.
36. EXCESS SOIL AND SOIL STOCKPILING: All excess soil from the site shall be off hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.
37. NOTICE OF CONSTRUCTION: Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.
38. DISTURBANCE COORDINATOR: The applicant shall designate a "disturbance coordinator" who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be

an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after- hours contact number for the disturbance coordinator, or designee.

39. CULTURAL RESOURCES/HUMAN REMAINS: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event that human remains are discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

Fees

40. FEES: The applicant shall pay any and all fees to which the project site may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.
41. WATER FEES AND WATER METER CONNECTION FEES: Unless otherwise specified by the Development Agreement, the applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
42. SEWER FEES: Unless otherwise specified by the Development Agreement, the applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.
43. SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION: Applicant shall pay school impact fees in accordance with the fee schedule established by Pleasanton Unified School District. Written proof of compliance with this condition shall be provided by applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

44. SCHOOL IMPACT FEES – COMMERCIAL: Prior to building permit issuance, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District (PUSD).
45. RECORDED DISCLOSURES: All lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:
- a. Additions and/or modifications to the structures and garages are prohibited.
 - b. Residents, tenants, guests, etc., are prohibited from parking on the driveway apron.
 - c. Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on-site.
 - d. Garages shall not be modified or used for storage in a manner that would interfere with the ability to park cars within the garages of the units and each resident shall utilize the garages for parking of vehicles only.
 - e. The property is in an area subject to noise, activity, and traffic impacts associated with a downtown location;
 - f. The property is in the adjacency of the Union Pacific Railroad and possible noise, including noise from train whistles and horns, and vibration impacts from said railroad;

Wording for these disclosures and covenants shall be written in simple/plain language, shall be submitted to the City Attorney for review and approval prior to recordation of the final map, and shall be recorded over the project site by separate instrument.

46. CONDITIONS OF APPROVAL: The applicant shall provide all initial buyers with copies of the final project conditions of approval.

BUILDING AND SAFETY DIVISION – 925-931-5300

47. PHASED OCCUPANCY: If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.
48. DIGITAL PLAN SUBMITTAL REQUIREMENT: The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than 1 month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted. For phased project, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the

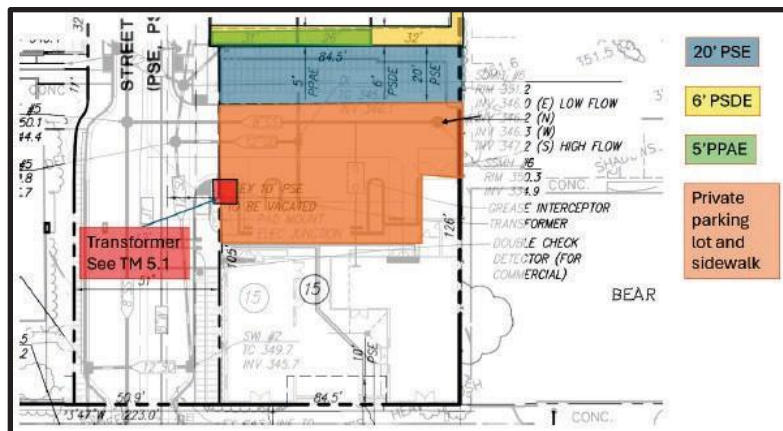
“Digital Plan Submittal Requirements” for necessary data and file formatting requirements.

PUBLIC WORKS DEPARTMENT – ENGINEERING/LAND DEVELOPMENT – 925- 931-5650

49. PRELIMINARY TITLE REPORT: Exception 3 from the Preliminary Title Report discusses a Public Service Easement (PSE) to the City of Pleasanton recorded on 06/22/1976, Series No. 76-99334. The Vesting tentative map TM3.1 shows this 10-foot PSE to be vacated. The applicant shall ask the City of Pleasanton to vacate the easement created by the 1976 Grant Deed. This process shall follow the procedure prescribed in California Streets and Highways Code §8300 et seq. (*Address this condition prior to map approval*). **Project Specific Condition.**
50. EASEMENTS: Referring to Sheet TM 5.1, the water meters that service Lots 8 through 14 are on the north side of Lot D. A Public Service Easement (PSE) should be granted to the City within Lot D to provide access from Street B to the water meters. Sheet TM 3.1 should be revised to show this easement (*Address these conditions prior to map approval*).

All dedicated public easements to the City shall be PSEs. Referring to Sheet TM 1.1 “Abbreviations”, the following items require additional clarification:

- a. A PUE is defined as Public Utility Easement. Per Sheet TM 3.1, there is a PUE within Lot 3 offered for access and maintenance to an electrical transformer. If the access is intended for PG&E, the easement shall be granted specifically to PG&E according to their format. Another consideration is granting a PSE to the City thus permitting PG&E, who operates in Pleasanton under a franchise, a right to operate this equipment (also see similar item c below).
- b. WLE should be relabeled as Private Water Line Easement (PWLE). Lot 15 requires an easement for maintenance and access to an electrical transformer. See Lot 3 for a similar easement.
- c.



Project Specific Condition.

51. LEAD REMEDIATION: The applicant-submitted Phase 1 Environmental Site Assessment report by Ramboll US Consulting includes the following finding: "Results from soil sampling conducted by Ramboll in September and October 2020 identified concentrations of lead in shallow soil above regulatory screening criterion for residential land use..." This finding identifies a Recognized Environmental Concern. Elevated lead shall be remediated by the applicant according to governing regulations prior to any site disturbance, with evidence of said remediation submitted to the City of Pleasanton. *(Address this condition prior to issuance of Building Permit for grading, demolition, or Building Construction, whichever occurs first).* **Project Specific Condition.**

52. CORROSIVE SOILS: According to the Geotechnical Study by Geo-Logic Associates, collected soil samples have been classified as moderately corrosive. As such, all buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated street or iron shall be properly protected against corrosion depending on the critical nature of the structure. **Project Specific Condition.**

53. CREEK SETBACK: Site improvements that abut or are within close proximity to the top of the creek bank at Arroyo del Valle are subject to Pleasanton Municipal Code §9.14.090(B)(3) "Watercourse Protection" which reads, "*Prohibited Acts. No person shall commit or cause to be committed any of the following acts, unless a written permit has first been obtained from the operations services director: Carry out development within 20 feet of the top of a bank.*"

The Municipal Code allows City staff to consider designs that violate code standards if compelling technical information is presented by a recognized expert. For this application, the applicant submitted a site-specific Geotechnical Investigation report by Geo-Logic Associates that addresses creek bank stability and liquefaction. The following report recommendations must be incorporated into the site design:

Stitch piers shall be installed along the top of the existing creek bank. Stitch piers shall consist of drilled, cast-in-place, reinforced concrete piers. Minimum pier diameter shall be 24 inches. Center-to-center spacing between piers shall be no more than two times the pier diameter. The upper portion of the stitch piers above the toe of creek bank elevation shall be designed to retain the soil and surcharge forces behind the piers. Resistance to vertical and lateral loads shall be from the lower portion of the piers below the toe of creek elevation. **Project Specific Condition.**

54. ACCESS TO CREEK: Lot D shall allow access to the creek for maintenance personnel. A locked gate shall be provided to prevent entry by unauthorized residents or the public. **Project Specific Condition.**

55. CREEK BANK MAINTENANCE: The applicant or future homeowners association shall maintain the creek bank within the boundary of Tract 8631 adjacent to the Arroyo del Valle in accordance with Zone 7 Water Agency standards.

56. SANITARY SEWER BACKUPS: The plumbing fixtures proposed within the basements will be subject to back-up if an obstruction occurs in the City's mainline sewer within Saint John Street. The basements shall therefore be serviced by a

sewage ejector system with a backflow prevention device to assure no sewage backups in the basements. **Project Specific Condition.**

57. CONDITIONS OF APPROVAL: These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction.
58. DESIGN PER CITY STANDARDS: All public improvements shall be designed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at:
<http://www.cityofpleasantonca.gov/gov/depts/engineering/standard.asp>
59. ENGINEERING DEPARTMENT FEES FOR SERVICE: The Engineering Department assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Department fees prior to services rendered or permit issuance, whichever is first.
60. CITY ENGINEER SIGNATURE BLOCK: The following signature block shall be depicted on the first sheet of the plans submitted for construction: "Approval of these plans is for work within the street right-of-way and public utility systems within Public Services Easements unless otherwise noted. Approval of these plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction of the improvements public interest requires a modification or a departure from the specification and details of the City of Pleasanton or these plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which same is to be made. Approved as to design only based upon information submitted hereon this [DAY] of [MONTH], [YEAR]. Adam Nelkie, P.E., City Engineer, [DATE]" (*Address this condition prior to map plan approval*).
61. CLEAN WATER PROGRAM (LARGE PROJECTS): Because the project creates and/or replaces more than 10,000 square feet (0.23 acres) of impervious surface, it is considered a Regulated Project according to Provision C.3.b of the Municipal Regional Stormwater NPDES Permit that regulates stormwater runoff in Alameda County. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:
<https://www.cleanwaterprogram.org/businesses/development.html>.
Regulated projects must include stormwater treatment measures in the site design to remove pollutants from stormwater upstream of any connection to the City's or Alameda County's stormwater conveyance networks. In addition, regulated projects must be subject to a Stormwater Treatment Measure Maintenance Agreement between the City and property owner to assure long-term maintenance of the installed measures. The City's Engineering Department will provide a

template agreement. Once executed, the agreement must be recorded against the property. *(Address this condition prior to plan approval).*

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

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

The following statement shall be included on the cover sheet of the map: "I, [INSERT NAME], City Engineer of the City of Pleasanton, County of Alameda, State of California, do hereby state that I have examined the herein embodied map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the tract map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet." "[INSERT NAME], P.E., Registration No. [INSERT], City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" *(Address this condition prior to map approval).*

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

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

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

The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County, California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]" *(Address this condition prior to map approval).*

67. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument: Public Service Easements (PSE) shall be granted to the City in accordance with Pleasanton Municipal Code §19.24.190 and 19.36.110. PSEs shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and below the ground surface including poles, wires, conduits, vaults, cabinets, retaining walls, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for

public purposes..." *(Address this condition prior to recordation of map or separate instrument title documents granting rights to the City).*

68. DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans. *(Address this condition prior to plan approval).*
69. SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code §19.24.220. Setting of monuments shall be in accordance with California Government Code §66495-66498. The surveyor shall give notice to the City Engineer when final monuments have been set, and when payment for said work has been received from the subdivider. *(Address this condition prior to acceptance of improvements).*
70. EXISTING WATER METER REMOVALS: The removal of existing water meters that will be permanently decommissioned shall be performed by City staff. The applicant shall contact the City's Utility Billing Department at 925-931-5500 or osd@cityofpleasantonca.gov to initiate the meter removal process. Any outstanding water consumption charges must be paid in full prior to the meter removal as well as all fees associated with the disconnection. *(Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit).*
71. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) park strip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer. *(Address this condition prior to plan approval).*
72. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, streetlights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer. *(Address this condition prior to plan approval).*

73. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details, and shall be performed by properly licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure, insurance and City-issued Business License upon application for a permit. *(Address this condition prior to permit issuance).*
74. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The applicant will be required to register the project with the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans. *(Address this condition prior to permit issuance).*
75. TEMPORARY TRAFFIC CONTROL: Work in the public right-of-way or publicly accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control".
- If Flaggers will be utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand to see evidence of said training before allowing said personnel into the right-of-way.
- Any alterations to pedestrian paths of travel must conform to current standards for the disabled. Any walking member of the public with a visual impairment (cane or guide dog) must be escorted through the construction zone. *(Address this condition during construction).*
76. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107- 2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. *(Address this condition during construction).*

77. DROUGHT RESTRICTIONS: If the City Council declares a drought during a time when this development is under construction, as described in §9.30.010 et seq. of the Pleasanton Municipal Code, the applicant shall utilize only recycled water under Stage 1 or greater restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the applicant's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The applicant is responsible for all water costs based on current billing rates. *(Address this condition during construction).*
78. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Section 4216 et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA) *(Address this condition during construction).*
79. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drainpipe 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).*
80. SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later

than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed including Rain Event Action Plans (REAP), a summary of any required corrective actions taken, and a summary of any violations. *(Address this condition during construction).*

81. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the applicant. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. *(Address this condition during construction).*
82. 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).*
83. 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).*
84. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The applicant shall repair damage to existing public or private improvements on and near the

project site and along the haul route at the applicant's expense if caused by construction activities. *(Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit).*

FIRE DEPARTMENT – 925-454-2361

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

85. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
86. FIRE CODE: All construction shall conform to the requirements of the 2021 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
87. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.
88. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2021 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.
89. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
90. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
91. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
92. LISTED: All commercial occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

93. **HAZARDOUS MATERIALS DECLARATION:** A Hazardous Materials Declaration shall be provided for this tenant and/or use. The form shall be signed by the owner/manager of company occupying the suite/space/building. No building permit shall be issued until the Hazardous Materials Declaration is provided. The form is available from the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.
94. **HAZARDOUS MATERIALS:** Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454- 2361.
95. **FIRE HYDRANTS:** Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.
96. **FIRE LANE MARKING:** On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

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

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

97. **FIRE VEHICLE TURNAROUNDS:** Where Fire Department vehicle access through or around a site involves changes in direction or curves, inside radius of 45 feet and outside radius of 55 feet shall be provided to facilitate fire truck turning radius for entry and exit from the site. Dead-end access ways and internal drives shall not exceed 300 feet in length and shall terminate in cul-de-sacs no less than 96 feet in diameter or hammer-head (tee). Standards and options are available through the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.
98. **PREMISES IDENTIFICATION:** Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-

Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

99. RESIDENTIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.
 - a. Emergency vehicle access shall be provided to the site (tract), including areas where construction is occurring.
 - b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - c. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.
100. COMMERCIAL – NEW CONSTRUCTION: The following items shall be provided prior to any construction above the foundation or slab.
 - a. Emergency vehicle access shall be provided to the site, including areas where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval to the Fire Department.
 - b. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 70,000 pounds under all weather conditions.
 - c. Site staging area(s) shall be provided for materials and equipment. All staging areas shall be outside of the emergency vehicle access route shown on the approved plans.
 - d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
 - e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
 - f. Where a project is phased as part of the development, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.
 - g. Where on-site grading/utility plans are submitted for review and approval prior to building construction drawings, emergency vehicle access routes, fire hydrant locations, material staging areas, etc. shall be provided.
101. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

102. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought- tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.
103. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:
 - a. Project Information;
 - b. Water Efficient Landscape Worksheet;
 - c. Soil management report;
 - d. Landscape design plan;
 - e. Irrigation design plan; and
 - f. Grading design plan.
104. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:
 - a. Project information sheet;
 - b. Certificate of installation according to the landscape documentation package;
 - c. Irrigation scheduling;
 - d. Schedule of irrigation, landscape and irrigation maintenance;
 - e. Landscape irrigation audit report; and
 - f. Soil management report (if not previously submitted).
105. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.

106. REAR YARD LANDSCAPE: Each new residential unit shall include detailed landscape and irrigation plans for the rear yards. The units facing the arroyo shall have raised planters or another planter solution acceptable to the City's Landscape Architect. **Project Specific Conditions.**
107. FRONT YARD LANDSCAPE: Each lot, where feasible as determined by the City's Landscape Architect, shall include a small to medium sized tree and planting in the front yard walled areas between the residential units. **Project Specific Conditions.**
108. RIGHT-OF-WAY LANDSCAPE: Detailed landscape and irrigation plans for the right-of-way in front of the commercial property shall be included in the building permit plans. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible.
109. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.
110. EROSION CONTROL: For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.
111. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. **Project Specific Condition.**
112. LANDSCAPE MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner

consistent with the approved landscape plan, for the duration of the existence of the project.

113. SITE LIGHTING: All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-1 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. ***Project Specific Conditions.***

Trees

114. TREE REPORT: The applicant shall comply with the recommendations of the tree report prepared by Richard Gessner, Monarch Consulting Arborists, dated November 19, 2021. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed.

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

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

Project Specific Conditions.

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

117. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of \$100,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.

118. **ROOT CUTTING:** The applicant shall comply with the following tree root cutting requirements:
- a. Roots 1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
 - b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
 - c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.
 - d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.
119. **ROOT CONTROL BARRIER:** The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.
120. **TREE PRUNING:** Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.
121. **TREE PROTECTION FENCING:** Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot-tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a "stop work order."
122. **PROJECT PLANS:** The following statements shall be printed on the demolition, grading and landscape plans where applicable to the satisfaction of the City Landscape Architect prior to issuance of building permits:
- a. No existing tree may be trimmed or pruned without prior approval by the City Landscape Architect.
 - b. Utilize best efforts to locate any new utility trenches outside of the existing canopy of the trees to be saved. If this is not feasible, the applicant shall

submit a report from a certified arborist acceptable to the City indicating trenching will not be detrimental to the health of the tree.

- c. Nothing may be stored within the dripline of the tree canopies. This includes equipment, oil, gas, chemicals, harmful materials, fill or storage.
- d. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
- e. No sign, wires, or ropes shall be attached to the trees.
- f. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5-feet of the dripline of the existing trees.
- g. No equipment or temporary structures shall be placed within or beneath the dripline of the existing trees.

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

123. PARKING LOT TREES: There shall be a minimum of 50 percent shade cover in the parking area within 15 years. There shall be a minimum of 20 percent shade cover in any commercial landscape areas within 15 years. There shall be a minimum of 20 percent shade cover over any hardscape areas in a non- residential environment within 15 years. ***Project Specific Condition.***

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

124. SEWER LINE: The sewer line shall be private from the new manhole into the development. Prior to building permit submittal, the project plans shall be revised to reflect this requirement.
125. BACKFLOW PREVENTION ASSEMBLIES: Backflow preventer assemblies shall be designed and installed in accordance with current City Standards 704, 705, 706; State Health and Safety Code; Title 17; and as required by the Director of Operations and Water Utilities. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City’s contractor, Aqua Backflow. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site it shall be tested and certified by an approved tester with the certification submitted to the City’s contractor, Aqua Backflow, before project water is drawn through it. An all- weather cover shall be placed over all backflow prevention assemblies 4 inch and smaller.
126. FOG PROGRAM: All new food service establishments (FSEs) and all existing food service establishments with a building permit valuation of \$50,000 or more shall obtain a wastewater discharge permit from the Director of Operations and Water Utilities and comply with the grease interceptor requirements as set forth in PMC Section 15.44. All other FSEs shall at a minimum comply with the grease trap and wastewater discharge permit requirements as set forth in PMC Section 15.44. *(Only applicable for restaurant and food uses).*

127. RECYCLED WATER: Recycled water should be used on site during the grading and construction period. However, under any declared stage of water shortage, recycled water must be used throughout the grading and construction period.
128. RECYCLED WATER USE REQUIREMENT: If the site is within the city's recycled water service area (recycled water distribution system is along route to the proposed application), the irrigation system must be designed in accordance with the City's *Recycled Water Use Guidelines* and *Recycled Water Irrigation Standards*, per PMC Section 14.06. Refer to PMC Section 14.20 for a list of exceptions.
129. RECYCLED WATER USE PERMIT: The applicant shall submit a Recycled Water Use Permit application and package (as outlined in the City's *Recycled Water Use Guidelines* available online), to the Recycled Water Program (925- 931-5513). The Recycled Water Use Permit application and package shall be submitted concurrently with the building permit submittal, and shall be conditionally approved by the Recycled Water Program prior to building permit issuance. Final approval by the Recycled Water Program is required before the start of recycled water service. Refer to PMC Section 14.06 for the regulations of recycled water use.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

130. BICYCLE RACKS: All bicycle racks shall comply with the following criteria:
 - a. Located in a visible and accessible location;
 - b. Support the frame of the bicycle and not just one wheel;
 - c. Allow the frame and one wheel to be locked to the rack;
 - d. Allow the use of either a cable or U-shaped lock;
 - e. Be securely anchored;
 - f. Be usable by bikes with no kickstand; and
 - g. Be usable by a wide variety of bicycle sizes and types.

The number, location and type of bicycle racks shall be shown on the building permit plans and shall be subject to review and approval by the City Traffic Engineer prior to issuance of building permits.

Traffic Control

131. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.

132. TRUCK ROUTES: The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.
133. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.
134. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.
135. TRAFFIC IMPACT FEES: The applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance.

END

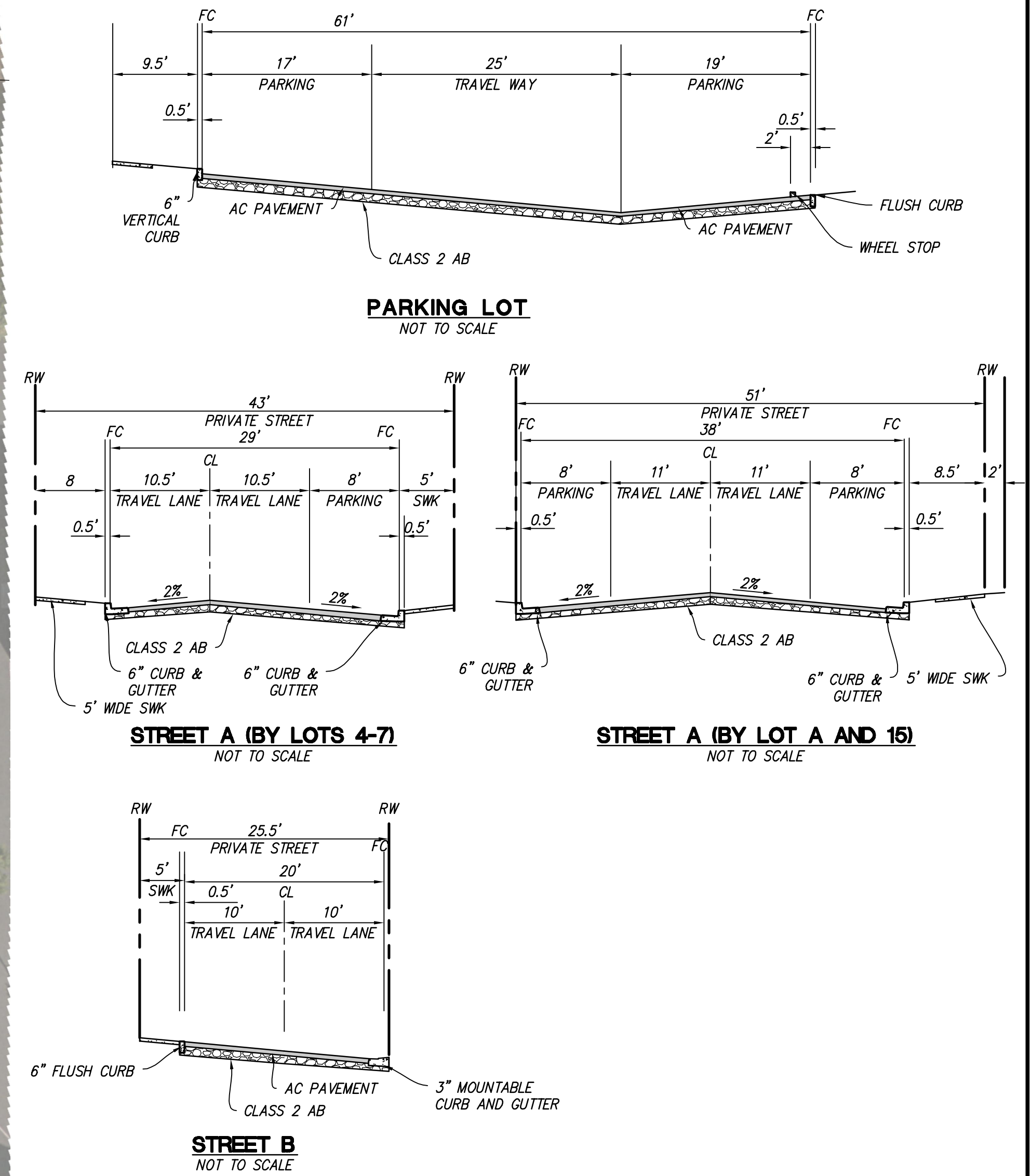
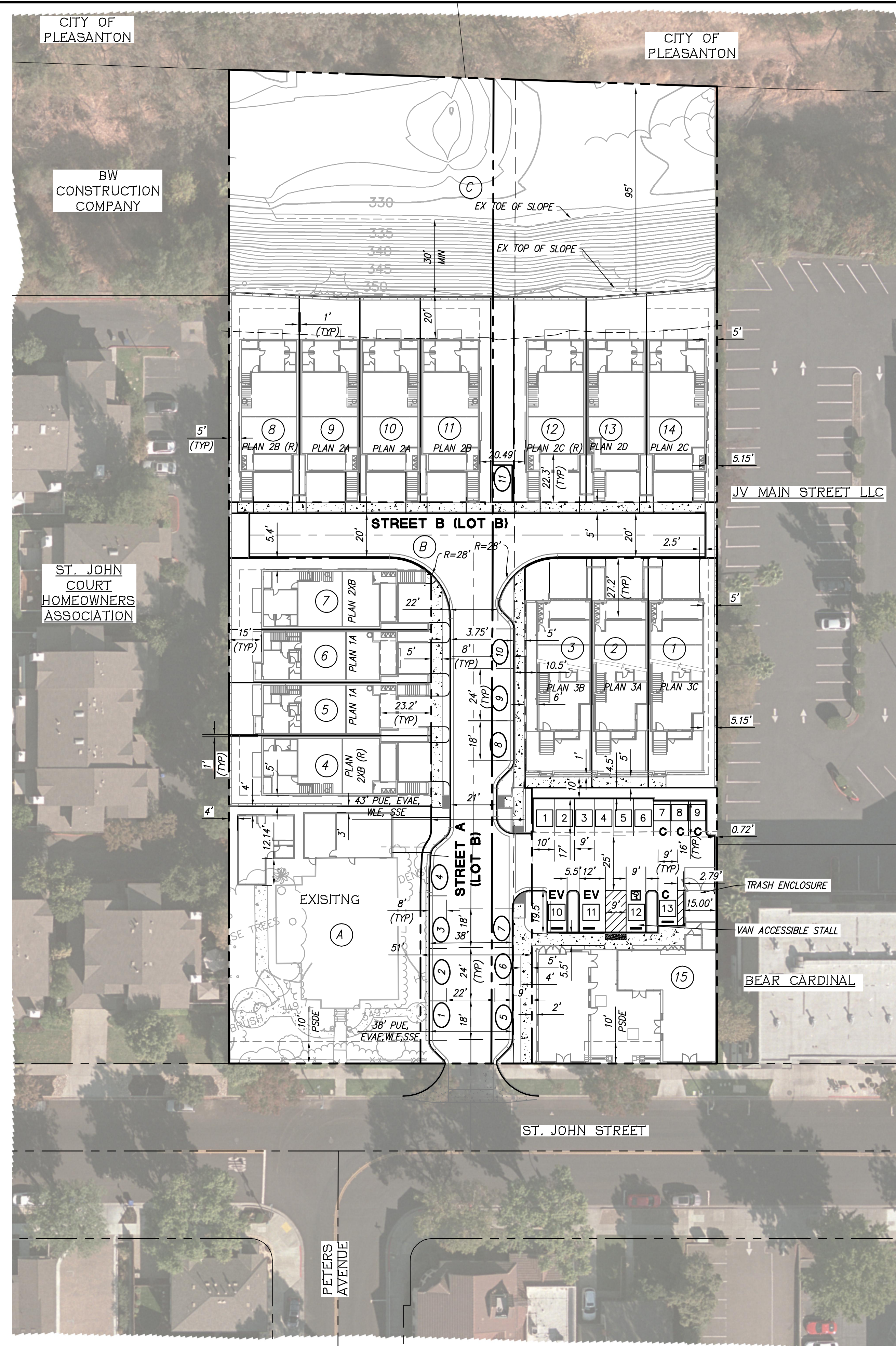
1. EXISTING ZONING	CENTRAL COMMERCIAL (CC)
2. PROPOSED ZONING	CENTRAL COMMERCIAL (CC)
3. APN'S	94-114-7 & 94-114-8
4. GROSS AREA	100,436 SF (2.3± AC)
5. GROSS DENSITY	7.3 UNITS/ACRE (EXCLUDING LOT 15)
6. FAR	0.51

PARKING SUMMARY		
<u>RESIDENTIAL</u>	REQUIRED	PROPOSED
14 SINGLE FAMILY UNITS	28	*53
<u>COMMERCIAL</u>		
COMMERCIAL BUILDING	10	**14

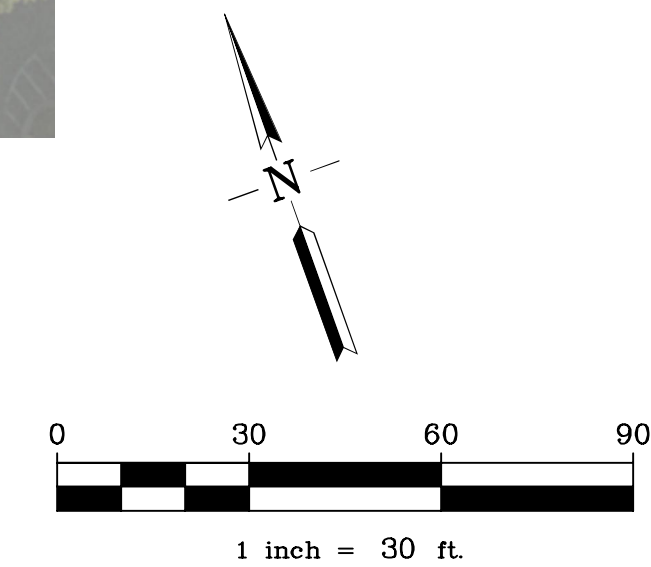
*PER PMC SECTION 18.88.030 A.1., 2 PARKING SPACES ARE REQUIRED FOR EACH NEW ONE-FAMILY DWELLING UNIT. THE PROPOSED PROJECT PROVIDES 2 COVERED SPACES PER NEW UNIT, 14 SPACES WITHIN THE LONG DRIVEWAYS, AND 11 GUEST PARKING SPACES ON THE PRIVATE STREET FOR A TOTAL OF 53 PARKING SPACES.

LOT AREA TABLE				
LOT NO.	LOT AREA (SF)	PLAN TYPE	GROSS AREA (SF)	FAR
A	10,387	NA	5,131	0.49
B	16,529	NA	NA	NA
C	22,162	NA	NA	NA
D	982	NA	NA	NA
1	3,290	3C	3,377	1.03
2	2,713	3A	3,355	1.24
3	3,197	3B	3,401	1.06
4	2,974	2XB (R)	3,783	1.27
5	2,250	1A	3,316	1.47
6	2,250	1A	3,316	1.47
7	2,967	2XB	3,783	1.28
8	3,064	2B (R)	3,641	1.19
9	2,599	2A	3,642	1.40
10	2,591	2A	3,642	1.41
11	3,012	2B	3,685	1.22
12	3,095	2C (R)	3,685	1.19
13	2,613	2D	3,548	1.36
14	3,113	2C	3,685	1.18
15	10,648	NA	NA	NA
TOTAL:	100,436			

	CONCRETE WALK
	LOT NUMBER
	RESIDENTIAL GUEST PARKING
	RETAIL PARKING
	ADA PARKING
	COMPACT PARKING
	EV PARKING



CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC

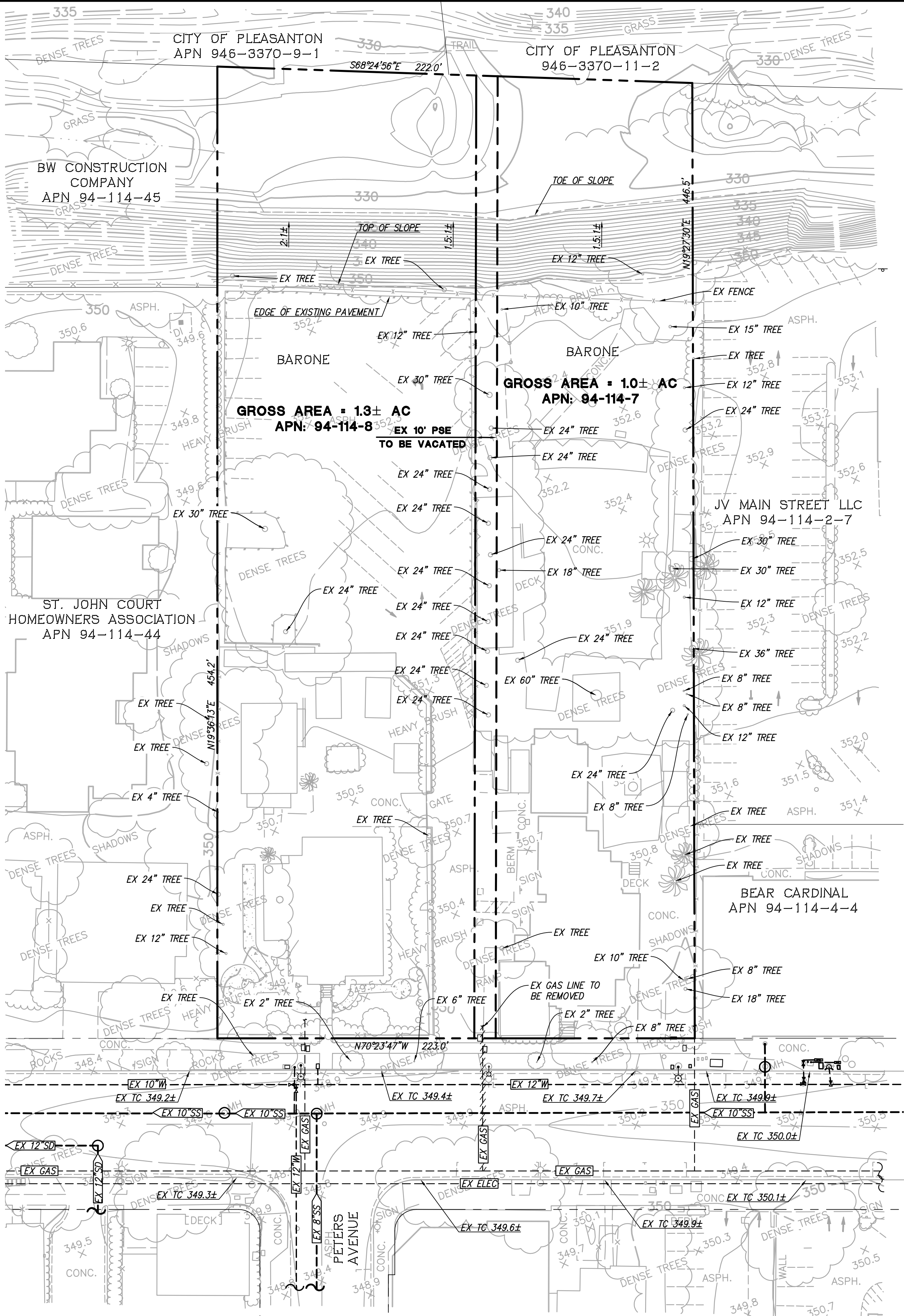


			
RUGGERI-JENSEN-AZAR			
ENGINEERS • PLANNERS • SURVEYORS			
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588			
PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: JUNE 24, 2024		SHEET NO.	
JOB NO.: 201054		C1.1	

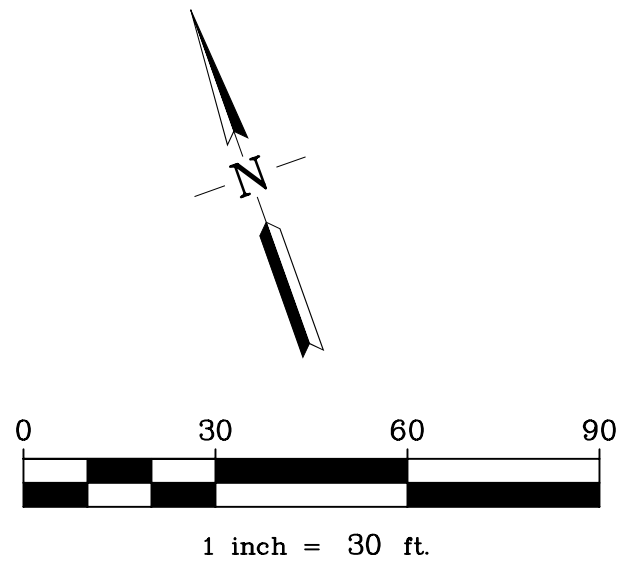
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LEGEND

TRACT BOUNDARY	---
LOT LINE	---
RIGHT OF WAY	---
CENTER LINE	---
FENCE	---
EASEMENT LINE	---



EXISTING CONDITIONS PLAN
475 AND 493 SAINT JOHN STREET
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC





RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 24, 2024

JOB NO.: 201054

SHEET NO.

C2.1



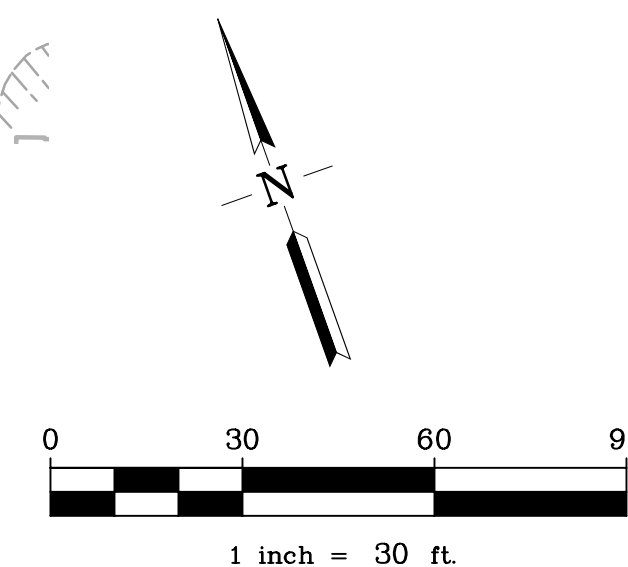
○	TREE TO REMAIN. SEE TREE PROTECTION DETAIL ON THIS SHEET FROM TREE INVENTORY, ASSESSMENT, AND PROTECTION REPORT PREPARED BY MONARCH CONSULTING ARBORISTS DATED NOVEMBER 19, 2021
⊗	TREE TO BE REMOVED
#XXXXX	TREE NUMBER
EX XX" TREE	TREE DIAMETER

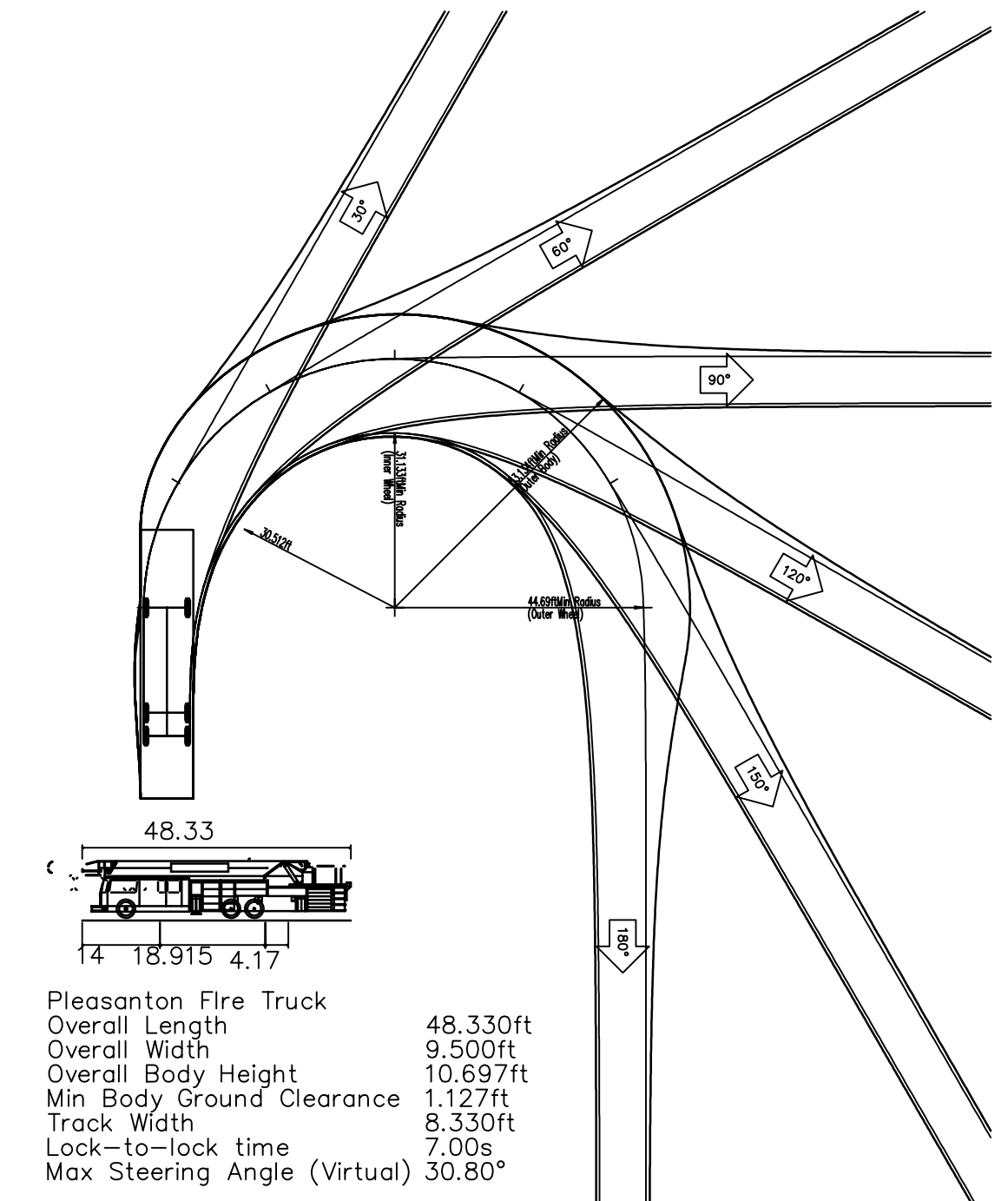
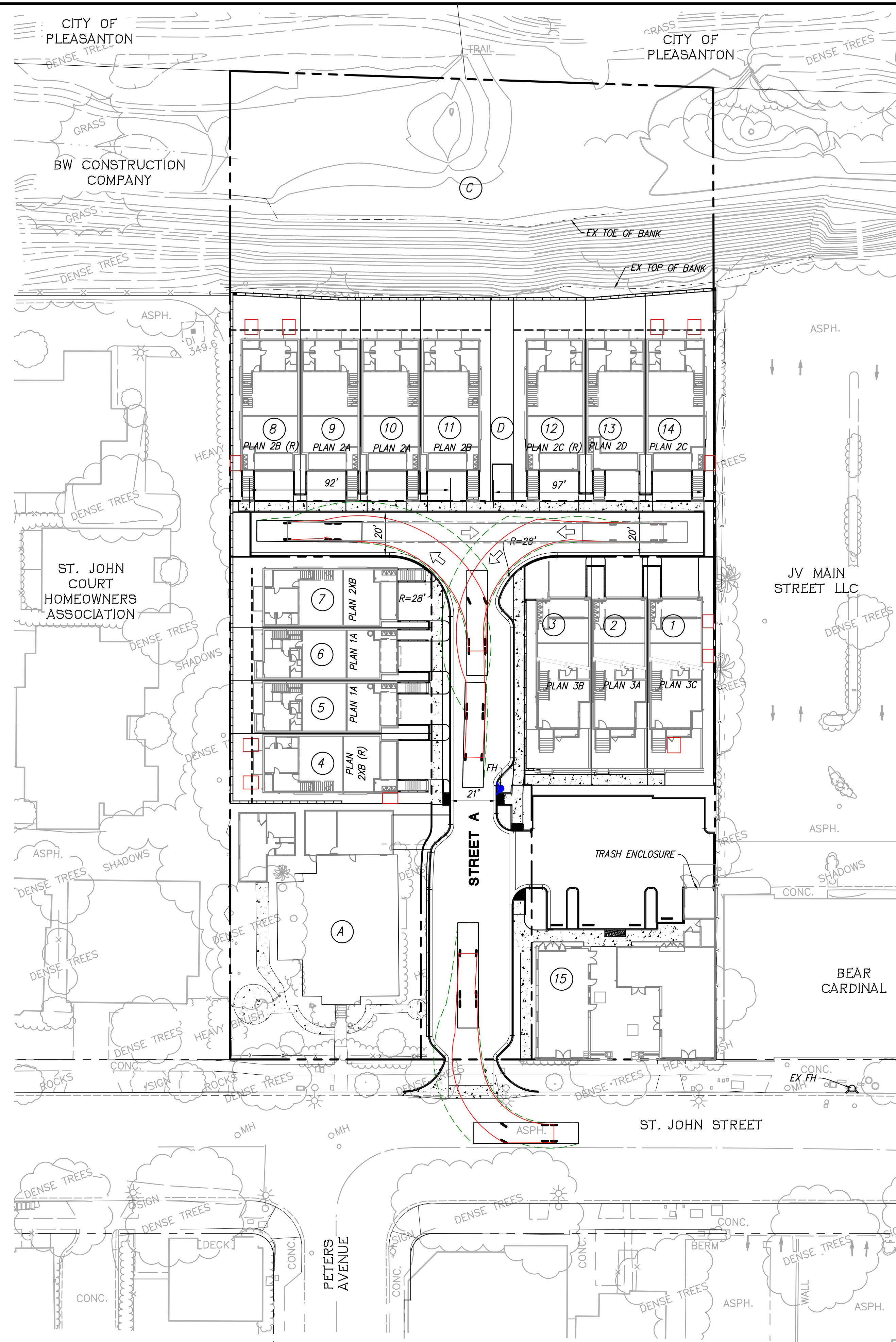
TREE NO.	COMMON NAME	PROPOSED
1721	PURPLE PLUM	PRESERVE
1722	LINDEN	PRESERVE
1723	MAPLE	PRESERVE
1724	COAST REDWOOD	PRESERVE
1725	WALNUT	PRESERVE
1726	COAST REDWOOD	PRESERVE
1727	SWEET BAY	REMOVE
1728	LOCUST	REMOVE
1729	VALLEY OAK	REMOVE
1730	COAST LIVE OAK	PRESERVE
1731	RED RIVER GUM	REMOVE
1732	BRAZILIAN PEPPER	REMOVE
1733	COAST REDWOOD	REMOVE
1734	COAST REDWOOD	REMOVE
1735	COAST REDWOOD	REMOVE
1736	COAST REDWOOD	REMOVE
1737	COAST REDWOOD	REMOVE
1738	COAST REDWOOD	REMOVE
1739	FAN PALM	REMOVE
1740	COAST REDWOOD	REMOVE
1741	COAST REDWOOD	REMOVE
1742	COAST REDWOOD	REMOVE
1743	HACKBERRY	REMOVE
1744	COAST REDWOOD	REMOVE
1745	COAST REDWOOD	REMOVE
1746	COAST REDWOOD	REMOVE
1747	BOX ELDER	REMOVE
1748	PRIVET	REMOVE
1749	FAN PALM	REMOVE
1750	FAN PALM	REMOVE
1751	PLUM	REMOVE
1752	PLUM	REMOVE
1753	PRIVET	REMOVE
1754	FAN PALM	REMOVE
1755	PRIVET	REMOVE
1756	COAST LIVE OAK	REMOVE
1757	PLUM	REMOVE
1758	FAN PALM	REMOVE
1759	FAN PALM	REMOVE
1760	FAN PALM	REMOVE
1761	PLUM	REMOVE
1762	PLUM	REMOVE
1763	PLUM	REMOVE
1764	OLIVE	REMOVE
1765	VALLEY OAK	PRESERVE
1766	WALNUT	REMOVE
1767	ASH	PRESERVE
1768	ASH	PRESERVE
1769	ASH	PRESERVE
1770	ASH	PRESERVE
1771	ASH	PRESERVE

			
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 PHONE: (925) 227-9100 FAX: (925) 227-9300			
NO.	DATE	DESCRIPTION	BY
DATE: JUNE 24, 2024			SHEET NO.
JOB NO.: 201054			C3.1

EXISTING TREE DISPOSITION PLAN 475 AND 493 SAINT JOHN STREET

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC





- LEGEND**

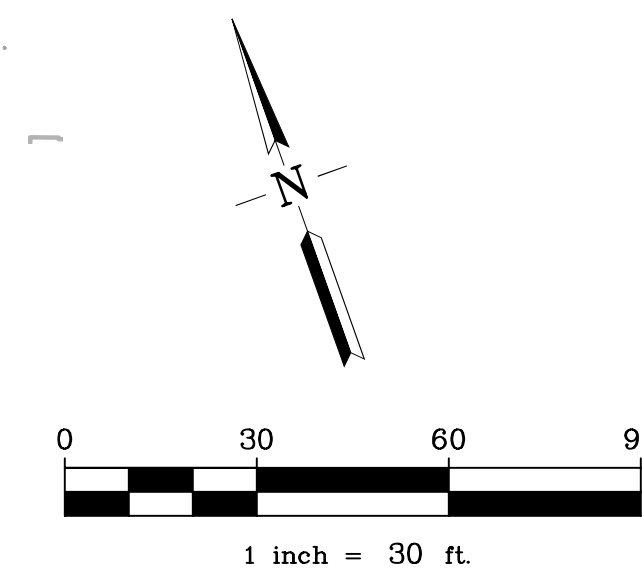
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT
-  BUILDING LADDER PADS

NOTE:

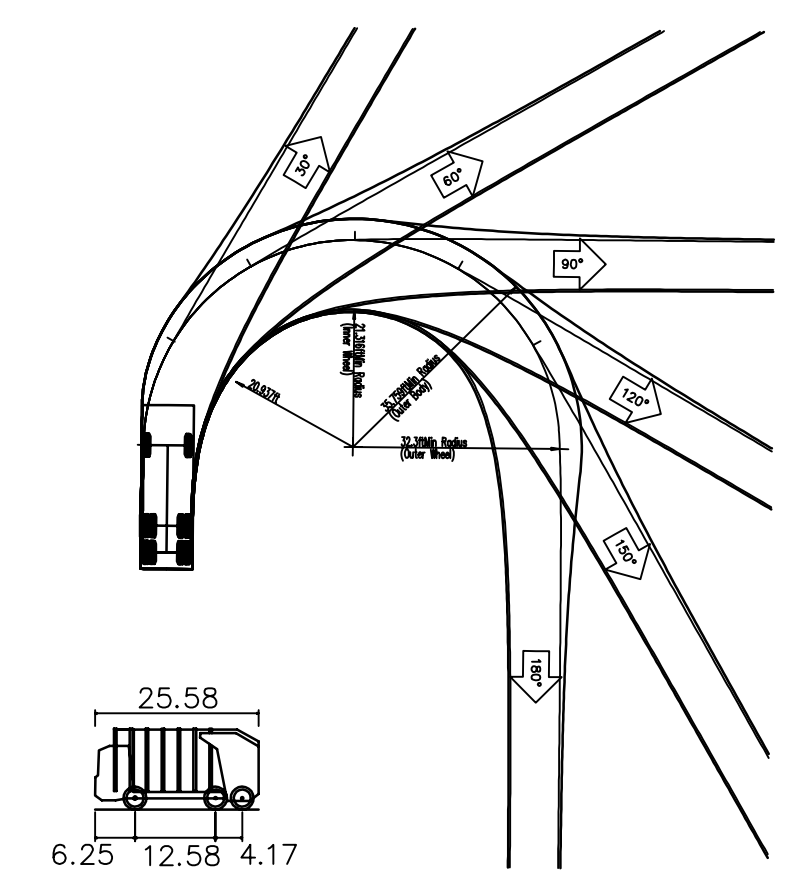
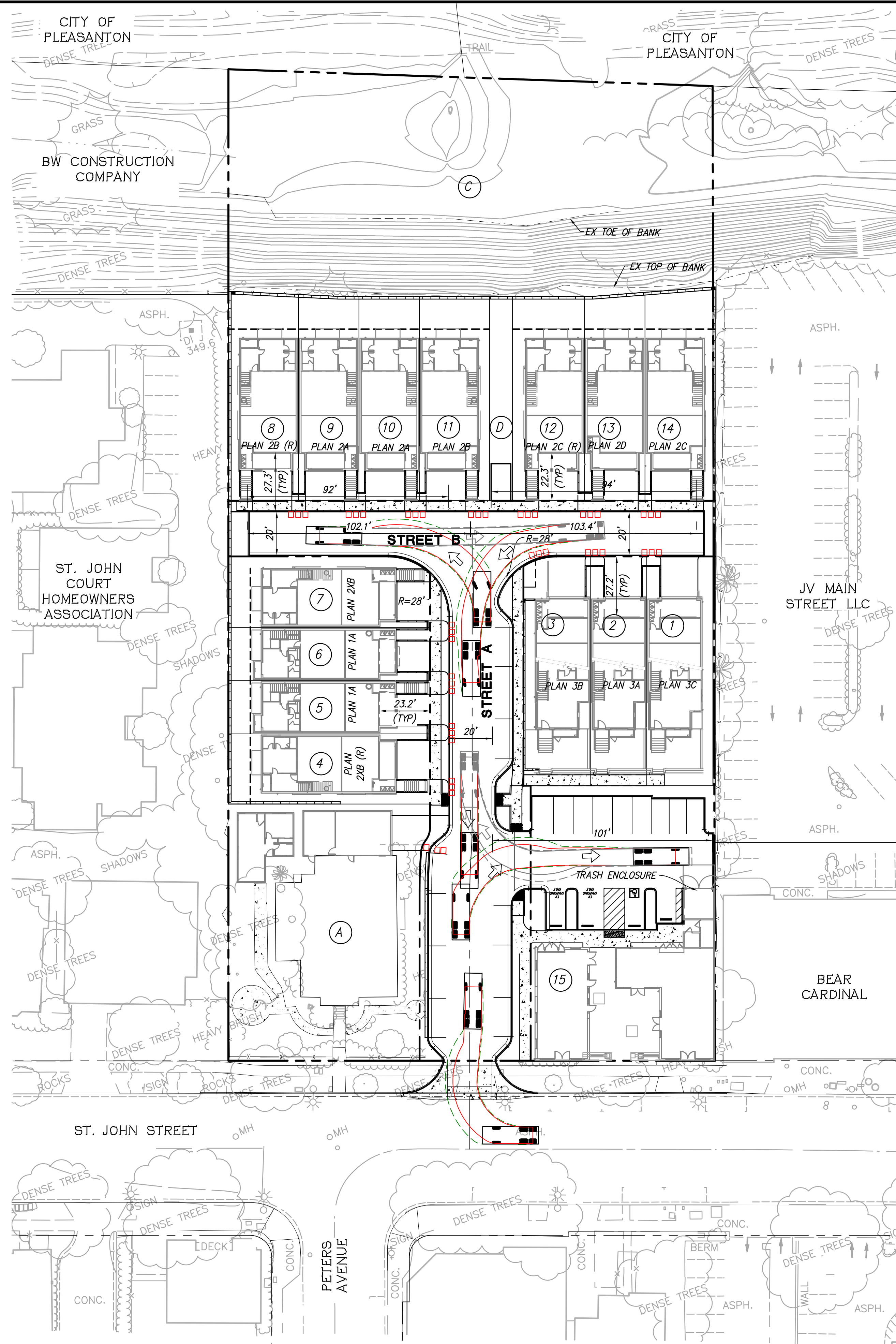
1. FIRE ACCESS ROADWAYS SHALL HAVE "NO PARKING-FIRE LANE" SIGN POSTED.
2. ALL BUILDINGS ARE THREE STORIES WITH EAVES UNDER 30' IN HEIGHT FROM FINISHED GRADE. SEE ARCHITECTURAL SHEETS FOR BUILDING ELEVATIONS AND HEIGHTS.

PRELIMINARY FIRE ACCESS PLAN 475 AND 493 SAINT JOHN STREET

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC



RJA		
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ENGINEERS • PLANNERS • SURVEYORS		
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588		
PHONE: (925) 227-9100 FAX: (925) 227-9300		
NO.	DATE	DESCRIPTION
DATE: JUNE 24, 2024		SHEET NO.
JOB NO.: 201054		C4.1

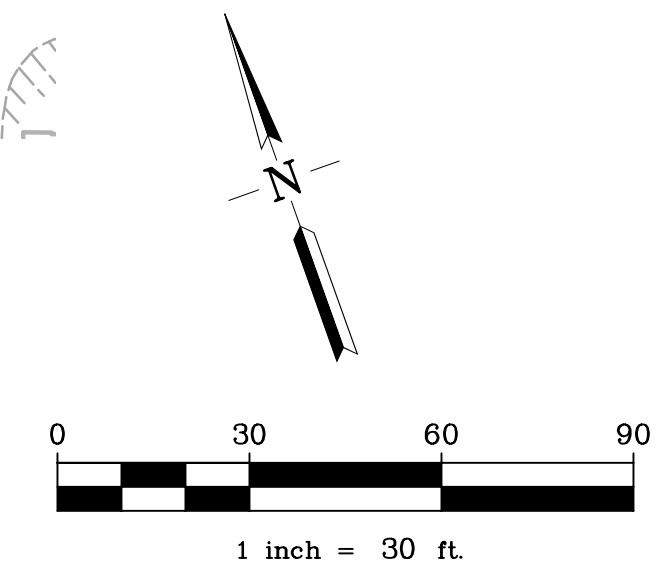


City of Pleasanton Waste Truck
Overall Length 25.580ft
Overall Width 6.250ft
Overall Body Height 12.587ft
Min Body Ground Clearance 4.176ft
Track Width 7.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 32.300ft

LEGEND
USD 95 TRASH BINS

PRELIMINARY SOLID WASTE ACCESS PLAN 475 AND 493 SAINT JOHN STREET

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC





RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 24, 2024

JOB NO.: 201054

SHEET NO.

C5.1

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Saint John Mixed Use - Commercial

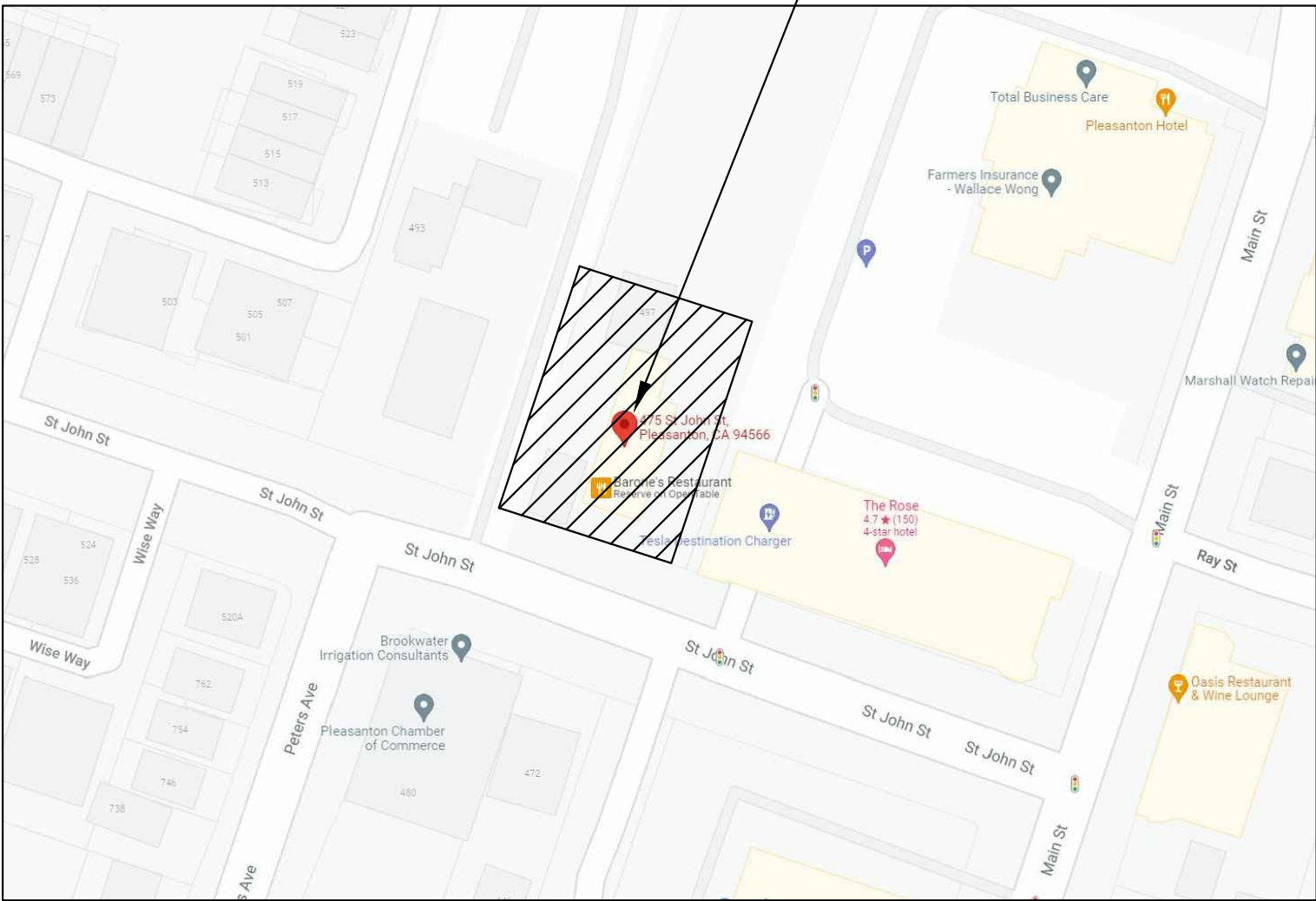
475 & 493 Saint John Street, Pleasanton, CA 94566

PROJECT DESCRIPTION

DEVELOP PROPERTY FOR 14 NEW 2.5 STORY SINGLE-FAMILY HOMES, PRESERVE EXISTING RESIDENTIAL HOME, 2 NEW RETAIL BUILDINGS AND PLAZA – SITE IMPROVEMENTS INCLUDE DEMOLITION OF AN EXISTING RESTAURANT, REMOVAL OF EXISTING TREES, NEW DRIVEWAY TO PRIVATE STREET INCLUDING SIDEWALKS, LIGHTING & STREET TREES

DESIGN PROFESSIONALS

ARCHITECT (COMMERCIAL):
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200
SANTA CLARA, CA 95050
PHONE: (408) 998-4087
FAX: (408) 998-4088



COMMERCIAL SITE

VICINITY MAP



SHEET INDEX

ARCHITECTURE COMMERCIAL

- A0.1 COVER SHEET
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE/FLOOR PLAN
- A1.2 PROPOSED ROOF PLAN
- A3.1a PROPOSED EXTERIOR ELEVATIONS
- A3.1b PROPOSED EXTERIOR ELEVATIONS
- A3.1c PROPOSED EXTERIOR ELEVATIONS
- A3.1d COLORED ELEVATIONS
- A3.1e COLORED ELEVATIONS
- A3.1f COLORED ELEVATIONS
- A3.2 ARCHITECTURE ELEMENTS
- A3.6 PROPOSED SECTIONS

DEFERRED SUBMITTALS: FIRE SPRINKLER FOR THE COMMERCIAL, HOMES AND TRASH ENCLOSURE.



COMMERCIAL PROJECT DATA	
PARCEL NUMBER	094-0114-007; 094-0114-008
CURRENT ZONING	C-C
PROPOSED ZONING	C-C
DOWNTOWN REVITALIZATION DISTRICT	YES
PROPERTY AREA	2.3 ACRES (100,171 SF)
COMMERCIAL SITE AREA (LOT 15) (SF)	10648
PROPOSED USE (OCCUPANCY GROUP)	RETAIL (M)
TYPE OF CONSTRUCTION	V-A
PROPOSED FIRE SPRINKLERED	YES, DEFERRED SUBMITTALS
	(INCL TRASH ENCLOSURE)
NUMBER OF STORIES	1
EXISTING BUILDING TO BE DEMOLISHED (FAR CALCULATION)	
(E) RESTAURANT (SF)	1,877
(E) INDOOR EVENT AREA (SF)	911
(E) SHED (SF)	2,234
(E) OUTDOOR BATHROOM	329
TOTAL (E) AREA (SF)	5,351
TRASH ENCLOSURE	N/A (Located in Lot 094-0114-008)
(E) FAR (5,351sf/094-0114-007 Lot Size)	0.107
FAR CALCULATION	
PROPOSED COMMERCIAL A (SF)	1300
PROPOSED COMMERCIAL B (SF)	1686
RESTROOM	139
TRASH ROOM	211
COMMERCIAL SITE AREA (LOT 15) (SF)	10648
TOTAL COMMERCIAL AREA	3336
PROPOSED FAR ON LOT 15	0.313
PARKING	
REQUIREMENT	300 SF/PARKING
TOTAL SF OF COMMERCIAL A+B	2986
PARKING REQUIRED	10
PARKING PROVIDED	14*
EVCS REQUIRED PER CGBC 5.106.5.3.3	2
EVCS PROVIDED	2
REQUIRED VAN ACCESSIBLE PARKING	1
VAN ACCESSIBLE PARKING PROVIDED	1
* CALIFORNIA VEHICLE CODE 22511.2(b) An accessible parking space with an access aisle served by electronic vehicle supply equipment or an accessible parking apace with an aisle designated as a future electronic vehicle charging space shall count as at least two standard automobile parking spaces for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction	

PROJECT :

Saint John
Mixed use

475 & 493 Saint John Street,
Pleasanton, CA 94566

GENERAL NOTES :

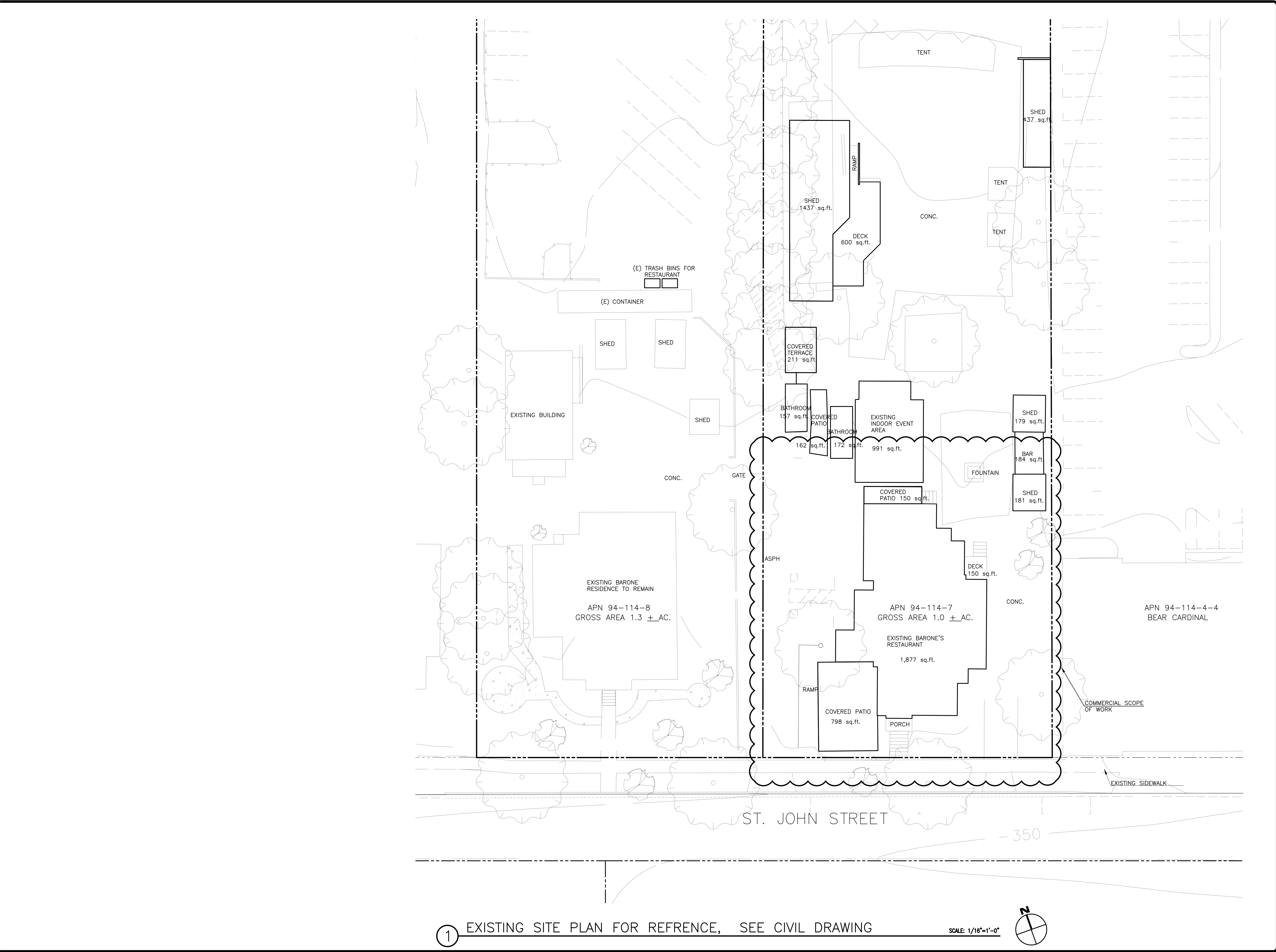
- THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
- THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
- THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
- COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

SHEET NAME :

COVER SHEET

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	06/06/24
SCALE:	NTS
JOB No.:	21.03.10
SHEET No.:	
A0.1	
SHEETS IN SET	



PROJECT :

**Saint John
Mixed use**
475 & 493 Saint John Street,
Pleasanton, CA 94566

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SHEET NAME :

**EXISTING
SITE PLAN**

REVISIONS	BY

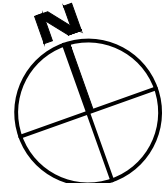
DRAWN:	
CHECKED:	
DATE:	06/06/24
SCALE:	NTS
JOB No.:	21.03.10
SHEET No.:	

A1.0

SHEETS IN SET

1 EXISTING SITE PLAN FOR REFERENCE, SEE CIVIL DRAWING

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



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SHEET NAME :

PROPOSED SITE /
FLOOR PLAN

REVISIONS

BY

DRAWN:

CHECKED:

DATE: 06/06/24

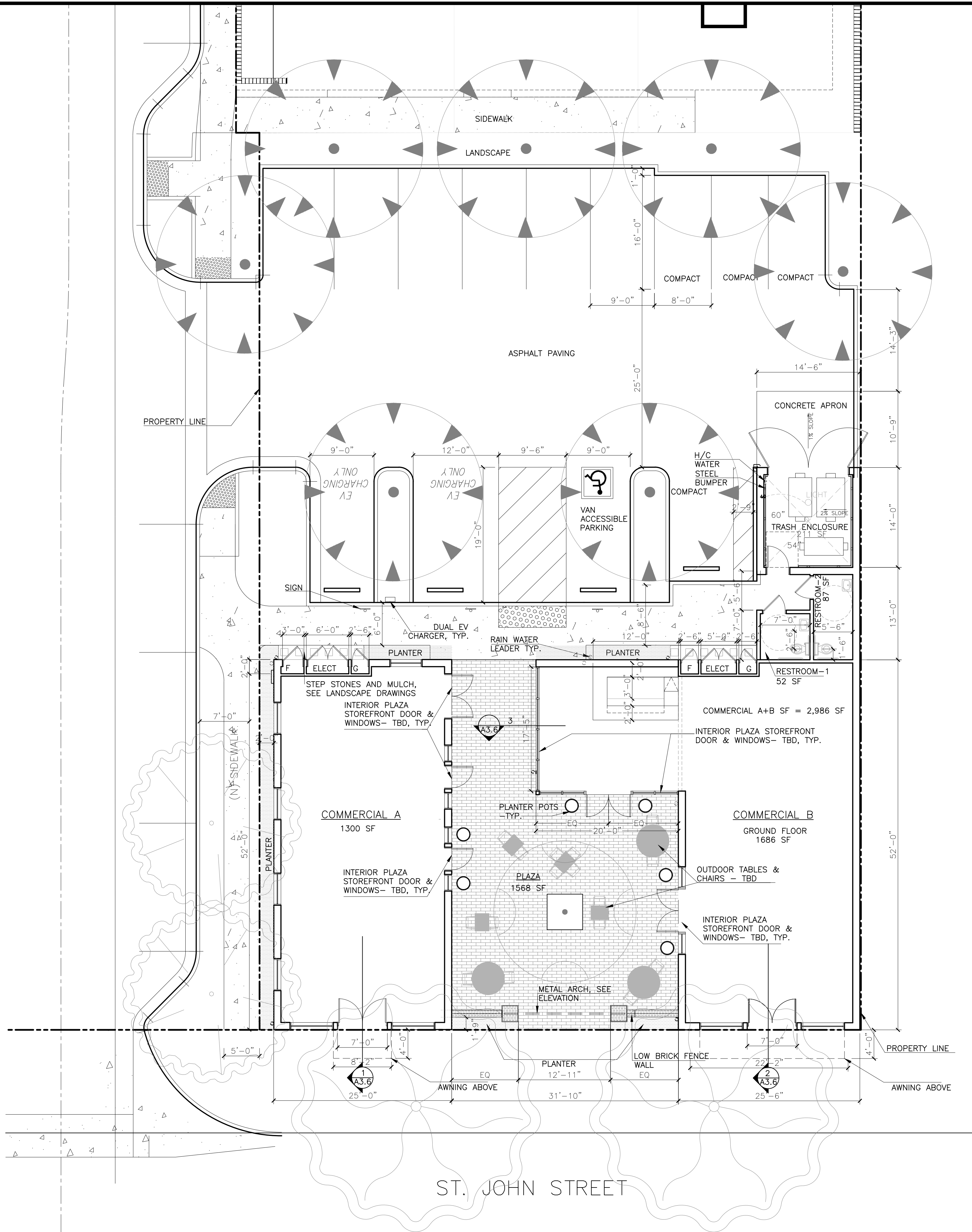
SCALE:

JOB No.: 21.03.10

SHEET No.:

A1.1

SHEETS IN SET



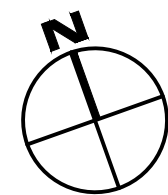
(N) LANDSCAPING

(N) BRICK PAVERS

NOTE : LANDSCAPE ELEMENTS (TABLES,CHAIRS,POTS) CONCEPTUAL ONLY. TBD

1 SITE PLAN

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



PROJECT :

Saint John
Mixed use

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SHEET NAME :

PROPOSED ROOF
PLAN

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 06/06/24

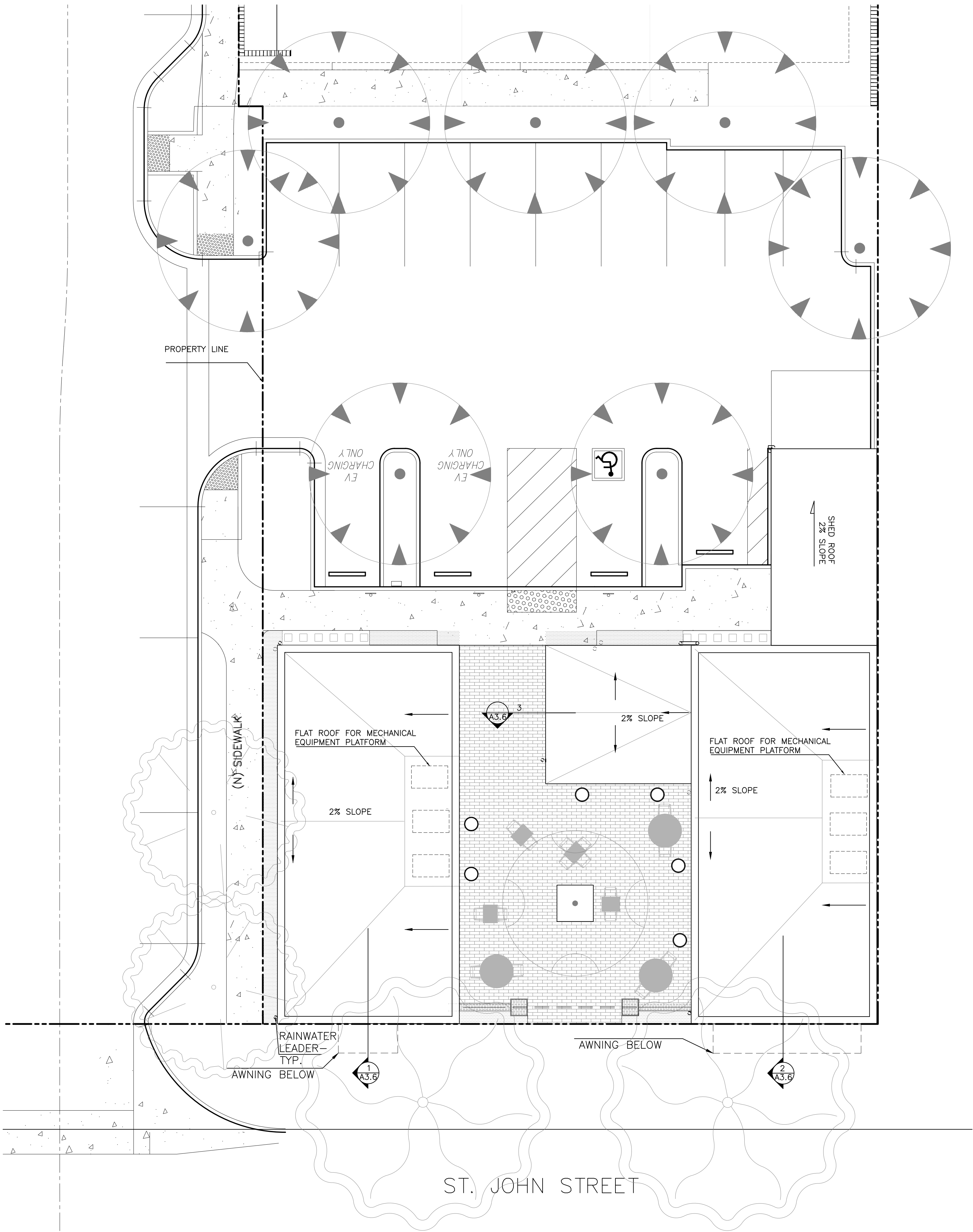
SCALE: NTS

JOB No.: 21.03.10

SHEET No.:

A1.2

SHEETS IN SET

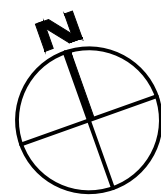


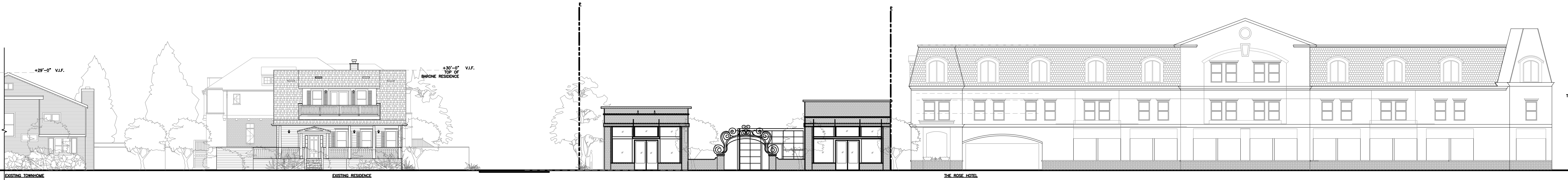
(N) BRICK PAVERS

NOTE : LANDSCAPE ELEMENTS (TABLES,CHAIRS,POTS) CONCEPTUAL ONLY. TBD

1 PROPOSED ROOF PLAN

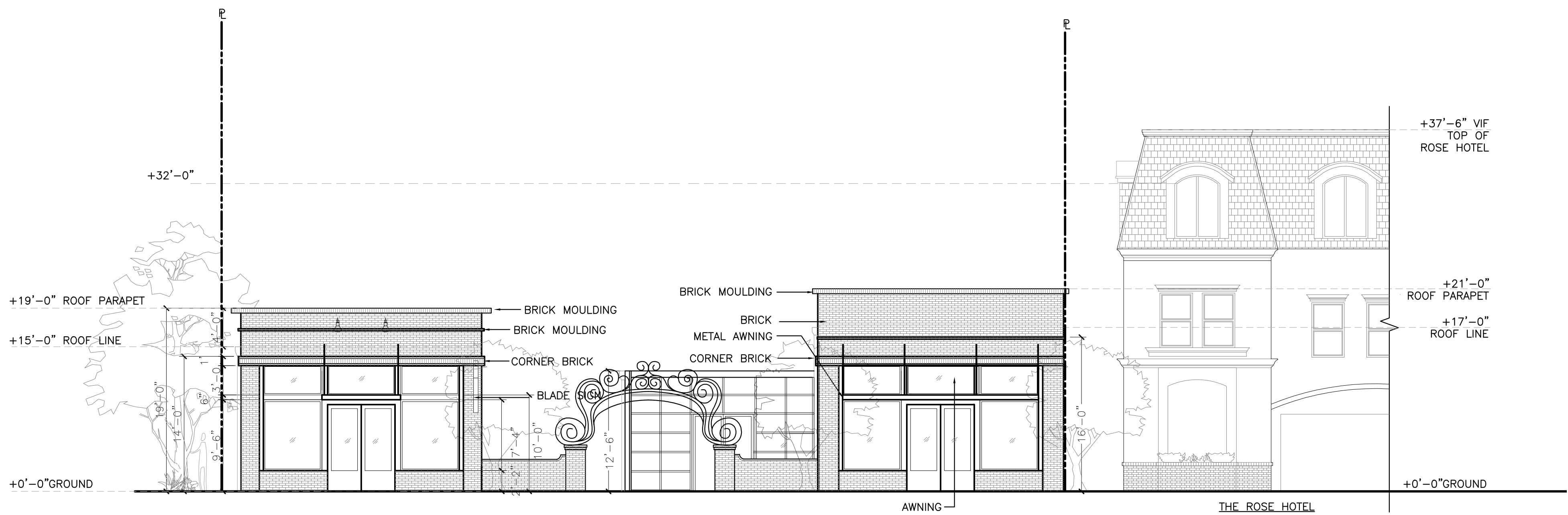
SCALE: 1/8"=1'-0"





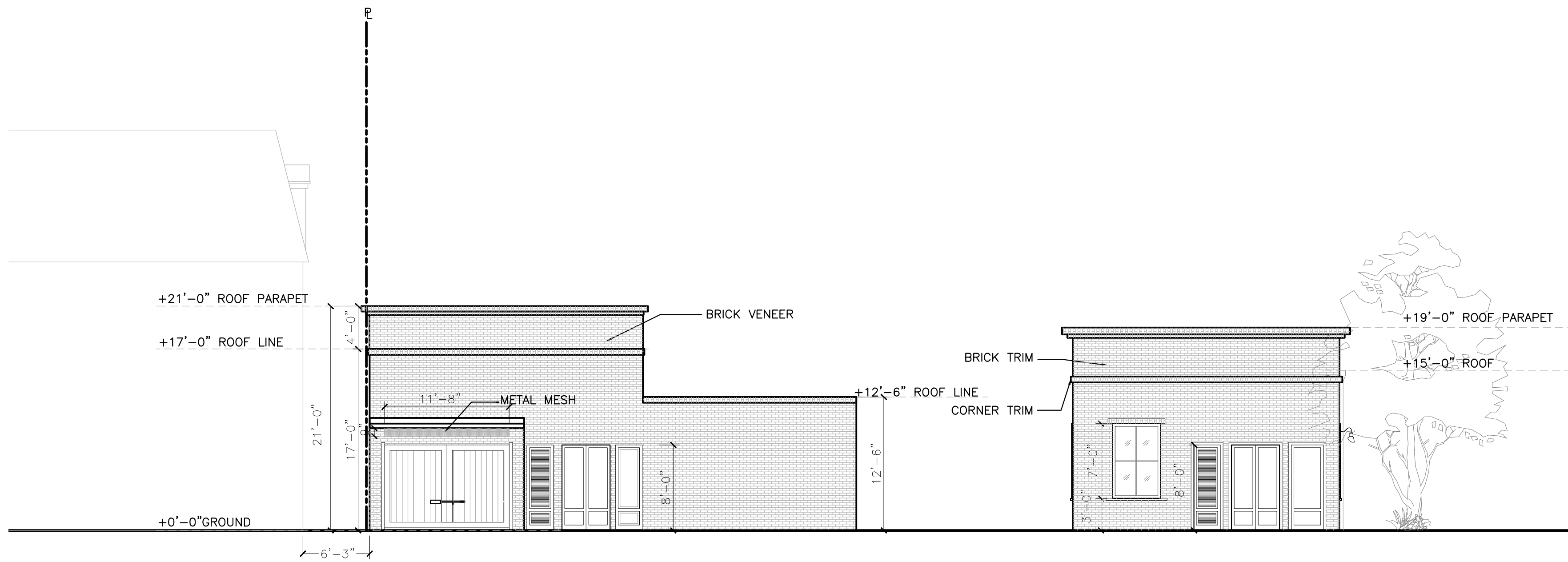
1 PROPOSED ST. JOHN ST VIEW

SCALE: 3/32"=1'-0"



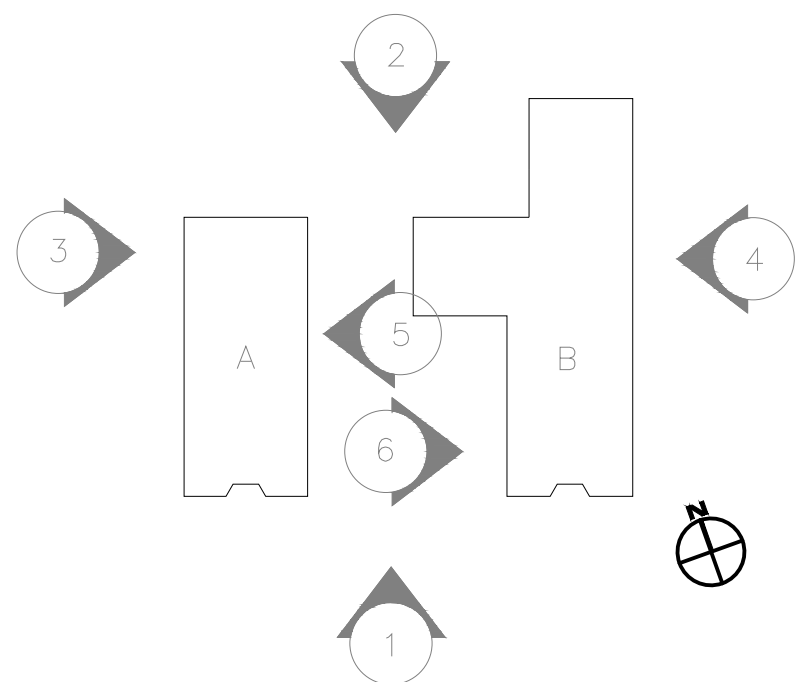
2 PROPOSED NORTH ELEVATION

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



3 PROPOSED SOUTH ELEVATION

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



PROJECT :

Saint John
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SHEET NAME :

PROPOSED ELEVATIONS

REVISIONS	BY

DRAWN:

CHECKED:

DATE: 12/19/23

SCALE:

JOB No.: 21.03.10

SHEET No.:

A3.1a

SHEETS IN SET

PROJECT :

Saint John
Mixed use

475 & 493 Saint John Street,
Pleasanton, CA 94566

GENERAL NOTES :

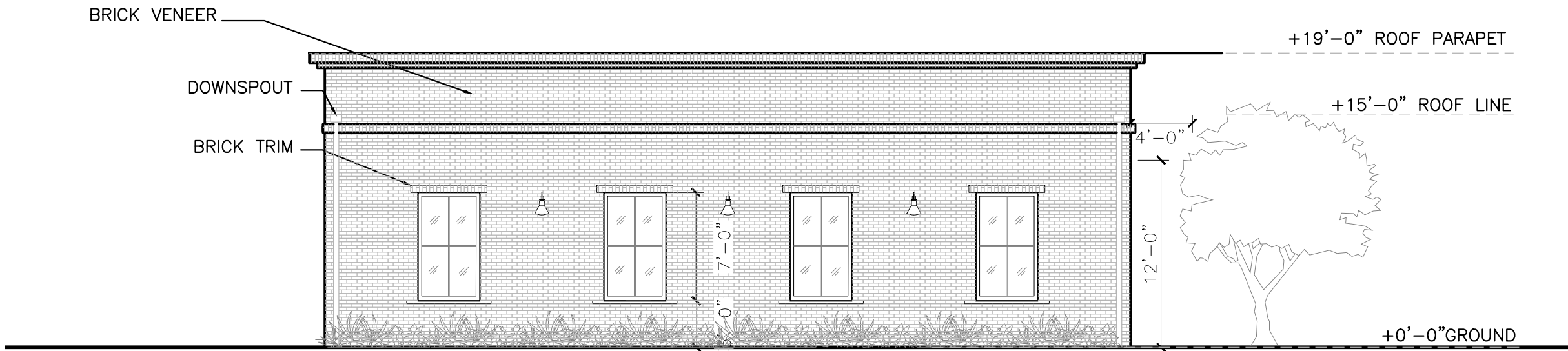
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
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SHEET NAME :

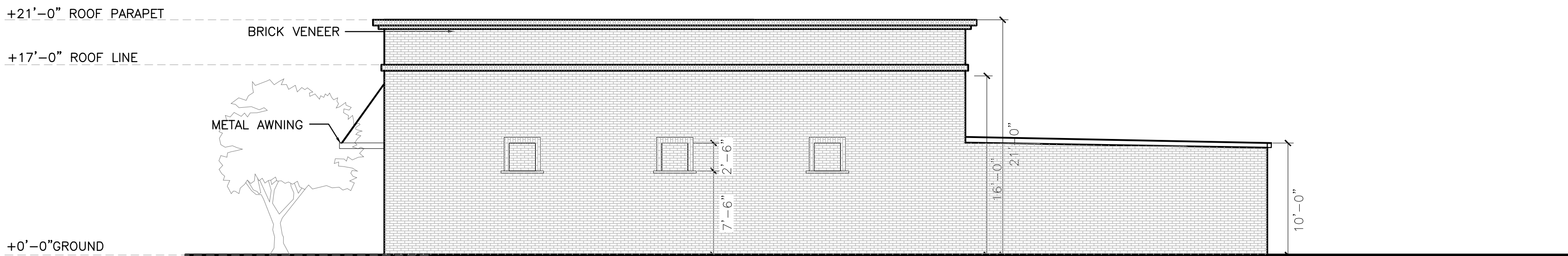
PROPOSED ELEVATIONS

REVISIONS	BY

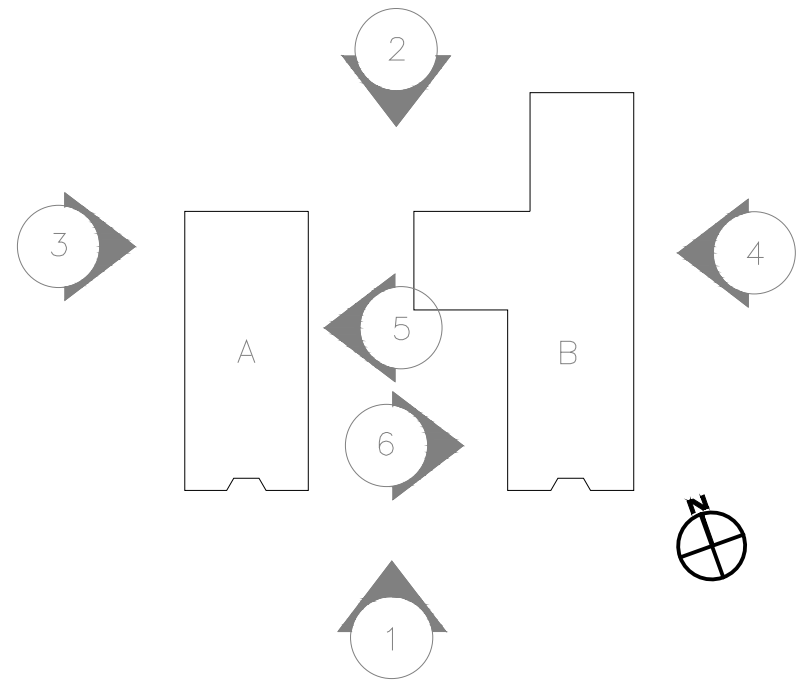
DRAWN:	
CHECKED:	
DATE:	12/19/23
SCALE:	
JOB No.:	21.03.10
SHEET No.:	
A3.1b	
SHEETS IN SET	



3 PROPOSED WEST ELEVATION — BUILDING A SCALE: 1/8"=1'-0"



4 PROPOSED EAST ELEVATION — BUILDING B SCALE: 1/8"=1'-0"



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Saint John
Mixed use

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SHEET NAME :

PROPOSED ELEVATIONS

REVISIONS	BY

DRAWN:

CHECKED:

DATE:06/06/24

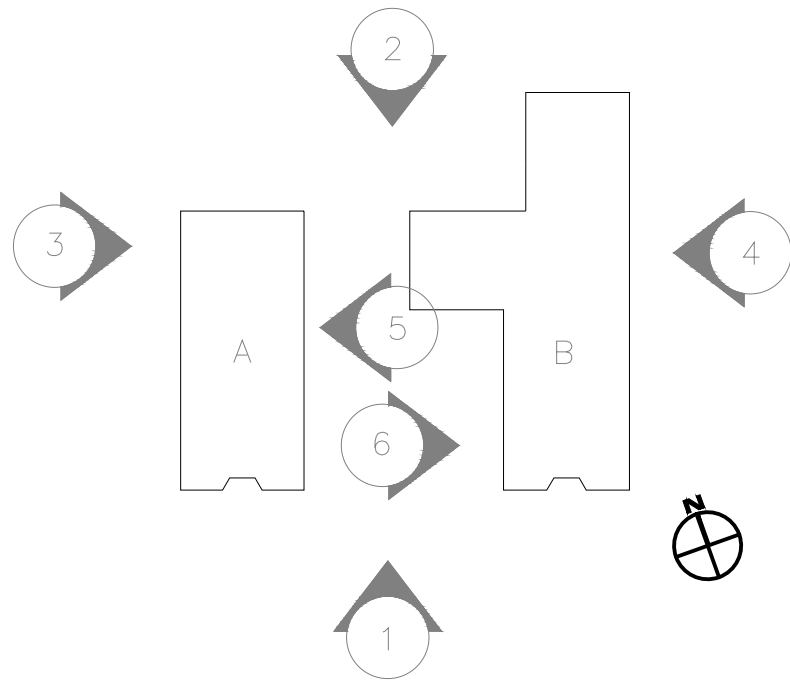
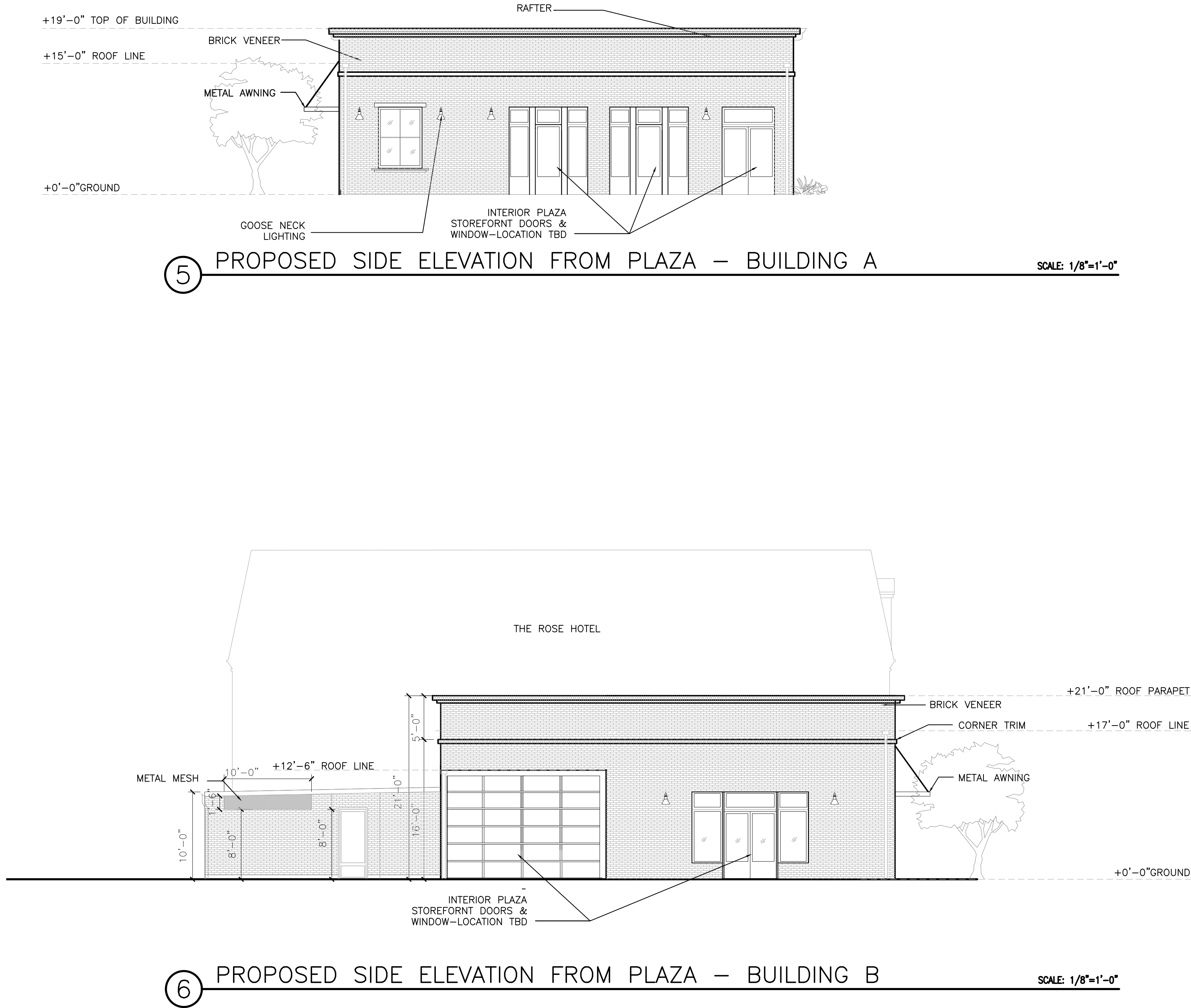
SCALE:

JOB No.:21.03.10

SHEET No.:

A3.1c

SHEETS IN SET

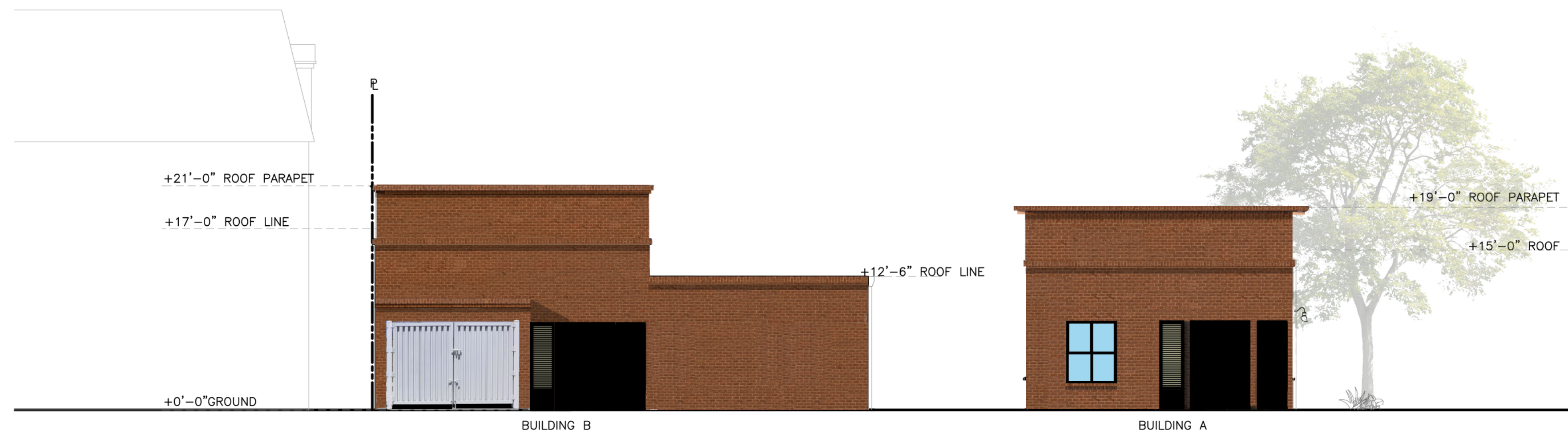




1 PROPOSED ST. JOHN ST VIEW
SCALE: 1/20"=1'-0"



2 COLORED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 COLORED NORTH ELEVATION
SCALE: 1/8"=1'-0"

PROJECT :

Saint John
Mixed use

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SHEET NAME :

COLORED ELEVATIONS

REVISIONS

BY

DRAWN:

CHECKED:

DATE: 11/18/2022

SCALE:

JOB No.: 21.03.10

SHEET No.:

A3.1d

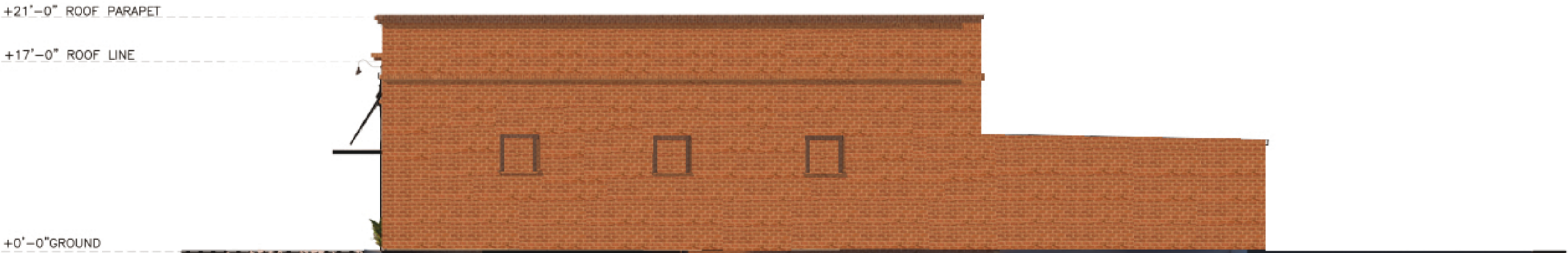
SHEETS IN SET



1

WEST ELEVATION — BUILDING A

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



2

EAST ELEVATION — BUILDING B

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

PROJECT :

Saint John
Mixed use

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SHEET NAME :

COLORED ELEVATIONS

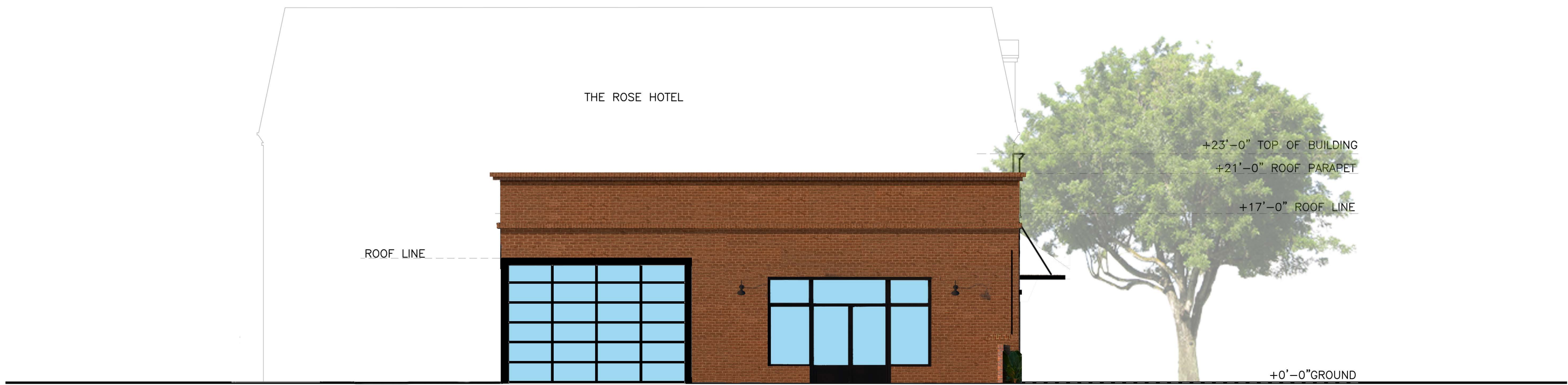
REVISIONS	BY

DRAWN:
CHECKED:
DATE:
SCALE: 03/08/23
JOB No.: 21.03.10
SHEET No.:



5 PROPOSED EAST ELEVATION (FROM PLAZA) – BUILDING A
INTERIOR PLAZA STOREFRONT DOOR & WINDOW – LOCATION TBD

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



6 PROPOSED WEST ELEVATION (FROM PLAZA) – BUILDING B
INTERIOR PLAZA STOREFRONT DOOR & WINDOW – LOCATION TBD

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

PROJECT :

Saint John
Mixed use

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SHEET NAME :

COLORED ELEVATIONS

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	11/18/2022
SCALE:	
JOB No.:	21.03.10
SHEET No.:	
A3.1 f	
SHEETS IN SET	

PROJECT :

Saint John
Mixed use

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SHEET NAME :

ARCHITECTURAL ELEMENTS

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BY

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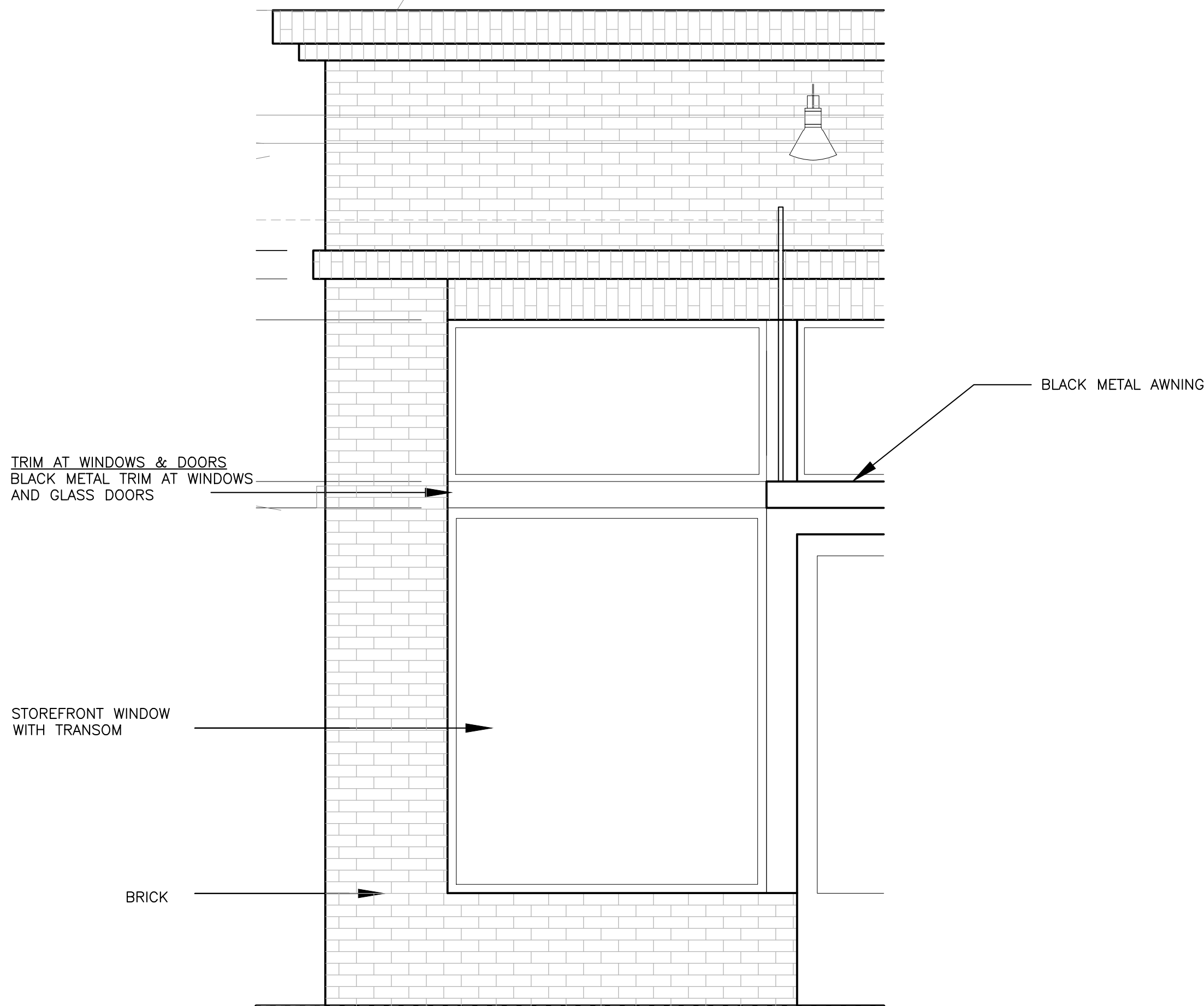
SCALE:

JOB No.: 21.03.10

SHEET No.:

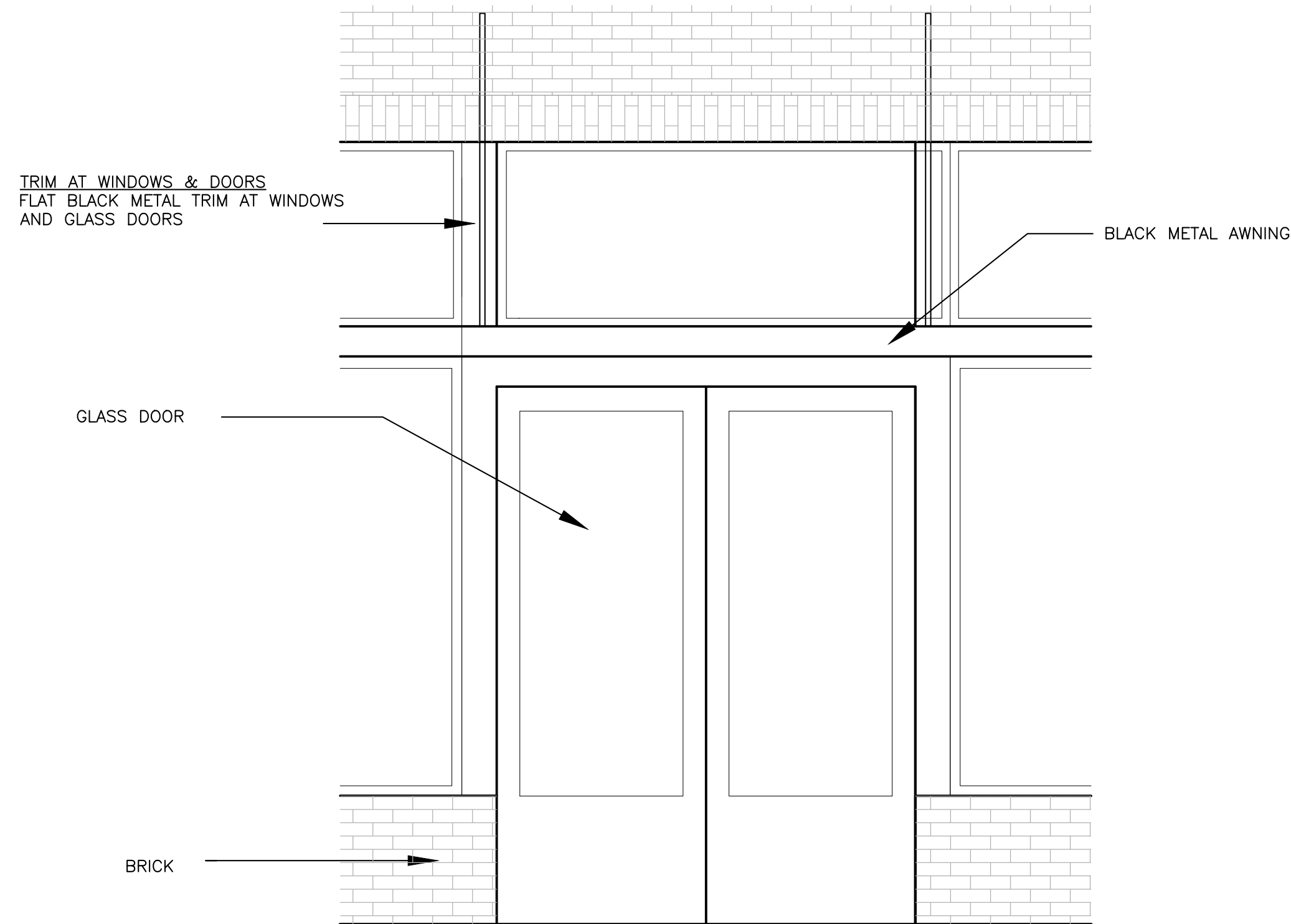
A3.2

SHEETS IN SET



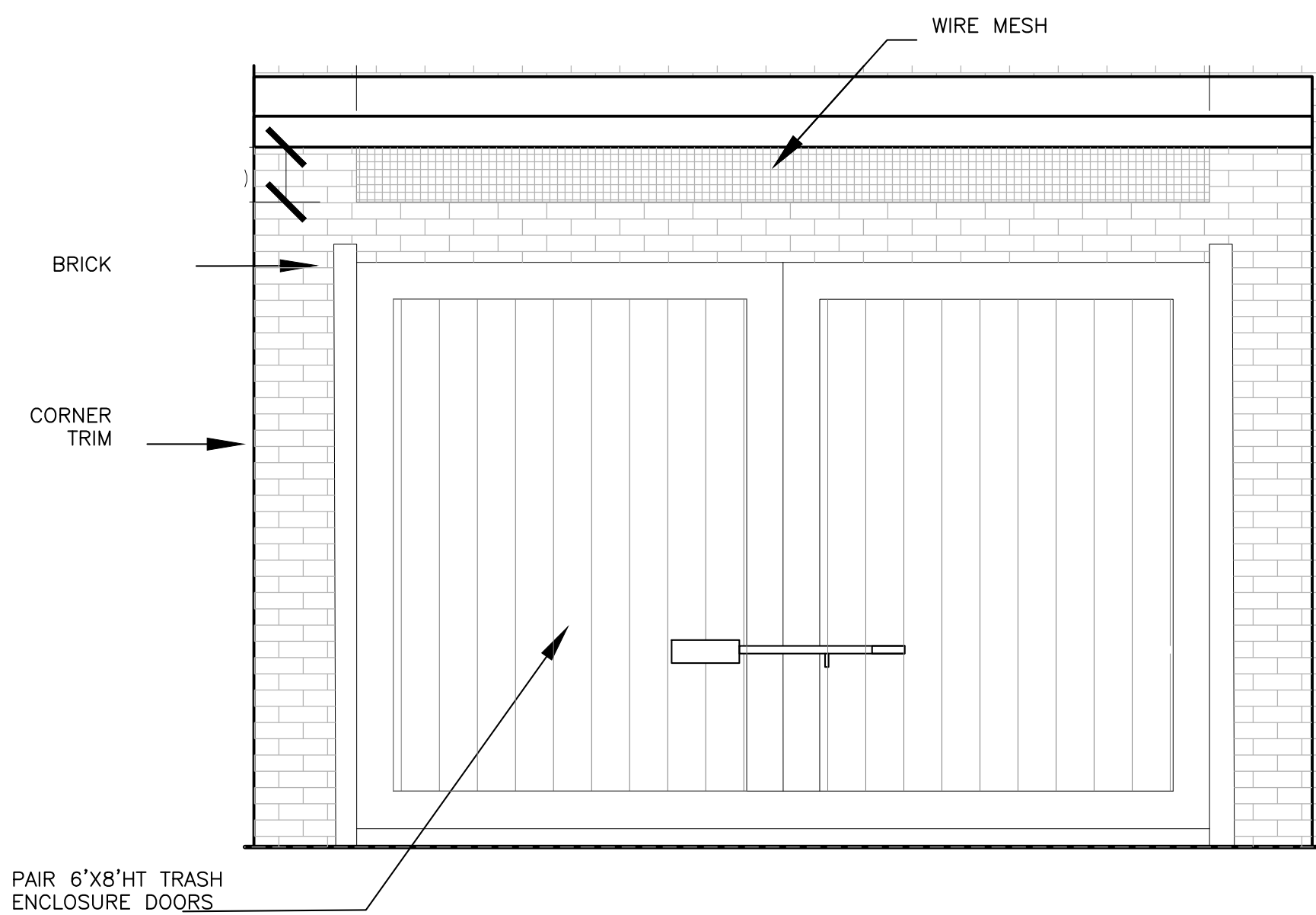
1 FRONT ELEVATION WINDOW DETAIL

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



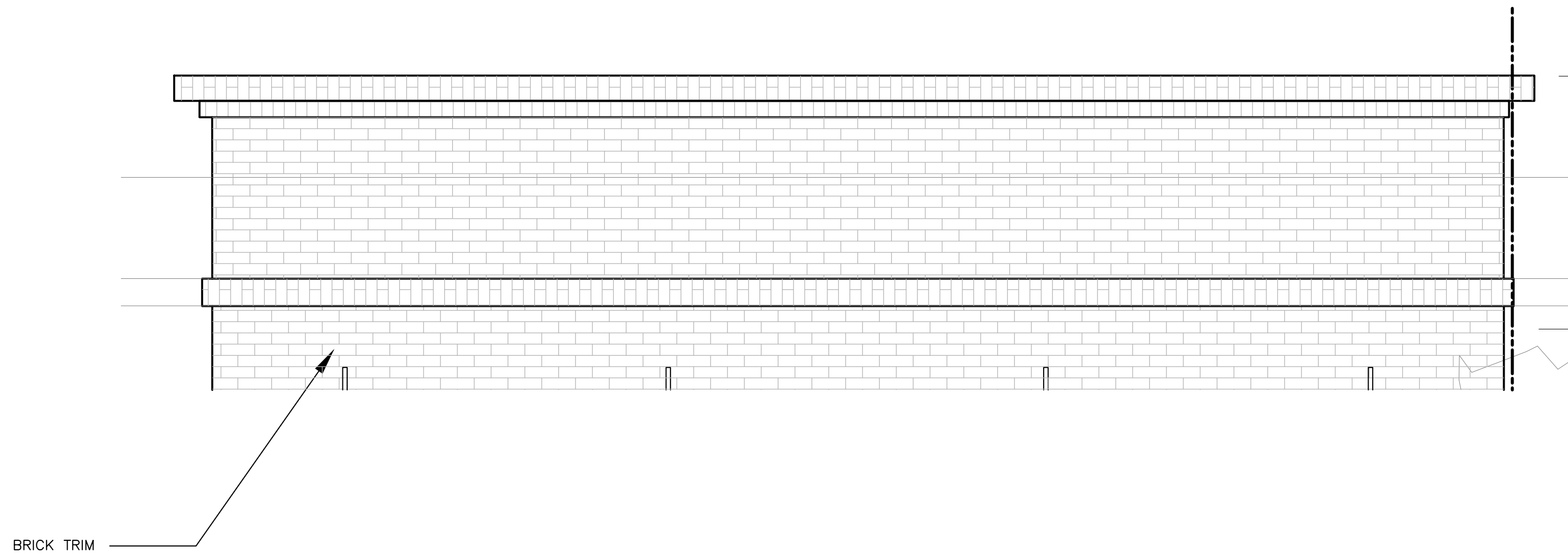
2 FRONT ELEVATION DOOR DETAIL

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



3 REAR ELEVATION TRASH ENCLOSURE DOORS

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



4 FRONT ELEVATION DETAIL

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

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Mixed use

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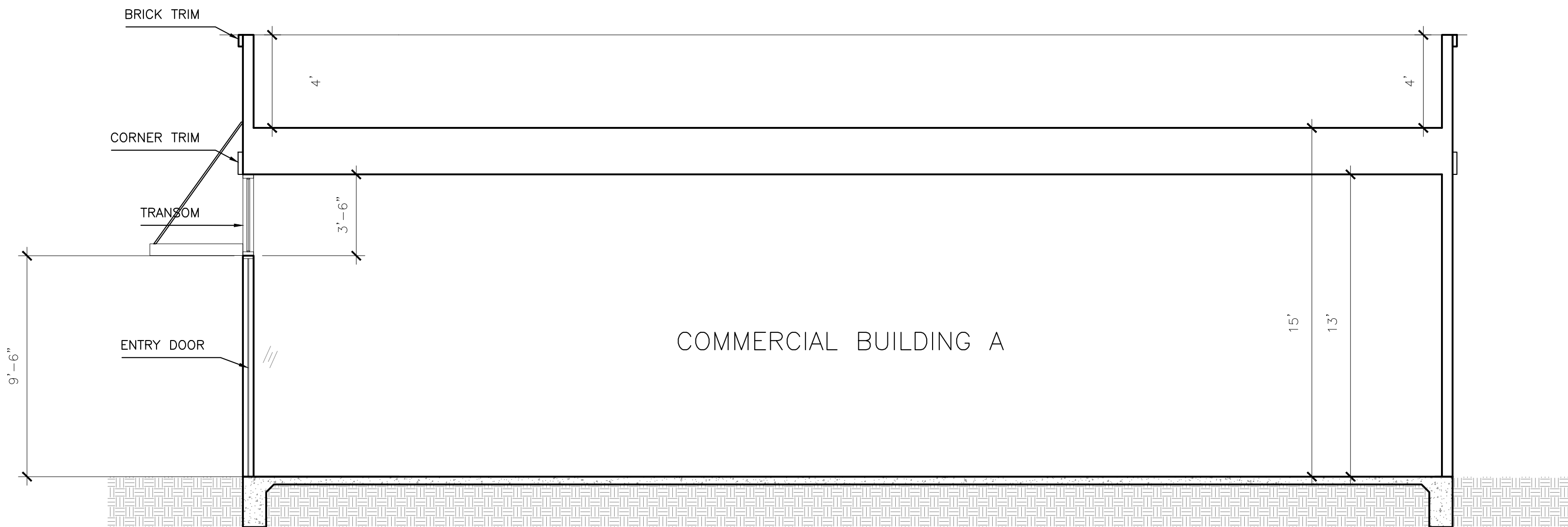
SECTIONS

REVISIONS	BY

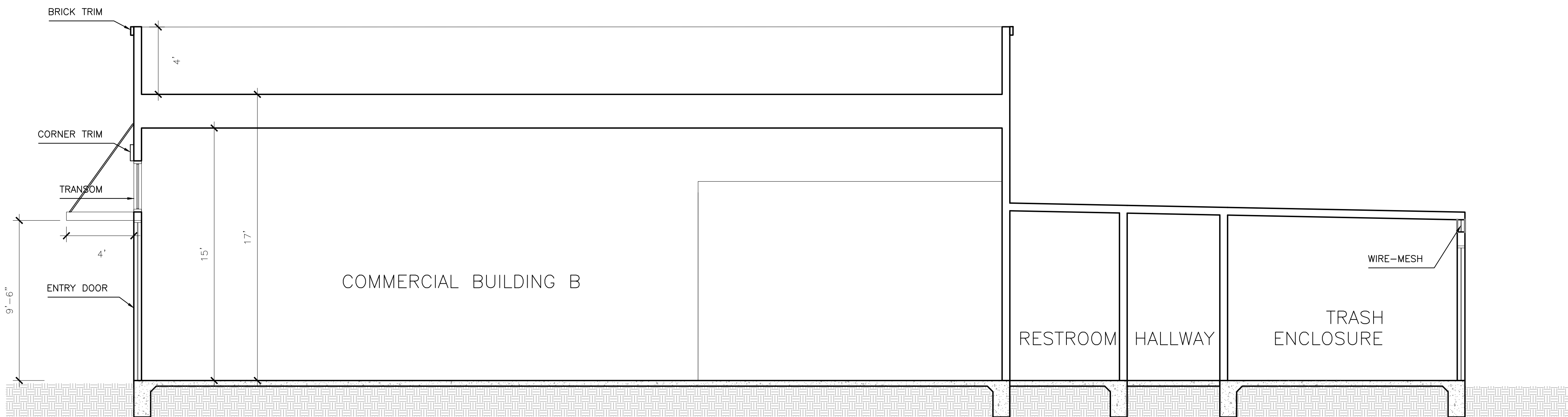
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CHECKED:	
DATE:	06/06/24
SCALE:	NTS
JOB No.:	21.03.10
SHEET No.:	

A3.6

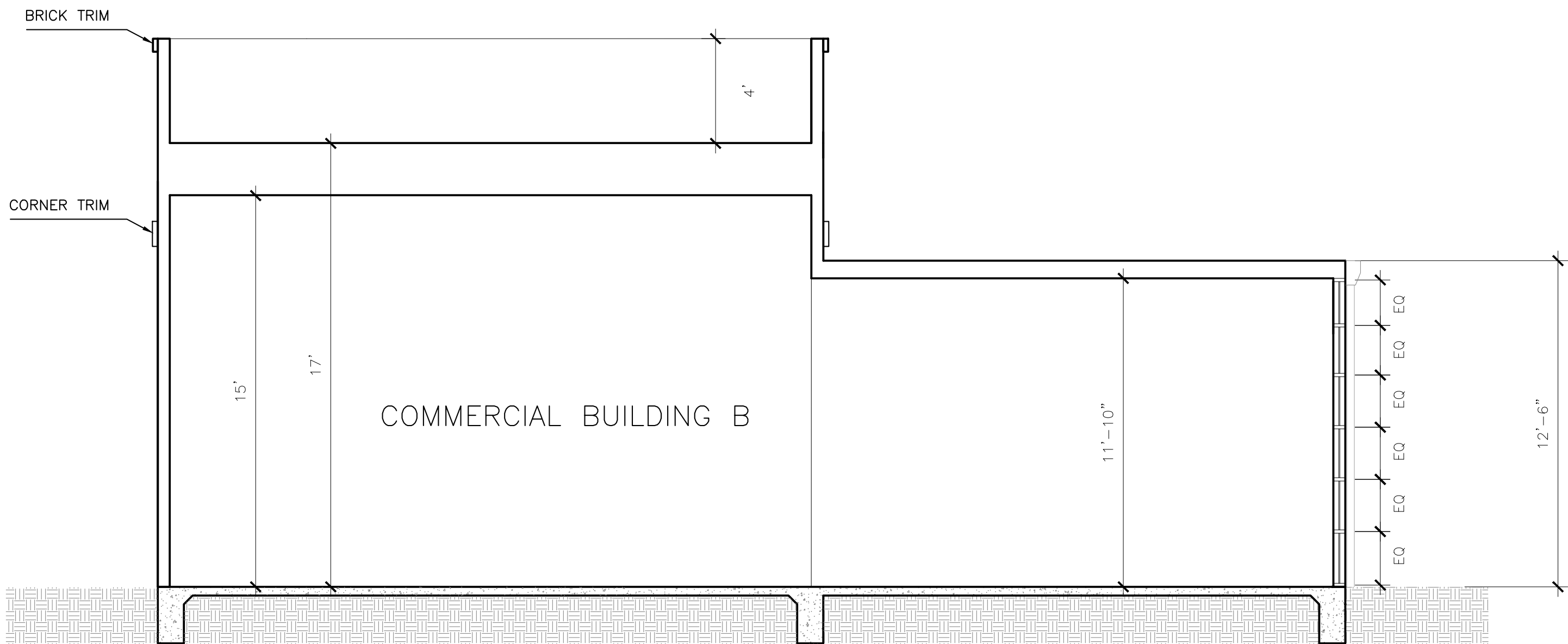
SHEETS IN SET



1 SECTION SCALE: 1/4"=1'-0"



2 SECTION SCALE: 1/4"=1'-0"



3 SECTION SCALE: 1/4"=1'-0"

475 & 493 ST. JOHN STREET

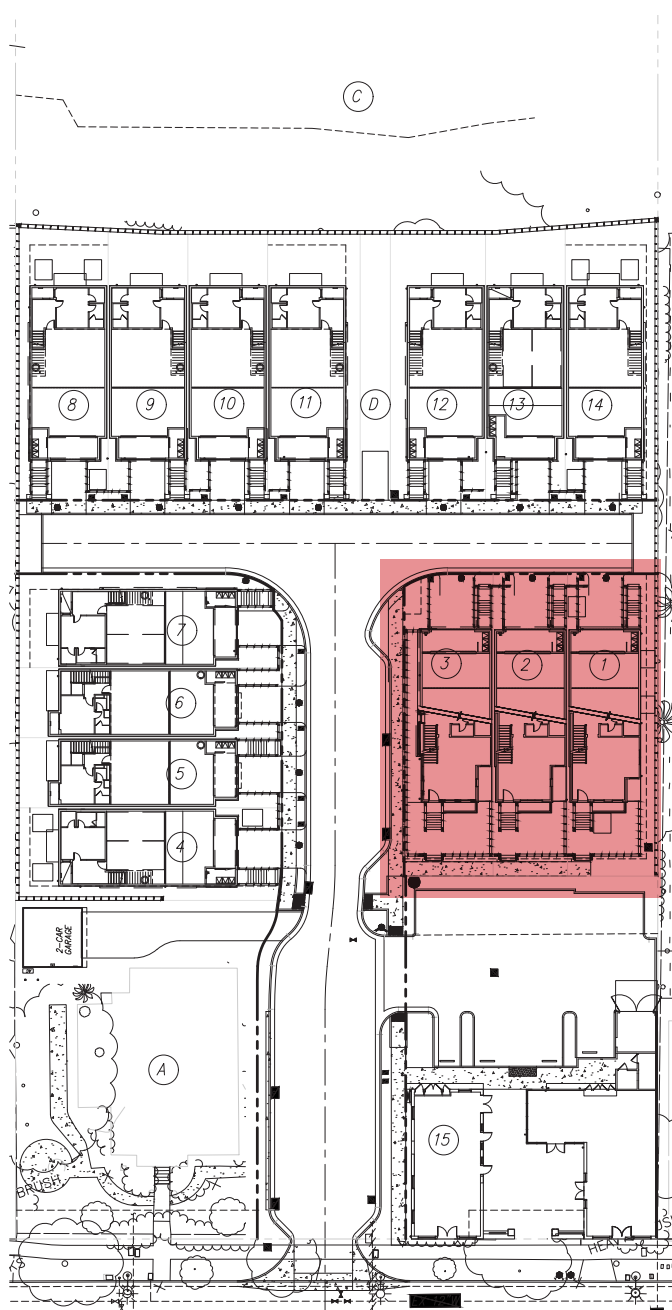
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

1	COVER SHEET	21	LOT 4 LADDER PAD EXHIBIT	41	LOT 14 LADDER PAD EXHIBIT
2	LOT 1-3 ELEVATIONS - COLORED	22	LOT 8-11 ELEVATIONS - COLORED	42	SCHEMATIC DETAILS
3	LOT 1-3 ELEVATIONS - COLORED	23	LOT 8-11 ELEVATIONS - COLORED	43	SCHEMATIC DETAILS
4	LOT 1-3 ELEVATIONS - BLACK AND WHITE	24	LOT 8-11 ELEVATIONS - BLACK AND WHITE	44	BARONE HOUSE - EXISTING ELEVATIONS - COLORED
5	LOT 1-3 ELEVATIONS - BLACK AND WHITE	25	LOT 8-11 ELEVATIONS - BLACK AND WHITE	45	BARONE HOUSE - EXISTING ELEVATIONS - BLACK AND WHITE
6	LOT 1-3 FLOOR PLAN - BASEMENT FLOOR	26	LOT 8-11 FLOOR PLAN - BASEMENT FLOOR	46	BARONE HOUSE - EXISTING FLOOR PLAN
7	LOT 1-3 FLOOR PLAN - FIRST FLOOR	27	LOT 8-1 FLOOR PLAN - FIRST FLOOR	47	BARONE HOUSE - EXISTING FLOOR PLAN
8	LOT 1-3 FLOOR PLAN - SECOND FLOOR	28	LOT 8-11 FLOOR PLAN - SECOND FLOOR	48	BARONE HOUSE - PROPOSED GARAGE + ADU ELEVATIONS - COLORED
9	LOT 1-3 ROOF PLAN	29	LOT 8-11 ROOF PLAN	49	BARONE HOUSE - PROPOSED GARAGE + ADU ELEVATIONS - COLORED
10	WALL SECTION - LOT 1	30	WALL SECTION - LOT 8	50	BARONE HOUSE - PROPOSED ADU ELEVATIONS - COLORED
11	LOT 1 LADDER PAD EXHIBIT	31	LOT 8 LADDER PAD EXHIBIT	51	BARONE HOUSE - PROPOSED GARAGE + ADU ELEVATIONS - BLACK AND WHITE
12	LOT 4-7 ELEVATIONS - COLORED	32	LOT 12-14 ELEVATIONS - COLORED	52	BARONE HOUSE - PROPOSED GARAGE + ADU ELEVATIONS - BLACK AND WHITE
13	LOT 4-7 ELEVATIONS - COLORED	33	LOT 12-14 ELEVATIONS - COLORED	53	BARONE HOUSE - PROPOSED ADU ELEVATIONS - BLACK AND WHITE
14	LOT 4-7 ELEVATIONS - BLACK AND WHITE	34	LOT 12-14 ELEVATIONS - BLACK AND WHITE	54	BARONE HOUSE - PROPOSED FLOOR PLAN
15	LOT 4-7 ELEVATIONS - BLACK AND WHITE	35	LOT 12-14 ELEVATIONS - BLACK AND WHITE	55	BARONE HOUSE - PROPOSED FLOOR PLAN
16	LOT 4-7 FLOOR PLAN - BASEMENT FLOOR	36	LOT 12-14 FLOOR PLAN - BASEMENT FLOOR		
17	LOT 4-7 FLOOR PLAN - FIRST FLOOR	37	LOT 12-14 FLOOR PLAN - FIRST FLOOR		
18	LOT 4-7 FLOOR PLAN - SECOND FLOOR	38	LOT 12-14 FLOOR PLAN - SECOND FLOOR		
19	LOT 4-7 ROOF PLAN	39	LOT 12-14 ROOF PLAN		
20	WALL SECTION - LOT 4	40	WALL SECTION - LOT 12		

ROBSON  HOMES

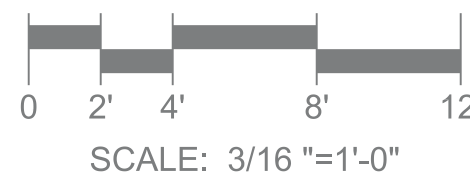
PROJECT NUMBER 20046.01 09/05/2024



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

LOT 1-3 ELEVATIONS
COLORED

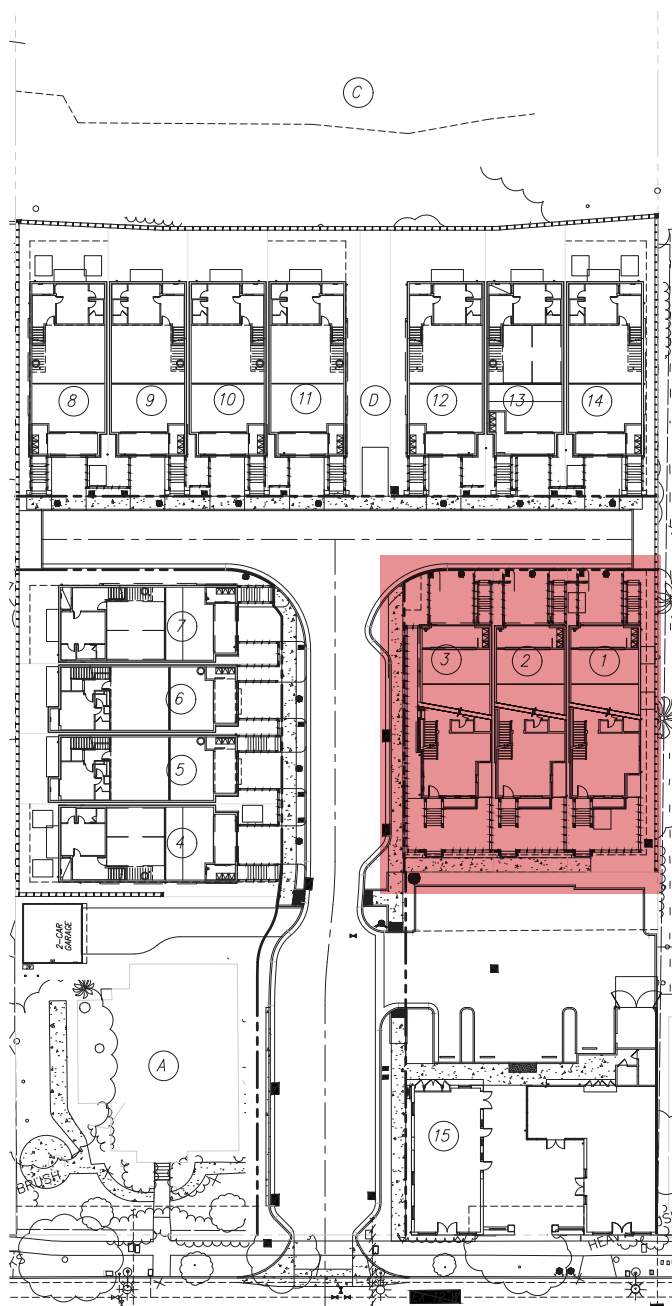




PLAN 3B
LOT 3
LEFT



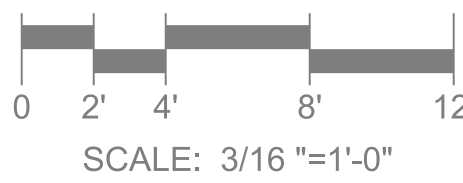
PLAN 3C
LOT 1
RIGHT



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

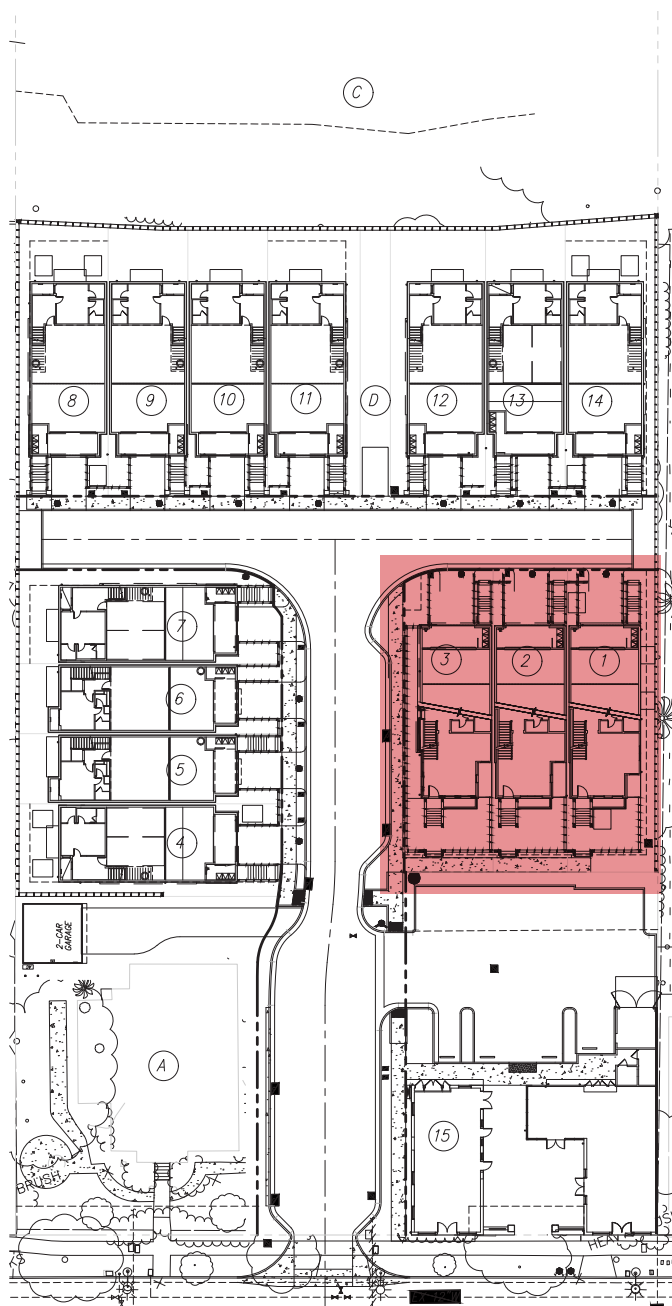
DESIGN REVIEW APPLICATION

LOT 1-3 ELEVATIONS
COLORED



ROBSON HOMES

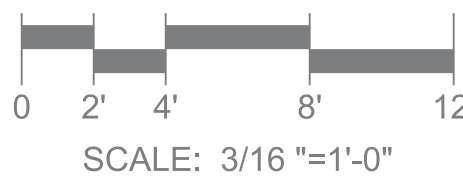
20046.01 09/05/2024



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

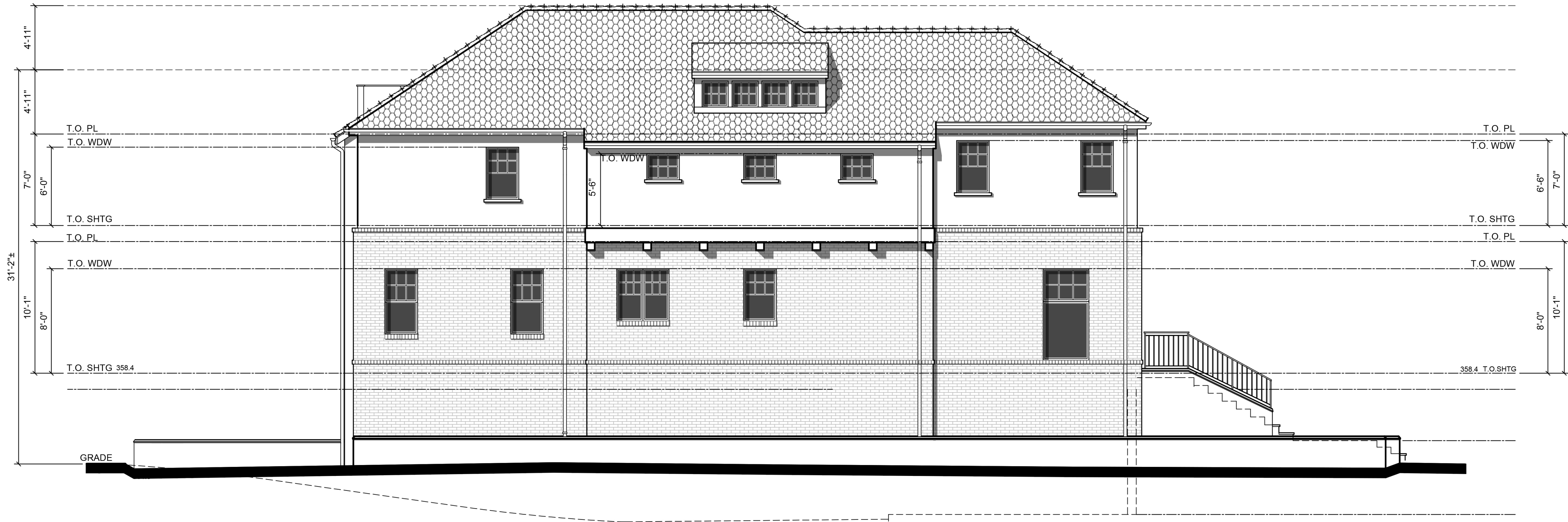
DESIGN REVIEW APPLICATION

LOT 1-3 ELEVATIONS BLACK AND WHITE

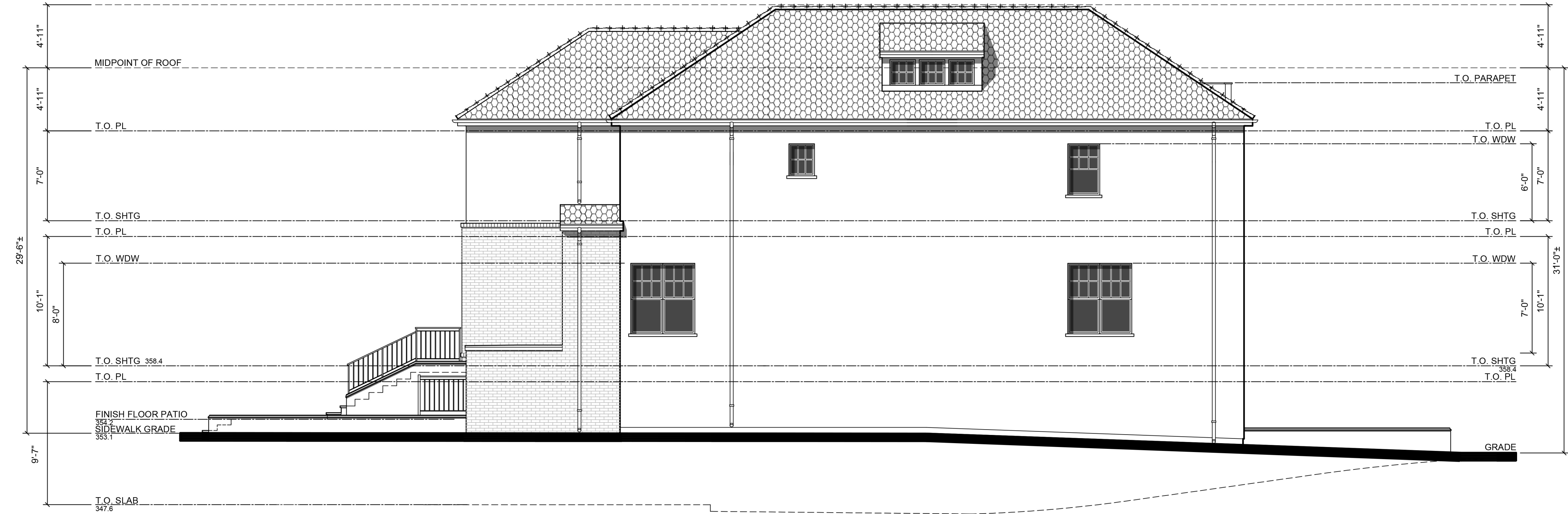


ROBSON HOMES

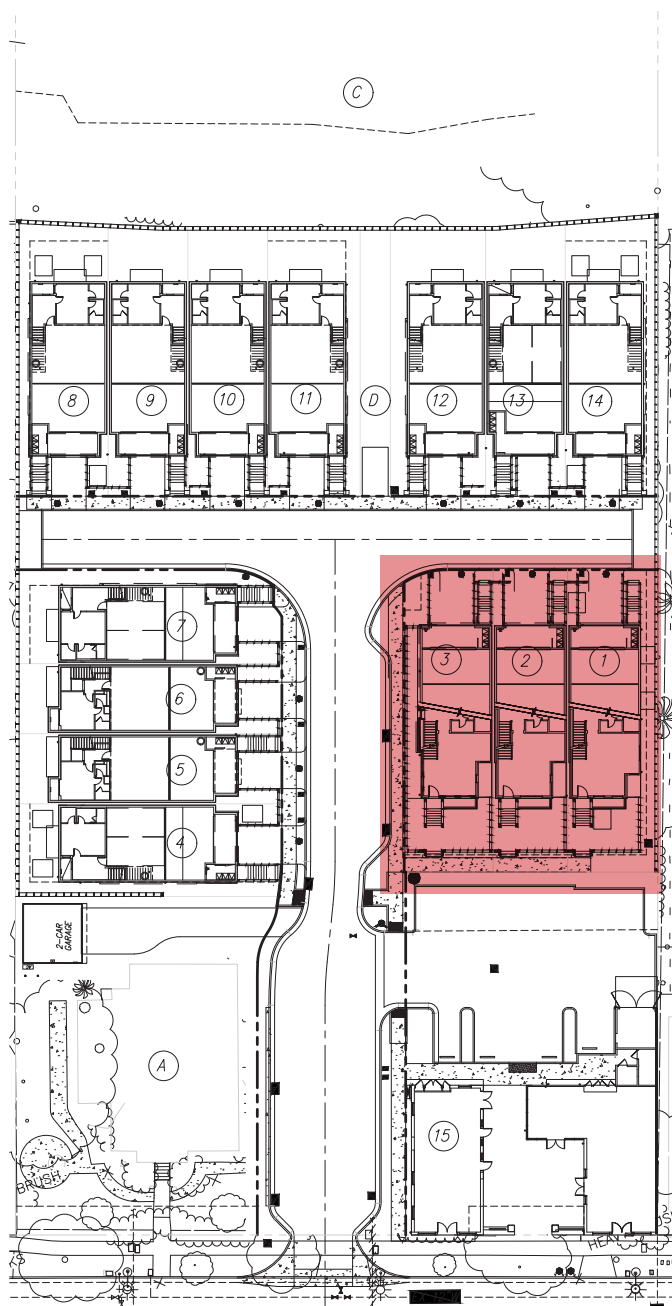
20046.01 09/05/2024



PLAN 3B
LOT 3
LEFT



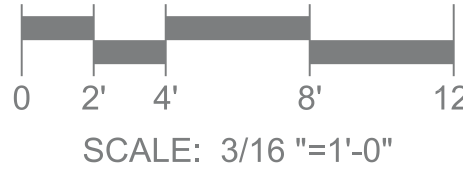
PLAN 3C
LOT 1
RIGHT



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

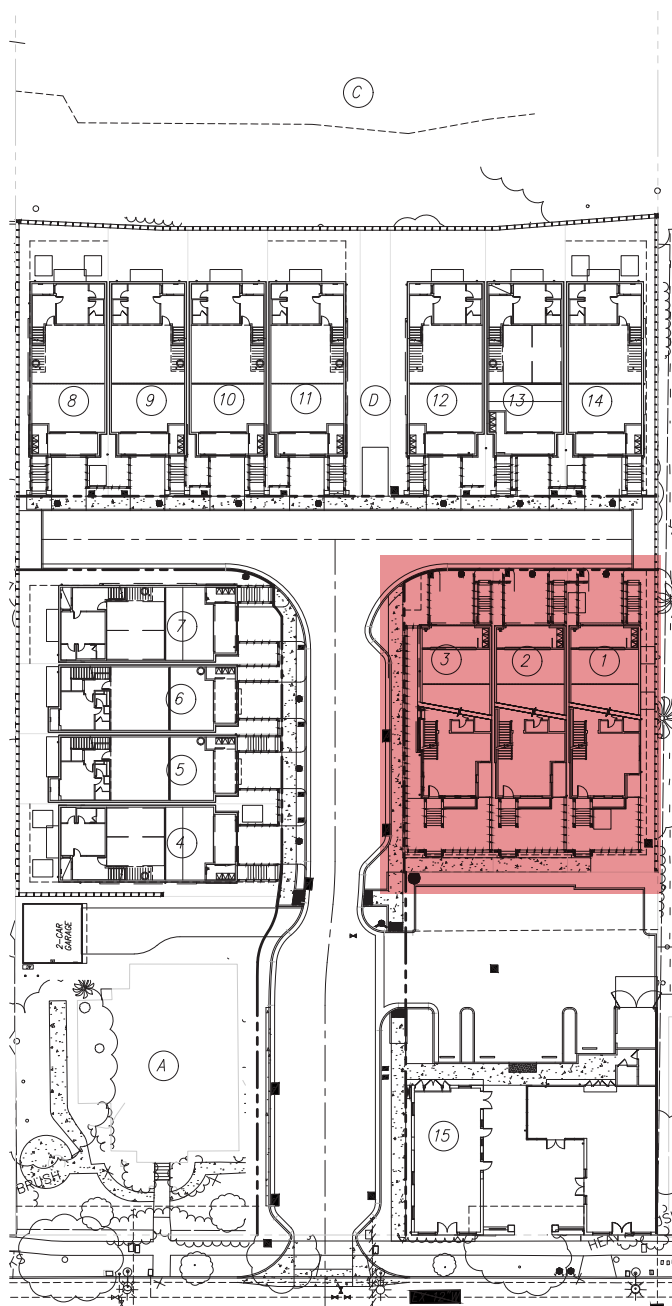
DESIGN REVIEW APPLICATION

LOT 1-3 ELEVATIONS
BLACK AND WHITE



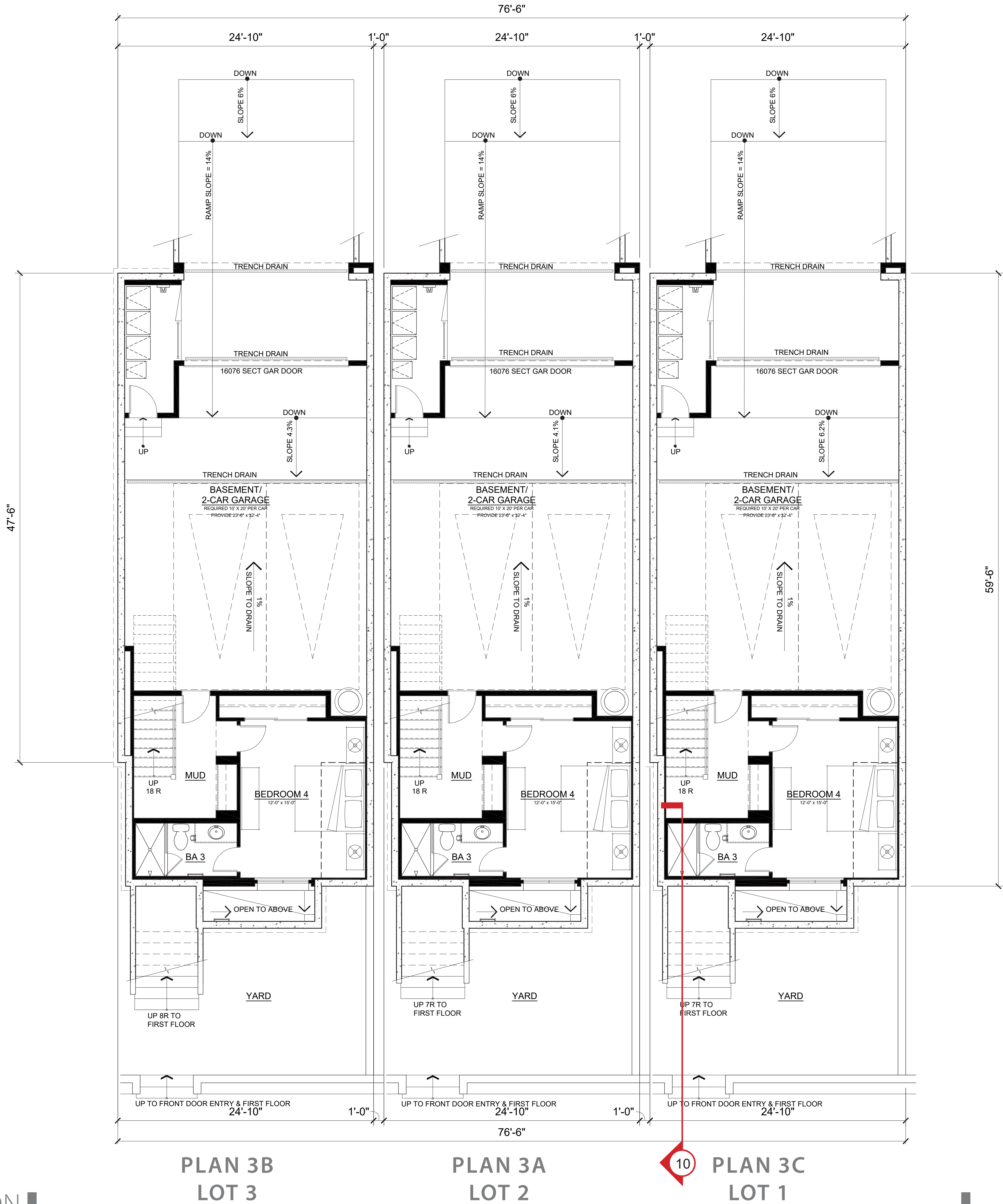
ROBSON HOMES

20046.01 09/05/2024



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



TOTAL GROSS AREA - PLAN 3A	
BASEMENT FLOOR	501 SF
FIRST FLOOR	1,427 SF
SECOND FLOOR	1,427 SF
TOTAL	3,355 SF

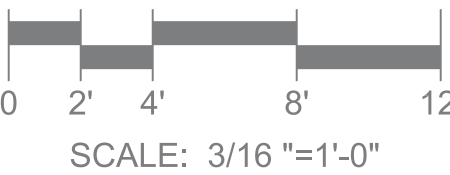
TOTAL GROSS AREA - PLAN 3B	
BASEMENT FLOOR	501 SF
FIRST FLOOR	1,437 SF
SECOND FLOOR	1,463 SF
TOTAL	3,401 SF

TOTAL GROSS AREA - PLAN 3C	
BASEMENT FLOOR	501 SF
FIRST FLOOR	1,449 SF
SECOND FLOOR	1,427 SF
TOTAL	3,377 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS, INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES. EXCLUDES SPACE USED FOR OFF-STREET PARKING OR LOADING;

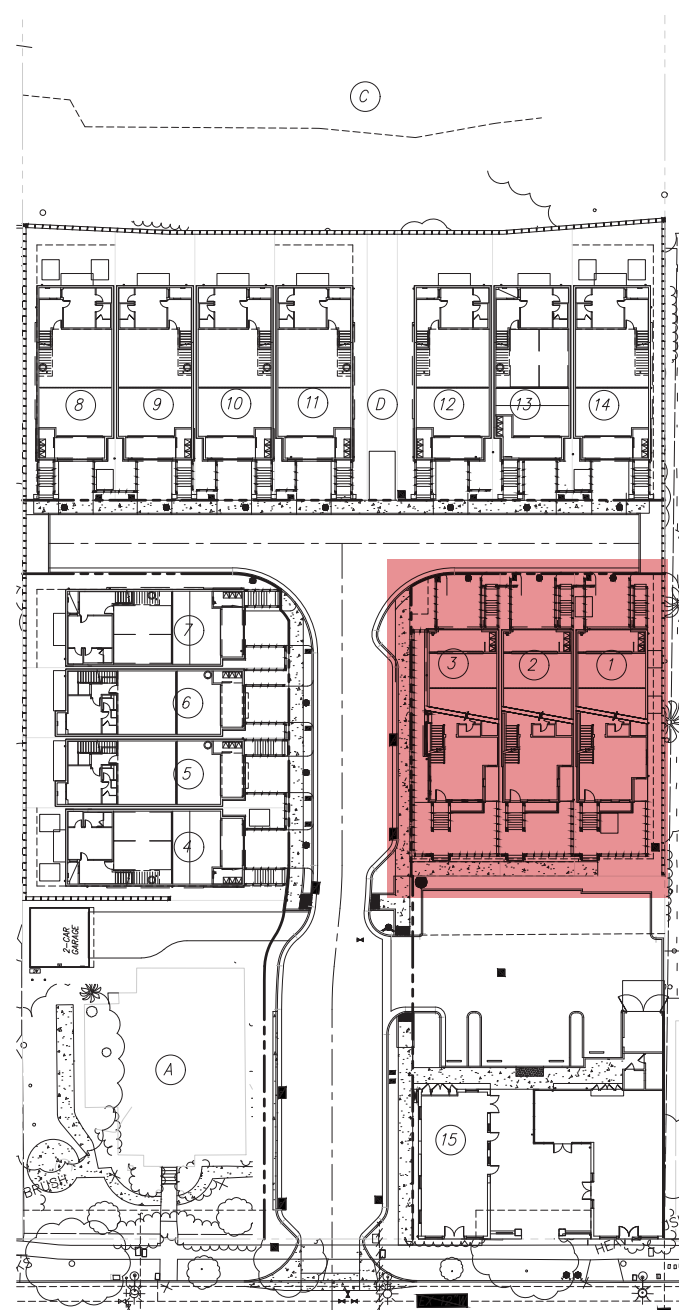
PLAN 3A, 3B, 3C
4 BEDROOM, 3.5 BATH
2-CAR GARAGE

LOT 1-3 FLOOR PLAN
BASEMENT FLOOR



ROBSON HOMES

20046.01 09/05/2024



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TOTAL GROSS AREA - PLAN 3A	
BASEMENT FLOOR	501 SF
FIRST FLOOR	1,427 SF
SECOND FLOOR	1,427 SF
TOTAL	3,355 SF

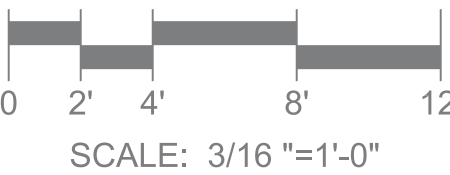
TOTAL GROSS AREA - PLAN 3B	
BASEMENT FLOOR	501 SF
FIRST FLOOR	1,437 SF
SECOND FLOOR	1,463 SF
TOTAL	3,401 SF

TOTAL GROSS AREA - PLAN 3C	
BASEMENT FLOOR	501 SF
FIRST FLOOR	1,449 SF
SECOND FLOOR	1,427 SF
TOTAL	3,377 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS, INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES. EXCLUDES SPACE USED FOR OFF-STREET PARKING OR LOADING.

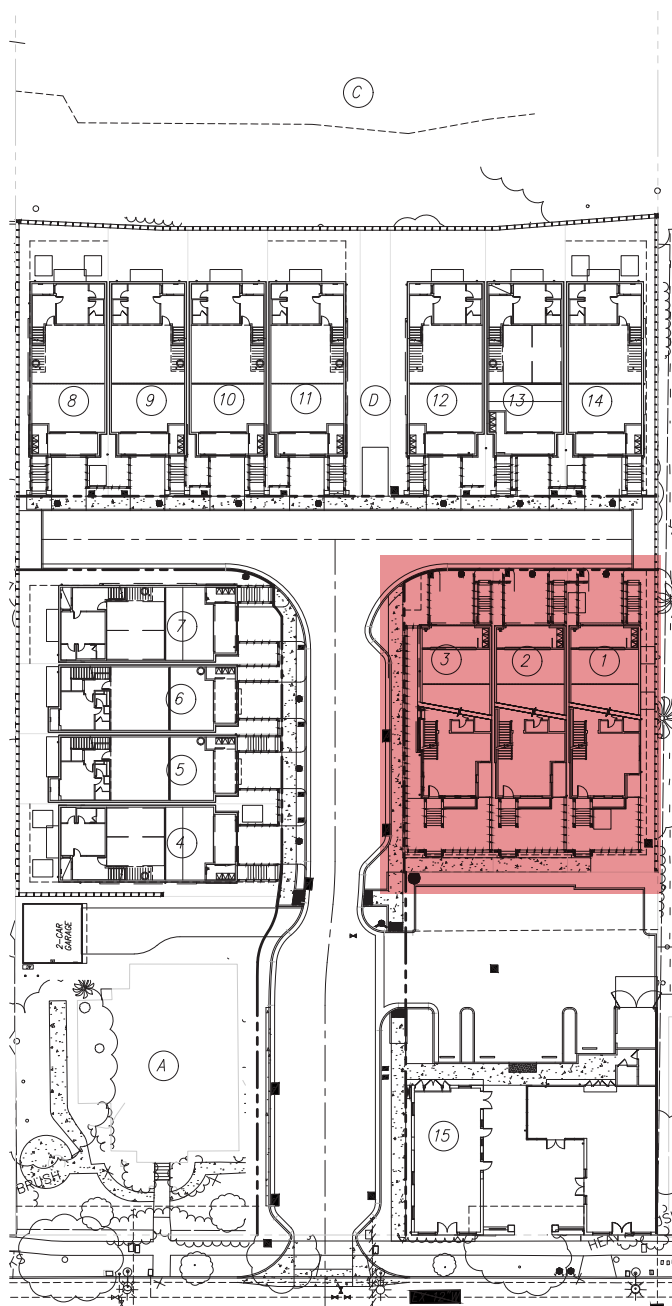
PLAN 3A, 3B, 3C
4 BEDROOM, 3.5 BATH
2-CAR GARAGE

LOT 1-3 FLOOR PLAN
FIRST FLOOR



ROBSON HOMES

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TOTAL GROSS AREA - PLAN 3A	
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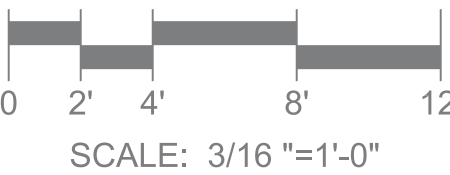
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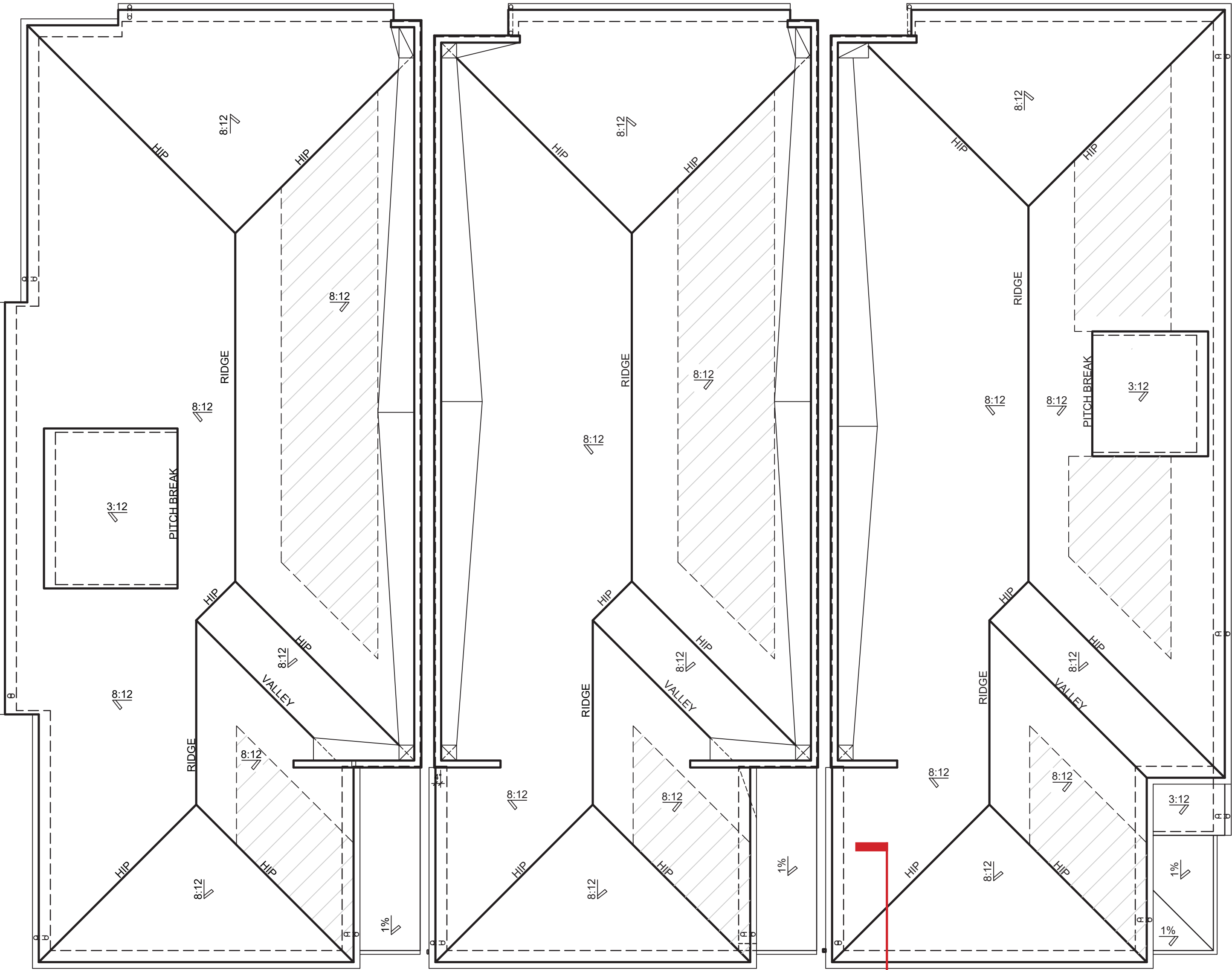
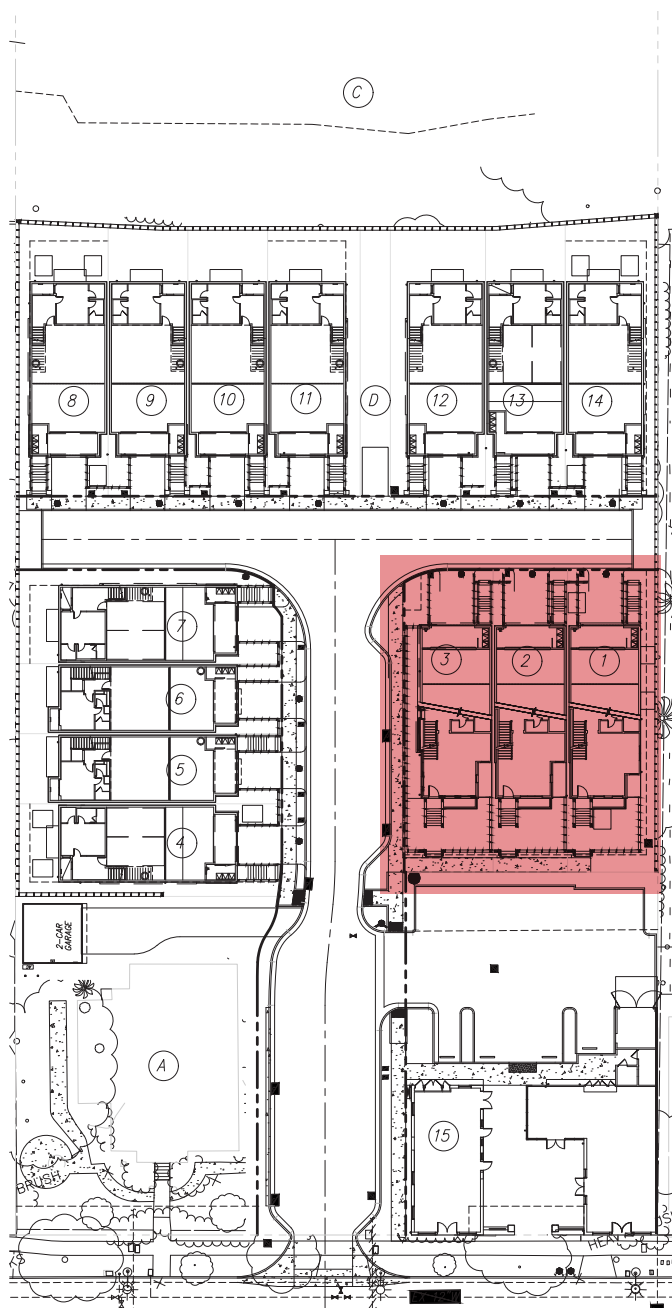
TOTAL GROSS AREA - PLAN 3C	
BASEMENT FLOOR	501 SF
FIRST FLOOR	1,449 SF
SECOND FLOOR	1,427 SF
TOTAL	3,377 SF

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PLAN 3A, 3B, 3C
4 BEDROOM, 3.5 BATH
2-CAR GARAGE

LOT 1-3 FLOOR PLAN
SECOND FLOOR





PLAN 3B
LOT 3

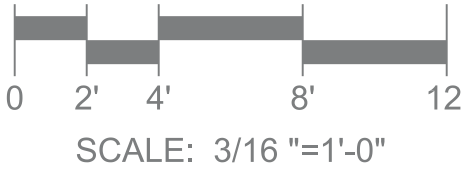
PLAN 3A
LOT 2

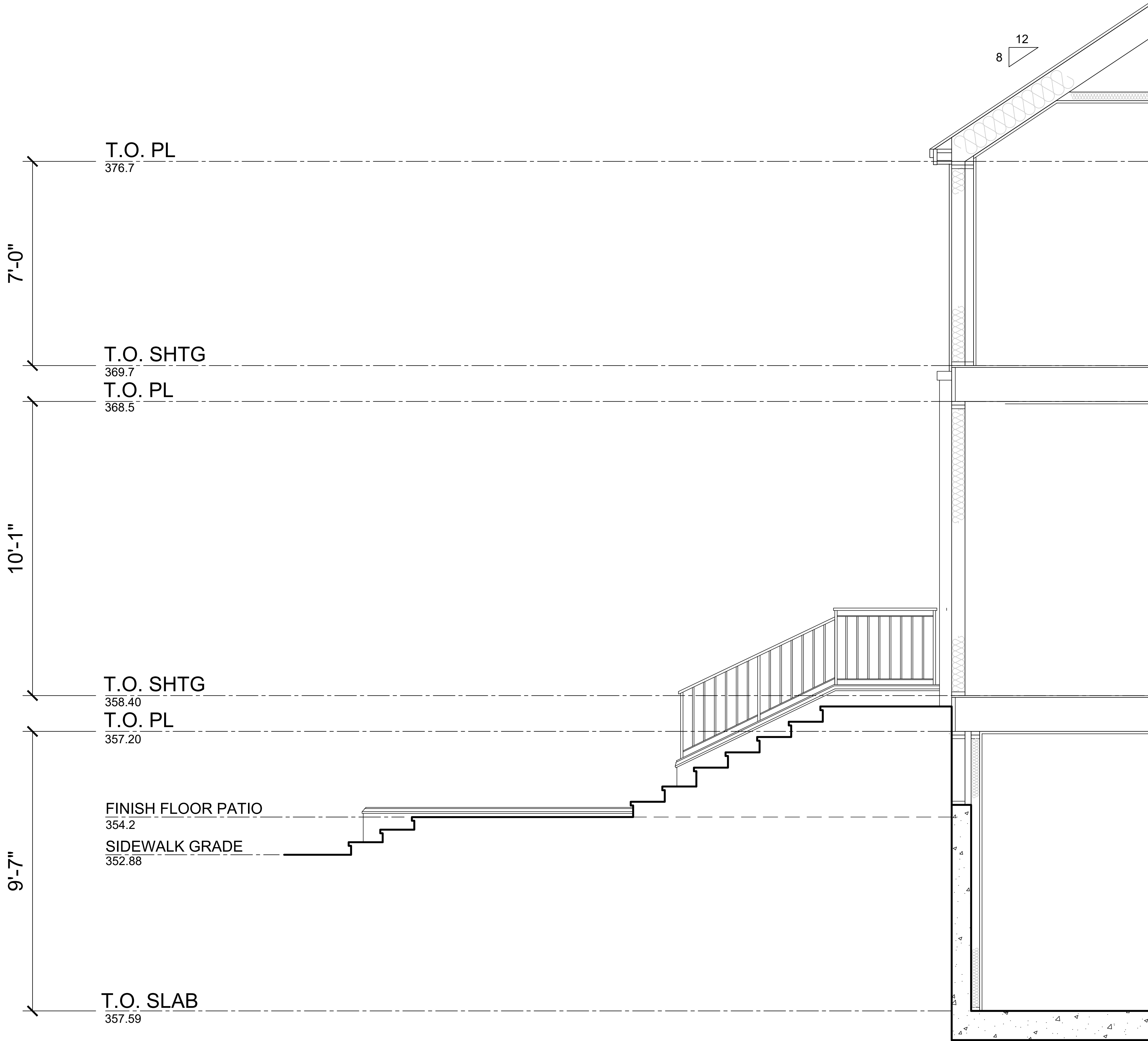
PLAN 3C
LOT 1

LOT 1-3 ROOF PLAN

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PLEASANTON, CALIFORNIA

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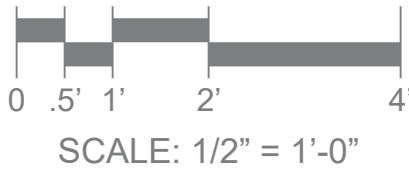




WALL SECTION
LOT 1

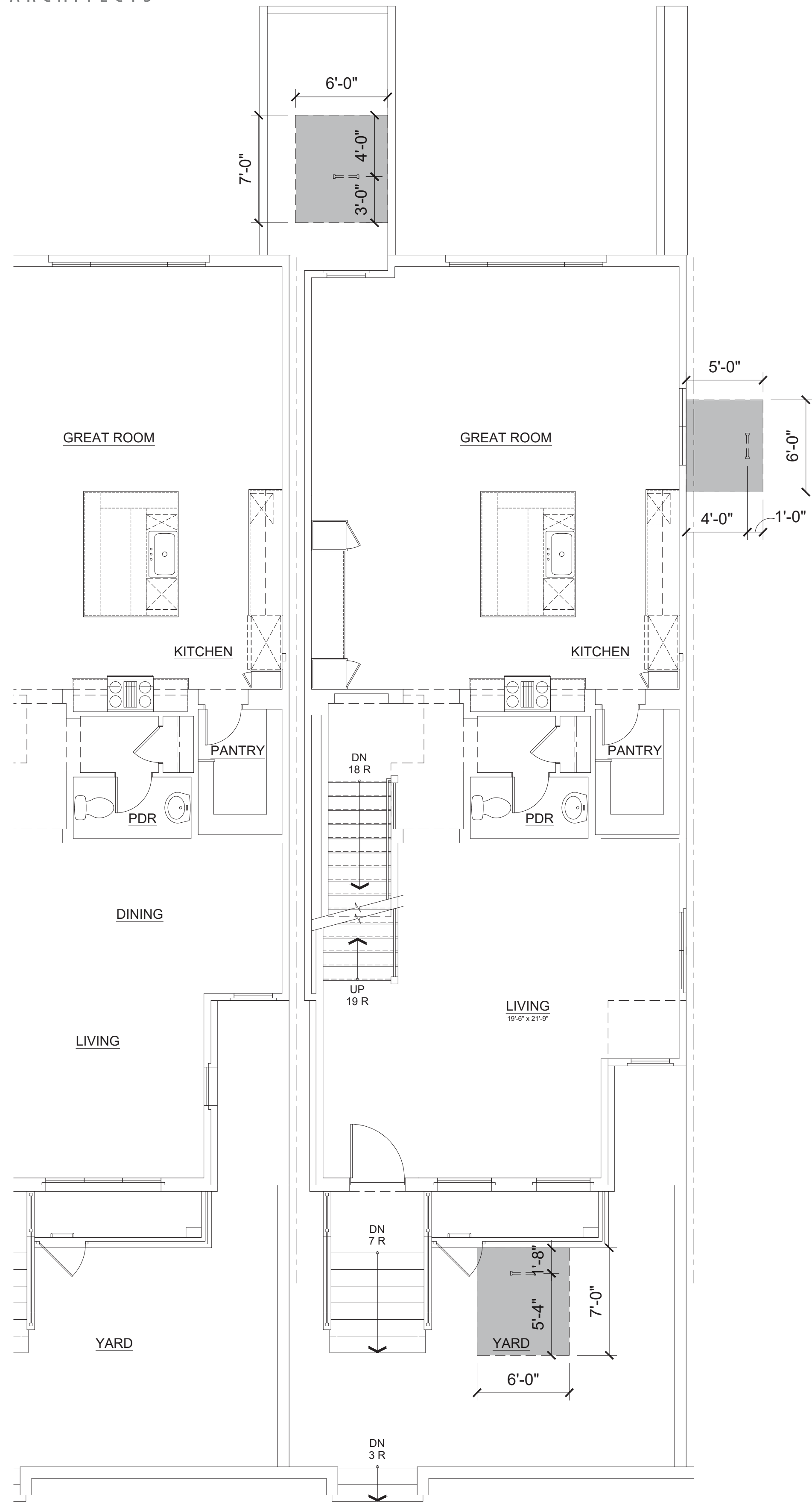
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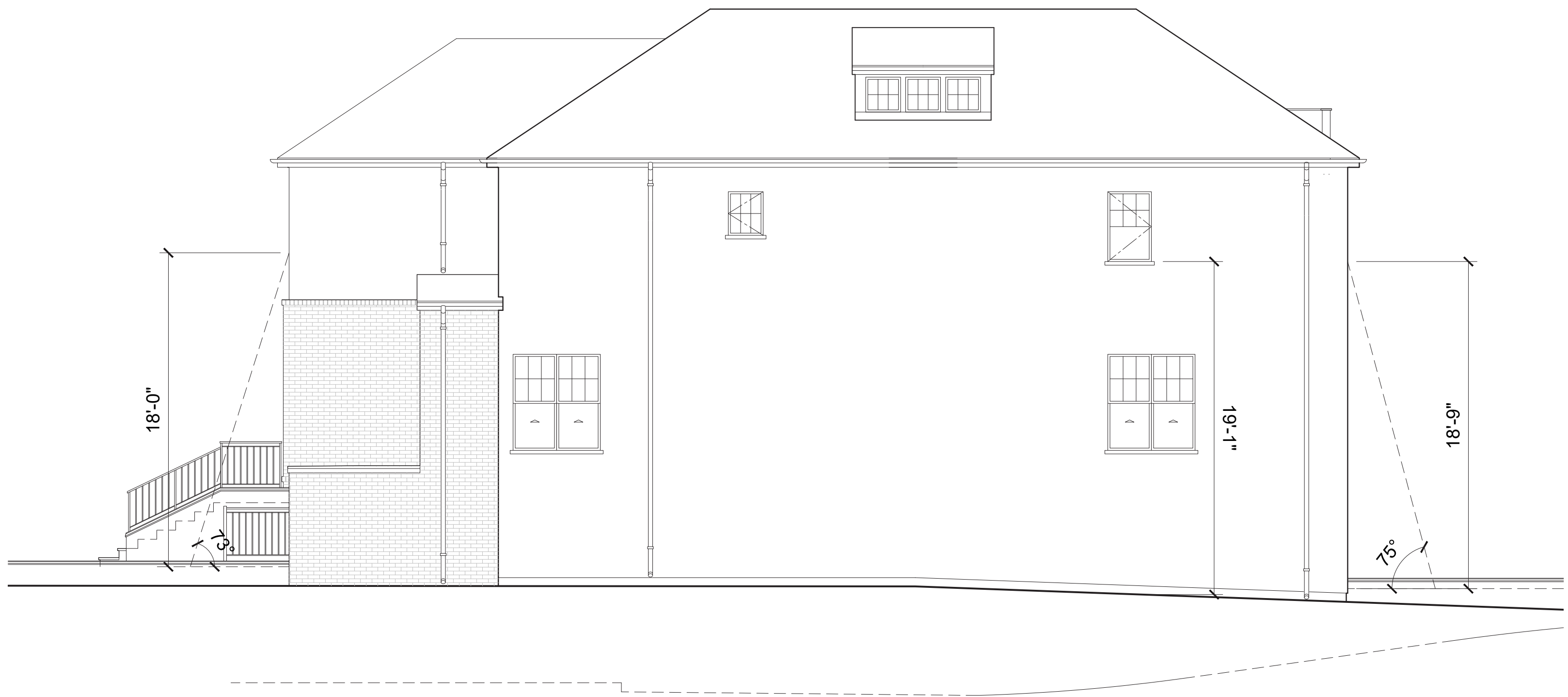
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FRONT



REAR

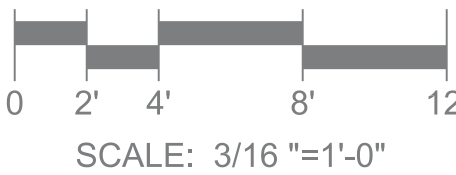


RIGHT

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

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LOT 1
LADDER PAD EXHIBIT



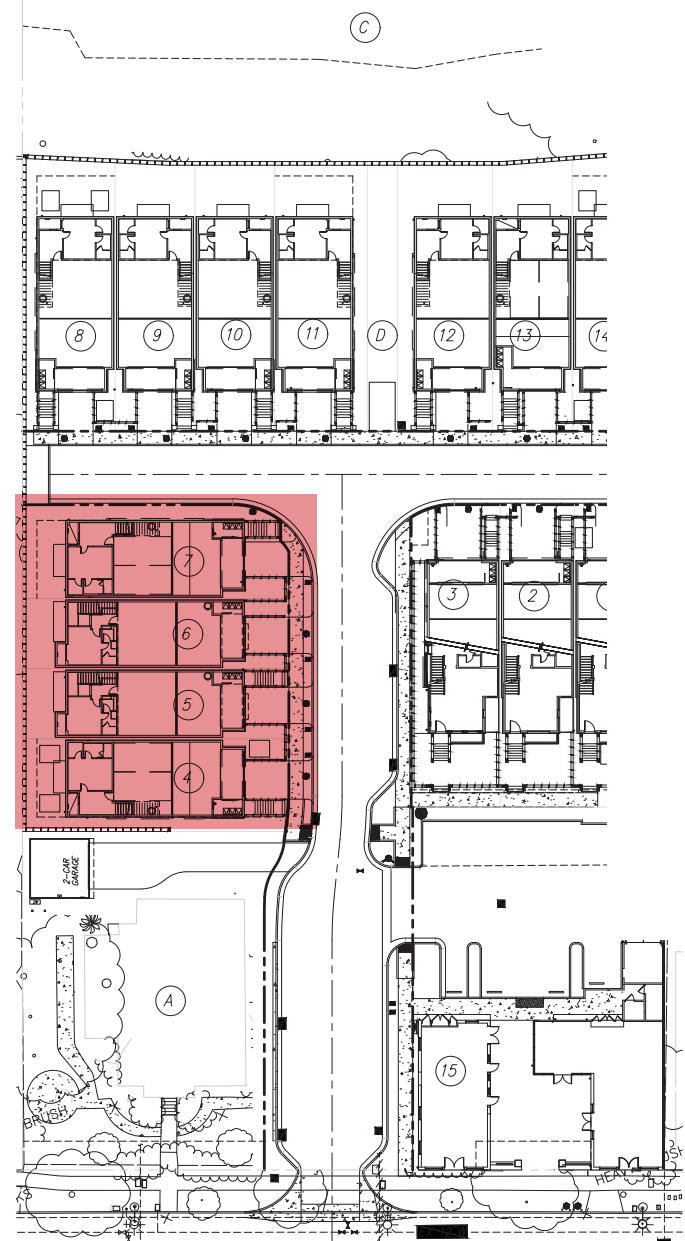
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LOT 4-7 ELEVATIONS

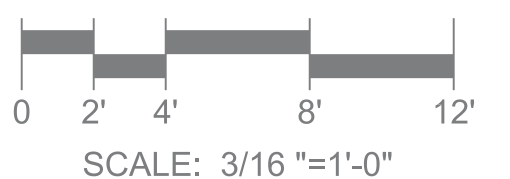
COLORED



475 & 493 ST. JOHN STREET

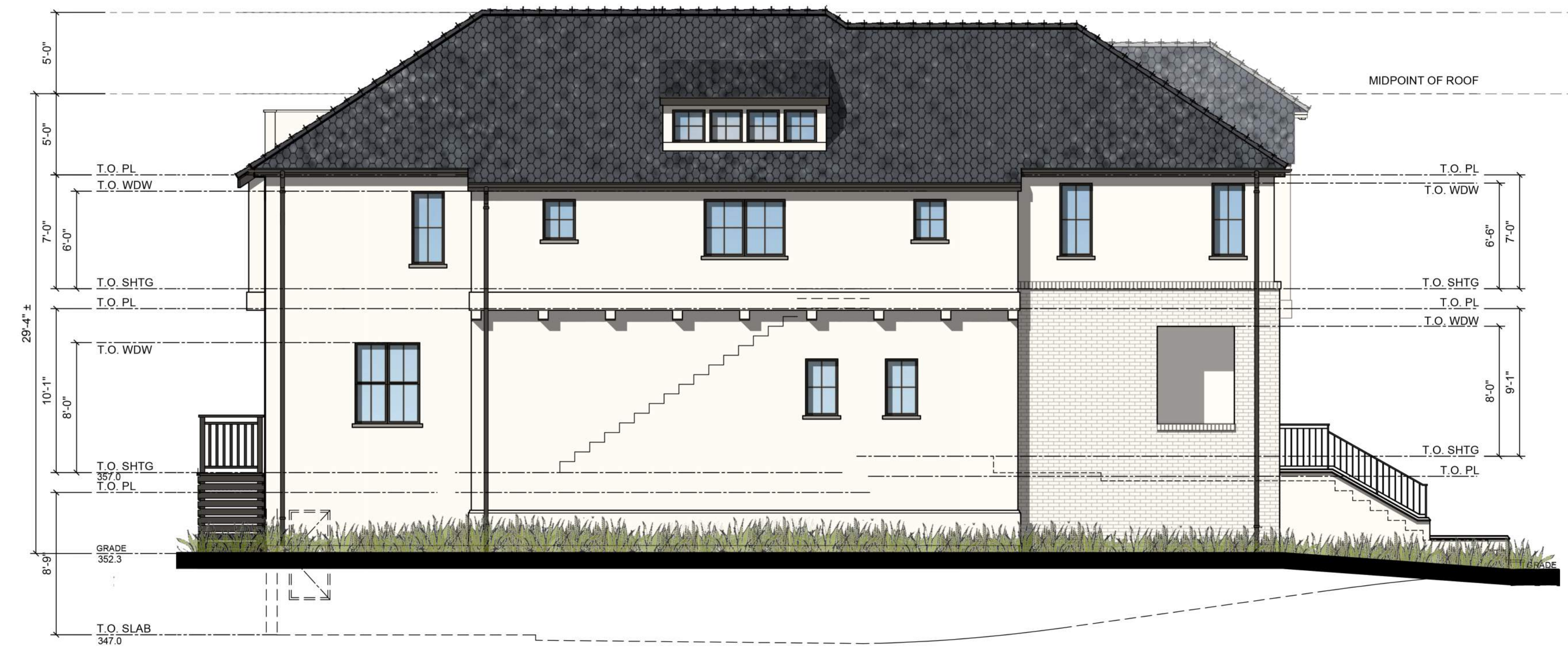
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ROBSON  HOMES

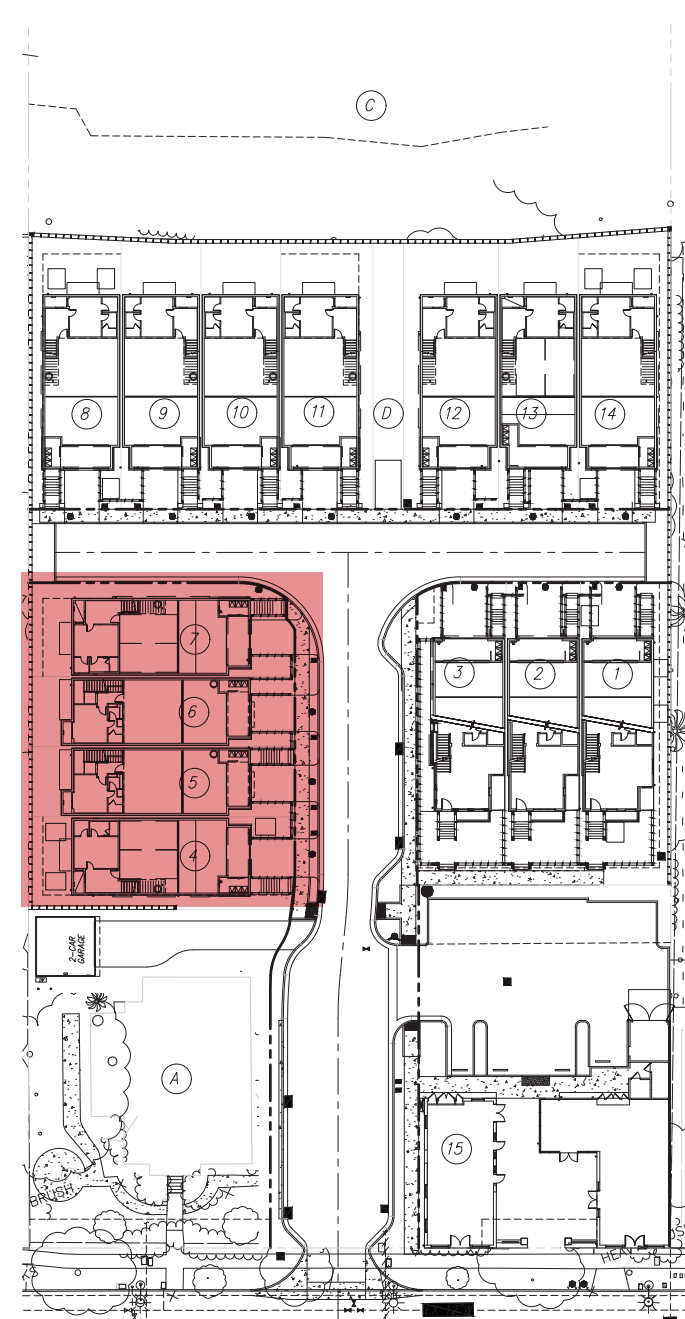
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PLAN 2XBR
LOT 4
LEFT



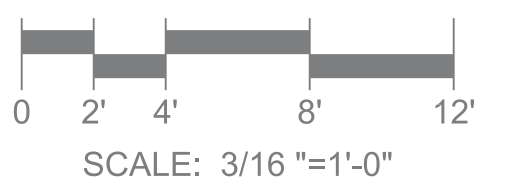
PLAN 2XB
LOT 7
RIGHT



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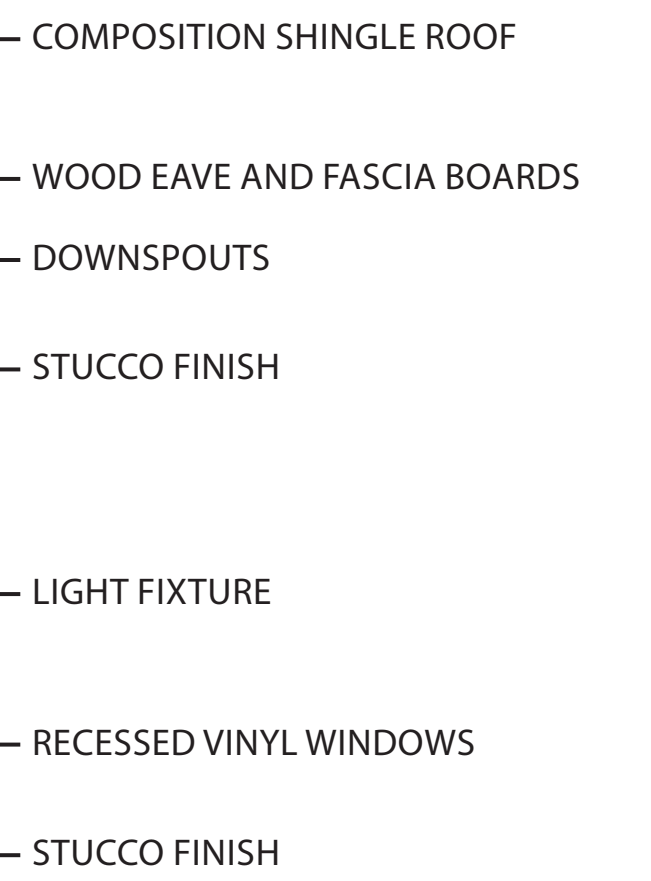
DESIGN REVIEW APPLICATION

LOT 4-7 ELEVATIONS
COLORED



ROBSON HOMES

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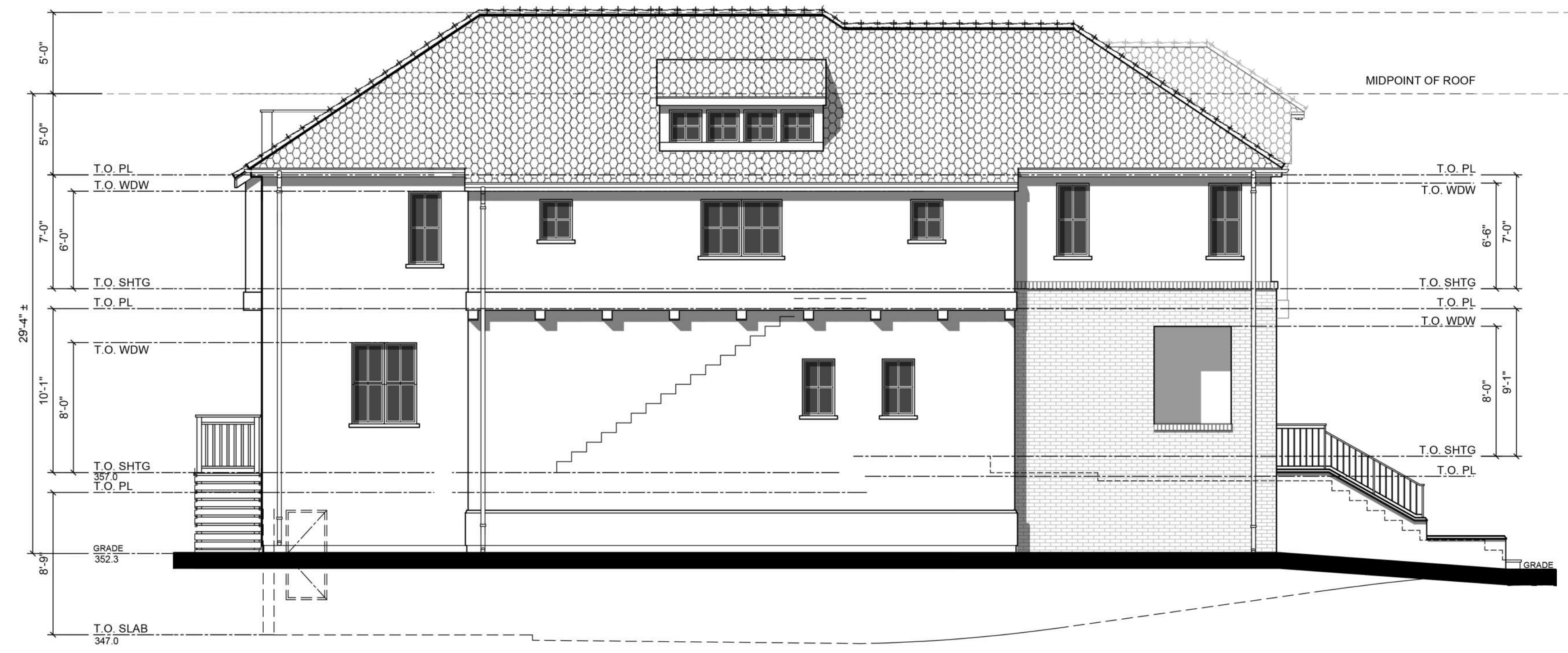


PLAN 2XB
LOT 7

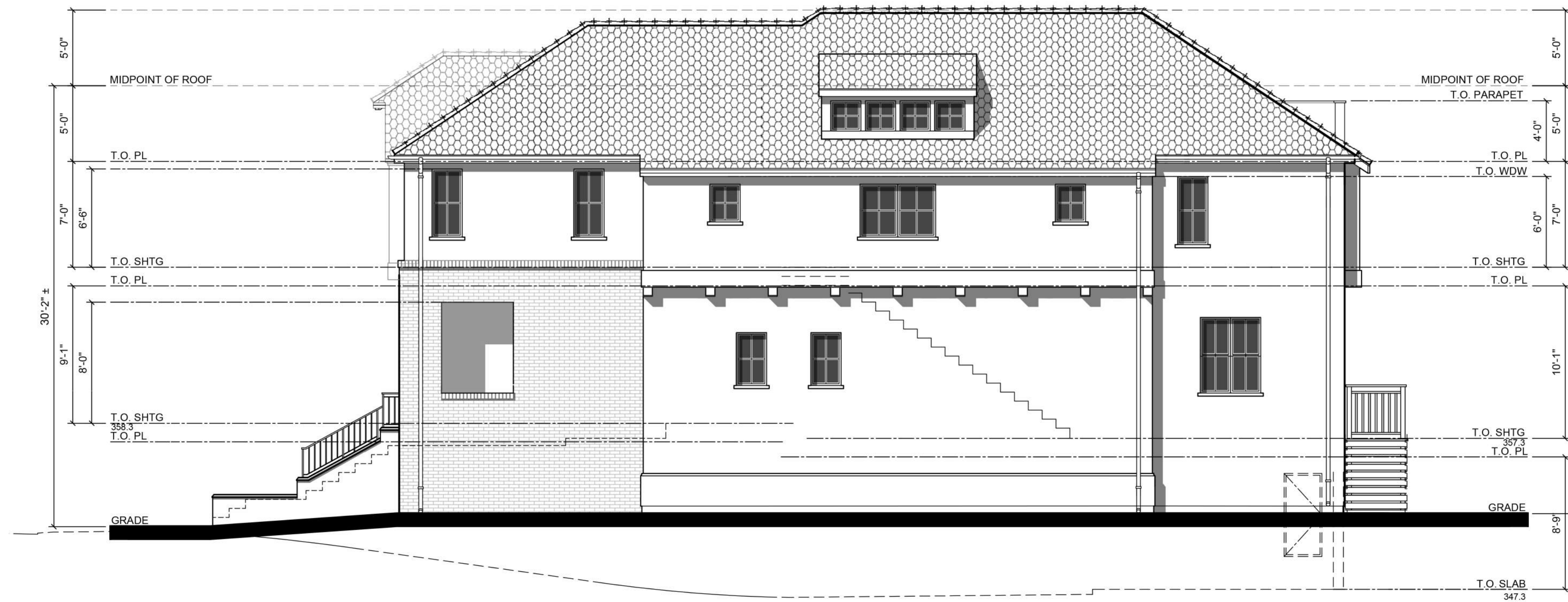


PLEASANTON, CALIFORNIA

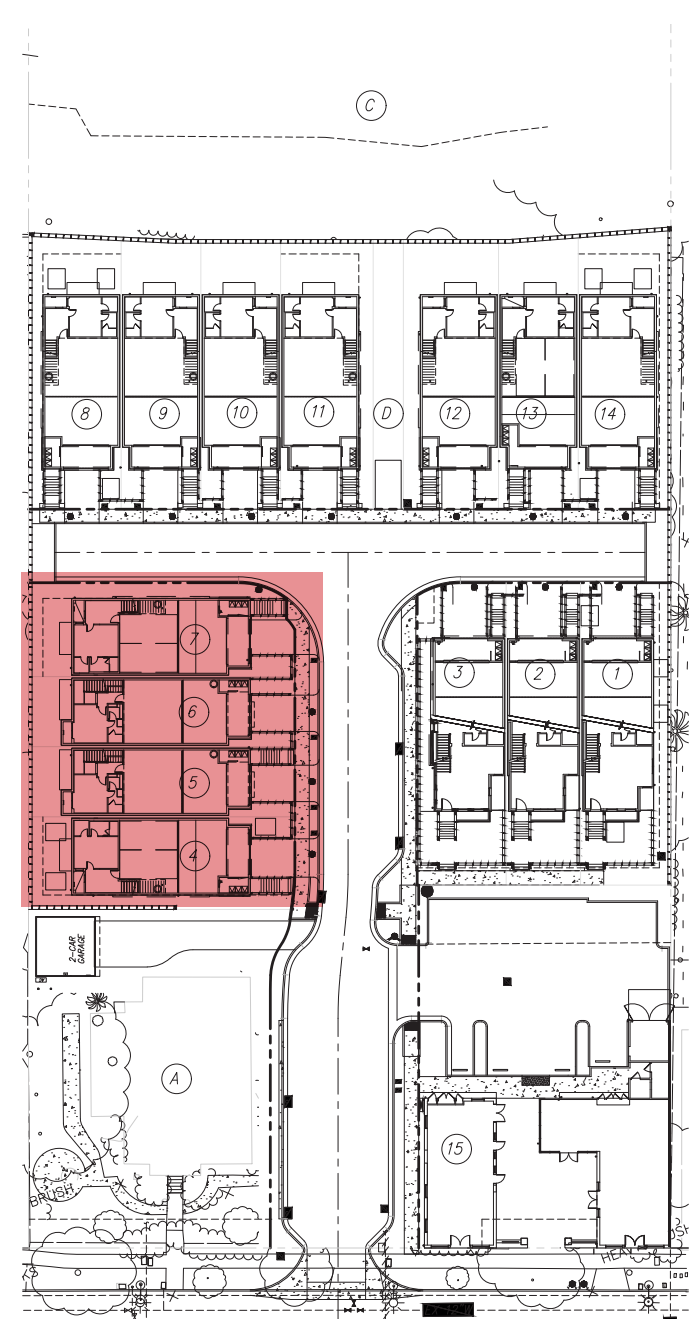
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PLAN 2XBR
LOT 4
LEFT



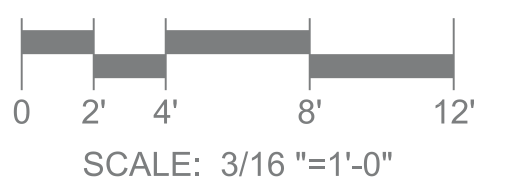
PLAN 2XB
LOT 7
RIGHT



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LOT 4-7 ELEVATIONS
BLACK AND WHITE



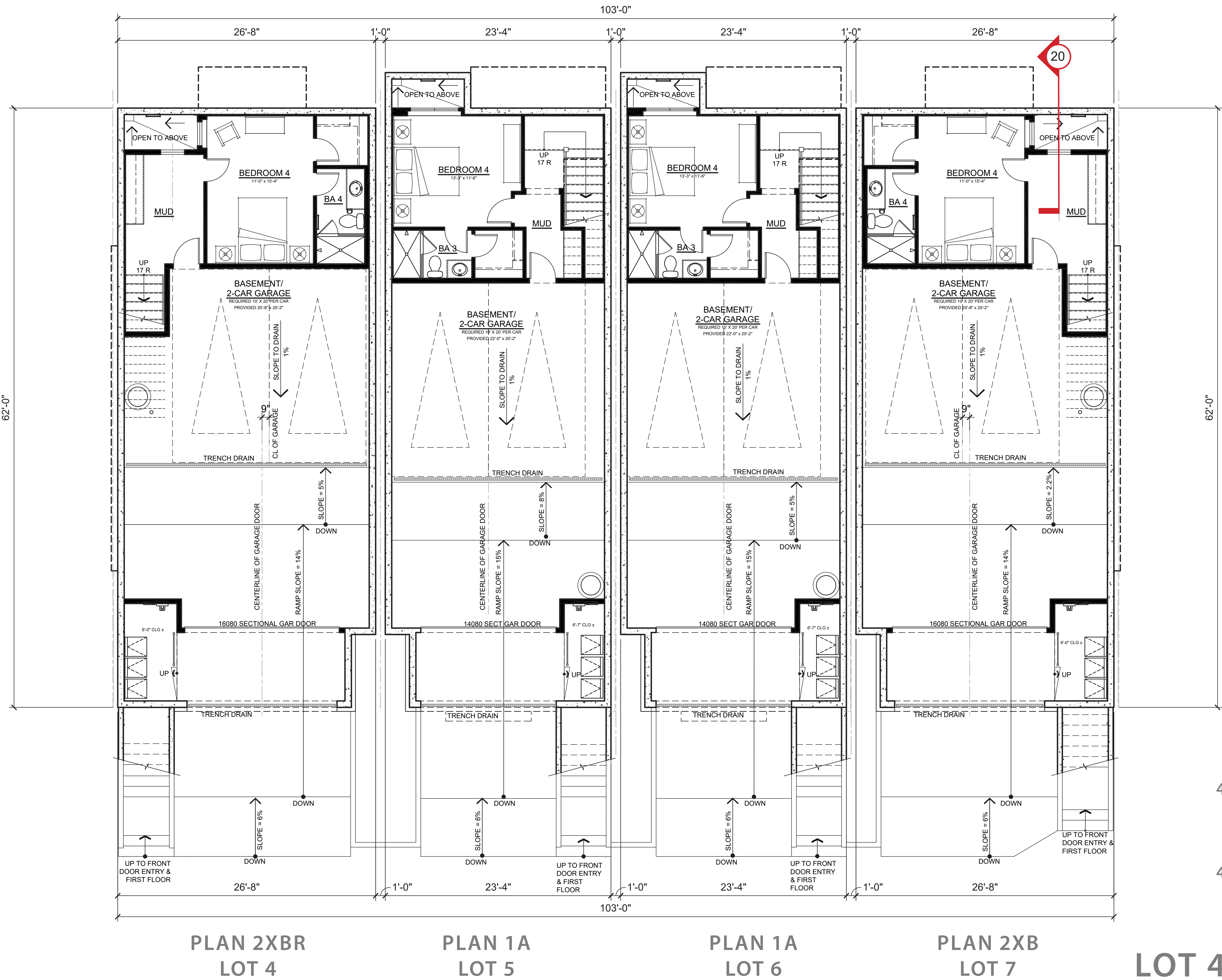
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PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



TOTAL GROSS AREA - PLAN 1A	
BASEMENT FLOOR	454 SF
FIRST FLOOR	1,411 SF
SECOND FLOOR	1,451 SF
TOTAL	3,316 SF

TOTAL GROSS AREA - PLAN 2XB	
BASEMENT FLOOR	480 SF
FIRST FLOOR	1,618 SF
SECOND FLOOR	1,685 SF
TOTAL	3,783 SF

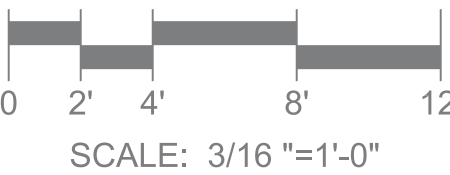
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PLAN 1A
4 BEDROOM + OFFICE, 3.5 BATH
2-CAR GARAGE

PLAN 2XB
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

LOT 4-7 FLOOR PLAN

BASEMENT FLOOR





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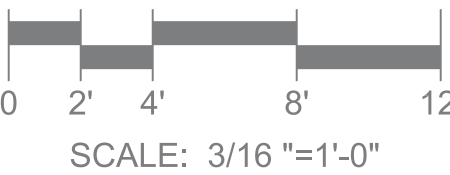
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PLAN 1A
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2-CAR GARAGE

PLAN 2XB
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

LOT 4-7 FLOOR PLAN
FIRST FLOOR



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PLAN 1A
4 BEDROOM + OFFICE, 3.5 BATH
2-CAR GARAGE

PLAN 2XB
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

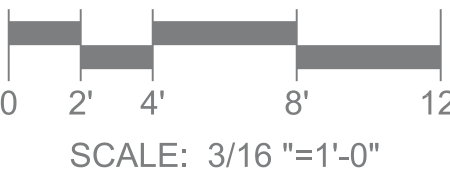
PLAN 2XBR
LOT 4

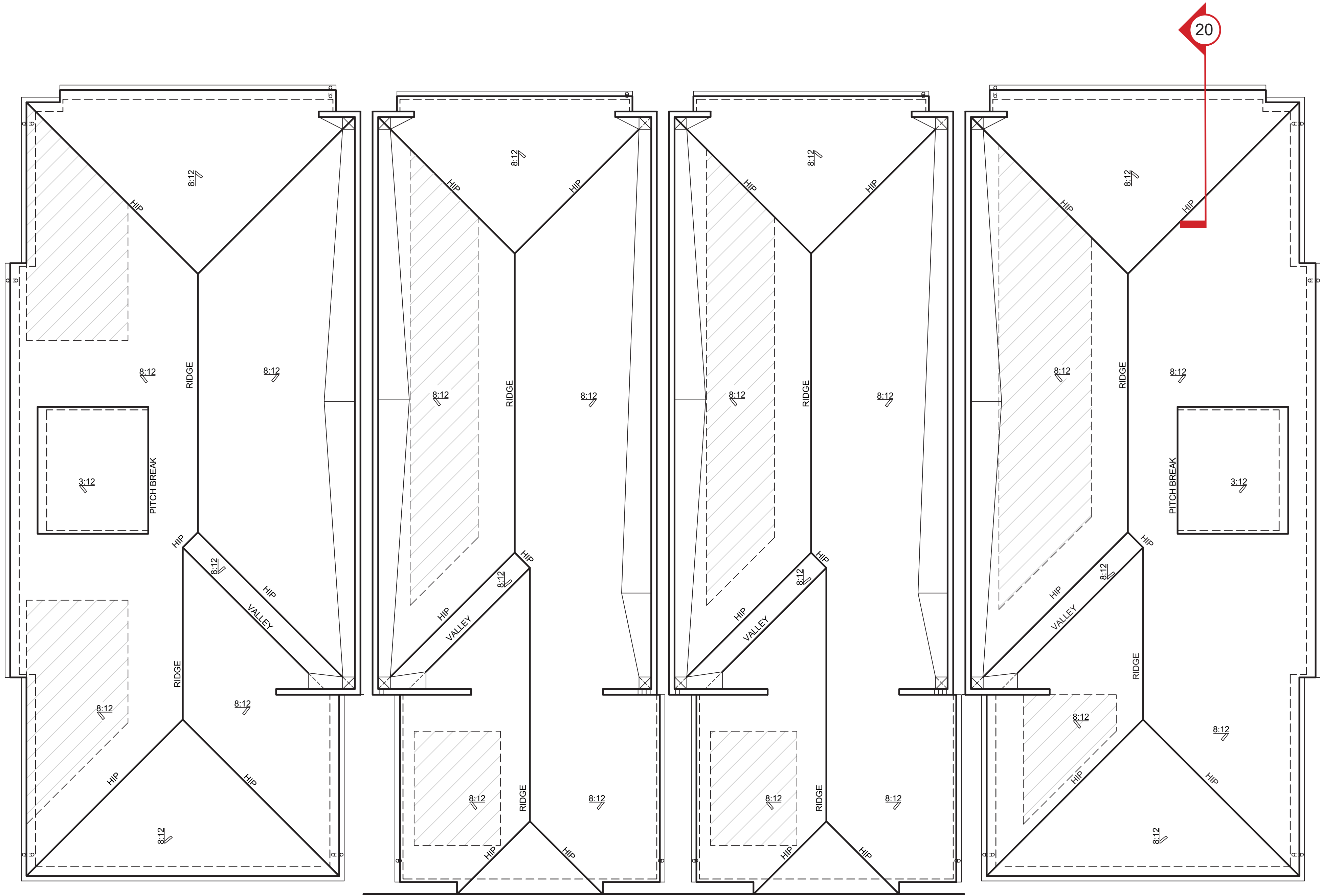
PLAN 1A
LOT 5

PLAN 1A
LOT 6

PLAN 2XB
LOT 7

LOT 4-7 FLOOR PLAN
SECOND FLOOR





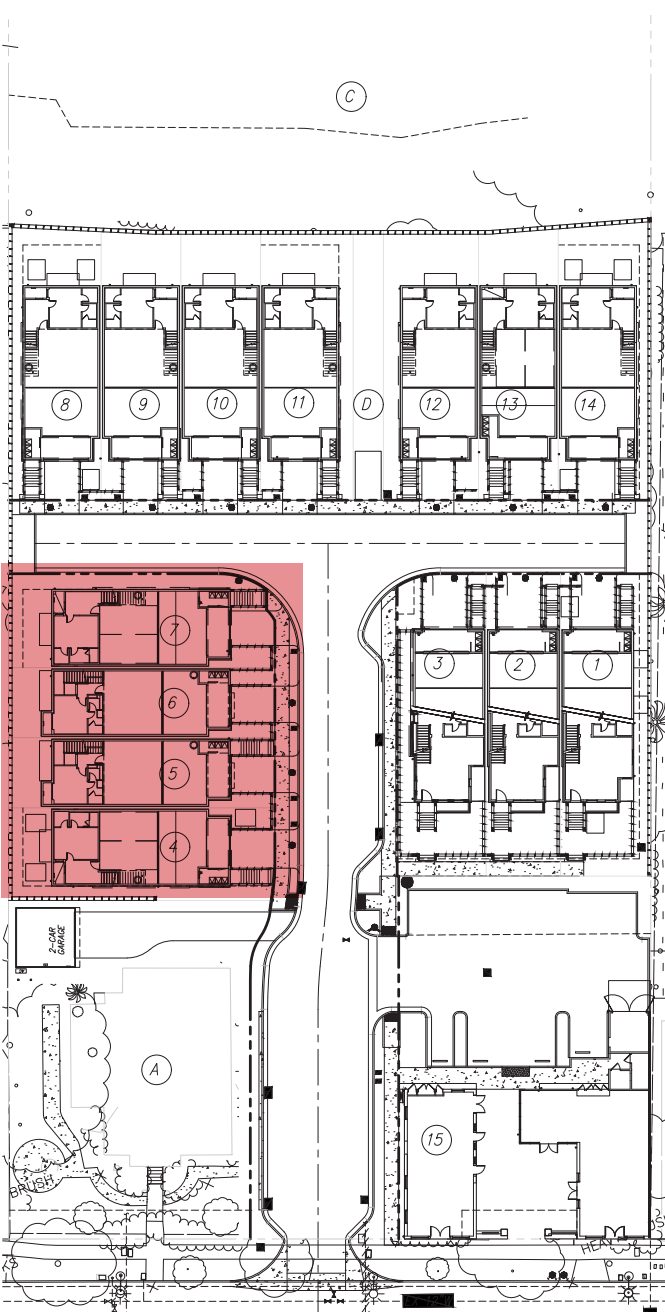
PLAN 2XBR
LOT 4

PLAN 1A
LOT 5

PLAN 1A
LOT 6

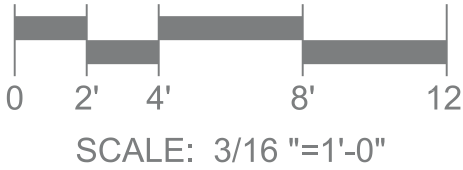
PLAN 2XB
LOT 7

LOT 4-7 ROOF PLAN



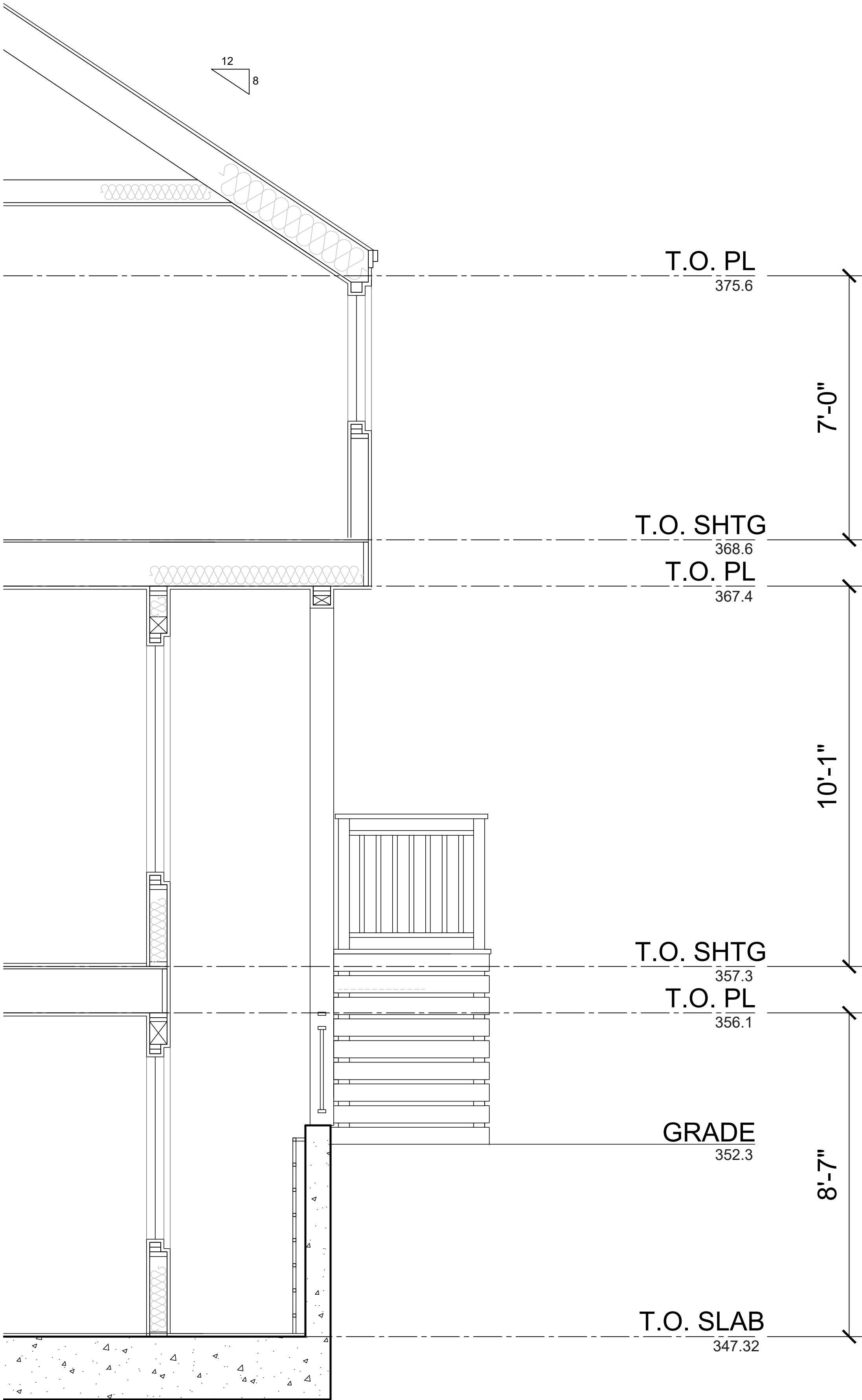
475 & 493 ST. JOHN STREET
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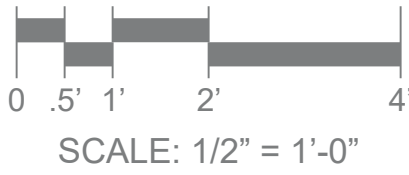
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475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

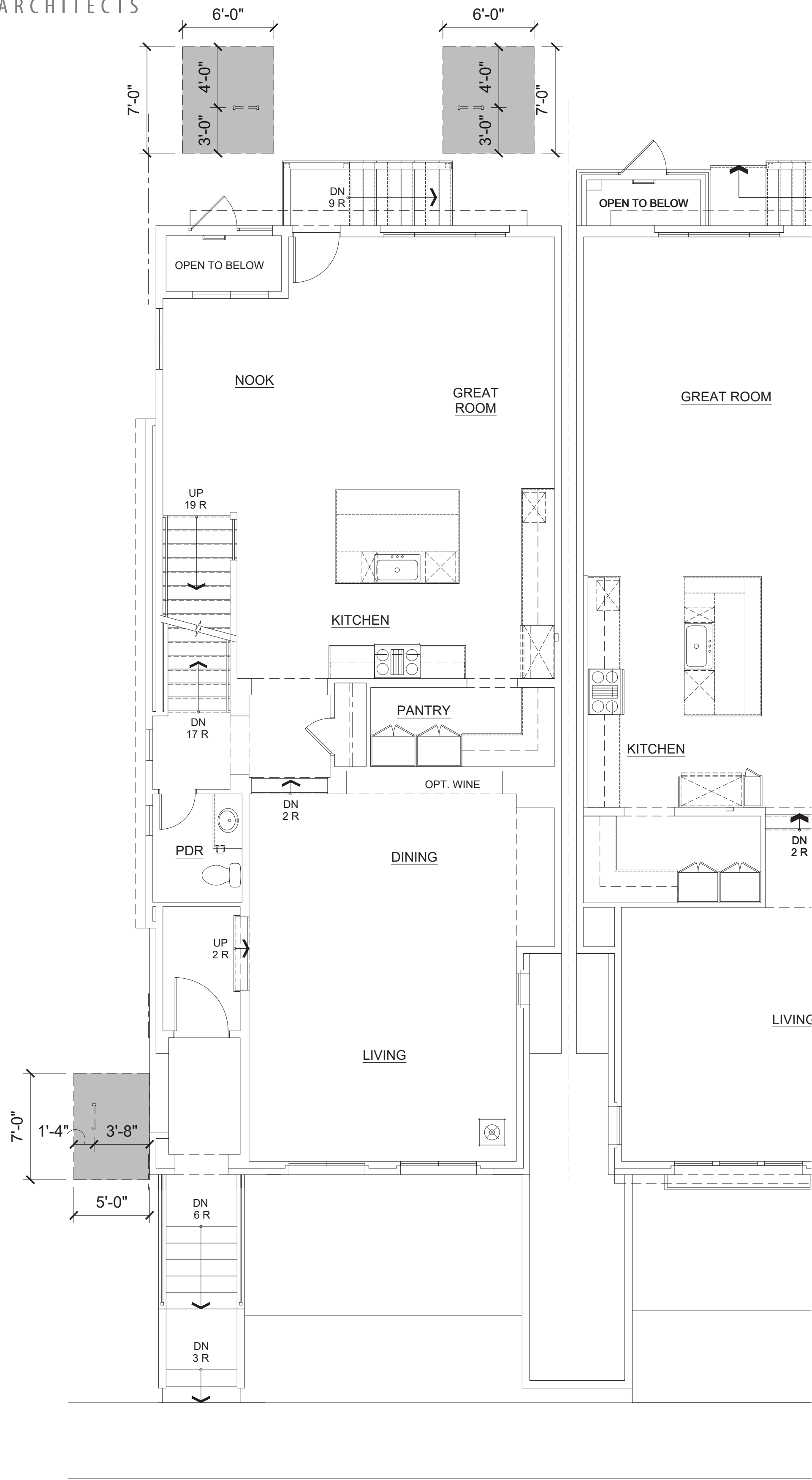
DESIGN REVIEW APPLICATION

WALL SECTION
LOT 7



ROBSON HOMES

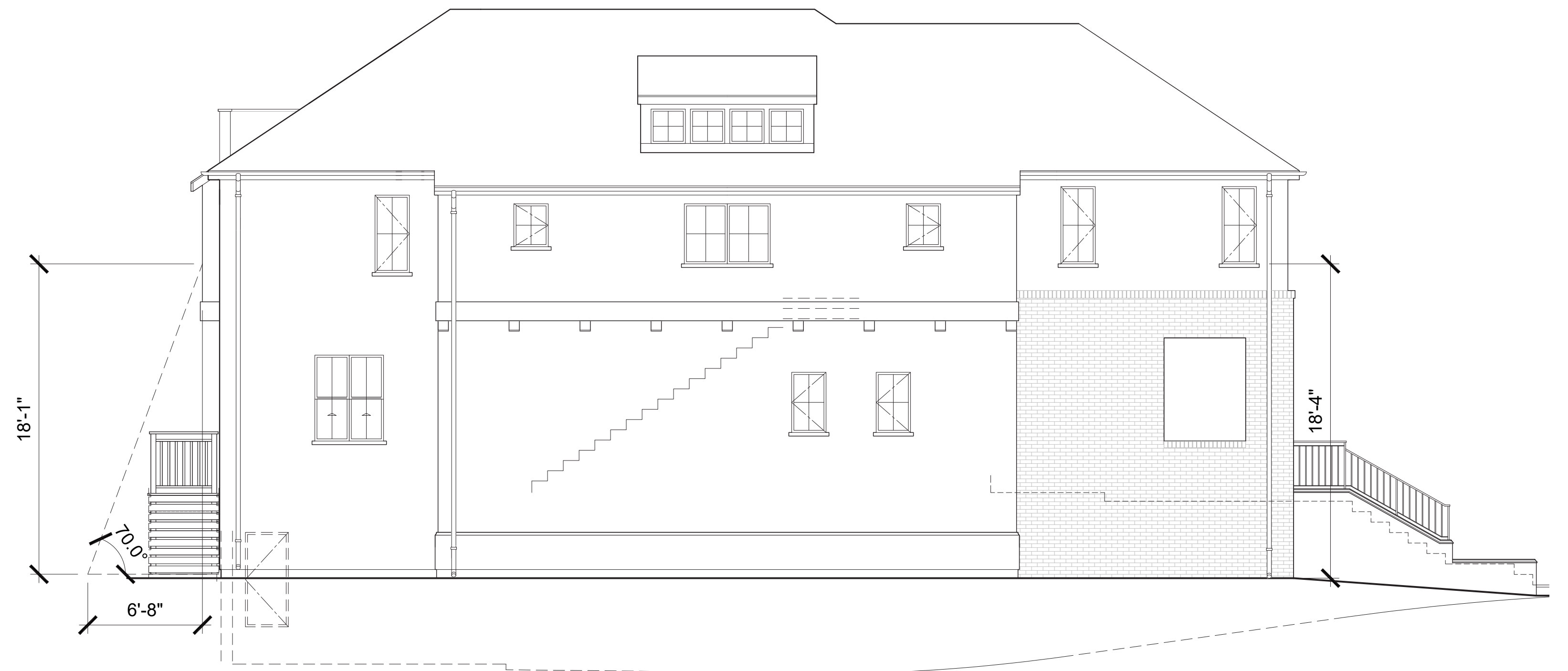
20046.01 09/05/2024



FRONT



REAR

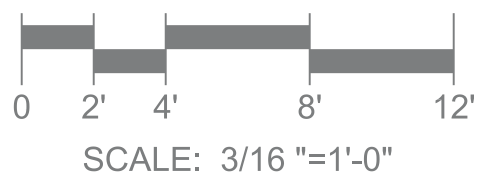


LEFT

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

LOT 4
LADDER PAD EXHIBIT



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FRONT



REAR

LOT 8-11 ELEVATIONS COLORED

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

ROBSON HOMES

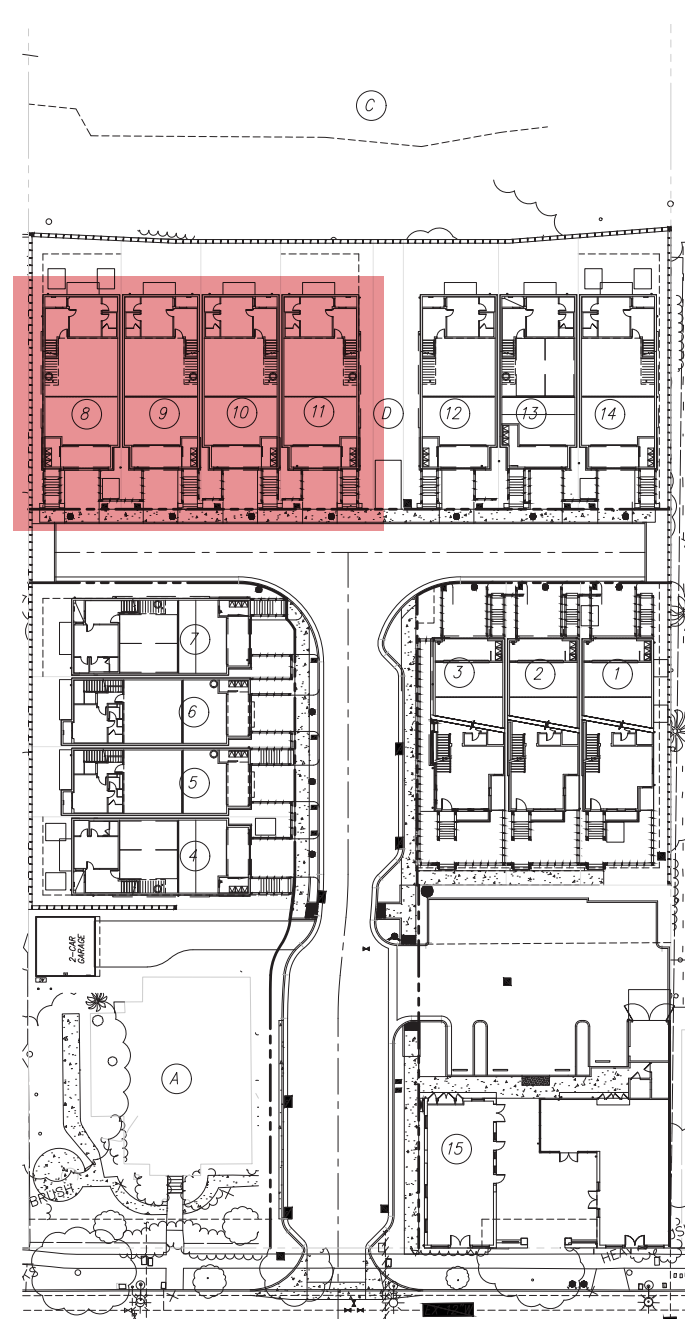
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PLAN 2BR
LOT 8
LEFT



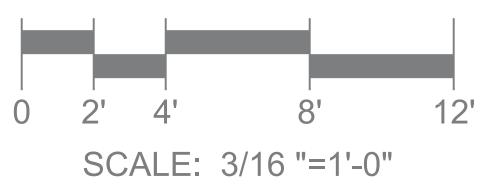
PLAN 2B
LOT 11
RIGHT



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

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LOT 8-11 ELEVATIONS
COLORED

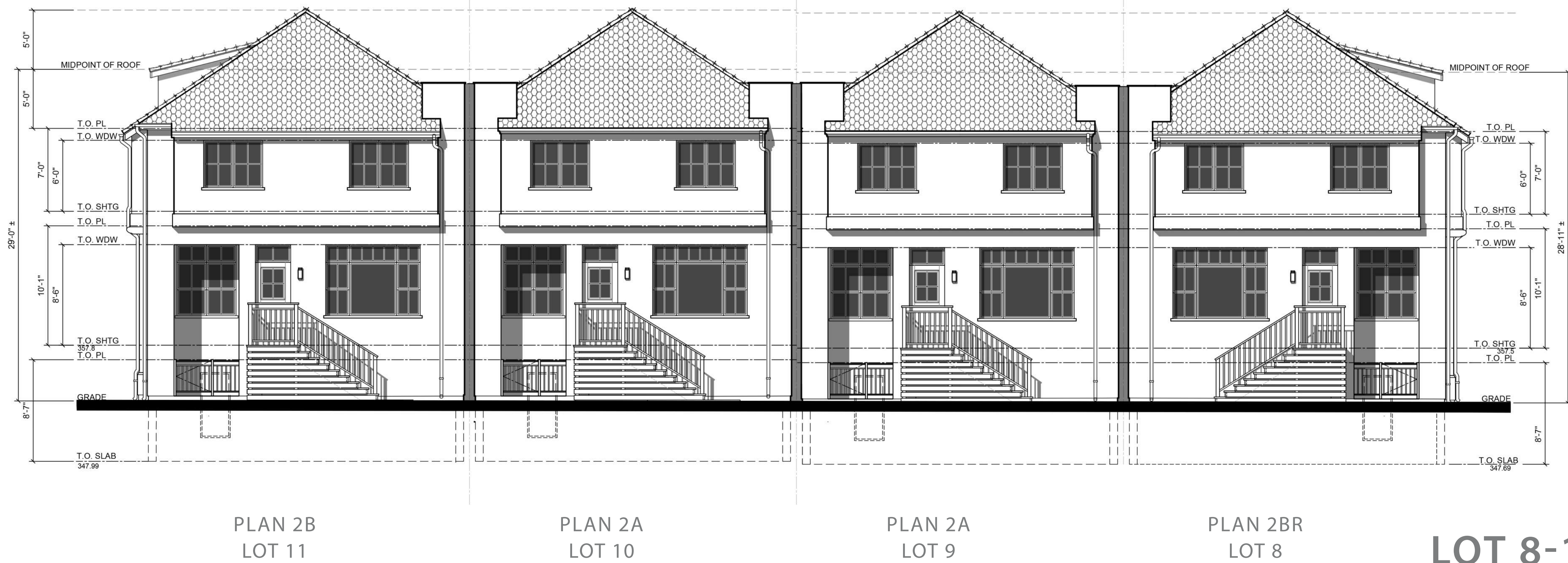
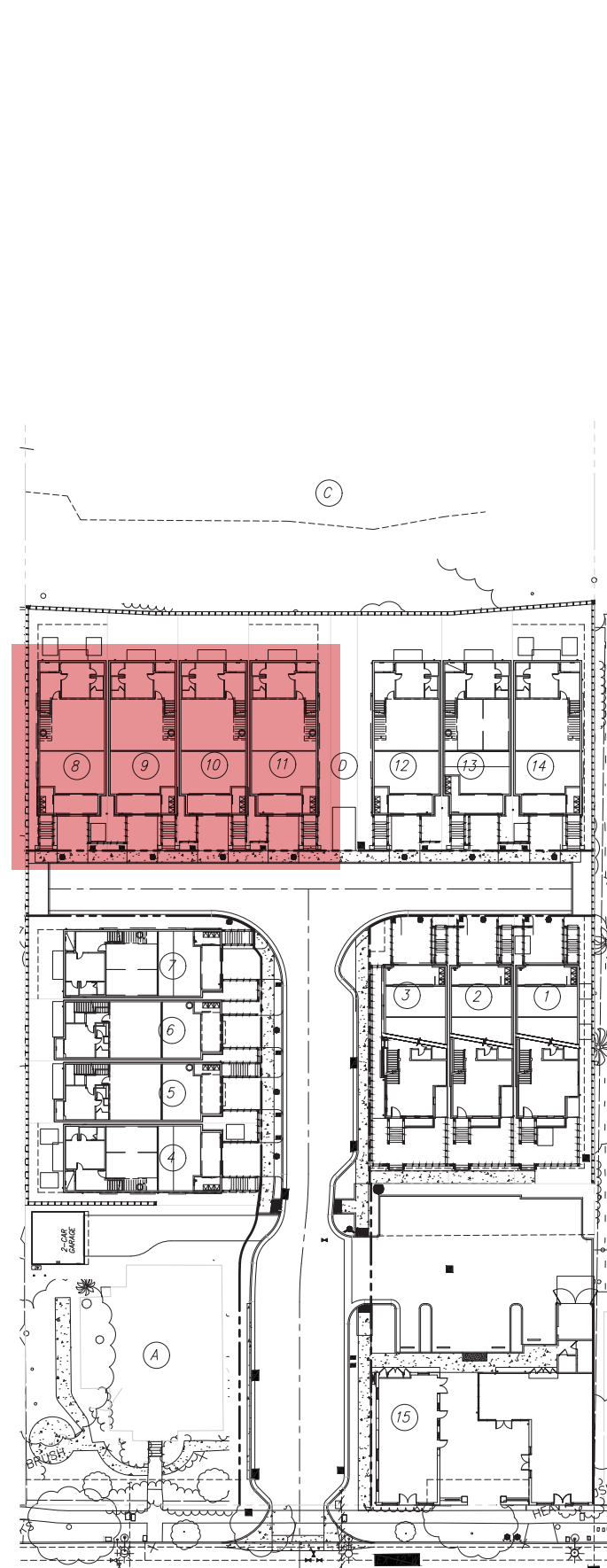


ROBSON HOMES

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FRONT

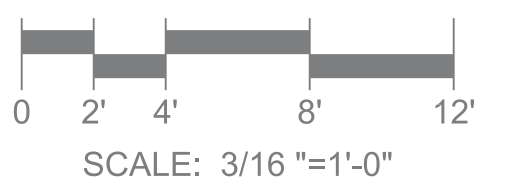


REAR

LOT 8-11 ELEVATIONS BLACK AND WHITE

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



ROBSON HOMES

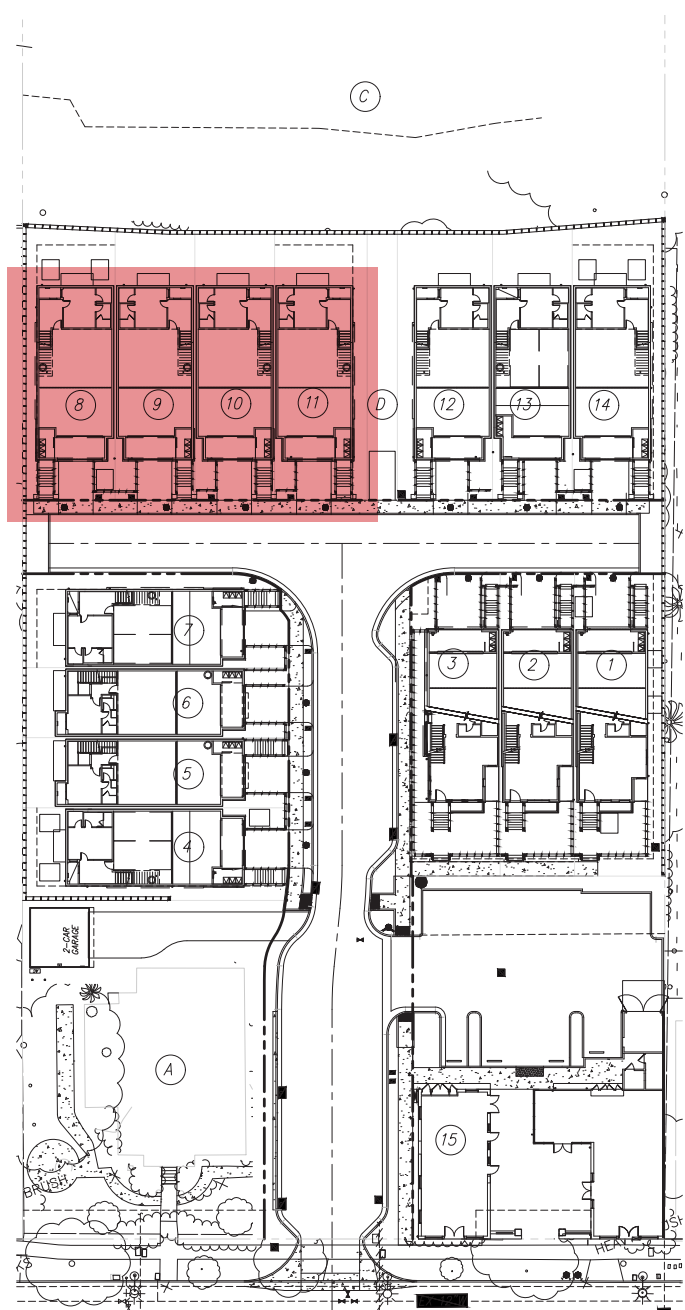
20046.01 09/05/2024



PLAN 2BR
LOT 8
LEFT



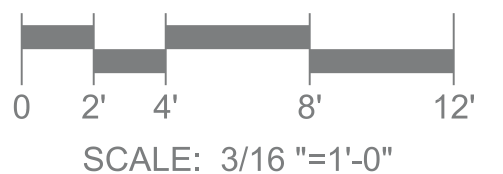
PLAN 2B
LOT 11
RIGHT



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

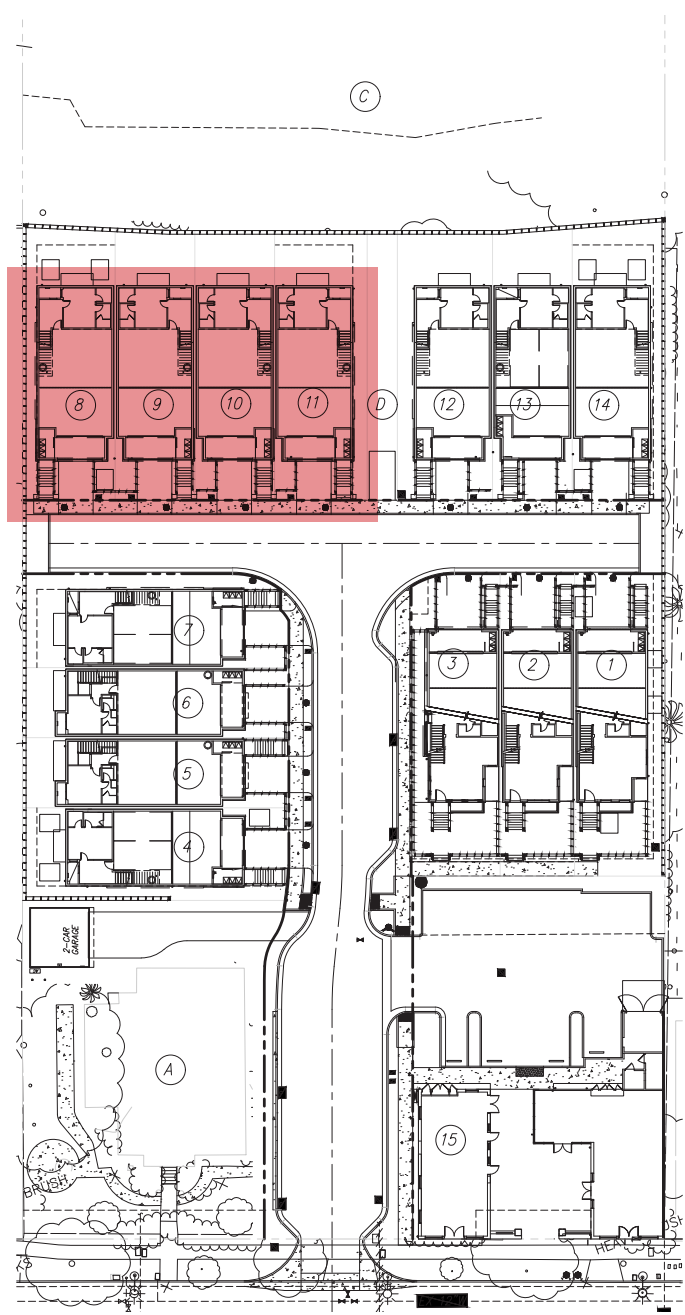
DESIGN REVIEW APPLICATION

LOT 8-11 ELEVATIONS BLACK AND WHITE



ROBSON HOMES

20046.01 09/05/2024



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PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



TOTAL GROSS AREA - PLAN 2A	
BASEMENT FLOOR	440 SF
FIRST FLOOR	1,578 SF
SECOND FLOOR	1,624 SF
TOTAL	3,642 SF

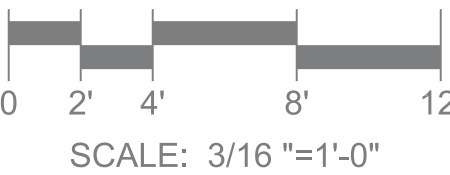
TOTAL GROSS AREA - PLAN 2B	
BASEMENT FLOOR	440 SF
FIRST FLOOR	1,600 SF
SECOND FLOOR	1,645 SF
TOTAL	3,685 SF

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PLAN 2A, 2B
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

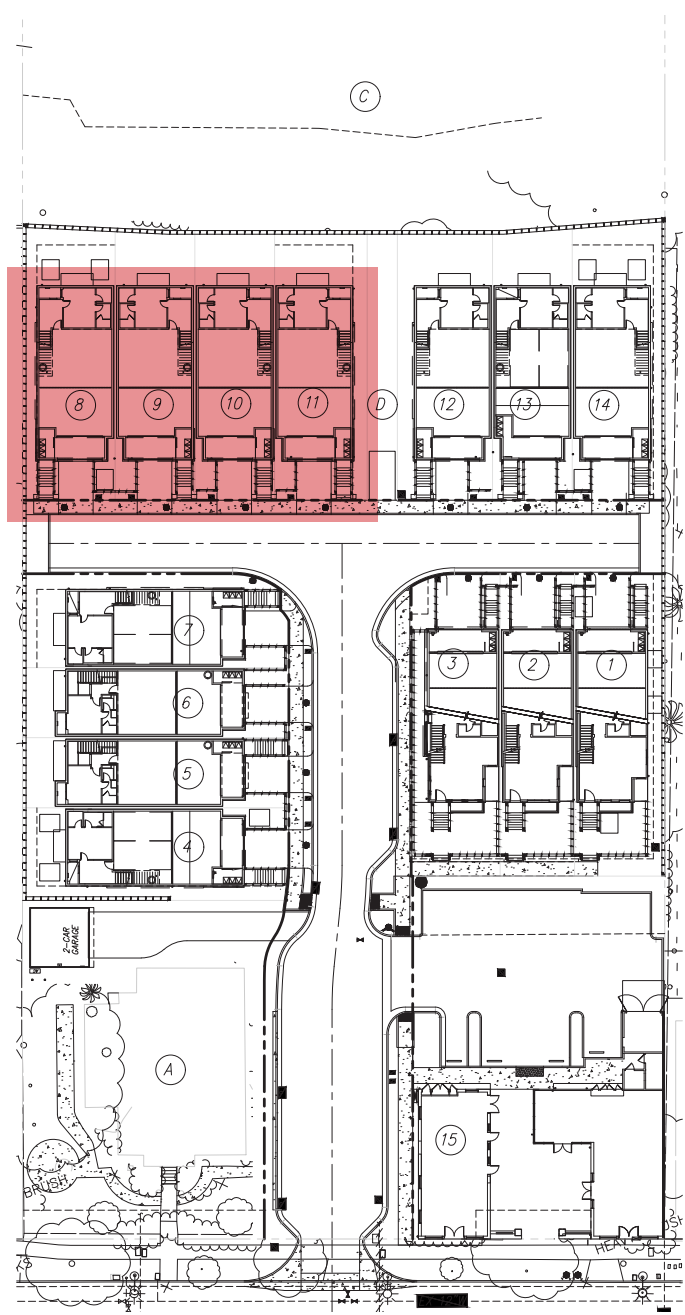
LOT 8-11 FLOOR PLAN

BASEMENT FLOOR



ROBSON HOMES

20046.01 09/05/2024



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



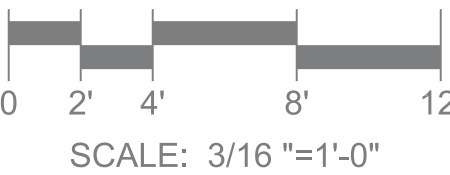
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PLAN 2A, 2B
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

LOT 8-11 FLOOR PLAN
FIRST FLOOR



ROBSON HOMES

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PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



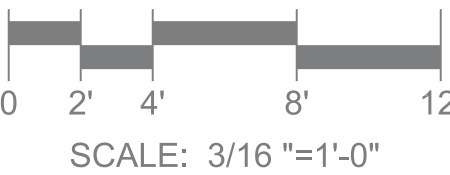
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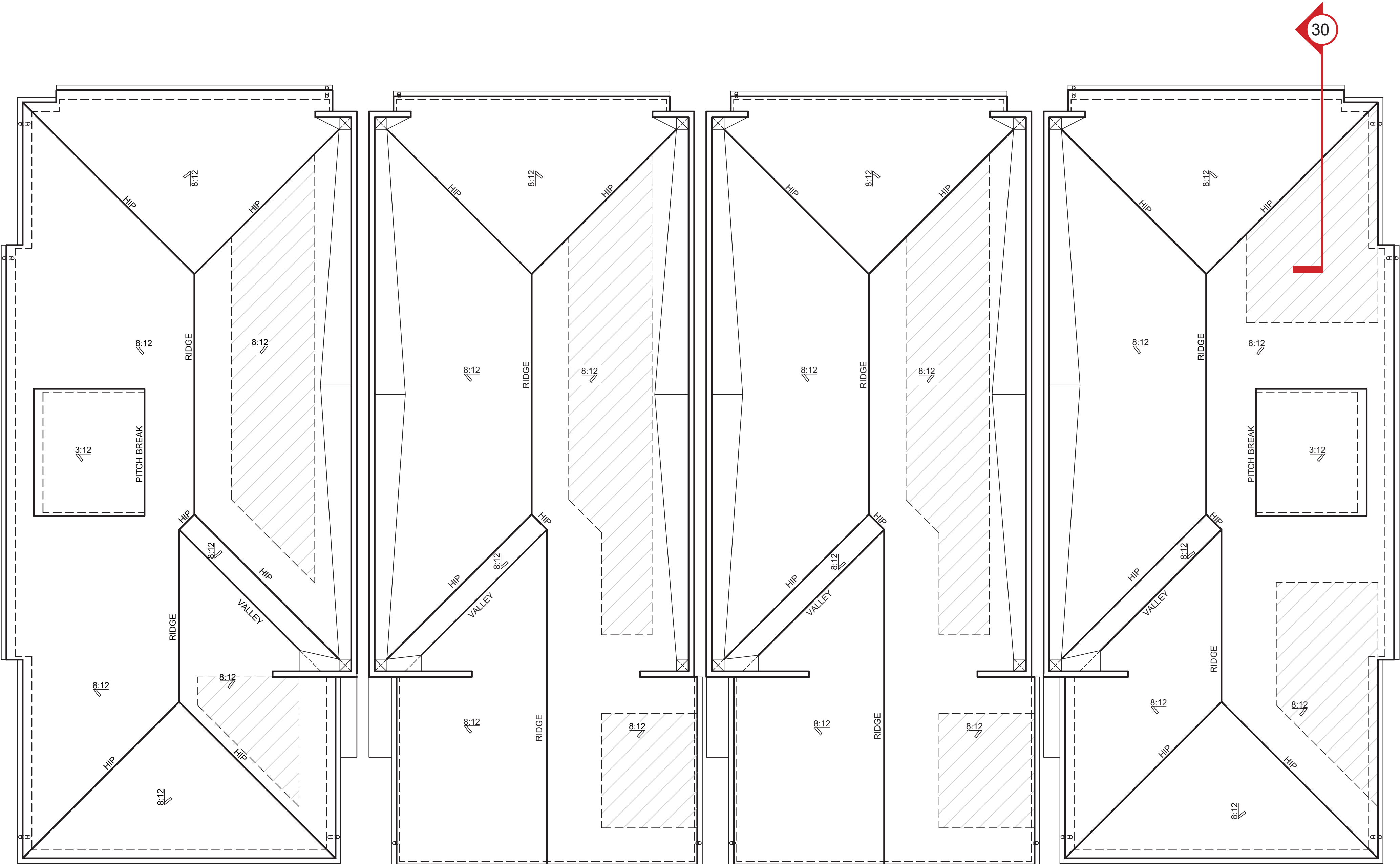
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PLAN 2A, 2B
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

LOT 8-11 FLOOR PLAN SECOND FLOOR





PLAN 2BR
LOT 8

PLAN 2A
LOT 9

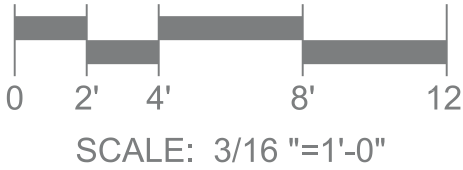
PLAN 2A
LOT 10

PLAN 2B
LOT 11

LOT 8-11 ROOF PLAN

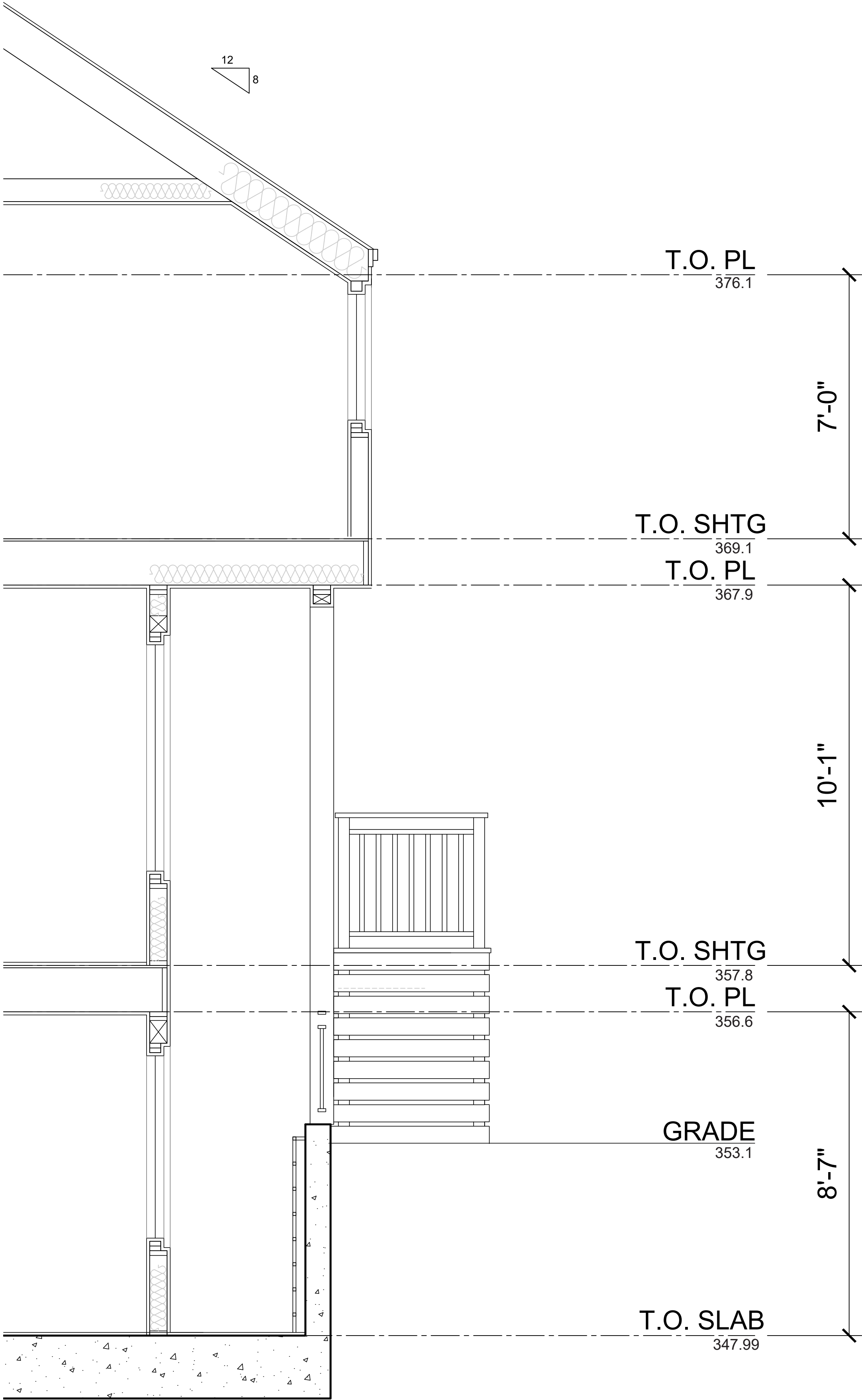
475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



ROBSON HOMES

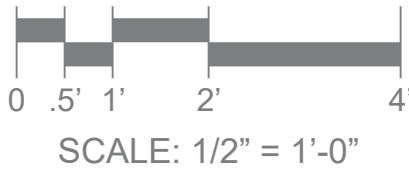
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475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

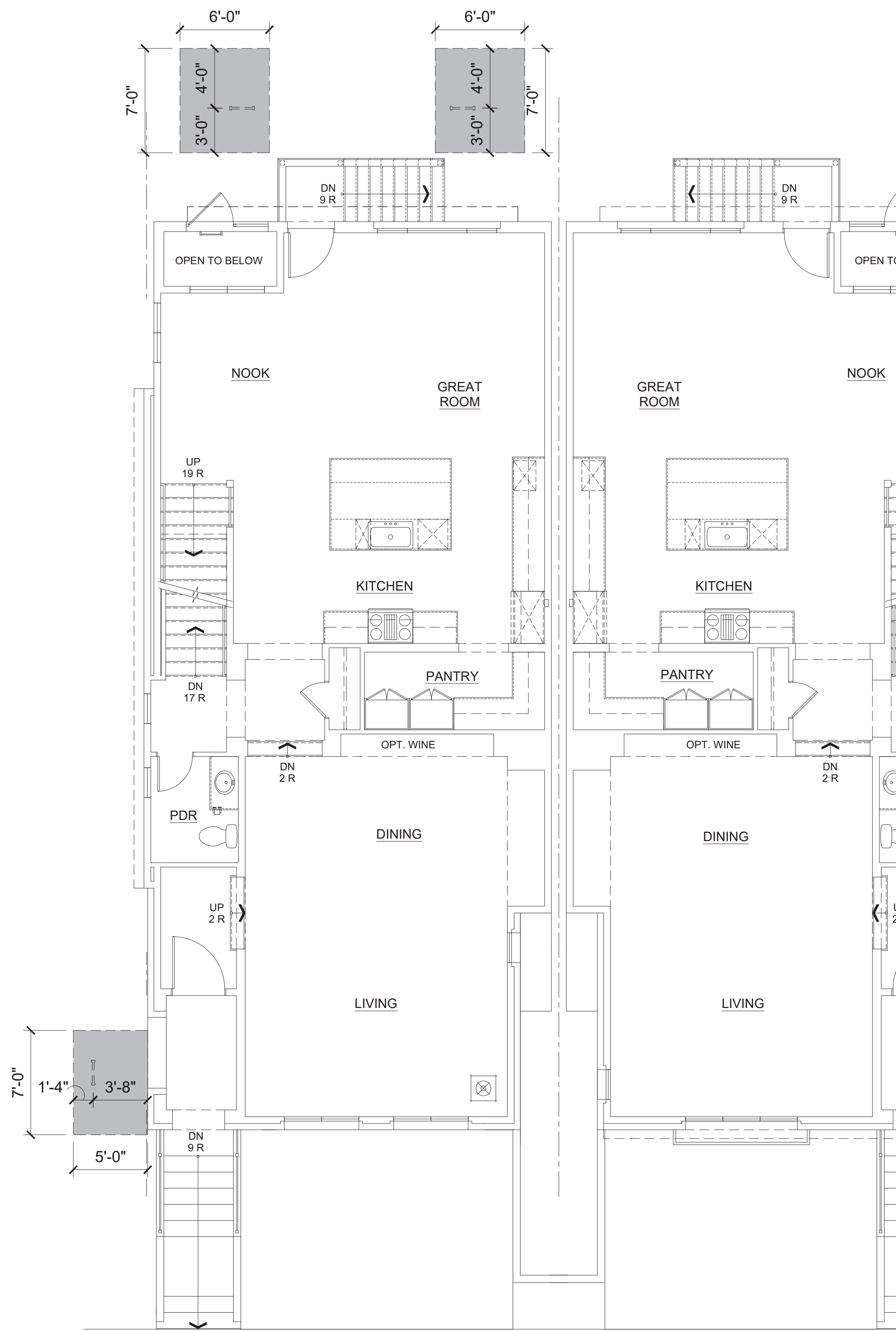
DESIGN REVIEW APPLICATION

WALL SECTION
LOT 11



ROBSON HOMES

20046.01 09/05/2024



FRONT



REAR

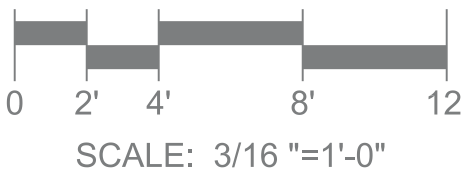


LEFT

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

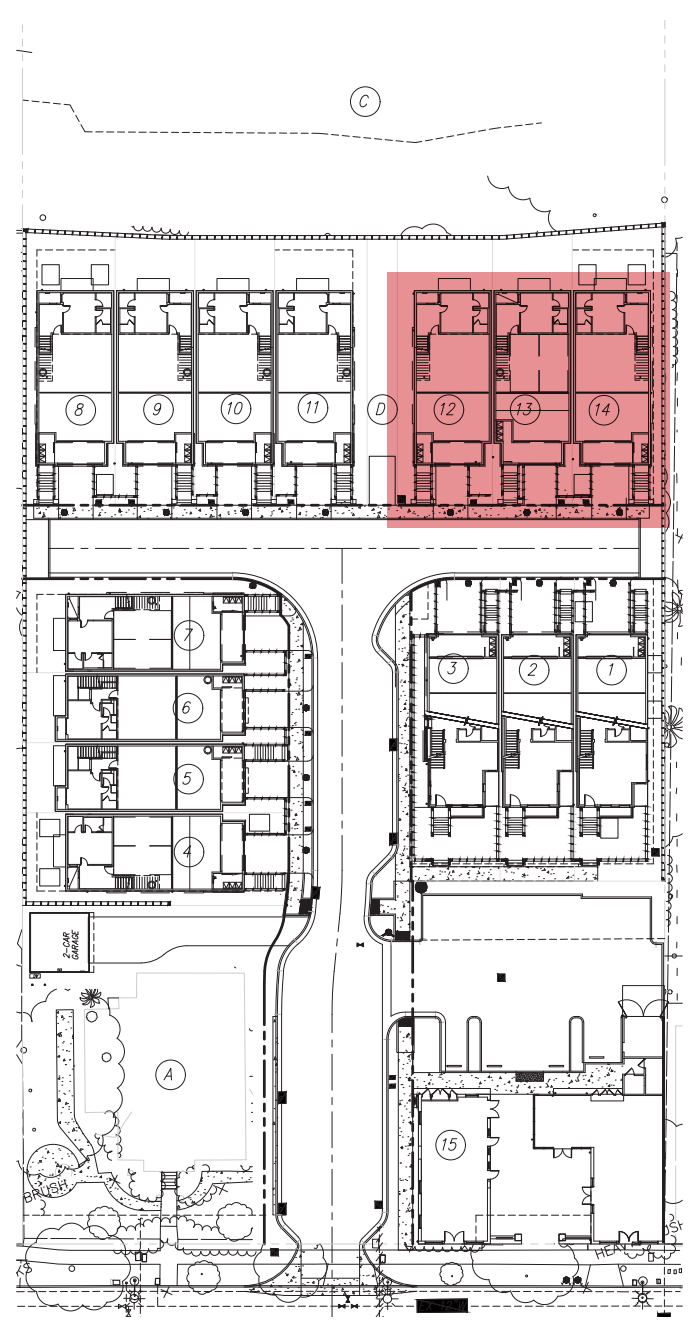
DESIGN REVIEW APPLICATION

LOT 8
LADDER PAD EXHIBIT



ROBSON HOMES

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LOT 12-14 ELEVATIONS

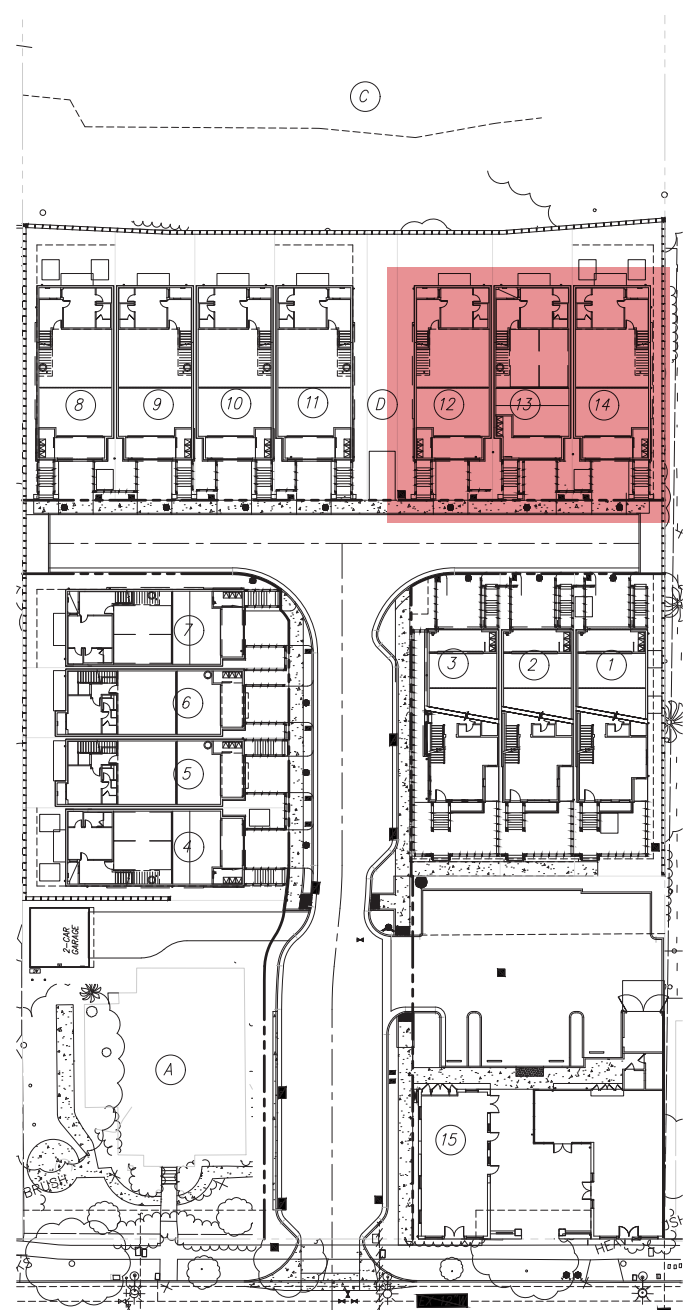
COLORED

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

ROBSON HOMES

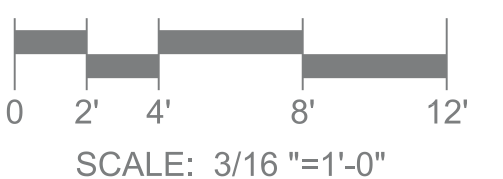
20046.01 09/05/2024



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

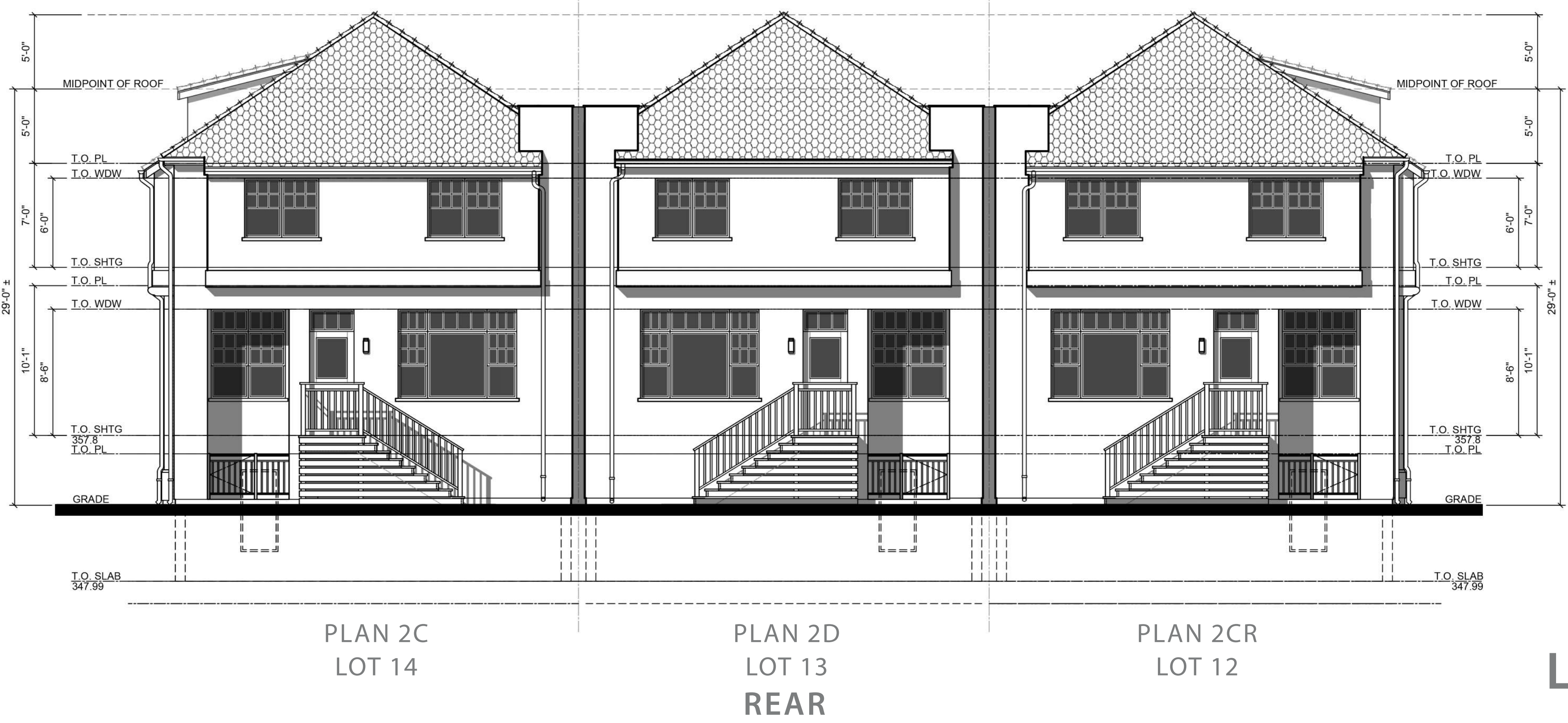
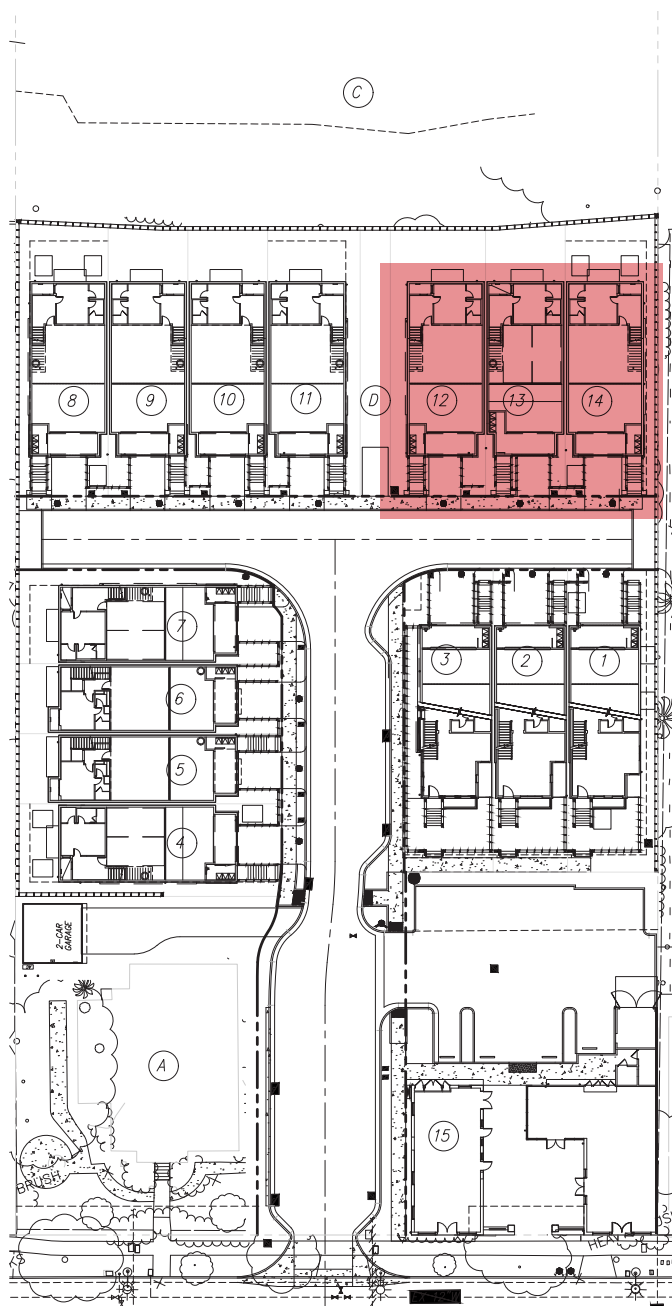
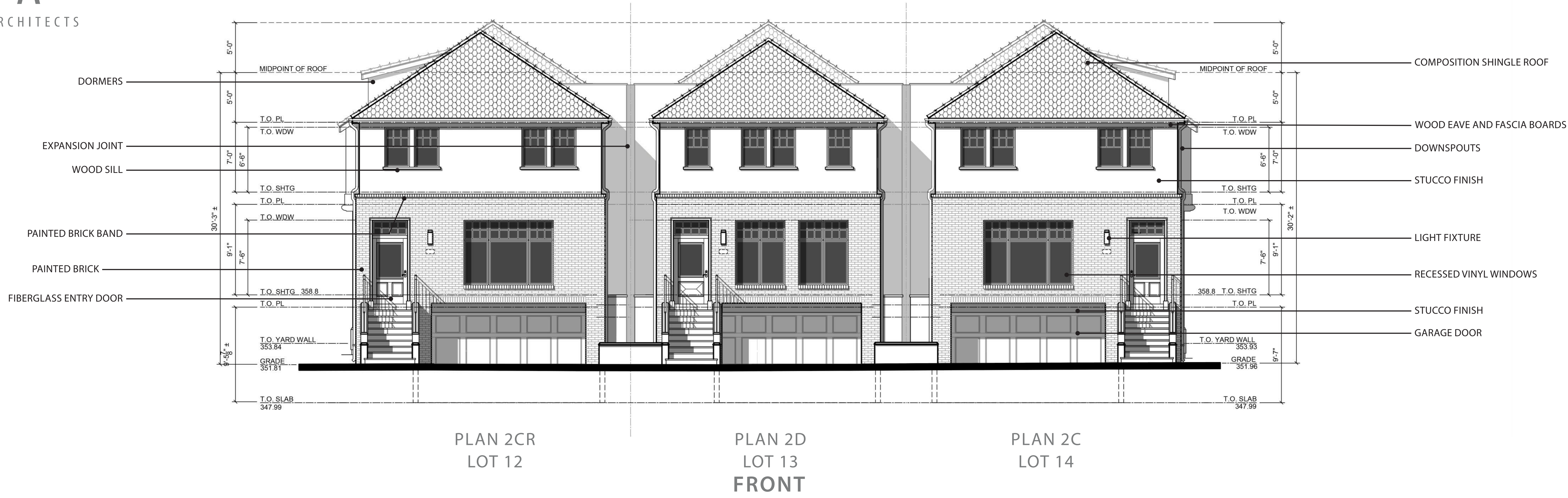
DESIGN REVIEW APPLICATION

LOT 12-14 ELEVATIONS
COLORED



ROBSON HOMES

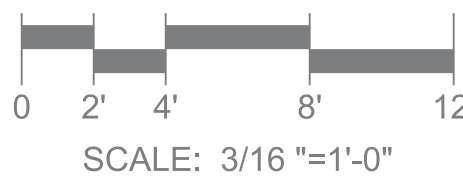
20046.01 09/05/2024



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PLEASANTON, CALIFORNIA

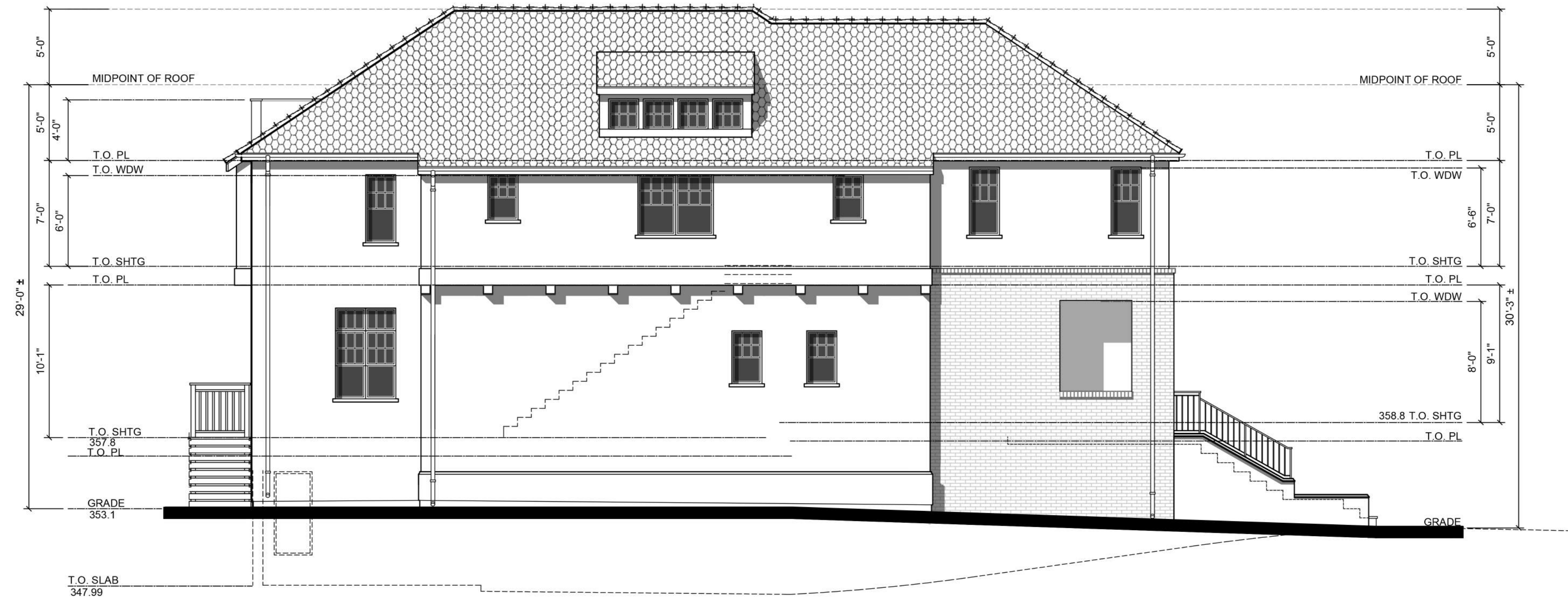
DESIGN REVIEW APPLICATION

LOT 12-14 ELEVATIONS BLACK AND WHITE

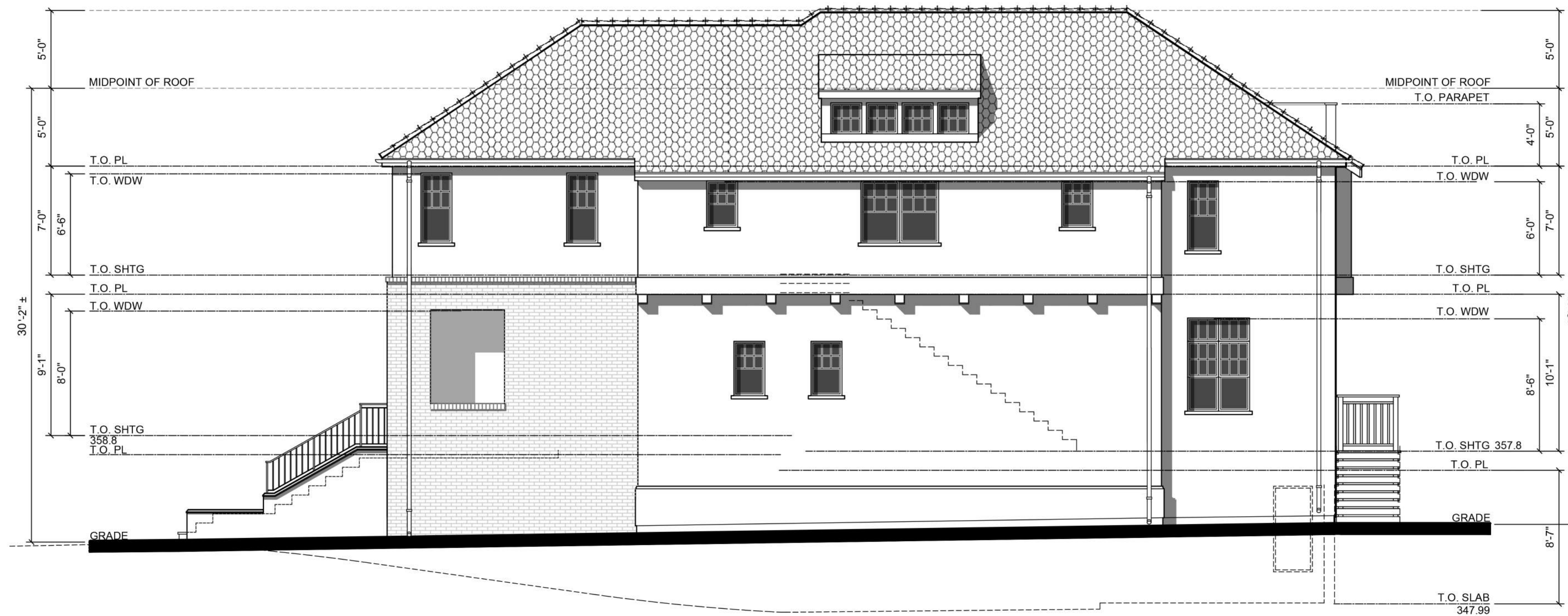


ROBSON HOMES

20046.01 09/05/2024



PLAN 2CR
LOT 12
LEFT



PLAN 2C
LOT 14
RIGHT



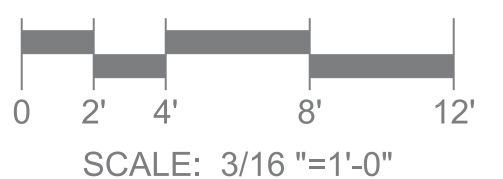
475 & 493 ST. JOHN STREET

PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

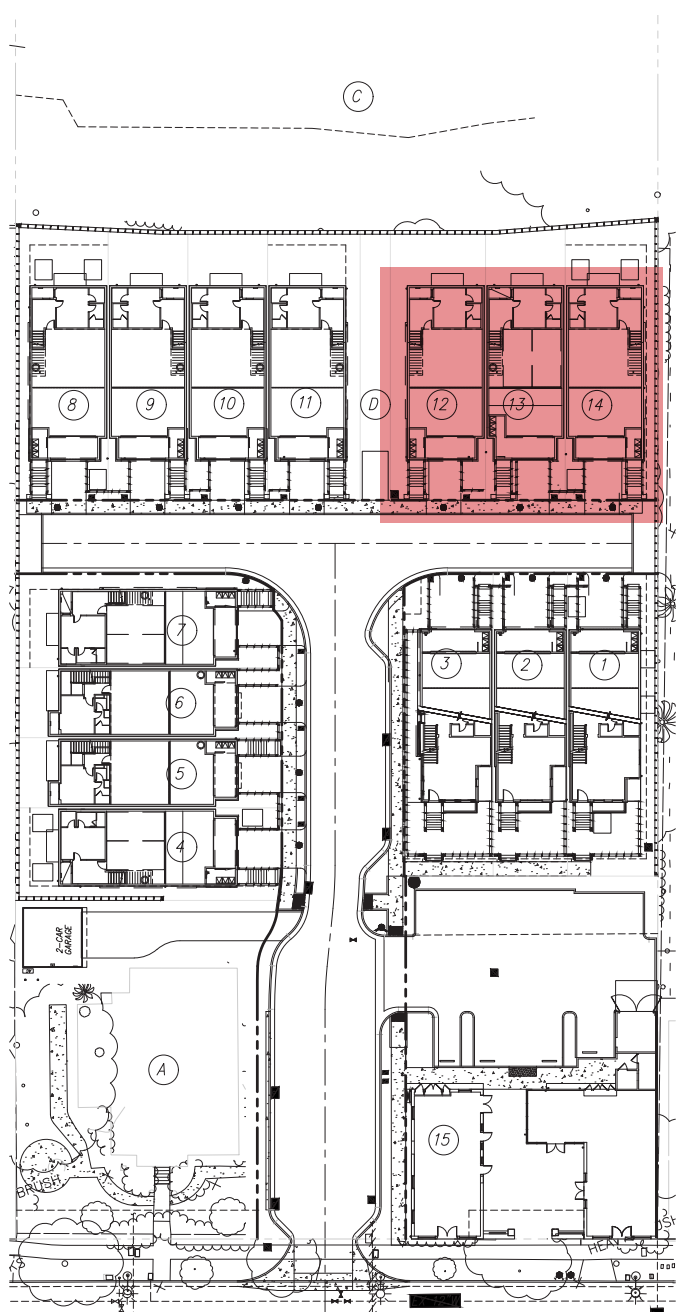
LOT 12-14 ELEVATIONS

BLACK AND WHITE



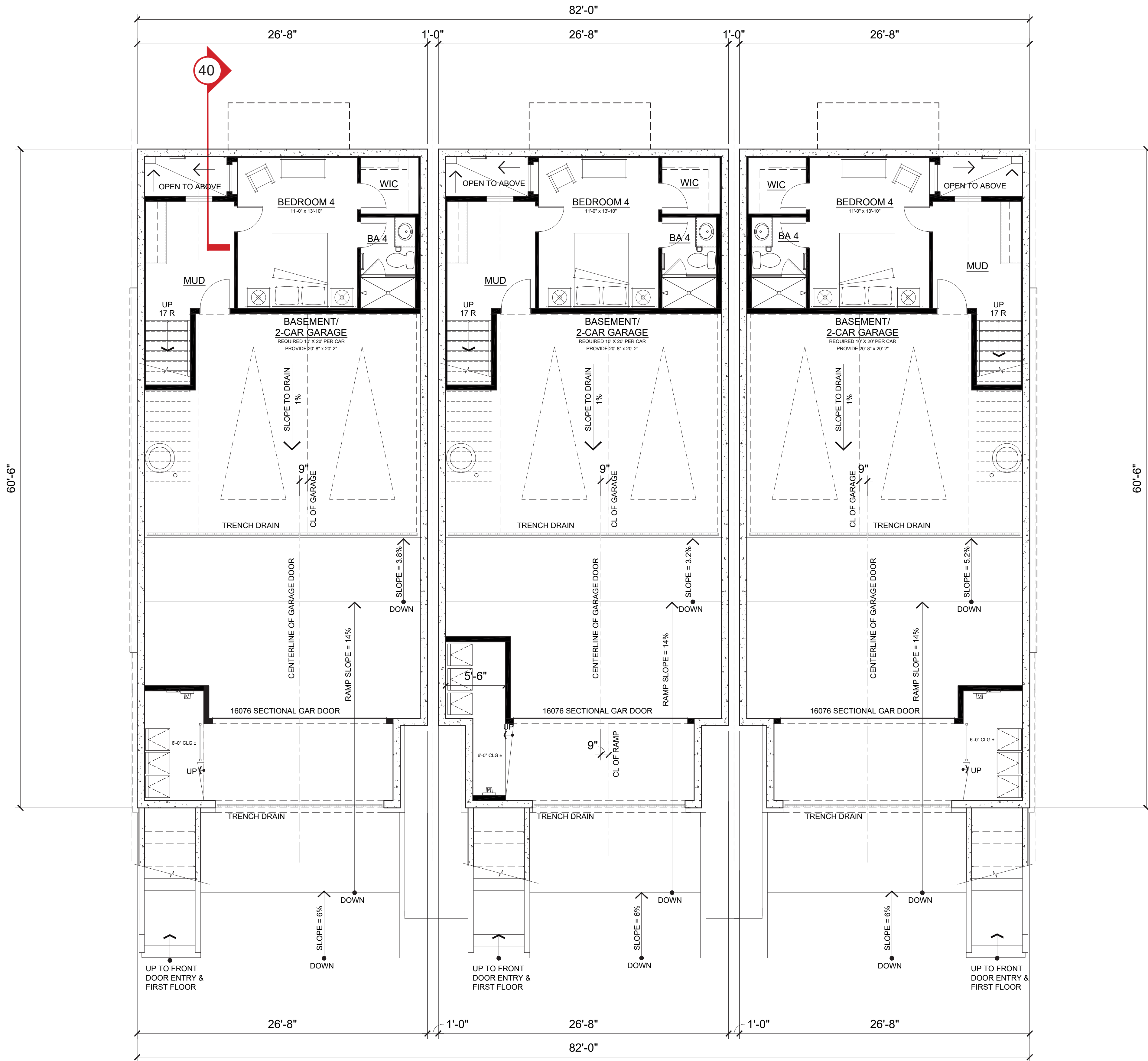
ROBSON  HOMES

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475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



PLAN 2CR
LOT 12

PLAN 2D
LOT 13

PLAN 2C
LOT 14

TOTAL GROSS AREA - PLAN 2C	
BASEMENT FLOOR	440 SF
FIRST FLOOR	1,600 SF
SECOND FLOOR	1,645 SF
TOTAL	3,685 SF

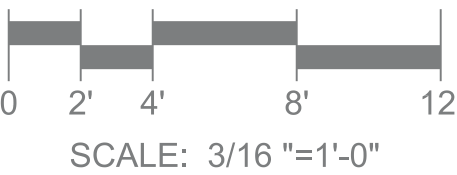
TOTAL GROSS AREA - PLAN 2D	
BASEMENT FLOOR	440 SF
FIRST FLOOR	1,543 SF
SECOND FLOOR	1,565 SF
TOTAL	3,548 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS, INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES. EXCLUDES SPACE USED FOR OFF-STREET PARKING OR LOADING;

PLAN 2C, 2D
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

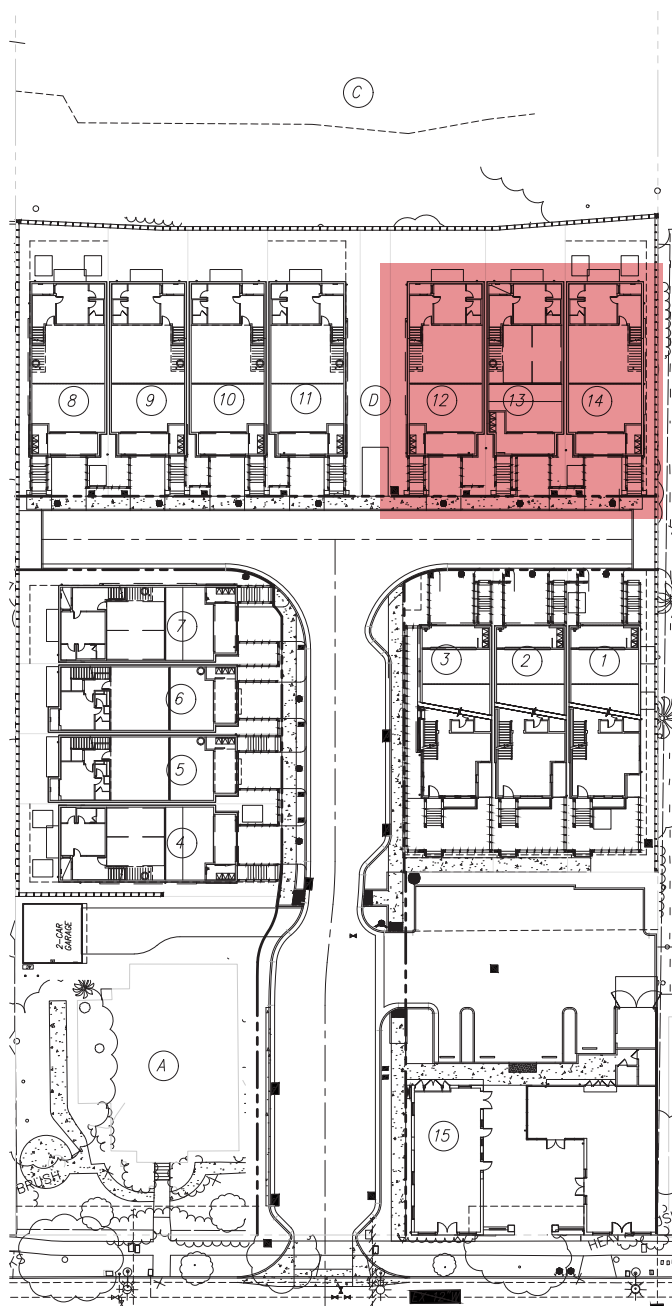
LOT 12-14 FLOOR PLAN

BASEMENT FLOOR



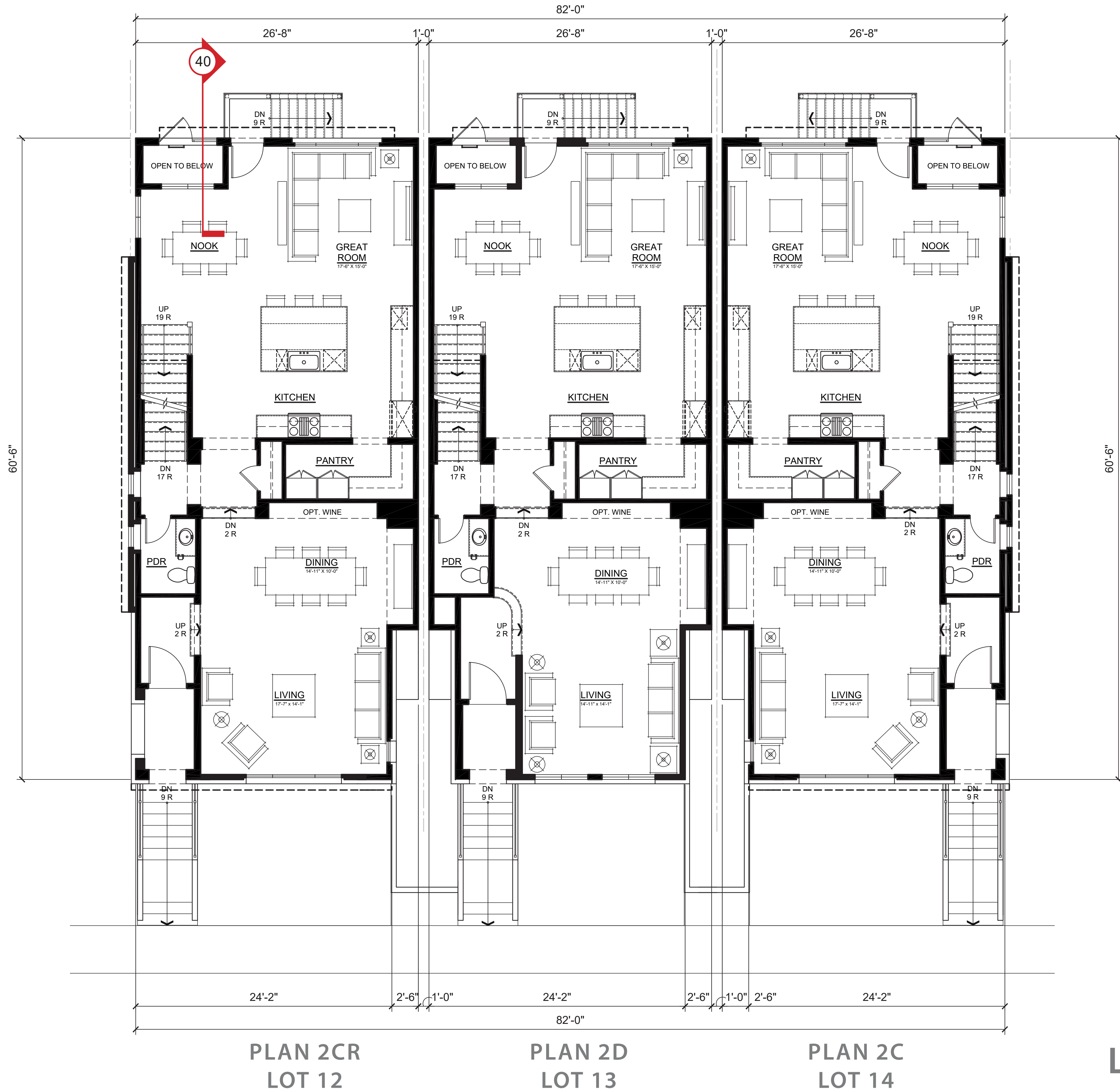
ROBSON HOMES

20046.01 09/05/2024



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PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



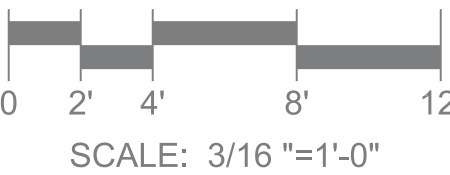
TOTAL GROSS AREA - PLAN 2C	
BASEMENT FLOOR	440 SF
FIRST FLOOR	1,600 SF
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TOTAL GROSS AREA - PLAN 2D	
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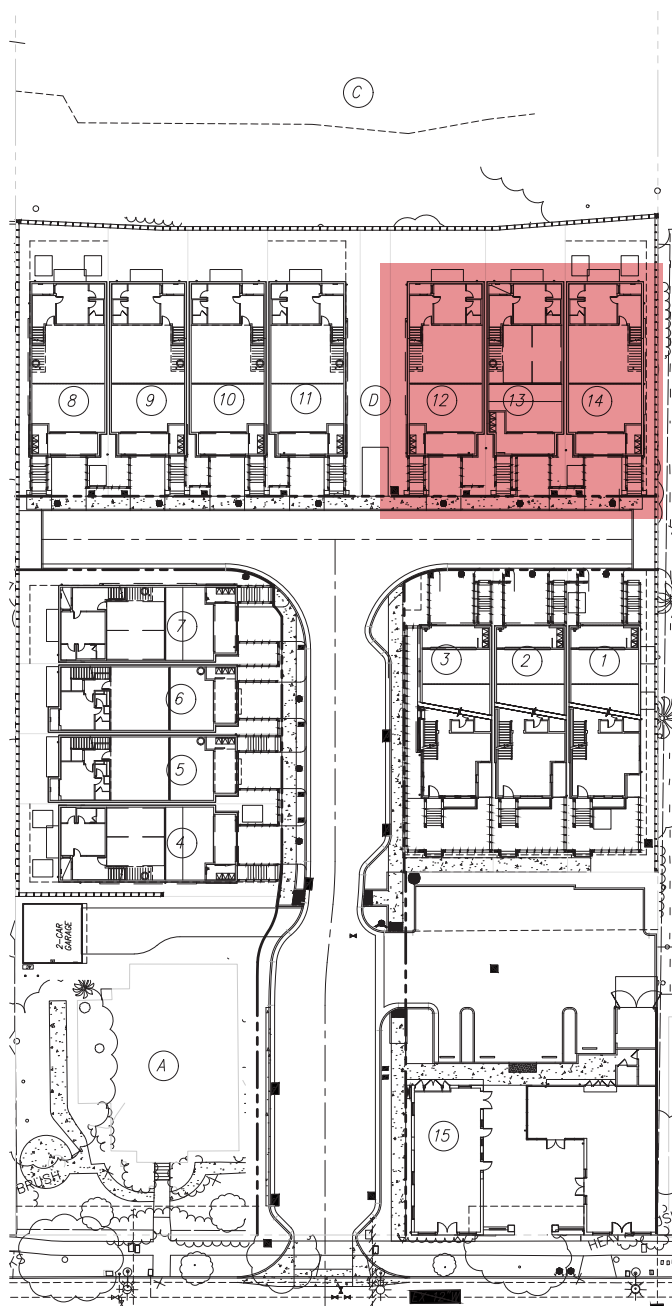
PLAN 2C, 2D
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

LOT 12-14 FLOOR PLAN
FIRST FLOOR



ROBSON HOMES

20046.01 09/05/2024



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



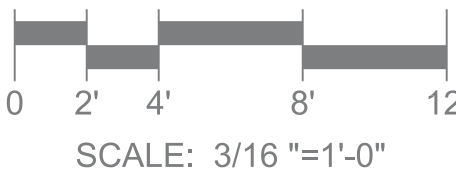
PLAN 2CR
LOT 12

PLAN 2D
LOT 13

PLAN 2C
LOT 14

PLAN 2C, 2D
4 BEDROOM + OFFICE, 4.5 BATH
2-CAR GARAGE

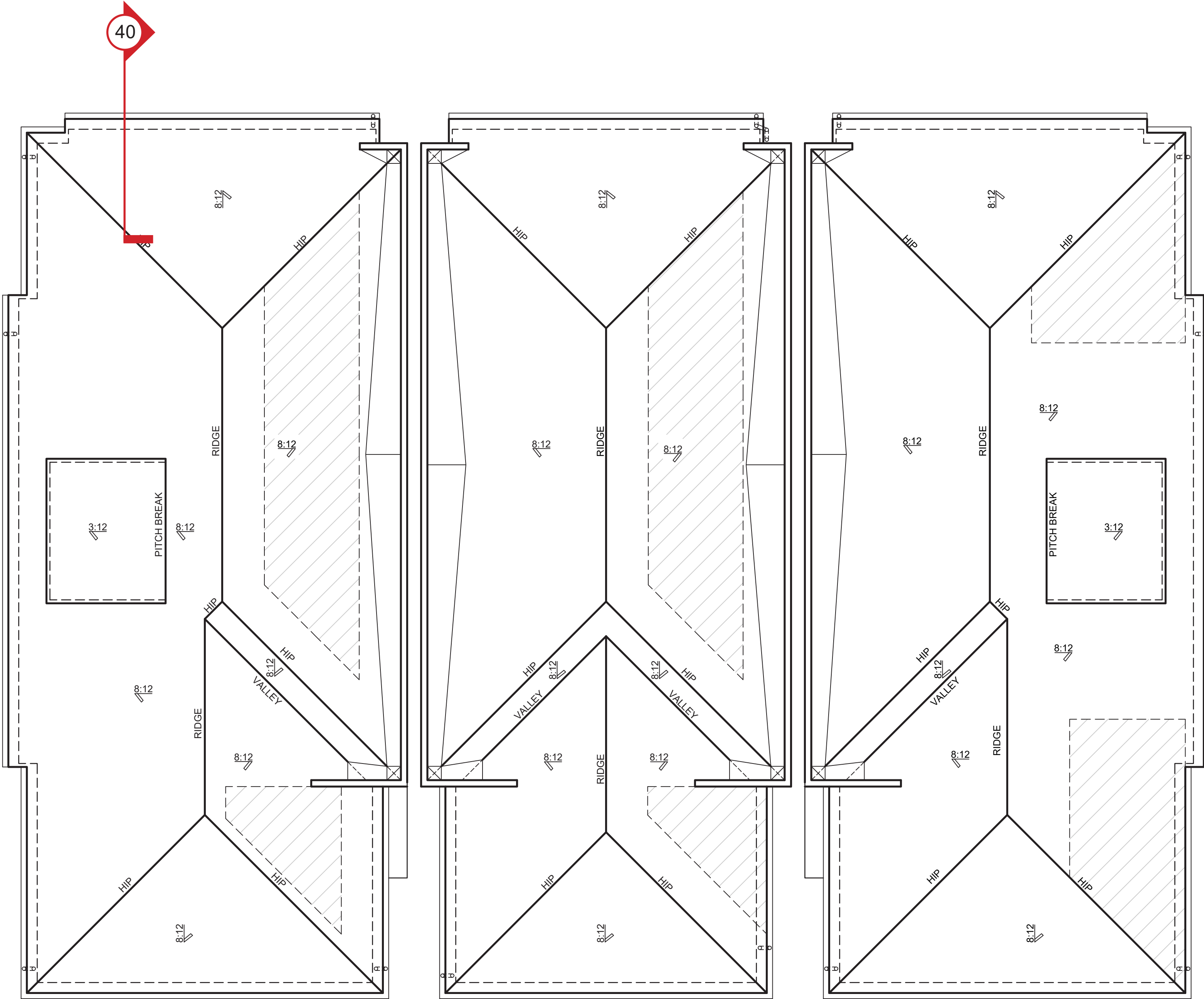
LOT 12-14 FLOOR PLAN
SECOND FLOOR



TOTAL GROSS AREA - PLAN 2C	
BASEMENT FLOOR	440 SF
FIRST FLOOR	1,600 SF
SECOND FLOOR	1,645 SF
TOTAL	3,685 SF

TOTAL GROSS AREA - PLAN 2D	
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SECOND FLOOR	1,565 SF
TOTAL	3,548 SF

GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS, INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES. EXCLUDES SPACE USED FOR OFF-STREET PARKING OR LOADING;

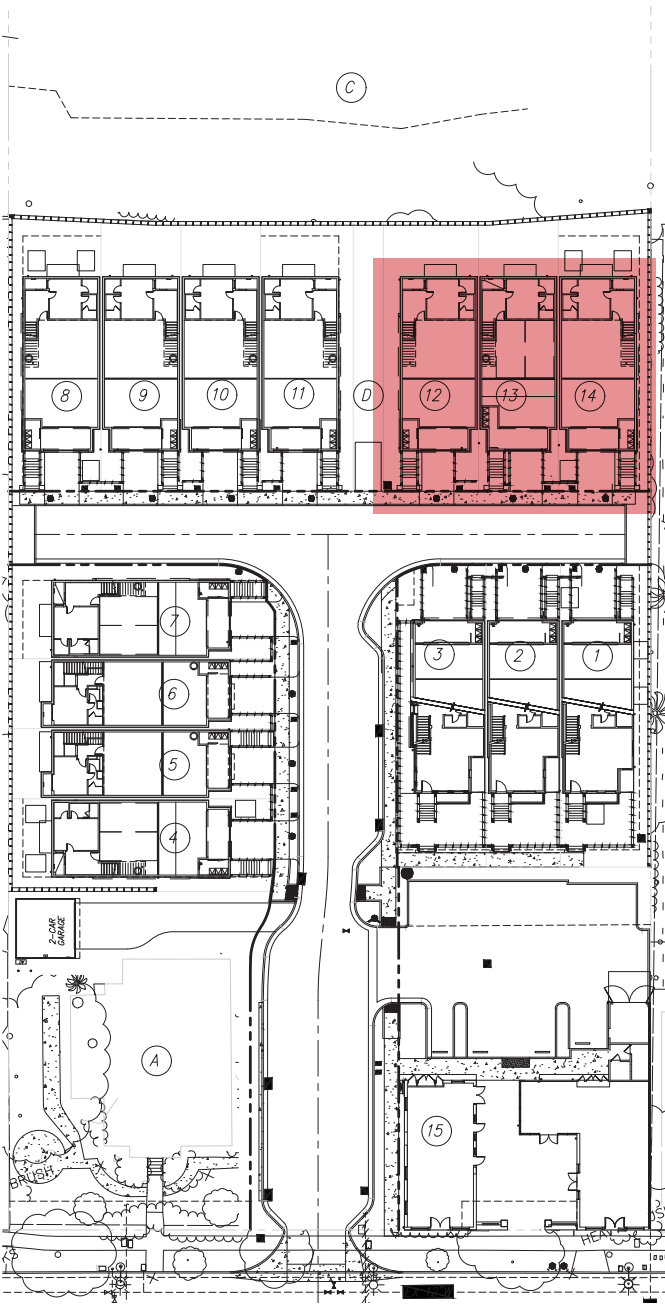


PLAN 2CR
LOT 12

PLAN 2D
LOT 13

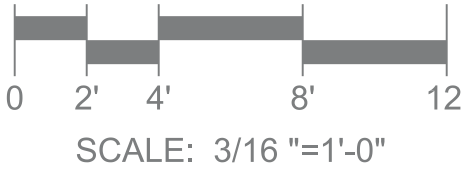
PLAN 2C
LOT 14

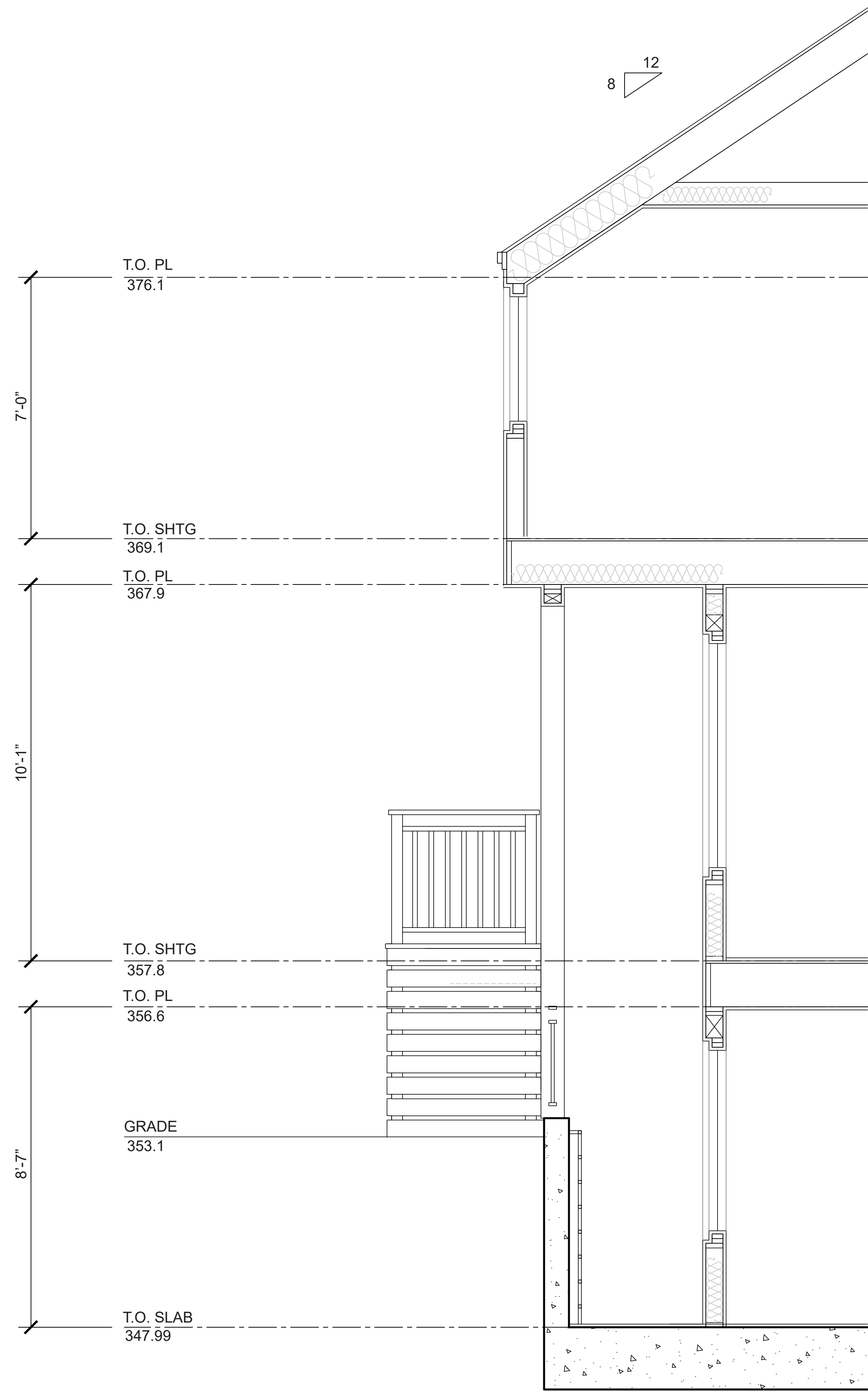
LOT 12-14 ROOF PLAN



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PLEASANTON, CALIFORNIA

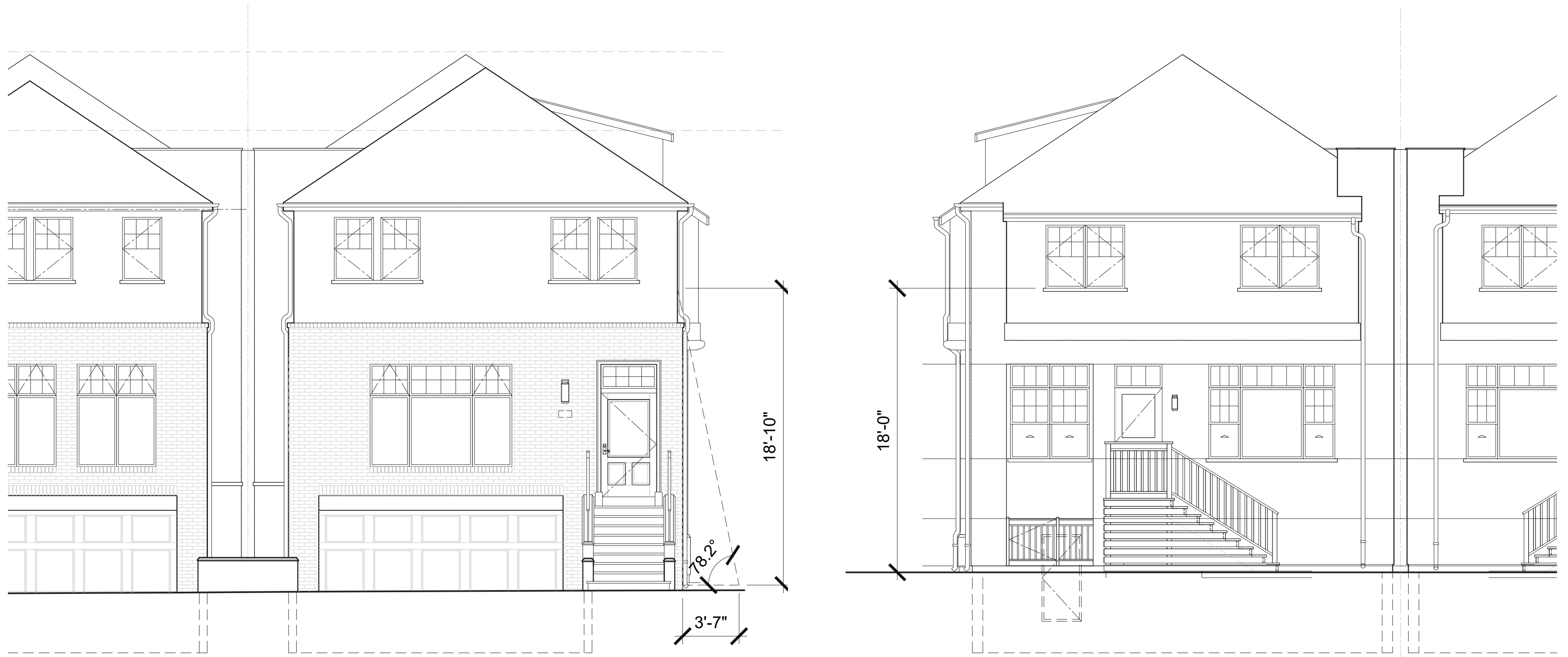
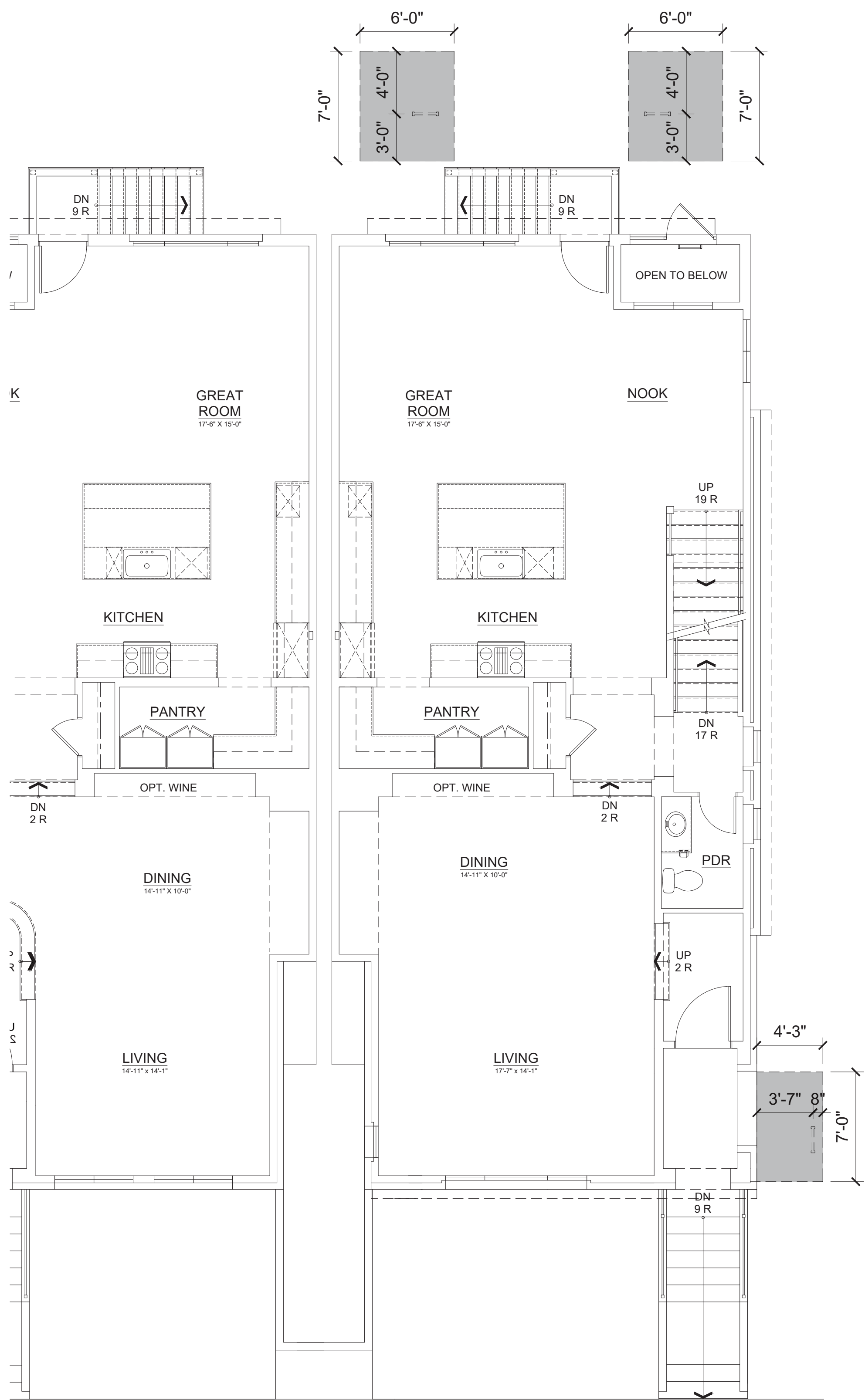
DESIGN REVIEW APPLICATION

WALL SECTION
LOT 12



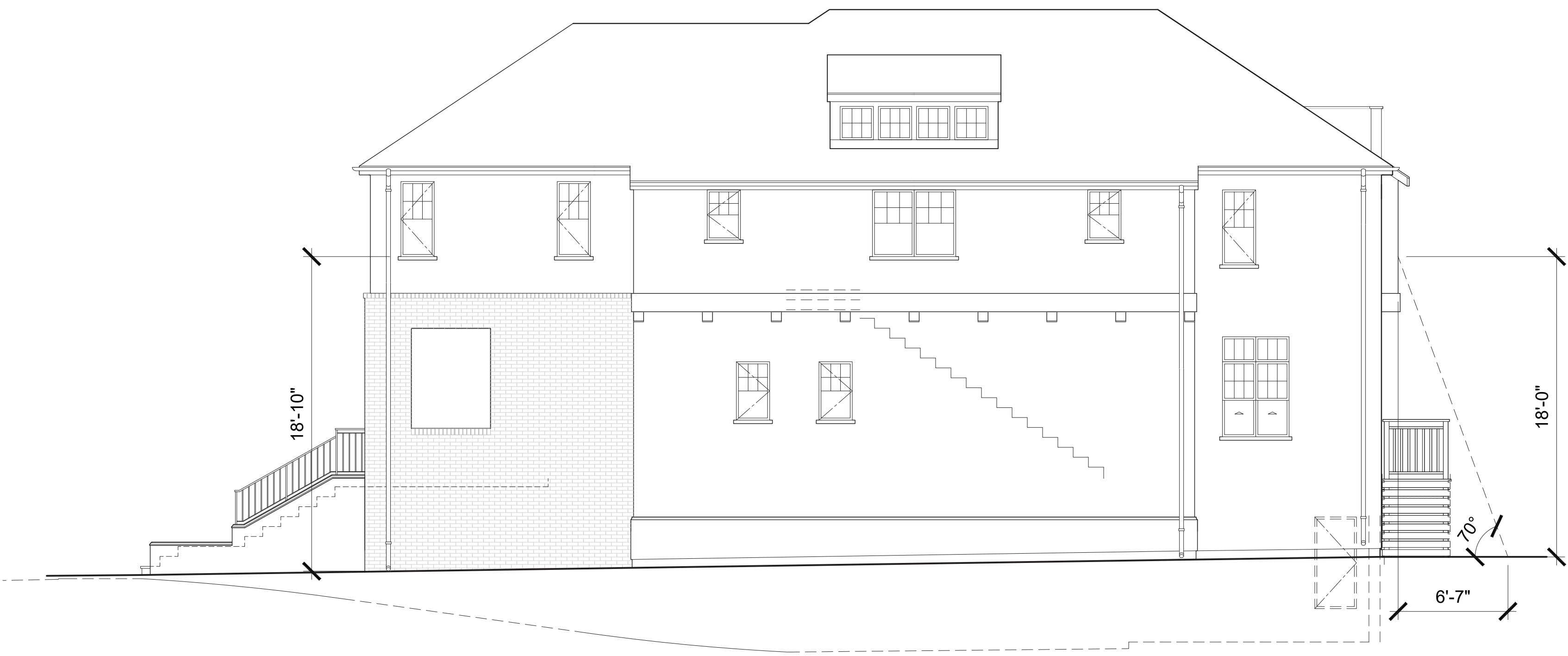
ROBSON HOMES

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FRONT

REAR

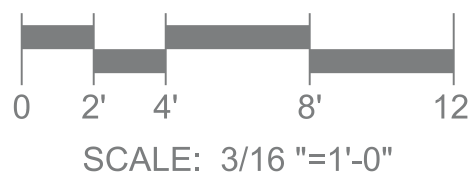


RIGHT

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

LOT 14
LADDER PAD EXHIBIT

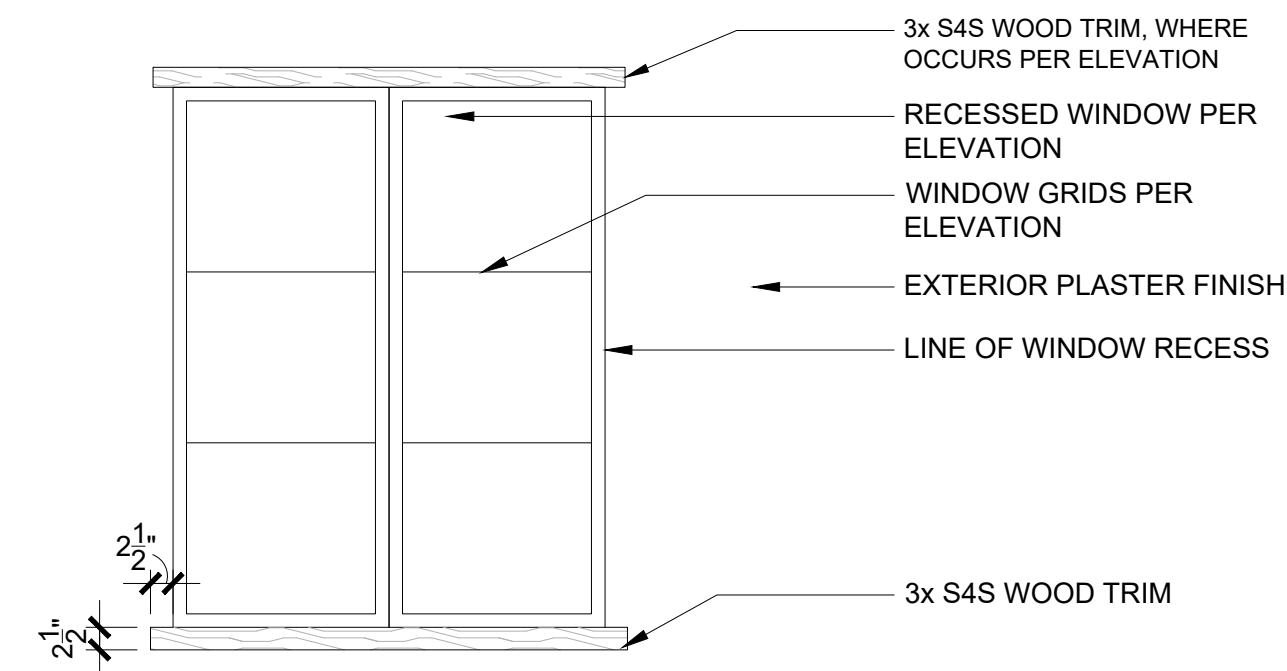


ROBSON HOMES

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ROOFING
ASPHALT COMPOSITION SHINGLE ROOF WITH 2X4 S4S FASCIA BOARD OVER 2X6 S4S FASCIA BOARD. SEE COLOR SCHEMES FOR MORE INFORMATION.

TRIM AT WINDOWS IN STUCCO WALL
5.5" DEEP RECESSED VINYL WINDOWS WITH HIGH DENSITY FOAM FILL. 3x S4S WOOD TRIM AT HEAD AND SILL.



BRICK BAND
ROWLOCK COURSE BRICK BAND WITH 1" OFFSET FROM BRICK FINISH BELOW. PAINTED PER COLOR SCHEME.

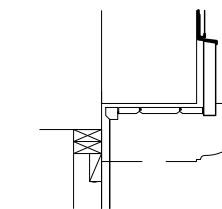
FIBERGLASS ENTRY DOOR
PRECAST TRIM PER COLOR SCHEME

BRICK BAND
ROWLOCK COURSE BRICK BAND WITH 1" OFFSET FROM BRICK FINISH BELOW. PAINTED PER COLOR SCHEME.

ENTRY STAIR
STUCCO WALL WITH PRECAST CAP PER COLOR SCHEME WITH WROUGHT IRON HAND RAIL, PER COLOR SCHEME.

GARAGE DOOR
PANEL-STYLE GARAGE DOOR WITH NO WINDOWS

BAND AND CORBEL AT CANTILEVERS
2x10 S4S WOOD TRIM, NOTCH AROUND CORBEL. 6X8 S4S WOOD CORBEL, SEE ELEVATION FOR SPACING AND LOCATION. 1x6 S4S T&G WOOD AT CEILING.



WALL FINISH
EXTERIOR PLASTER FINISH PAINTED PER COLOR SCHEME

STUCCO WAINSCOT
FINISH COAT STUCCO OVER 2" SHAPED FOAM TRIM

CORROSION RESISTANT METAL DOWNSPOUT

RECESSED TRIM AT WINDOWS IN BRICK WALL
BRICK HEAD AND JAMB FINISH PAINTED PER COLOR SCHEME

WALL FINISH
BRICK FINISH PAINTED PER COLOR SCHEME

GUARDRAIL
WROUGHT IRON RAIL FOR FALL PROTECTION AT LIGHT WELL AND BALCONIES. PAINTED TO MATCH WINDOWS.

WALL FINISH
STUCCO LANDSCAPE WALL WITH PRECAST CAP PER COLOR SCHEME

SCHEMATIC DETAILS

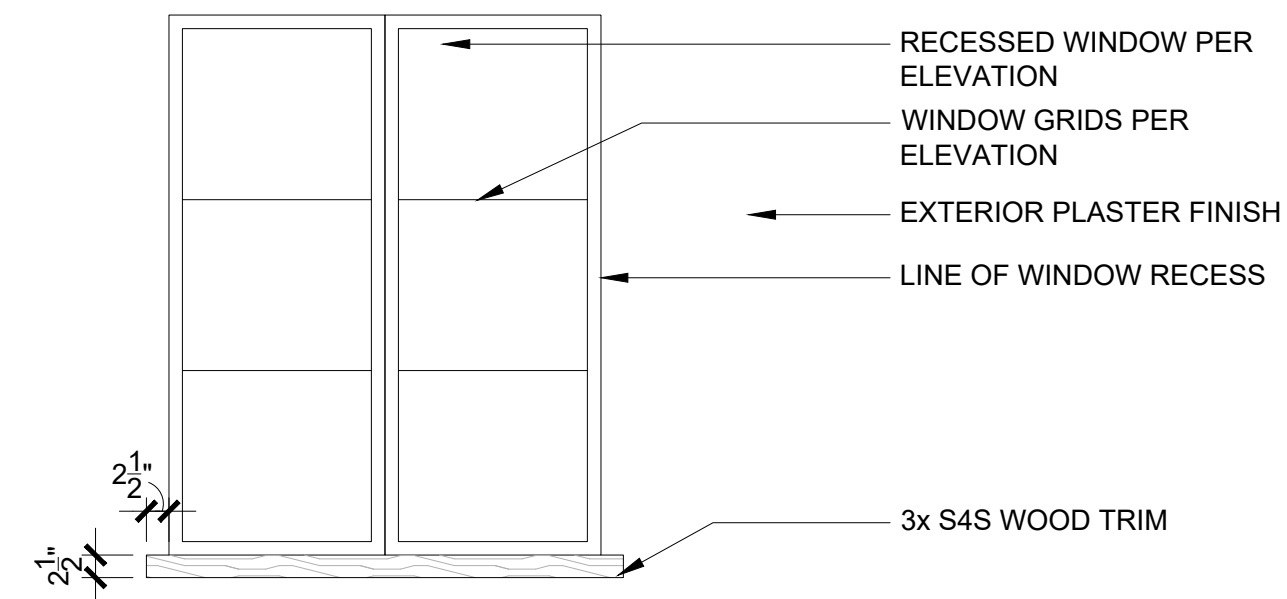
475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

ROBSON HOMES

20046.01 09/05/2024

TRIM AT WINDOWS IN STUCCO WALL
5.5" DEEP RECESSED VINYL WINDOWS WITH HIGH
DENSITY FOAM FILL. 3x S4S WOOD TRIM AT SILL.



CORROSION RESISTANT
METAL DOWNSPOUT

RECESSED WINDOWS IN BRICK WALL
BRICK HEAD AND JAMB FINISH PAINTED PER
COLOR SCHEME

WALL FINISH
BRICK FINISH PAINTED PER COLOR SCHEME

GUARDRAIL
WROUGHT IRON RAIL FOR FALL PROTECTION
AT LIGHT WELL AND BALCONIES.
PAINTED TO MATCH WINDOWS.

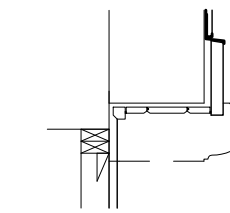
BRICK HEADER
SOLDIER COURSE BRICK HEADER TO ALIGN
WITH BRICK WALL FINISH ABOVE. PAINTED
PER COLOR SCHEME.

WALL FINISH
STUCCO LANDSCAPE WALL WITH
PRECAST CAP PER COLOR SCHEME

ROOFING
ASPHALT COMPOSITION SHINGLE ROOF WITH 2X4 S4S
FASCIA BOARD OVER 2X6 S4S FASCIA BOARD. SEE
COLOR SCHEMES FOR MORE INFORMATION.

WALL FINISH
EXTERIOR PLASTER FINISH
PAINTED PER COLOR SCHEME

BAND AND CORBEL AT CANTILEVERS
2x10 S4S WOOD TRIM, NOTCH AROUND
CORBEL. 6X8 S4S WOOD CORBEL, SEE
ELEVATION FOR SPACING AND LOCATION.
1x6 S4S T&G WOOD AT CEILING.



FIBERGLASS DOOR WITH TRANSOM ABOVE
BRICK HEAD AND JAMB PAINTED
PER COLOR SCHEME

GARAGE DOOR
PANEL-STYLE GARAGE DOOR
WITH NO WINDOWS

ENTRY STAIR
STUCCO WALL WITH PAINTED FULL BRICK
CAP PER COLOR SCHEME WITH WROUGHT
IRON HAND RAIL, PER COLOR SCHEME.

SCHEMATIC DETAILS

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



LEFT



FRONT



RIGHT

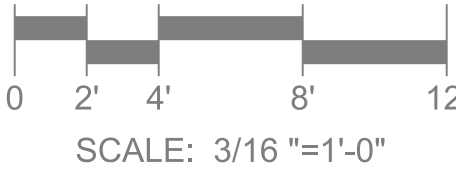


REAR

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

BARONE HOUSE - EXISTING ELEVATIONS
COLORED



ROBSON HOMES

20046.01 09/05/2024



LEFT



FRONT



RIGHT

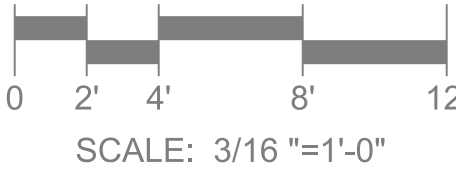


REAR

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

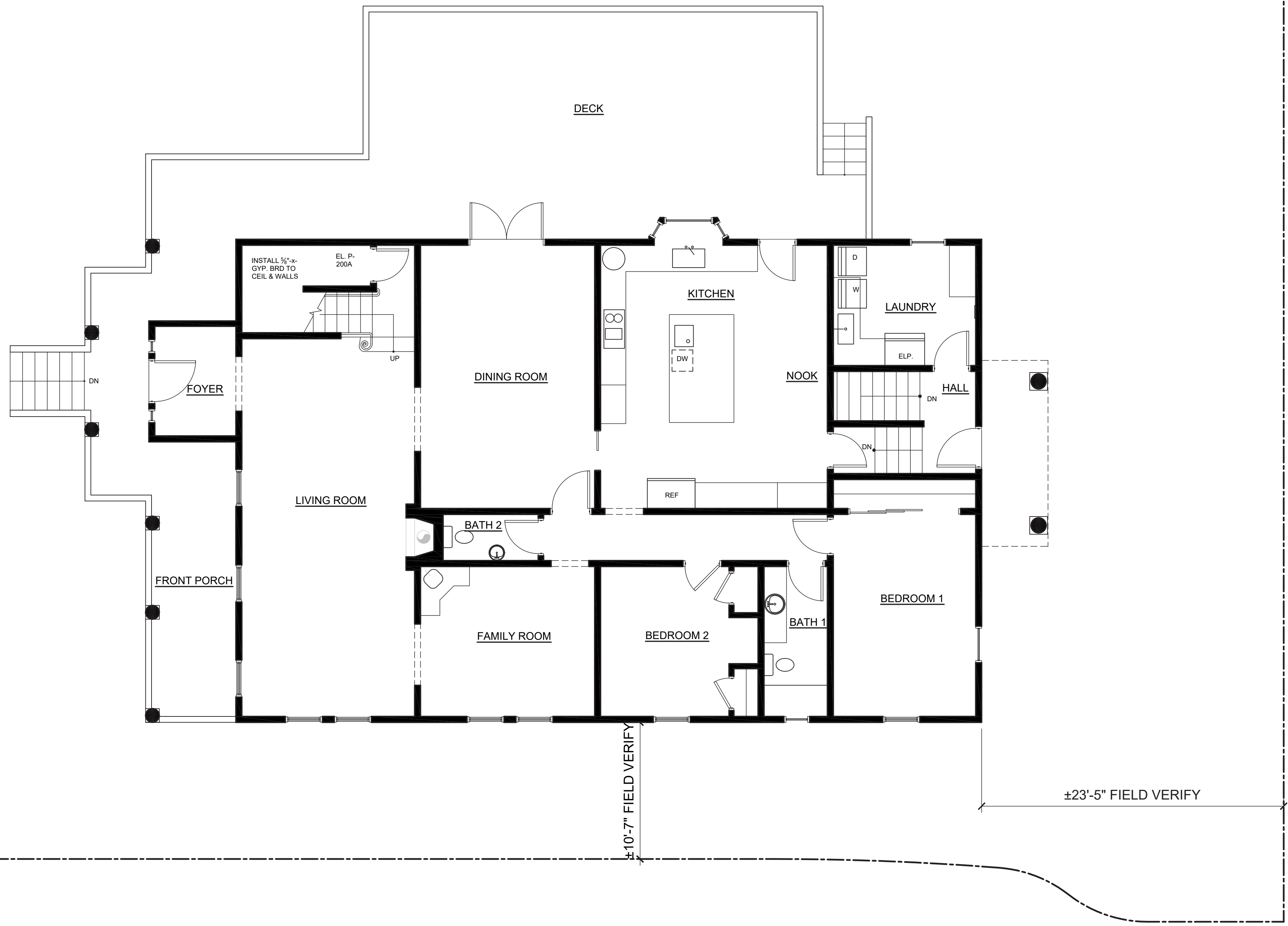
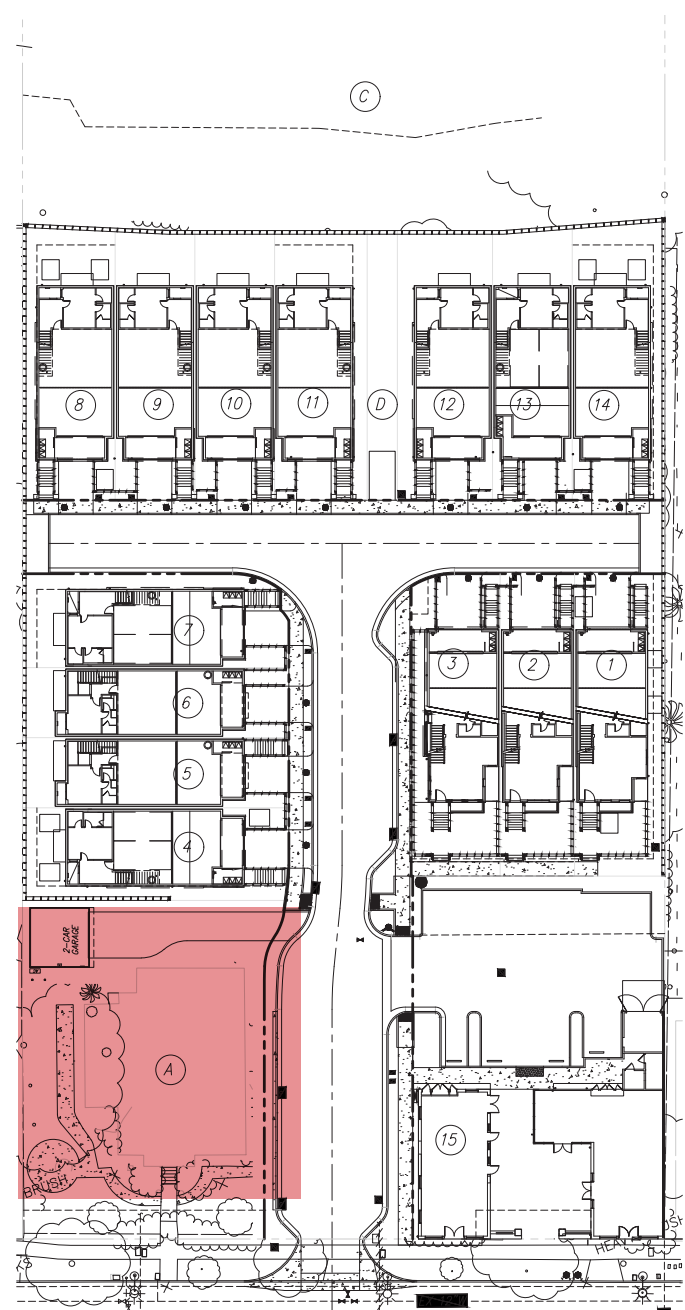
DESIGN REVIEW APPLICATION

BARONE HOUSE - EXISTING ELEVATIONS
BLACK AND WHITE



ROBSON HOMES

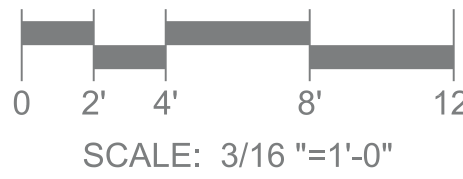
20046.01 09/05/2024



BARONE HOUSE - EXISTING FLOOR PLAN
FIRST FLOOR

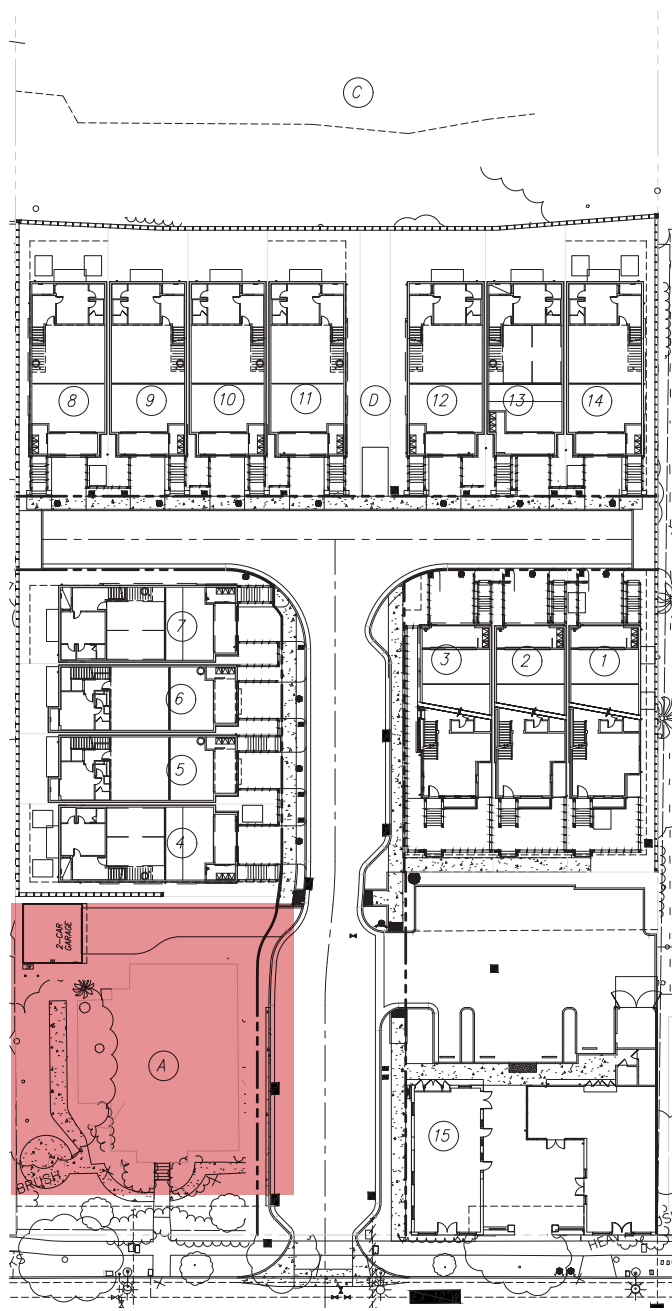
475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



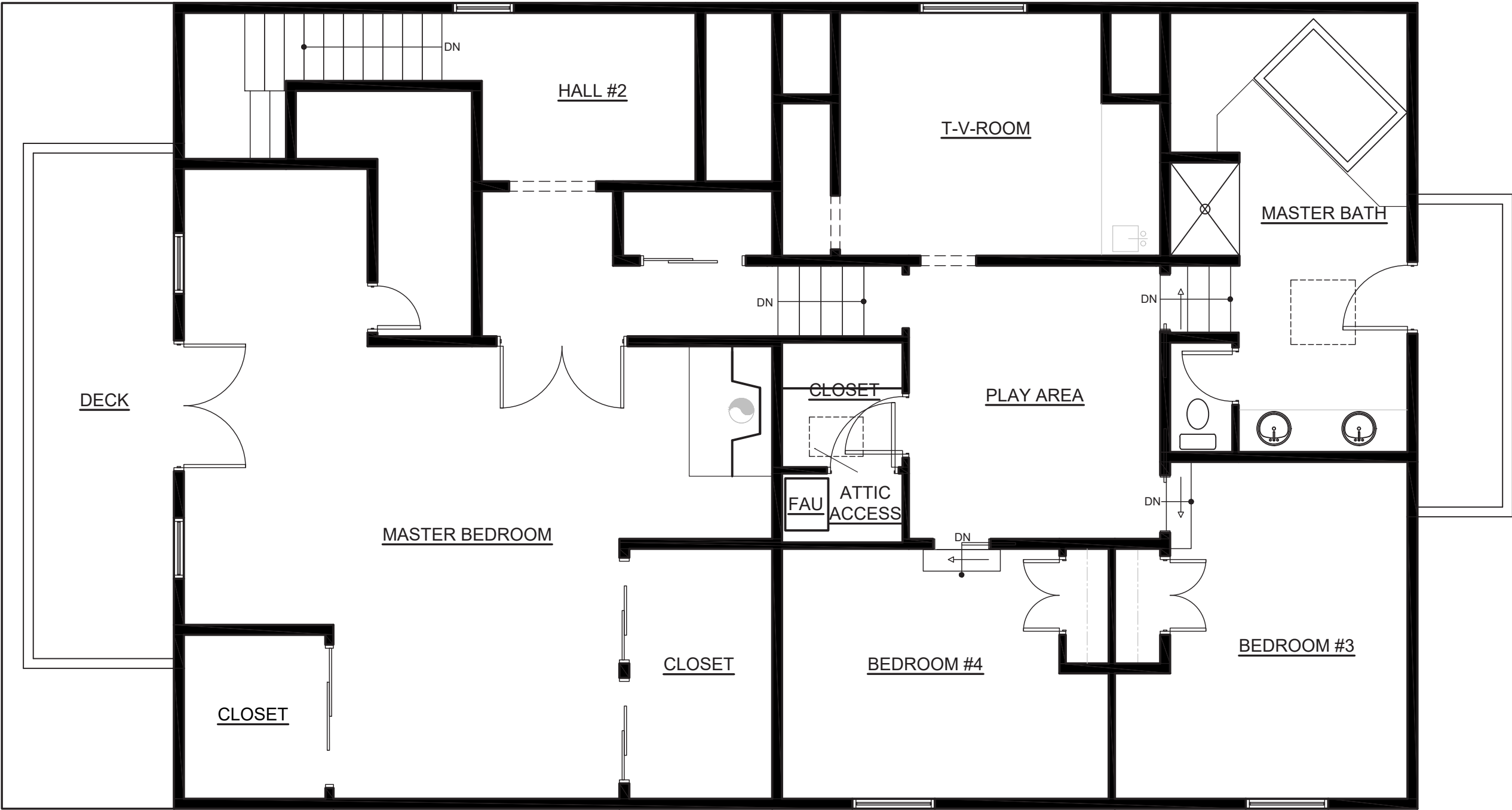
ROBSON HOMES

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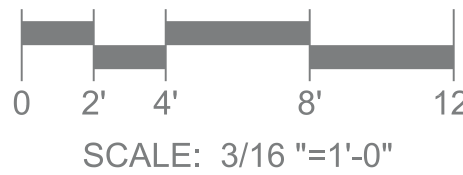


475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

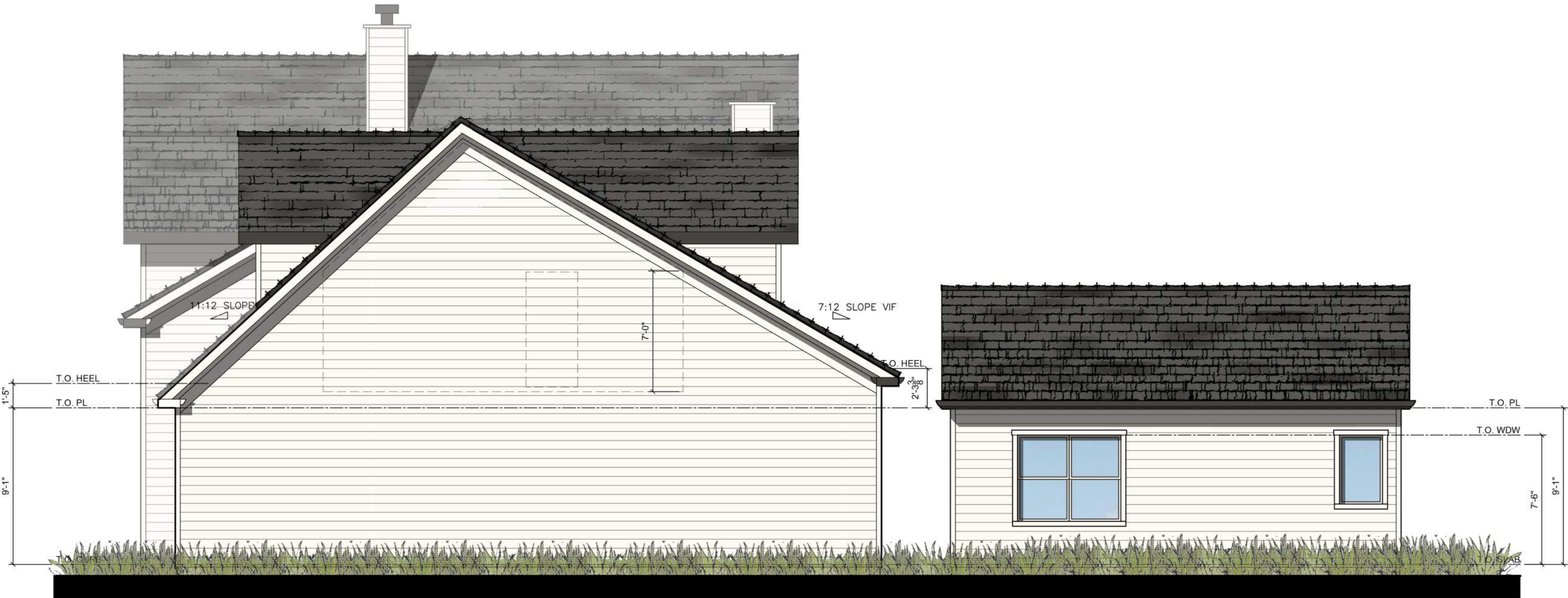


BARONE HOUSE - EXISTING FLOOR PLAN
SECOND FLOOR





FRONT

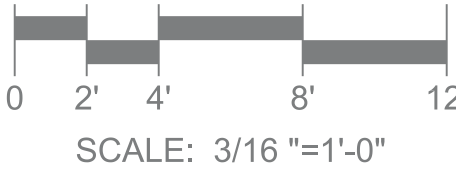


REAR

BARONE HOUSE - PROPOSED GARAGE + ADU ELEVATIONS
COLORED

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



ROBSON HOMES

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GARAGE

LEFT



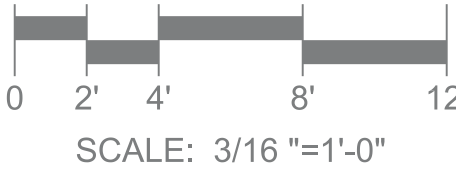
GARAGE

RIGHT

BARONE HOUSE - PROPOSED GARAGE + ADU ELEVATIONS
COLORED

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



ROBSON HOMES

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LEFT



FRONT



RIGHT

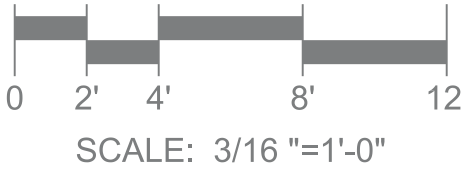


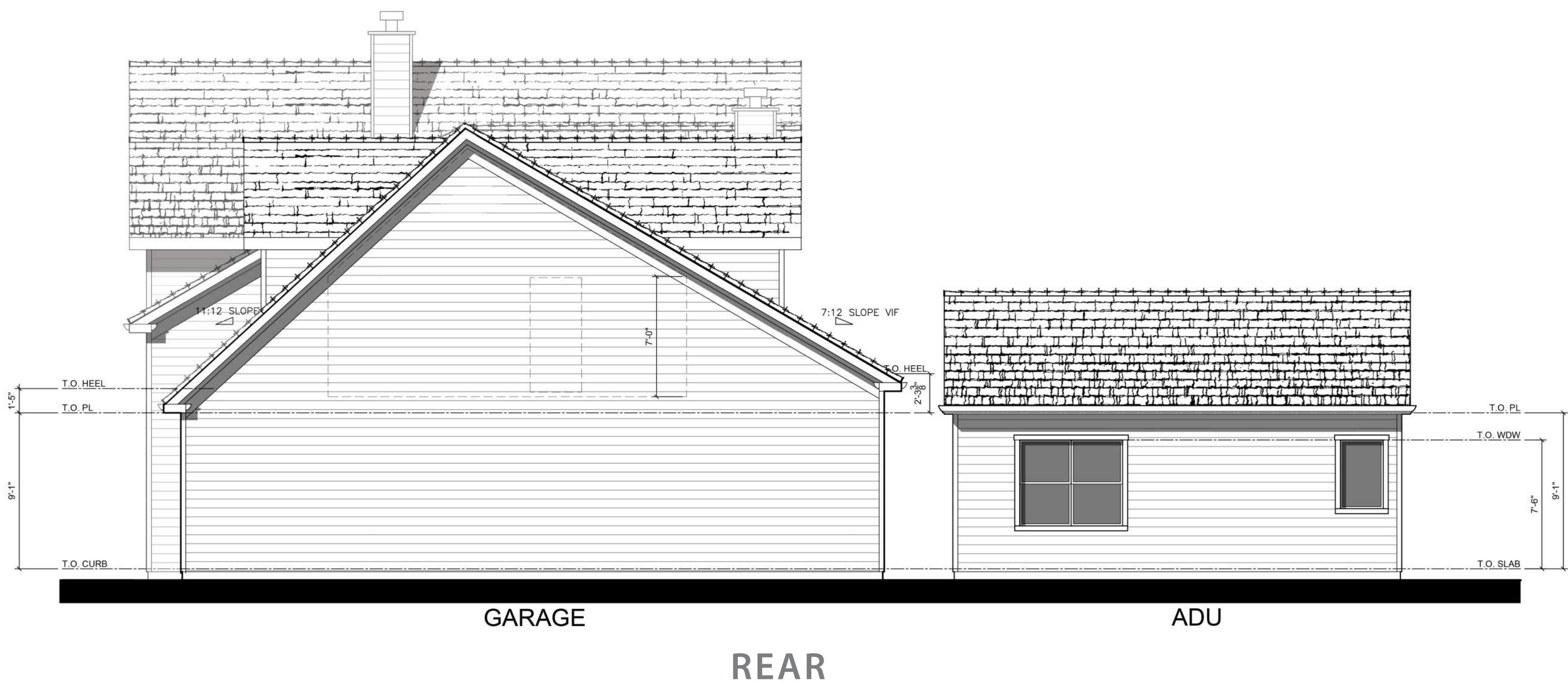
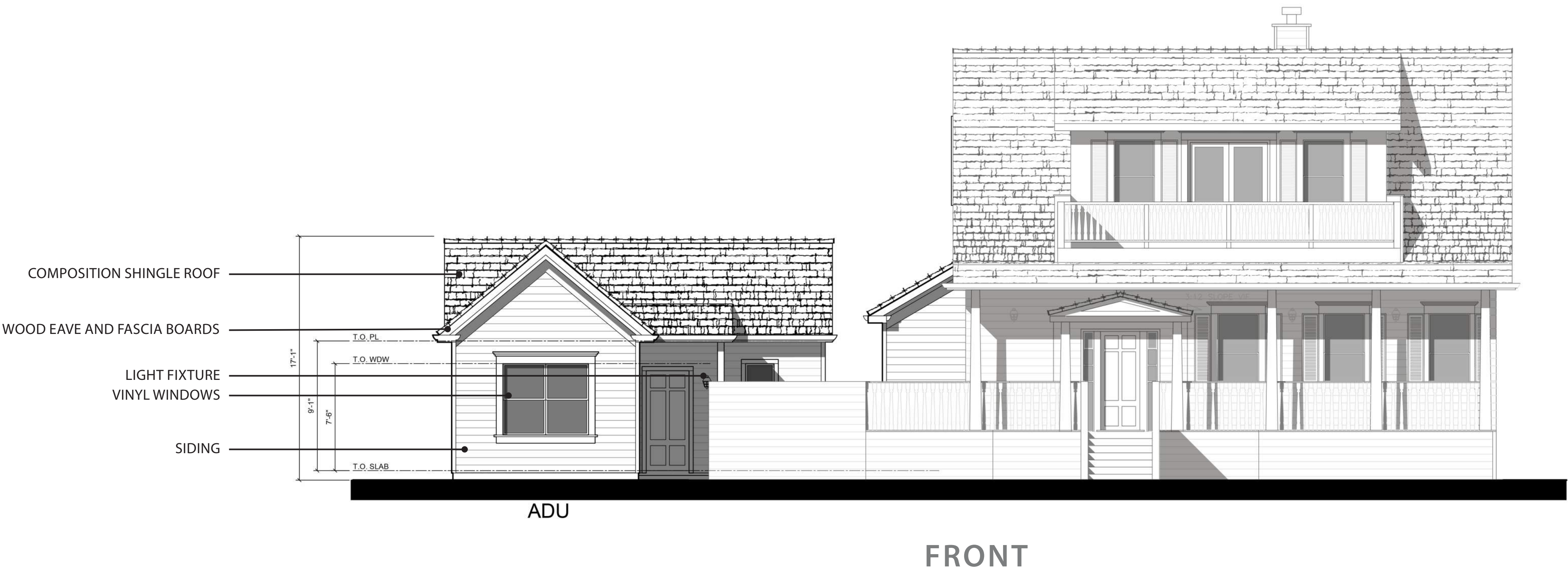
REAR

BARONE HOUSE - PROPOSED ADU ELEVATIONS
COLORED

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION





BARONE HOUSE - PROPOSED GARAGE + ADU ELEVATIONS

BLACK AND WHITE

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

0 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

ROBSON HOMES

20046.01 09/05/2024



GARAGE

LEFT



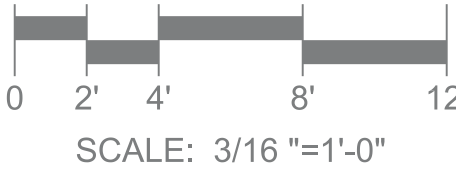
GARAGE

RIGHT

BARONE HOUSE - PROPOSED GARAGE + ADU ELEVATIONS
BLACK AND WHITE

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION

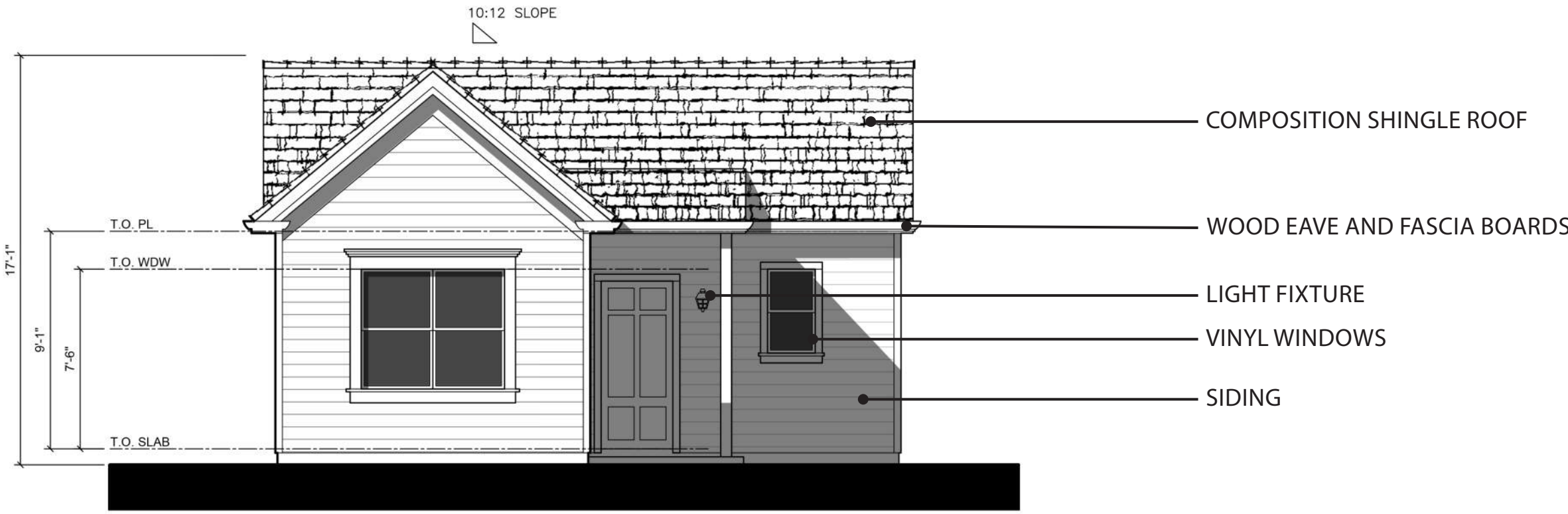


ROBSON HOMES

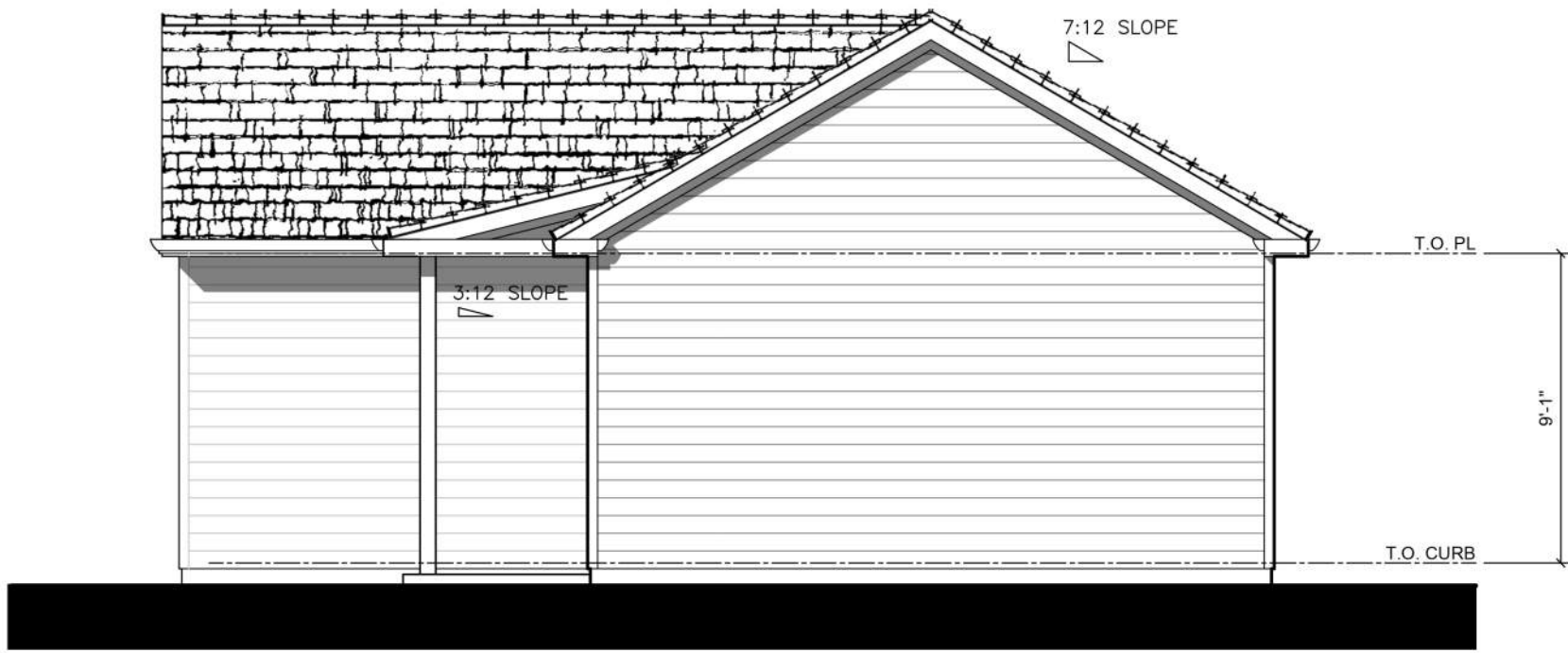
20046.01 09/05/2024



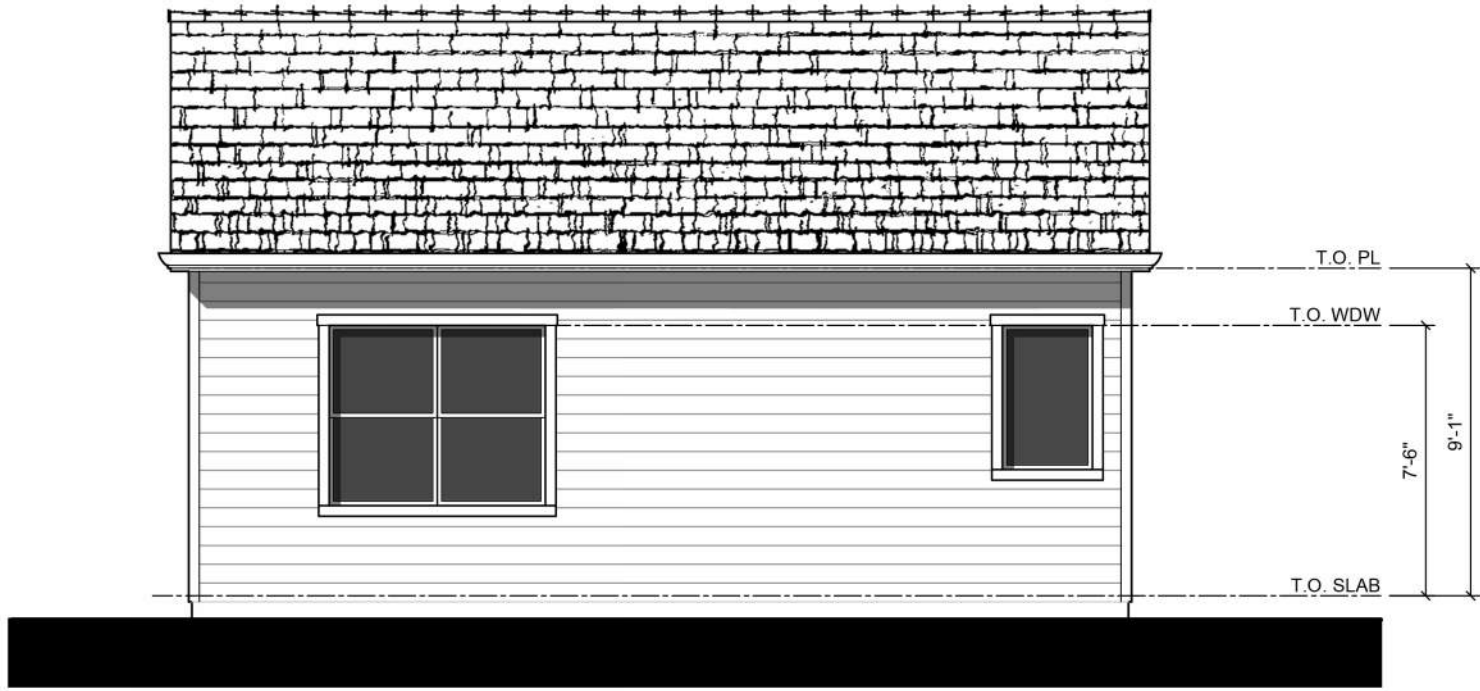
LEFT



FRONT



RIGHT

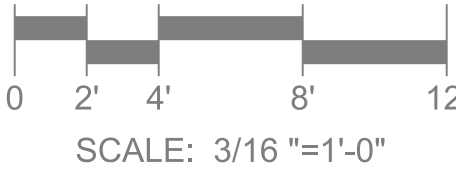


REAR

475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

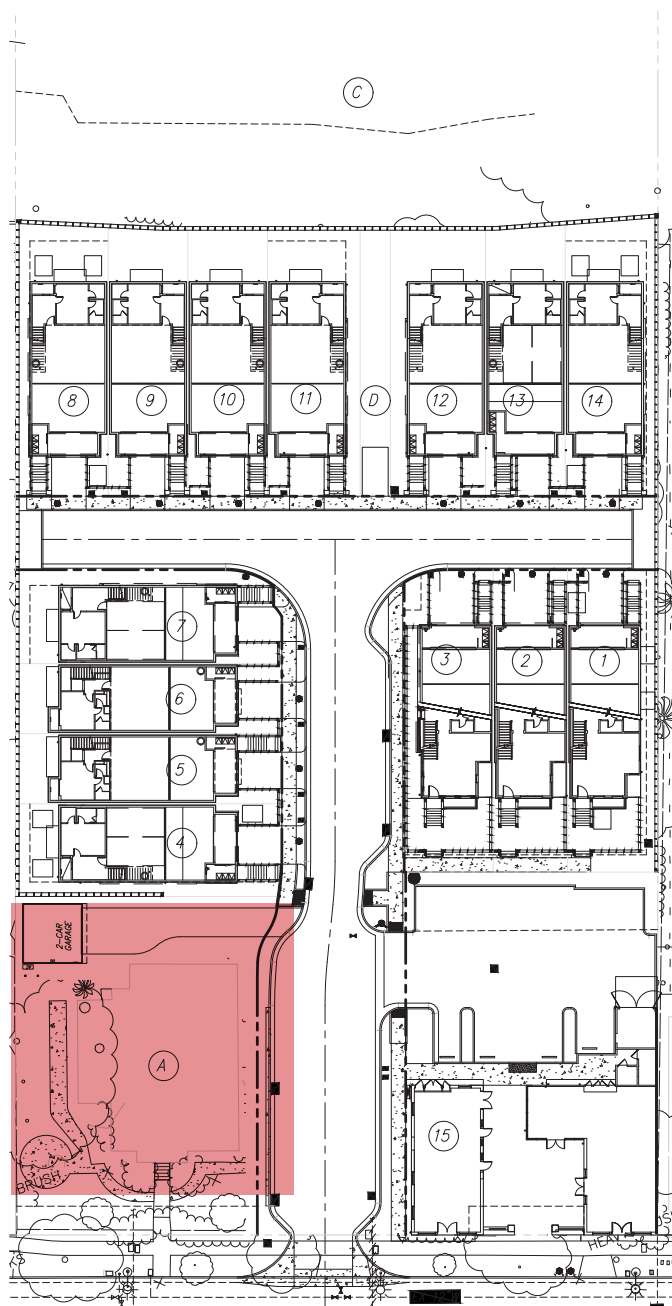
DESIGN REVIEW APPLICATION

BARONE HOUSE - PROPOSED ADU ELEVATIONS
BLACK AND WHITE



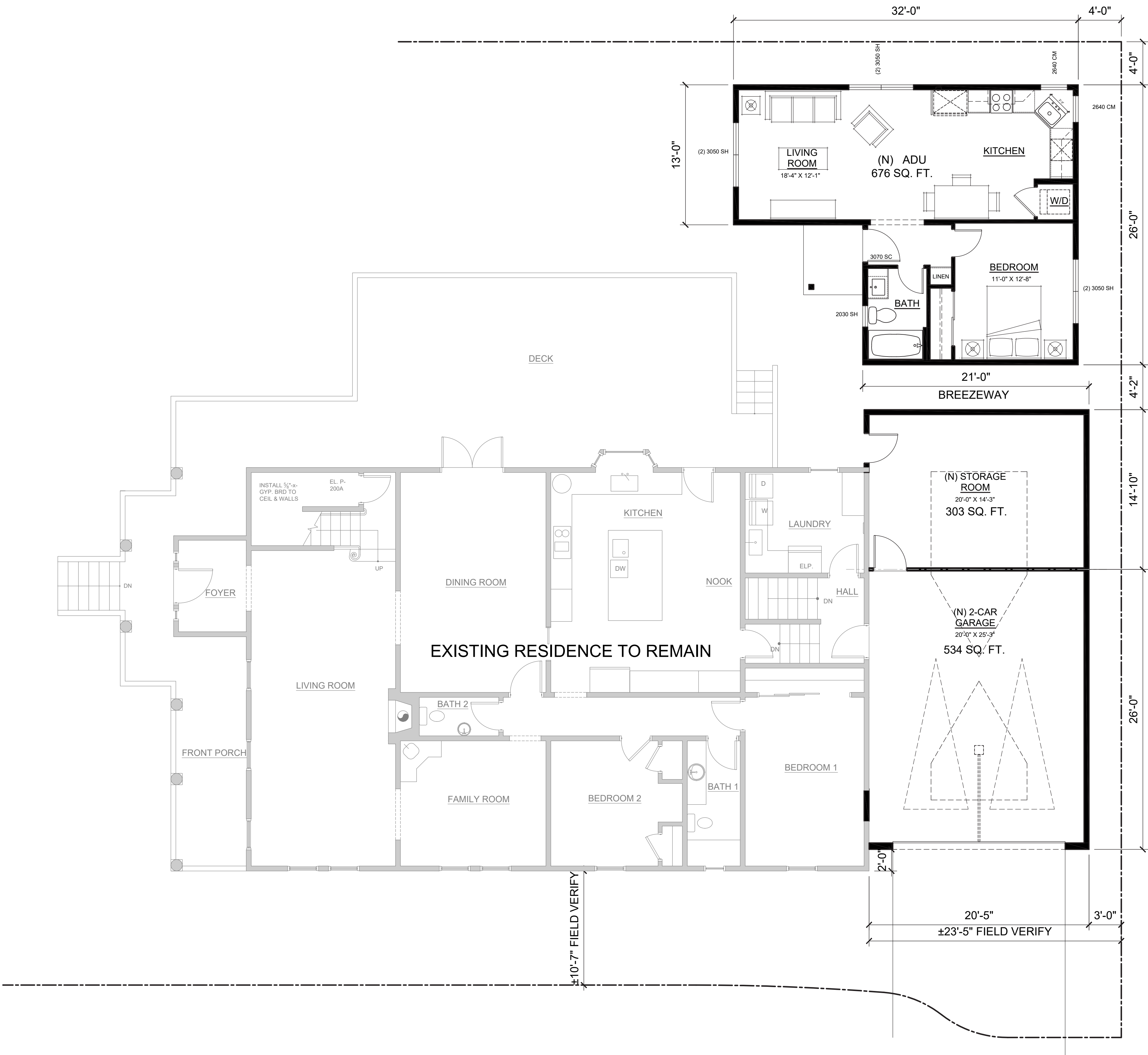
ROBSON HOMES

20046.01 09/05/2024



475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



TOTAL GROSS AREA - ADU	
FIRST FLOOR	676 SF
TOTAL	676 SF

TOTAL GROSS AREA - GARAGE	
FIRST FLOOR	837 SF
TOTAL	837 SF

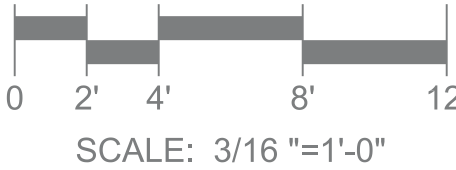
GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES. EXCLUDES SPACE USED FOR OFF-STREET PARKING OR LOADING;

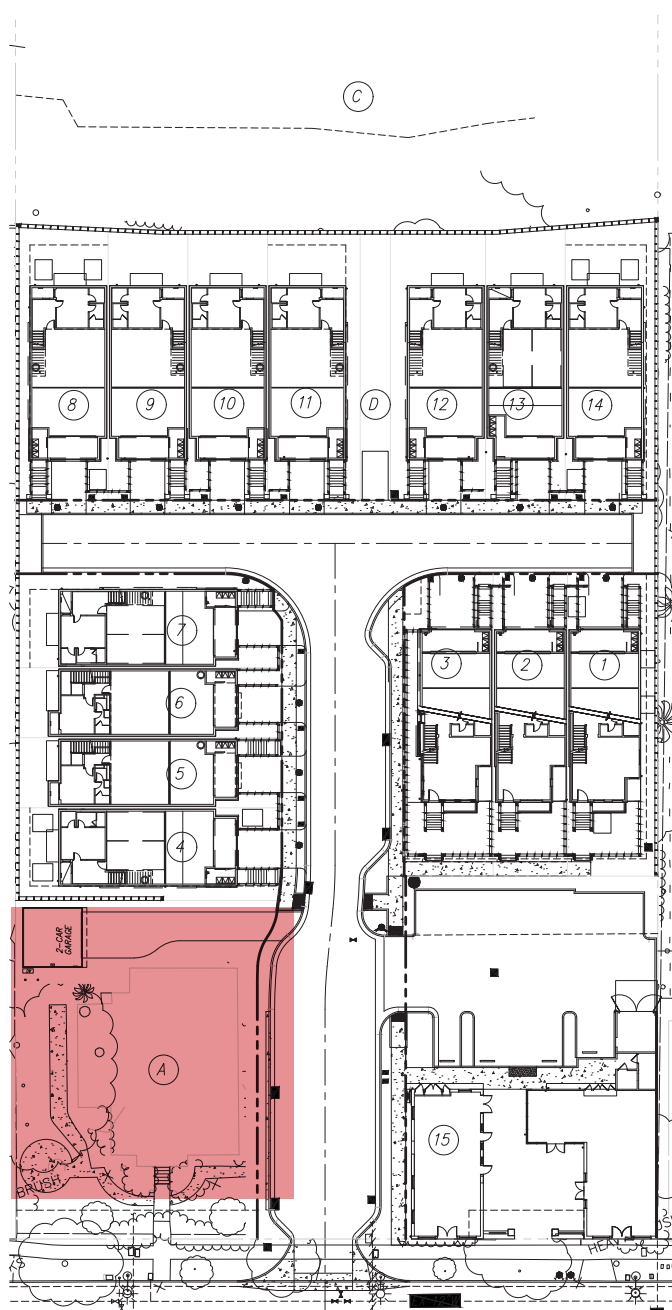
ADU
1 BEDROOM + 1 BATH

GARAGE
2-CAR GARAGE
STORAGE ROOM
ATTIC

BARONE HOUSE - PROPOSED FLOOR PLAN

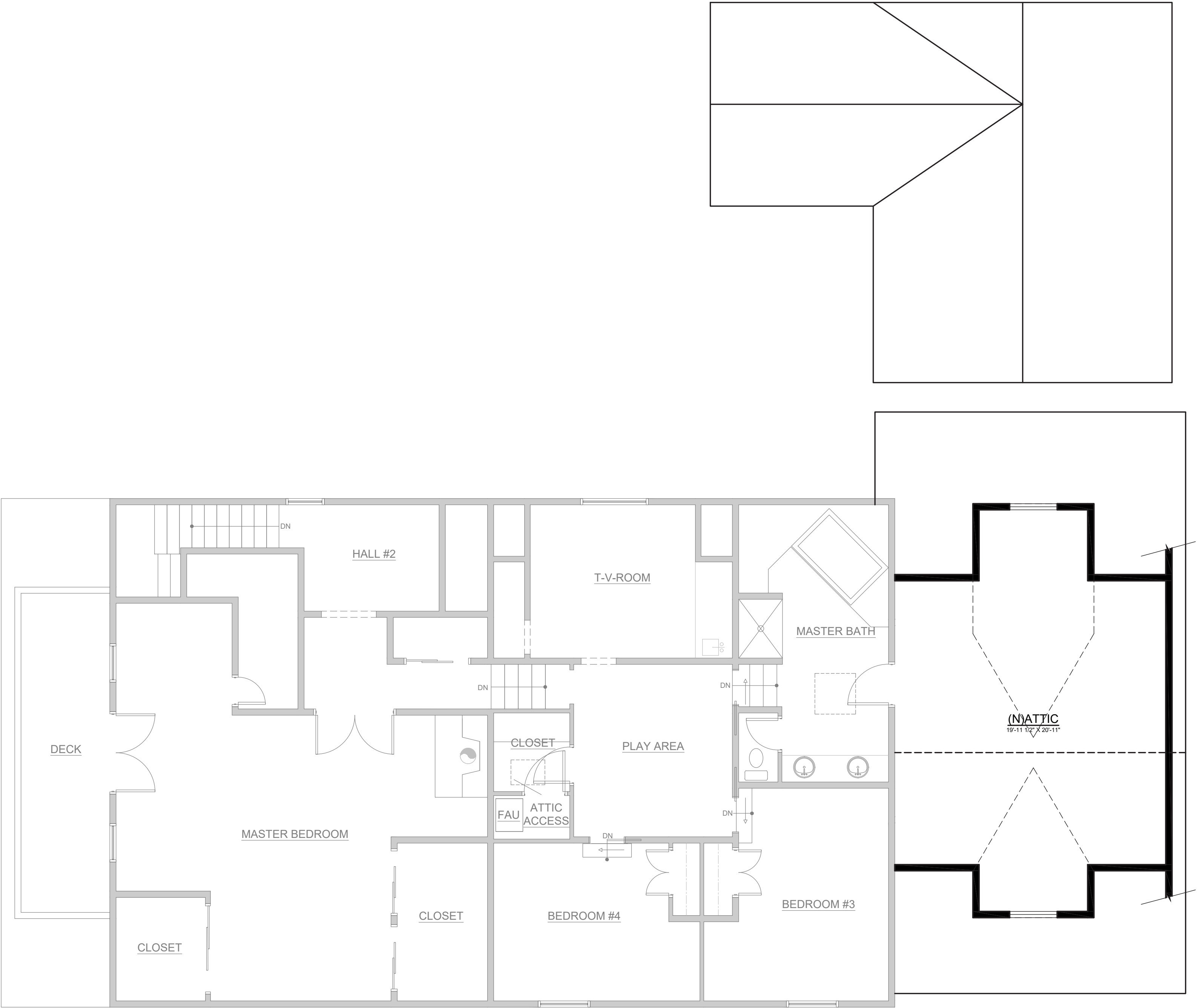
FIRST FLOOR





475 & 493 ST. JOHN STREET
PLEASANTON, CALIFORNIA

DESIGN REVIEW APPLICATION



TOTAL GROSS AREA - ADU	
FIRST FLOOR	676 SF
TOTAL	676 SF

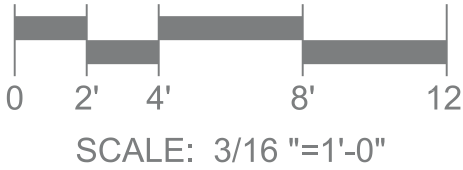
TOTAL GROSS AREA - GARAGE	
FIRST FLOOR	837 SF
ATTIC	523 SF
TOTAL	837 SF

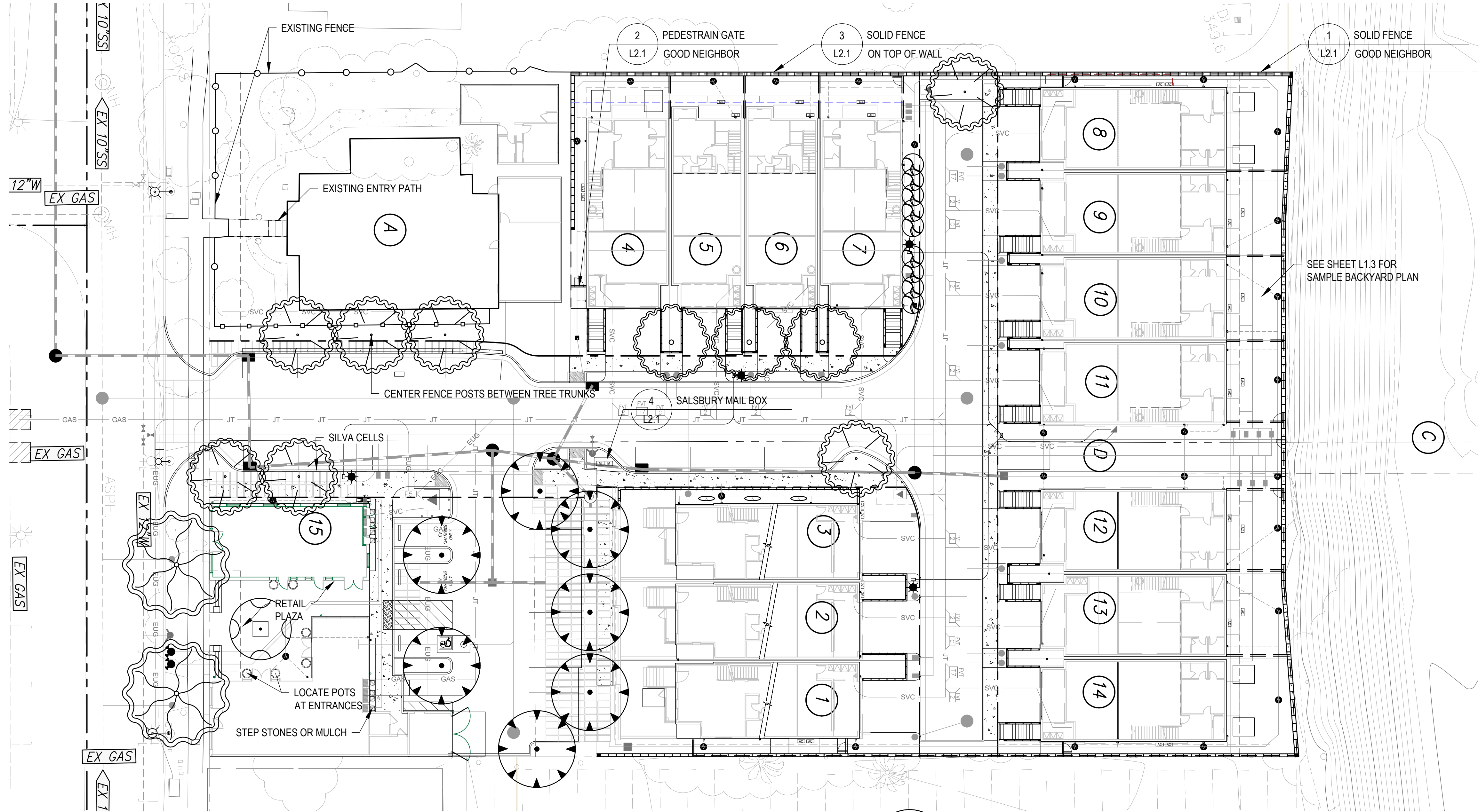
GROSS FLOOR AREA INCLUDES THE SUM OF ALL FLOORS TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; INCLUDING STAIRWELLS AT ALL FLOORS AND ALL OUTDOOR AREAS THAT ARE ENCLOSED ON MORE THAN THREE SIDES. EXCLUDES SPACE USED FOR OFF-STREET PARKING OR LOADING;

ADU
1 BEDROOM + 1 BATH

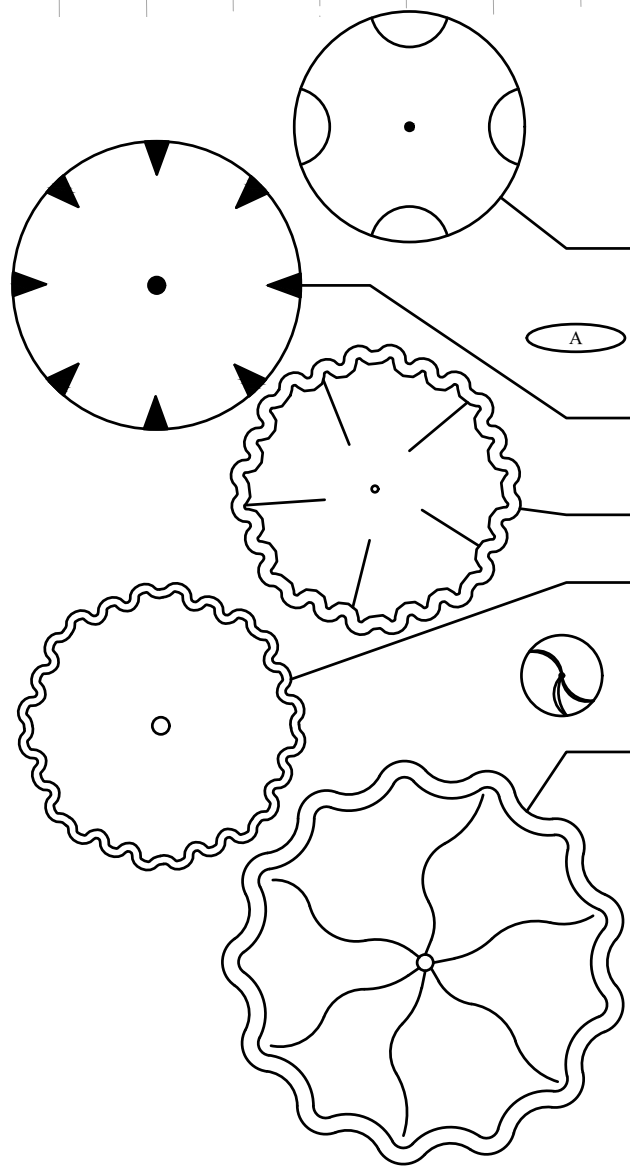
GARAGE
2-CAR GARAGE
STORAGE ROOM
ATTIC

BARONE HOUSE - PROPOSED FLOOR PLAN
SECOND FLOOR





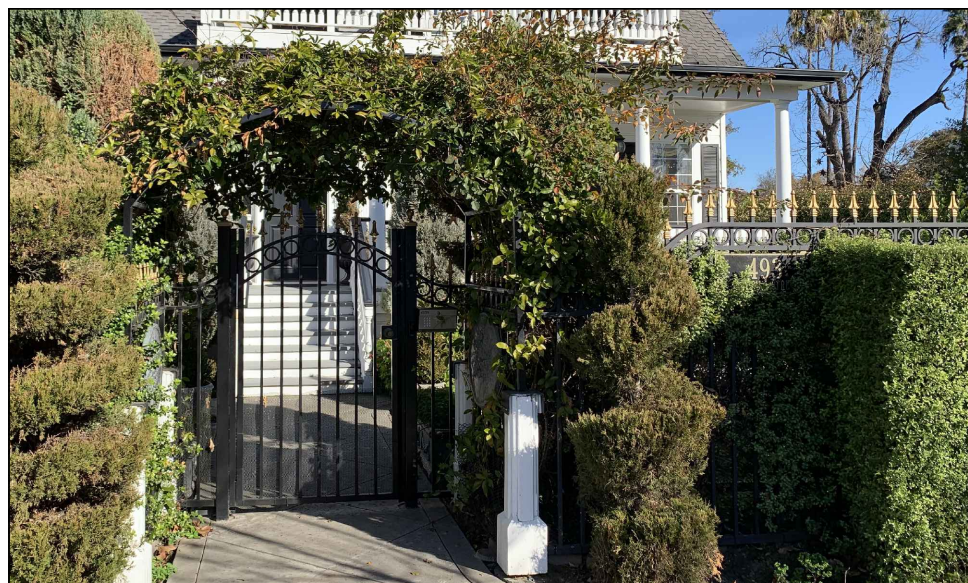
LEGEND		
	FENCE	EXISTING FENCE
	FENCE	PROPOSED FENCE TO MATCH EXISTING
	FENCE	VIEW FENCE ADJACENT TO CREEK
	FENCE	GOOD NEIGHBOR FENCE 6' TALL. SEE L2.1 DETAIL #1
	FENCE ON TOP OF WALL	SEE L2.1 DETAIL #3



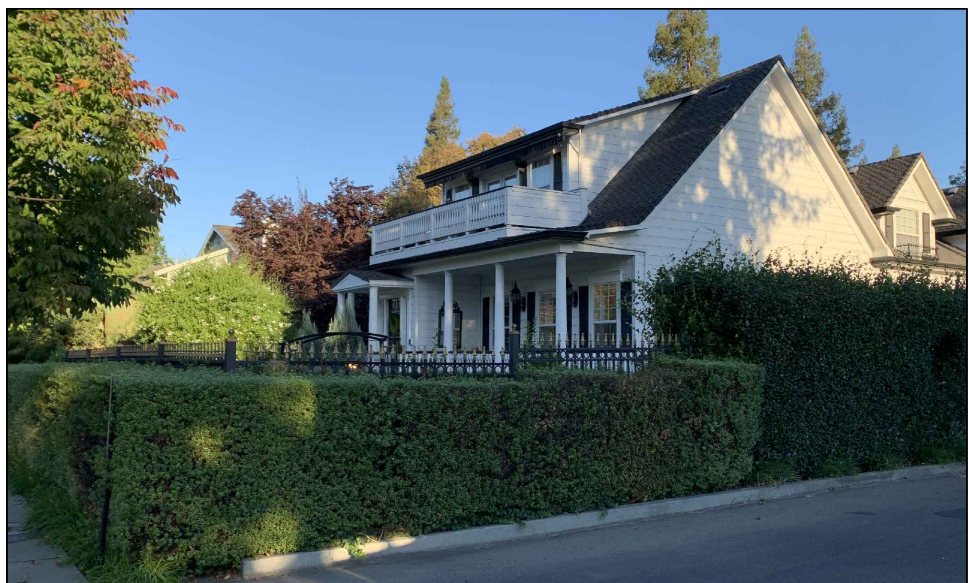
SITE TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACER RUBRUM 'OCTOBER GLORY'	1	24"	M	
MALUS ESPALIER	3	24"	M	APPLE ESPALIER
PISTACIA CHINENSIS 'KEITH DAVEY'	7	24"	L	
PLATANUS X ACERIFOLIA 'COLUMBIA' 15G	6	15G	M	
PLATANUS X ACERIFOLIA 'COLUMBIA' 24	3	24"	M	
PODOCARPUS MACROPHYLLUS	9	24"	M	
QUERCUS LOBATA	2	24"	VL	
25 - 24" BOX TREES AND 6 - 15G TREES PROVIDED				

TREE REMOVAL TABLE			
TREE #	TREE NAME	DIAMETER (IN.)	STATUS
1721	PRUNUS CERASIFERA	13	RETAIN
1722	TILIA AMERICANA	27	RETAIN
1723	ACER RUBRUM	5	RETAIN
1724	SEQUOIA SEMPERVIRENS	32	RETAIN
1725	JUGLANS NIGRA	24	RETAIN
1726	SEQUOIA SEMPERVIRENS	32	RETAIN
1727	LAURUS NOBILIS	9, 10, 5, 6, 6, 4	REMOVE
1728	ROBINIA PSEUDOACACIA	27	REMOVE
1729	QUERCUS LOBATA	30	REMOVE
1730	QUERCUS AGRIFOLIA	33"	REMOVE
1731	EUCALYPTUS CAMALDULENSIS	8, 8, 2	REMOVE
1732	SCHINUS TEREBINTHIFOLIA	10	REMOVE
1733	SEQUOIA SEMPERVIRENS	37	REMOVE
1734	SEQUOIA SEMPERVIRENS	33	REMOVE
1735	SEQUOIA SEMPERVIRENS	30	REMOVE
1736	SEQUOIA SEMPERVIRENS	37	REMOVE
1737	SEQUOIA SEMPERVIRENS	32	REMOVE
1738	SEQUOIA SEMPERVIRENS	32	REMOVE
1739	WASHINGTONIA ROBUSTA	16	REMOVE
1740	SEQUOIA SEMPERVIRENS	32	REMOVE
1741	SEQUOIA SEMPERVIRENS	32	REMOVE
1742	SEQUOIA SEMPERVIRENS	32	REMOVE
1743	CELTIS AUSTRALIS	10, 7, 9	REMOVE
1744	SEQUOIA SEMPERVIRENS	30	REMOVE
1745	SEQUOIA SEMPERVIRENS	30	REMOVE
1746	SEQUOIA SEMPERVIRENS	36	REMOVE
1747	ACER NEGUNDO	9, 15	REMOVE
1748	LIGUSTRUM LUCIDUM	10, 8	REMOVE
1749	WASHINGTONIA ROBUSTA	18	REMOVE
1750	WASHINGTONIA ROBUSTA	18	REMOVE
1751	PRUNUS AMERICANA	10, 12	REMOVE
1752	PRUNUS AMERICAN	7, 9, 10, 8	REMOVE
1753	LIGUSTRUM LUCIDUM	9, 9, 7, 4	REMOVE
1754	WASHINGTONIA ROBUSTA	19	REMOVE
1755	LIGUSTRUM LUCIDUM	10, 8	REMOVE
1756	QUERCUS AGRIFOLIA	10	REMOVE
1757	PRUNUS AMERICANA	5, 6, 4	REMOVE
1758	WASHINGTONIA ROBUSTA	18	REMOVE
1759	WASHINGTONIA ROBUSTA	18	REMOVE
1760	WASHINGTONIA ROBUSTA	18	REMOVE
1761	PRUNUS AMERICANA	12	REMOVE
1762	PRUNUS AMERICANA	15	REMOVE
1763	PRUNUS AMERICANA	10	REMOVE
1764	OLEA EUROPEA	11, 8	REMOVE
1765	QUERCUS LOBATA	10	RETAIN
1766	JUGLANS NIGRA	64	REMOVE
1767	FRAXINUS PENNSYLVANICA	10	RETAIN
1768	FRAXINUS PENNSYLVANICA	1	RETAIN
1769	FRAXINUS PENNSYLVANICA	7	RETAIN
1770	FRAXINUS PENNSYLVANICA	3	RETAIN
1771	FRAXINUS PENNSYLVANICA	9	RETAIN

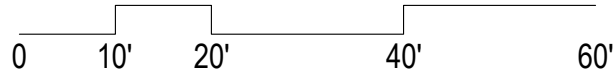
- NOTE:
- LANDSCAPE PLANS WILL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE (MVELLO) AND BAY FRIENDLY BASICS LANDSCAPE CHECKLIST
 - SEE ARBORIST REPORT FOR TREE PROTECTION RECOMMENDATIONS
 - REAR YARDS FOR LOTS 8 - 14 WILL BE A HARDSCAPE DESIGN WITH RAISED PLANTERS. ALL IRRIGATION AND STORMWATER WILL BE COLLECTED AND DIRECTED TO ONSITE STORMWATER FACILITIES. NO WATER WILL BE DIRECTLY RELEASED INTO THE CREEK. SEE SHEET L1.3 FOR SAMPLE PLAN.
 - TREES PLANTED AT ENTRY ADJACENT TO LOT A AND 11 MUST BE CENTERED BETWEEN PARKING SPOTS (IN LINE WITH PARKING STRIPING). FENCE POSTS MUST NOT ALIGN WITH TREE TRUNKS. CENTER POSTS BETWEEN TREE TRUNKS



LOT A EXISTING FENCE



LOT A EXISTING FENCE



475 & 493 ST. JOHN
PLEASANTON, CA

LANDSCAPE PLAN

DESIGN

PO BOX 485
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(831) 336-3100

FOCUS

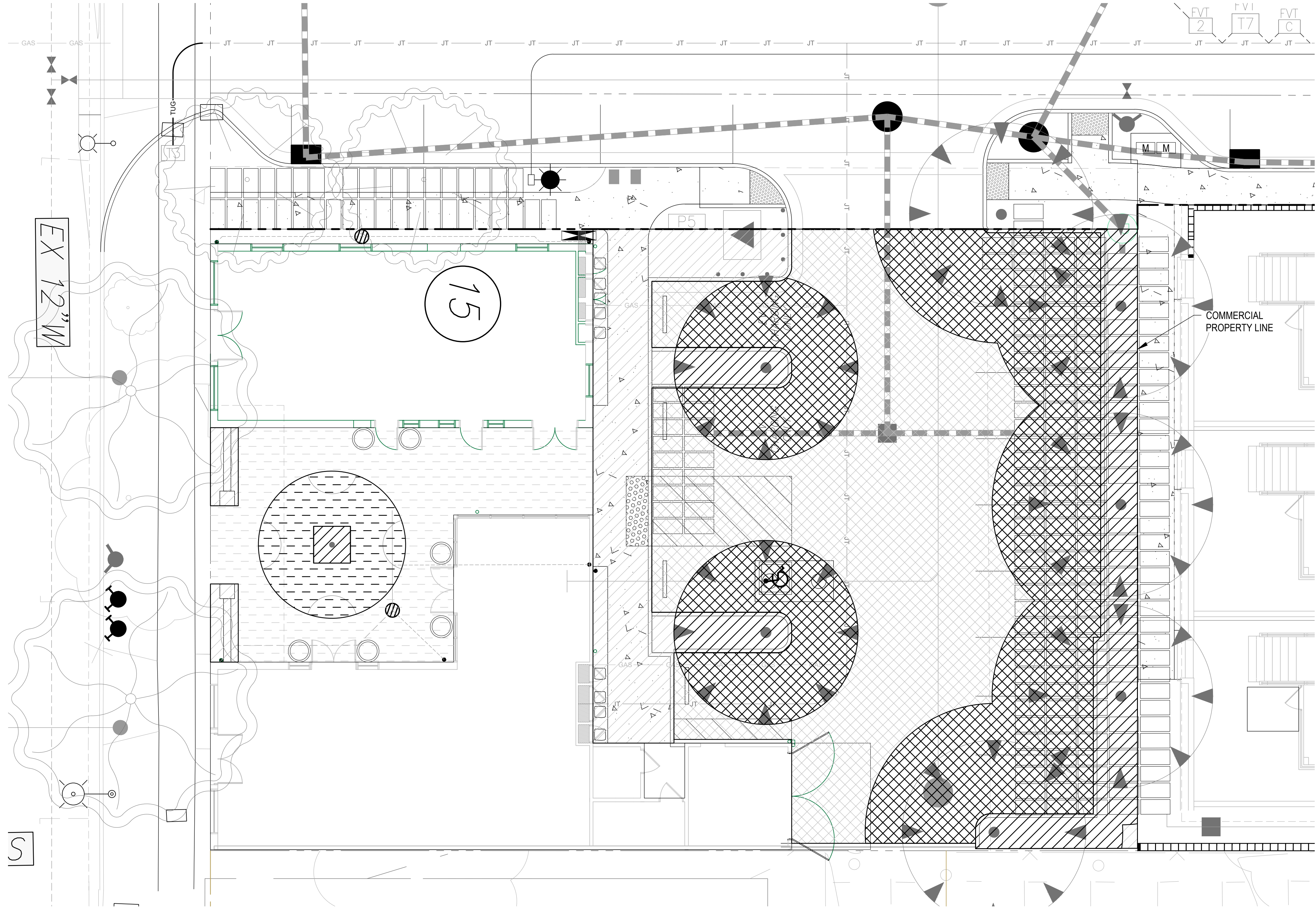
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

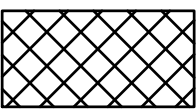


REVISED: 6/25/2024
DESIGN BY: RJD
DRAWN BY: KH, MO
SCALE: 1"=20'-0"

L1.1





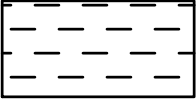
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SURFACE PARKING AREA

TOTAL: 4,352 SF

SHADE: 2,291 SF

SHADE REQUIRED: 50% MIN.

SHADE PROVIDED: 52.6%
- 

HARDSCAPE AREA

TOTAL: 1,173 SF

SHADE: 289 SF

SHADE REQUIRED: 20% MIN.

SHADE PROVIDED: 24.6%
- 

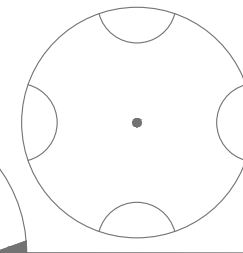
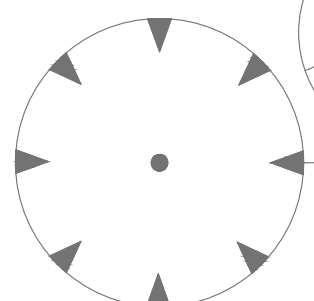
LANDSCAPE AREA

TOTAL: 1,572 SF

SHADE: 722 SF

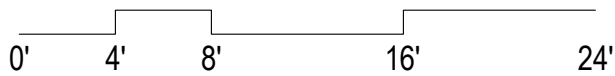
SHADE REQUIRED: 20% MIN.

SHADE PROVIDED: 43.3%



SITE TREES				
NAME	COUNT	SIZE	PROJECTED TREE CANOPY	PROJECT TREE CANOPY, 200 SF MIN PLANTER
ACER RUBRUM 'OCTOBER GLORY'	1	24"	10'	15'
PISTACIA CHINENSIS 'KEITH DAVEY'	7	24"	25'	35'

DIAMETER OF TREE CANOPY PROJECTED AT 15 YEARS GROWTH. FOR APPROVED CANOPY SIZES REFER TO THE CITY OF PLEASANTON SHADE GUIDELINES FOR COMMERCIAL PROPERTY.



475 & 493 ST. JOHN
PLEASANTON, CA

SHADE TREE PLAN

DESIGN

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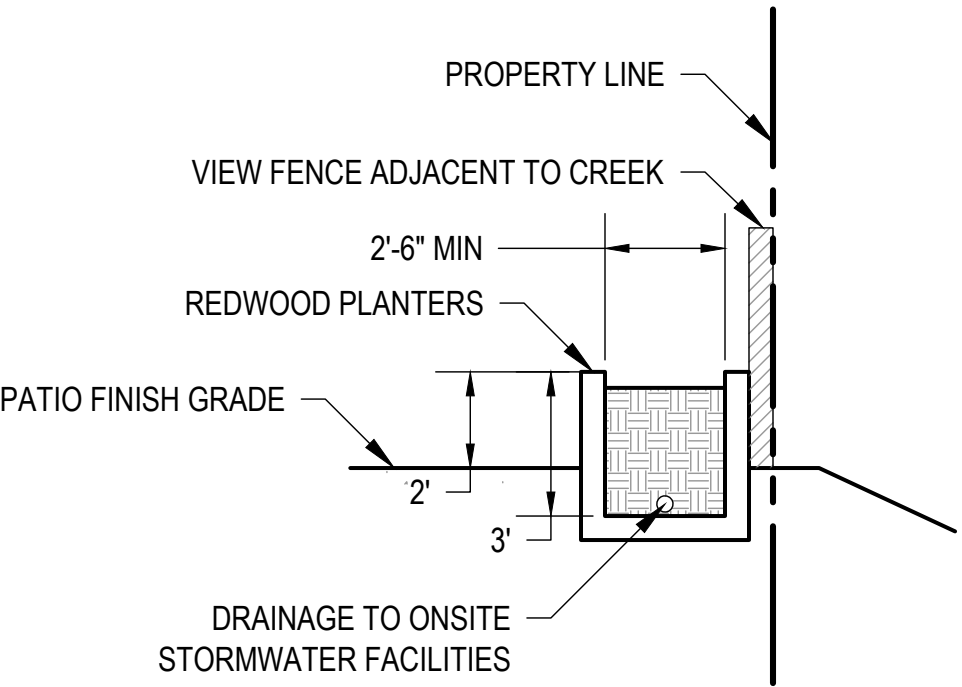
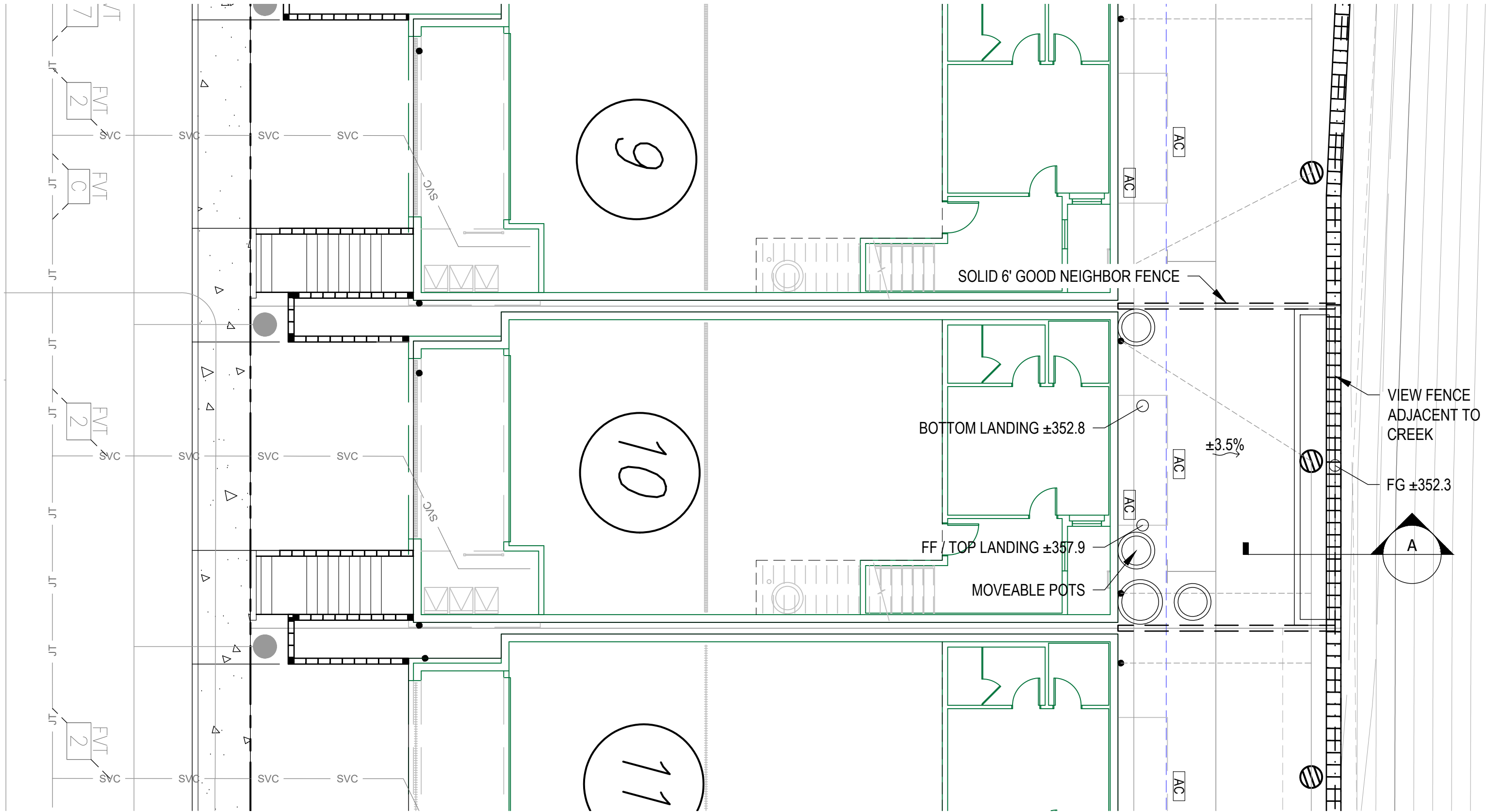
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 6/25/2024
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L1.2



A RAISED PLANTER
TYPICAL SECTION
SCALE: 1/4"=1'-0"

NOTE:
- LANDSCAPE PLANS WILL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE (MWELLO) AND BAY FRIENDLY BASICS LANDSCAPE CHECKLIST
- REAR YARDS FOR LOTS 8 - 14 WILL BE A HARDSCAPE DESIGN WITH RAISED PLANTERS. ALL IRRIGATION AND STORMWATER WILL BE COLLECTED AND DIRECTED TO ONSITE STORMWATER FACILITIES. NO WATER WILL BE DIRECTLY RELEASED INTO THE CREEK.
- FINAL RAISED PLANTER SIZE, LOCATION, AND LAYOUT TO BE DETERMINED BASED ON HOMEOWNER INPUT



475 & 493 ST. JOHN
PLEASANTON, CA

TYPICAL BACKYARD
ENLARGEMENT
PLAN

DESIGN

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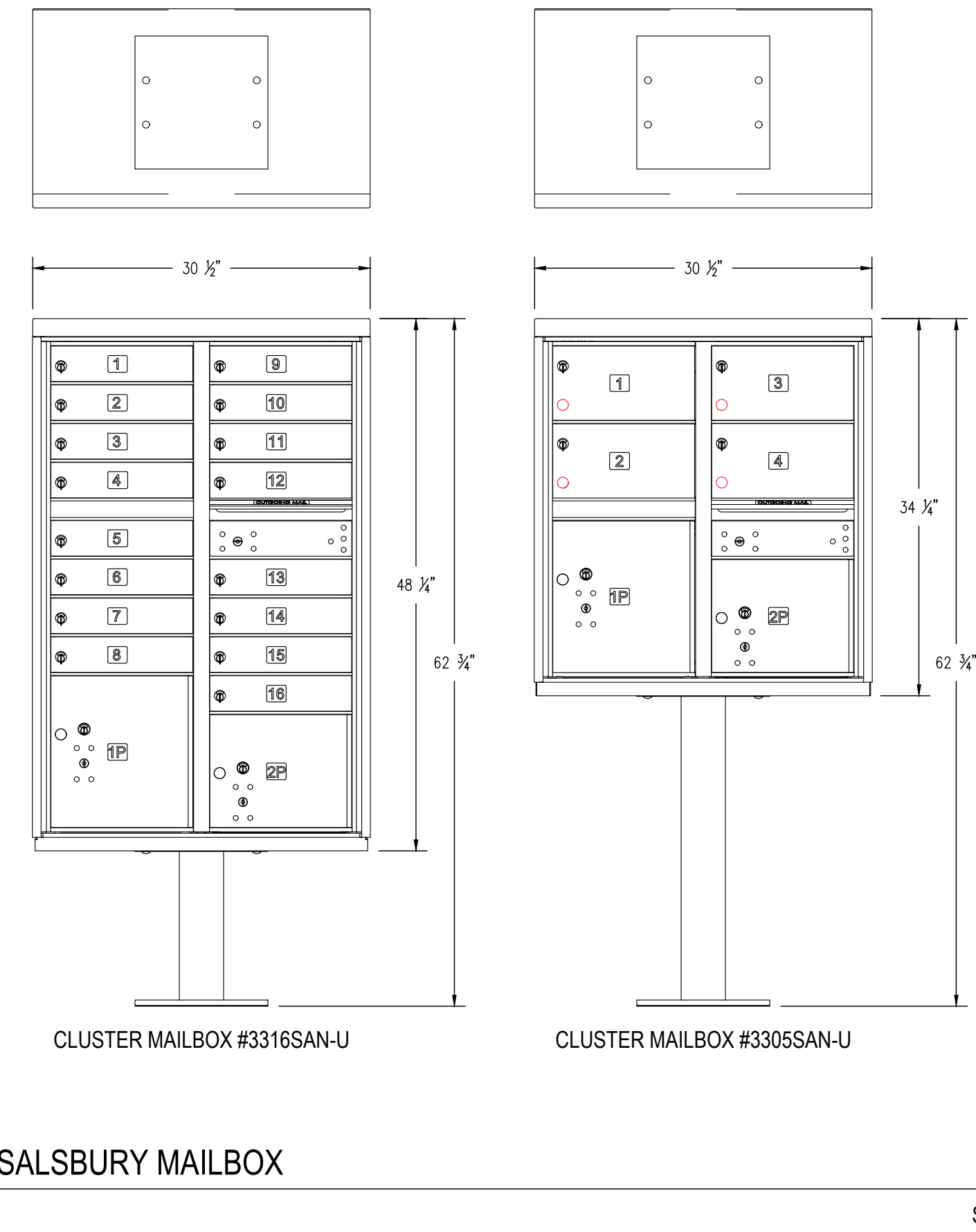
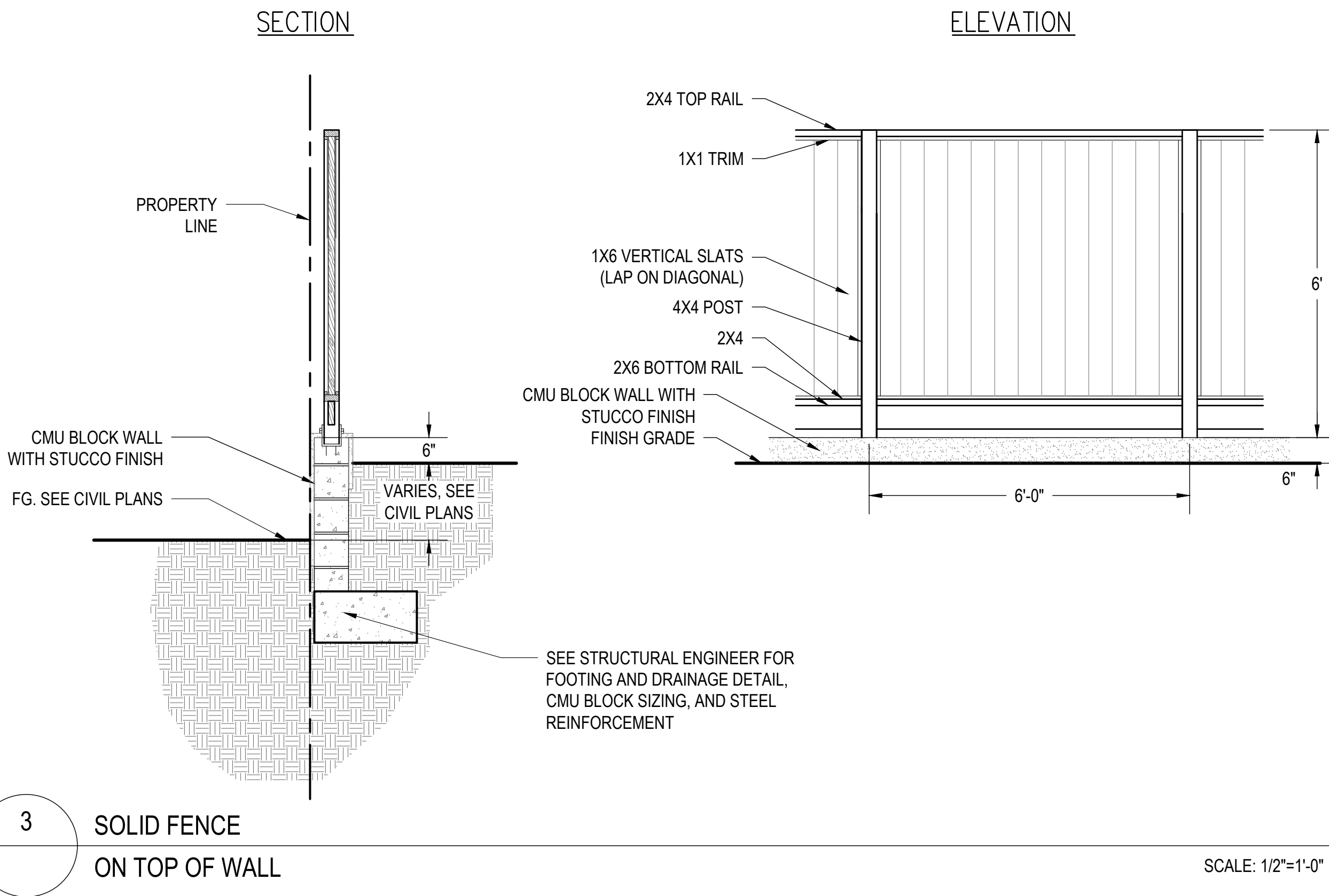
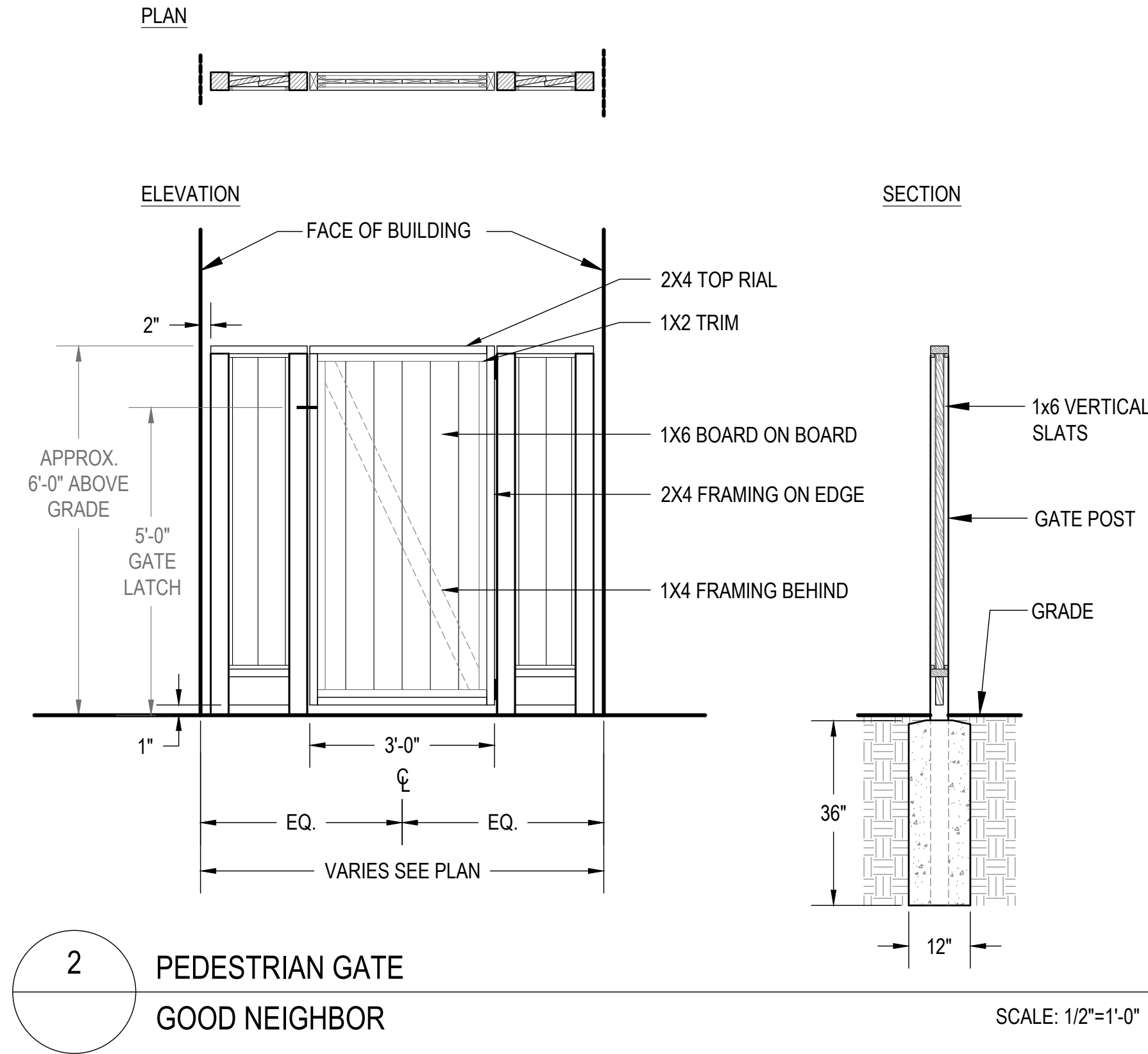
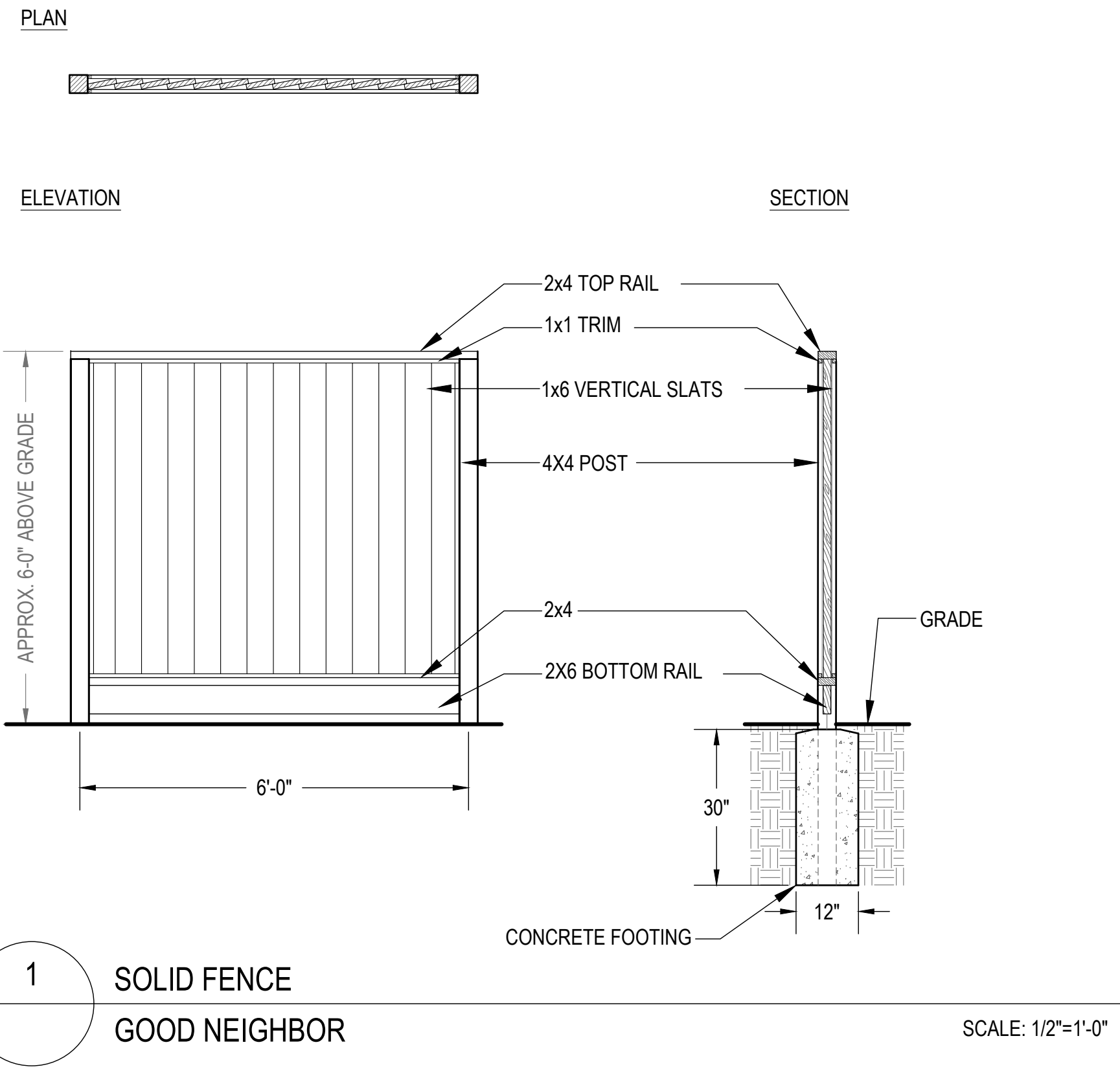
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 1/19/2023
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1/8"=1'-0"

L1.3





475 & 493 ST. JOHN
PLEASANTON, CA

LANDSCAPE
DETAILS

DESIGN

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BEN LOMOND, CA 95005
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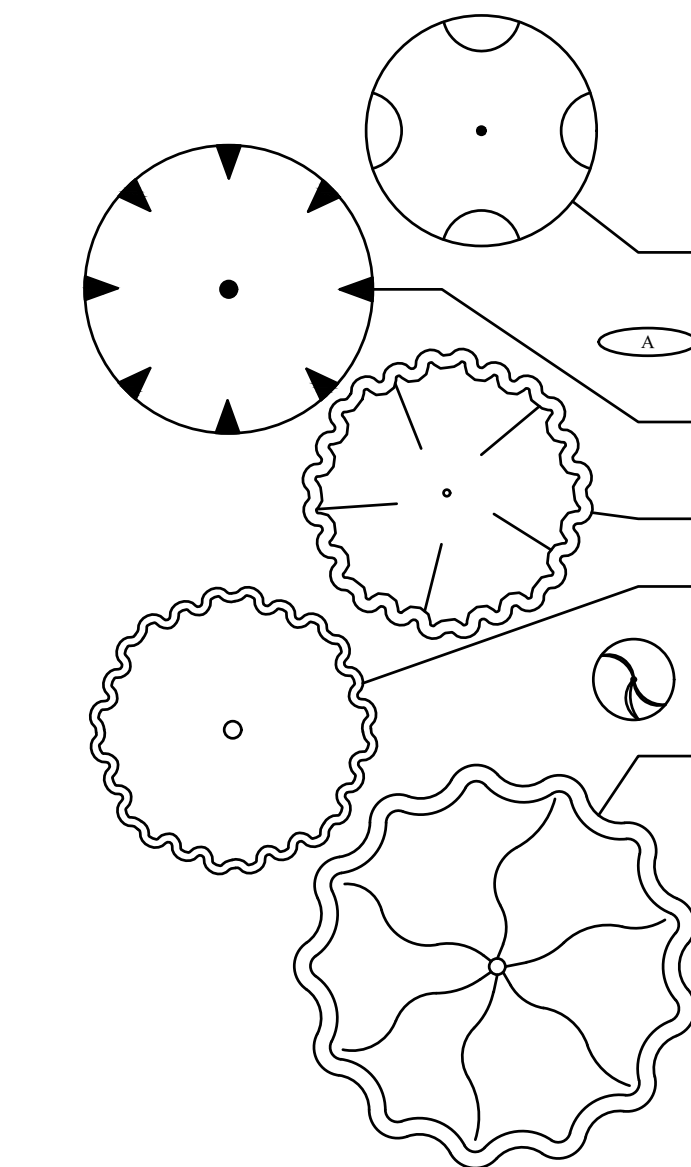
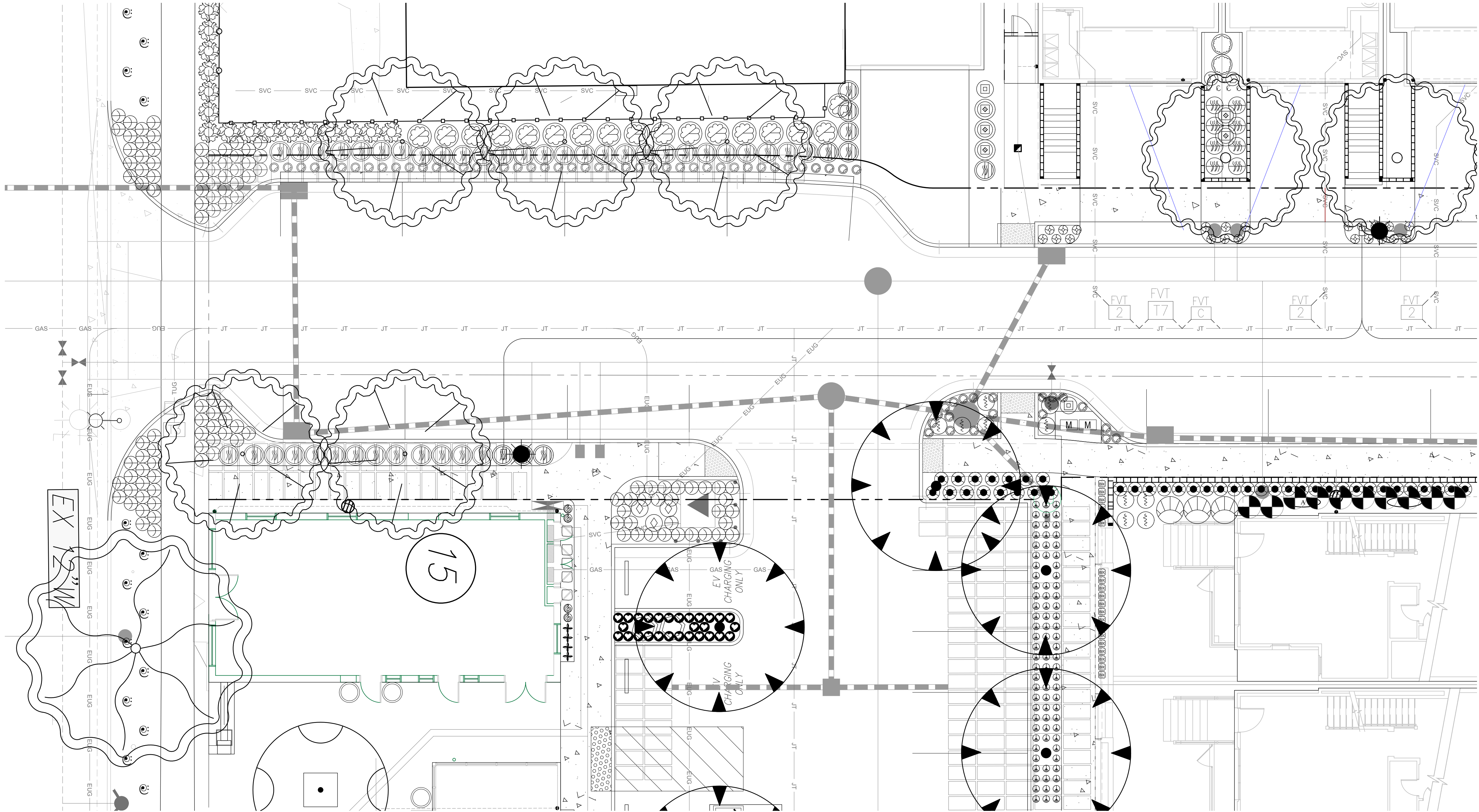
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 6/25/2024
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L2.1



SITE TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACER RUBRUM 'OCTOBER GLORY'	1	24"	M	
MALUS ESPALIER	3	24"	M	APPLE ESPALIER
PISTACIA CHINENSIS 'KEITH DAVEY'	7	24"	L	
PLATANUS X ACERIFOLIA 'COLUMBIA' 15G	6	15G	M	
PLATANUS X ACERIFOLIA 'COLUMBIA' 24	3	24"	M	
PODOCARPUS MACROPHYLLUS	9	24"	M	
QUERCUS LOBATA	2	24"	VL	

25 - 24" BOX TREES AND 6 - 15G TREES PROVIDED

TYPICAL PLANTING PLAN				
NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS HYBRID 'MP003' EVER AMETHYST	94	5G	L	LOW WATER PER UCDAVIS PLANT IRRIGATION TRAILS
ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	14	1G	VL	4' O.C.
BUXUS 'GREEN BEAUTY'	20	1G	M	TOPIARY BALL, 14" O.C.
CAMELLIA JAPONICA 'NUCCIO'S GEM'	2	15G	M	
COREOPSIS AURICULATA 'NANA'	24	1G	L	
ERIGERON KARVINSKIANUS 'MOERHEIMII'	41	1G	L	
EUONYMUS JAPONICUS 'GREEN SPIRE'	16	15G	L	
FRAGARIA CHAVAL	28	1G	M	
GERANIUM X CANTABRIGIENSE 'BICKOVO'	5	1G	L	15"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HELLEBORUS ANGUSTIFOLIUS	4	1G	L	18"O.C. - CHRISTMAS ROSE
HYDRANGEA ARBORESCENS 'ANNABELLE'	2	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
KNIPHOFIA 'CHRISTMAS CHEER'	2	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
KNIPHOFIA UVARIA 'POCO MONRROVIA'	22	1G	L	
LOMANDRA CONFERTIFOLIA SSP. RUBIGINOSA 'PACIFIC SKY'	2	1G	L	
LOMANDRA LONGIFOLIA 'ROMA13'	9	5G	L	PLATINUM BEAUTY
MUHLENBERGIA RIGENS	10	5G	L	

TYPICAL PLANTING PLAN CONTINUED				
NAME	COUNT	SIZE	WUCOLS	NOTES
MUHLENBERGIA RIGENS	10	5G	L	
NEPHROLEPS CORDIFOLIA	4	5G	M	
OSMANTHUS HETEROPHYLLUS	10	15G	L	
PRUNUS CAROLINIANA 'BRIGHT N TIGHT' 24	17	24"	L	
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	3	5G	L	
ROSA 'FLOWER CARPET WHITE'	3	2G	M	30"O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	2	5G	L	48"O.C.
SALVIA LEUCANTHA 5	3	5G	L	
TULBAGHIA VIOLACEA	86	1G	L	

ARTIFICIAL TURF OR MEADOW WITH GRASS CRETE PER FIRE LADDER REQUIREMENTS

SILVA CELL PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS HYBRID 'MP003' EVER AMETHYST	18	5G	L	LOW WATER PER UCDAVIS PLANT IRRIGATION TRAILS
COREOPSIS AURICULATA 'NANA'	40	1G	L	
LOMANDRA LONGIFOLIA 'ROMA13'	40	5G	L	PLATINUM BEAUTY

NOTE: LANDSCAPE PLANS WILL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE (MWELLO) AND BAY FRIENDLY BASICS LANDSCAPE CHECKLIST

0' 4' 8' 16' 24'

475 & 493 ST. JOHN
PLEASANTON, CA

TYPICAL PLANTING
PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 6/25/2024
DESIGN BY: RJD
DRAWN BY: KH, MO
SCALE: 1/8"=1'-0"

L3.1



SHRUBS:



AGAVE DESMETIANA 'VARIEGATA'



ALOE STRIATA



ANIGOZANTHUS SP.



BUDDLEIA DAVIDII 'ATTRACTION'



BUXUS 'GREEN BEAUTY'



CAMELLIA JAPONICA
'NUCCIO'S GEM'



CAMELLIA JAPONICA
'NUCCIO'S PEARL'



CAMELLIA JAPONICA
'PINK PERFECTION'



CHONDROPETALUM TECTORUM
'EL CAMPO'



DAPHNE X TRANSATLANTICA
'BLAFRA'



HESPERALOE PARVIFLORA



HYDRANGEA ARBORESCENS
'ANNABELLE'



HYDRANGEA MACROPHYLLA
'BAILMER'



KNIPHOFIA 'CHRISTMAS CHEER'



LAVANDULA X HETEROPHYLLA



LIMONIUM PEREZII



LOMANDRA CONFERTIFOLIA SSP.
RUBIGINOSA PACIFIC SKY



LOMANDRA LONGIFOLIA BREEZE



LOMANDRA PLATINUM BEAUTY™



MUHLENBERGIA 'PINK FLAMINGO'



MUHLENBERGIA RIGENS



MUHLENBERGIA CAPILLARIS



NEPHROLEPIS CORDIFOLIA



OLEA EUROPAEA 'MONTRA'



OSMANTHUS HETEROPHYLLUS



PHORMIUM COLENZOI
'CHOCOLATE BABY'



PYRACANTHA X 'MONELF'



PYRACANTHA X 'MONELF'



RHAMNUS CALIFORNICA
'LEATHERLEAF'



RIBES SANGUINEUM



ROSA 'FLOWER CARPET WHITE'



ROSA 'ICEBERG'



ROSMARINUS OFFICINALIS
'TUSCAN BLUE'



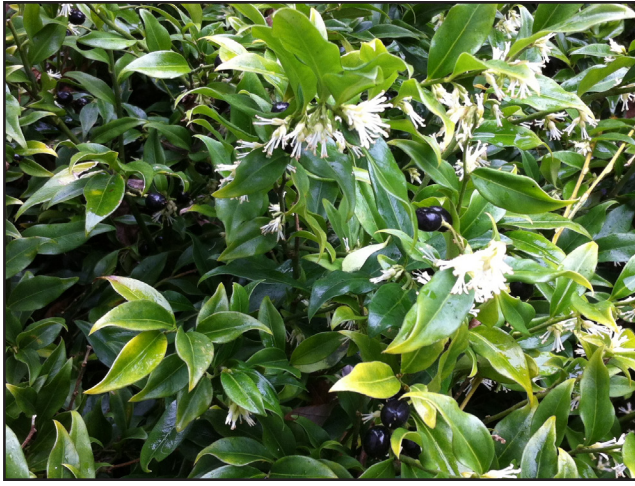
SALVIA 'AMISTAD'



SALVIA CHIAPENSIS



SALVIA LEUCANTHA



SARCOCOCCA RUSCIFOLIA



SYRINGA VULGARIS



THUJA OCCIDENTALIS 'EMERALD
GREEN'



VIBURNUM OPULUS

475 & 493 ST. JOHN
PLEASANTON, CA

PLANT PALLET

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS

LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 05/27/2022
DESIGN BY: N/A
DRAWN BY: KH
SCALE: NTS

L3.2

GROUNDCOVERS AND HERBACEOUS PLANTS:



ACHEILLEA 'MOONSHINE'



' AGAPANTHUS 'BABY PETE'



ARCTOSTAPHYLOS 'PACIFIC MIST'



ARCTOSTAPHYLOS UVA-URSI
'POINT REYES'



CAREX DIVULSA



CEANOTHUS GLORIOSUS 'ANCHOR
BAY'



COTONEASTER CONGESTUS
'LIKIANG'



ECHEVERIA COLORATA



ERIGERON KARVINSKIANUS
'MOERHEIMII'



FRAGARIA VESCA



GERANIUM X 'ROZANNE'



GERANIUM x CANTABRIGIENSE
'BIOKOVO'



HELLEBORUS 'SPARKLING
DIAMOND'



HELLEBORUS X HYBRIDUS
'AMETHYST GEM'



HEUCHERA MAXIMA



IRIS GERMANICA



NEPETA FAASSENII 'BLUE WONDER'



SEDUM 'AUTUMN JOY'

BIORETENTION PLANT IMAGES:



AGAPANTHUS 'BABY PETE'



BUDDLEJA ALTERNIFOLIA



CALYCANTHUS OCCIDENTALIS



CANNA 'EREBUS'



CAREX DIVULSA



CHONDROPETALUM TECTORUM
'EL CAMPO'



CLEMATIS ARMANDII
'HENDERSONII RUBRA'



CORNUS STOLONIFERA



DATURA WHITE



DISTICTIS BUCCINATORIA



HEMEROCALLIS 'AZTEC CHALICE'



HEMEROCALLIS 'CRANBERRY BABY'



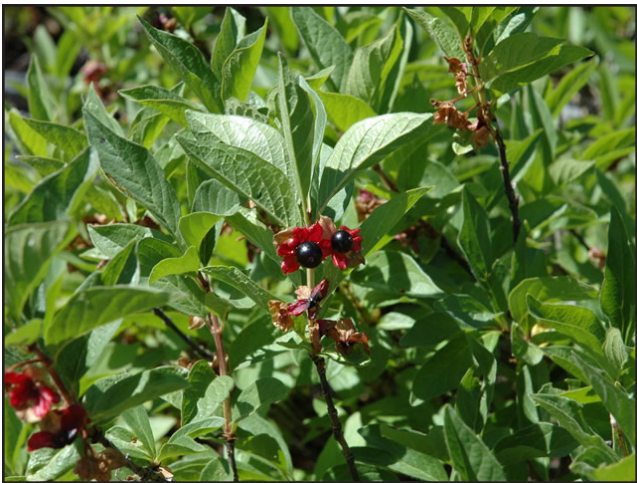
IRIS ENSATA 'BENI BOTAN'



JUNCUS PALLIDUS



LOMANDRA LONGIFOLIA BREEZE



LONICERA INVOLUCRATA



MISCANTHUS SINENSIS
'MORNING LIGHT'



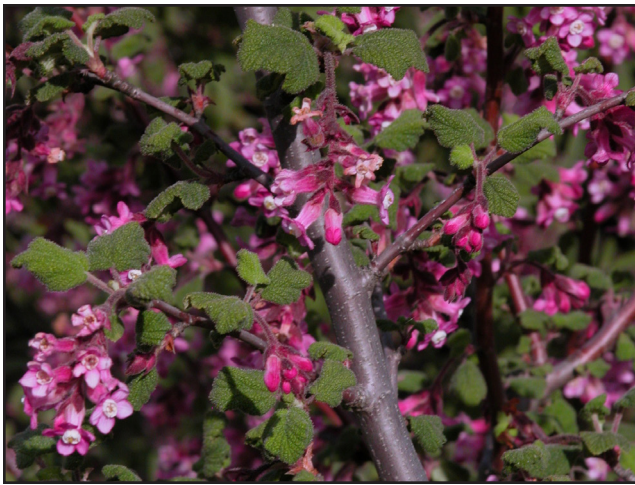
MUHLENBERGIA RIGENS



PENSTEMON X GLOXINOIDES
'MIDNIGHT'



RHAMNUS CALIFORNICA
'LEATHERLEAF'



RIBES SANGUINEUM



WOODWARDIA FIMBRIATA

475 & 493 ST. JOHN
PLEASANTON, CA

PLANT PALLET

DESIGN

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FOCUS

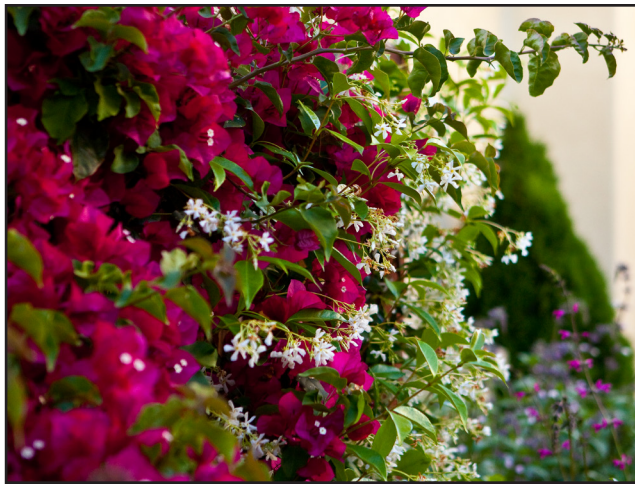
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 05/27/2022
DESIGN BY: N/A
DRAWN BY: KH
SCALE: NTS

L3.3

VINES:



BOUGAINVILLEA 'BARBARA KARST'-
TRACHELOSPERMUM JASMINOIDES



DISTICTIS BUCCINATORIA



HARDENBERGIA VIOLACEA 'HAPPY
WANDERER'



ROSA 'SALLY HOLMES'



WISTERIA SINENSIS
'COOKE'S PURPLE'

PARKSTRIP PLANTS:



ACHILLEA 'MOONSHINE'



AGAPANTHUS 'BABY PETE'



KNIPHOFIA THOMSONII



LOMANDRA LONGIFOLIA BREEZE



NEPETA X FAASSENII 'BLUE
WONDER'

MULTI TREES/BUSHES:



CITRUS SINENSIS 'WASHINGTON'
(ORANGE)



CITRUS x MEYERI (LEMON)



FORTUNELLA MARGARITA
'NAGAMI' BUSH



PRUNUS ARMENIACA (APRICOT)



PRUNUS AVIUM (CHERRY)



PUNICA GRANATUM
(POMEGRANITE)

TREE IMAGES:



ACER NEGUNDO



ARBUTUS 'MARINA'



LAGERSTROEMIA X 'MUSKOGEE'



PISTACIA CHINENSIS



QUERCUS AGRIFOLIA



QUERCUS LOBATA



QUERCUS SUBER

475 & 493 ST. JOHN
PLEASANTON, CA

PLANT PALLET

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

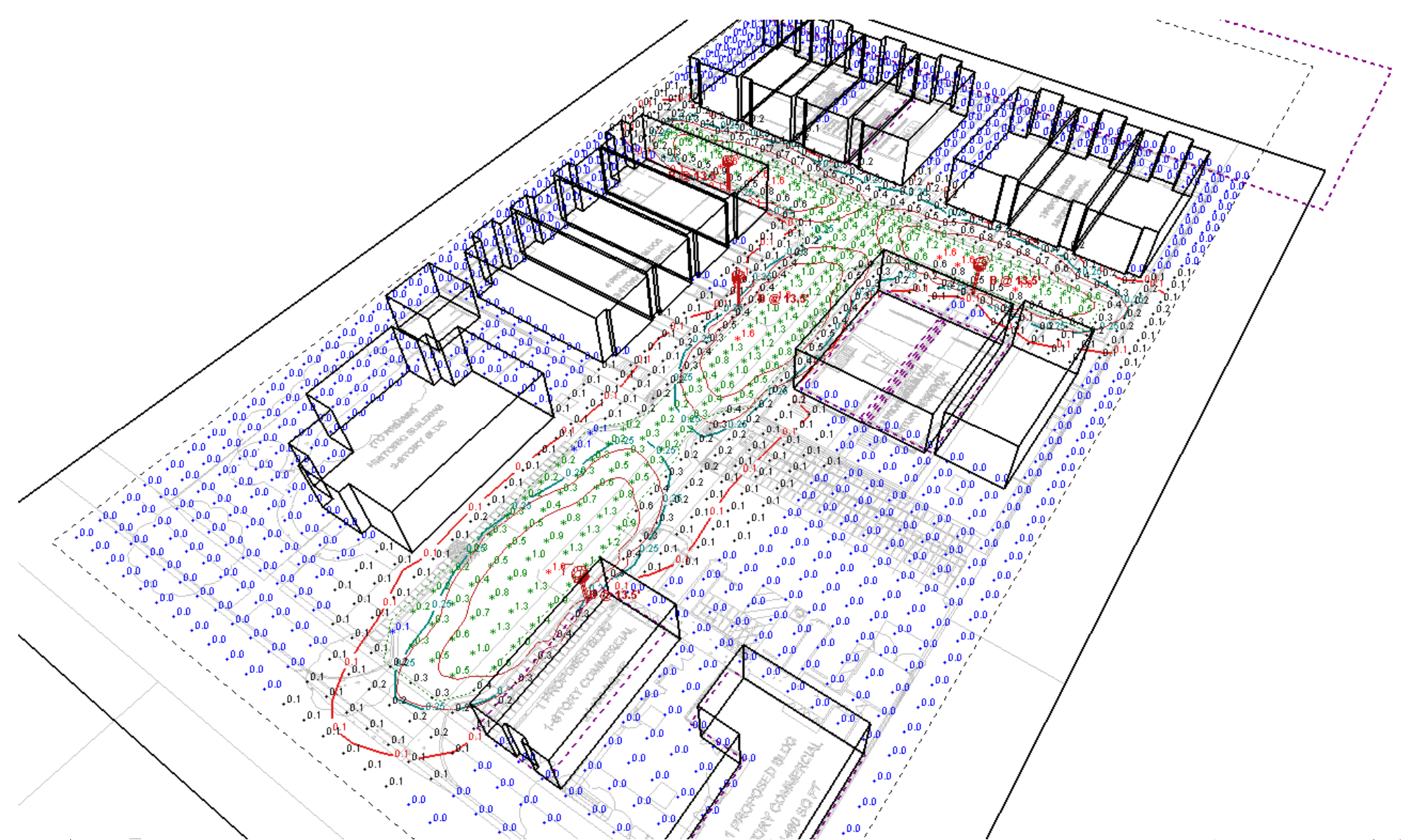
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 05/27/2022
DESIGN BY: N/A
DRAWN BY: KH
SCALE: NTS

L3.4



Scale - 1" = 20ft

This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual3D's lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions.

Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These assumptions include the use of a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitance into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values.

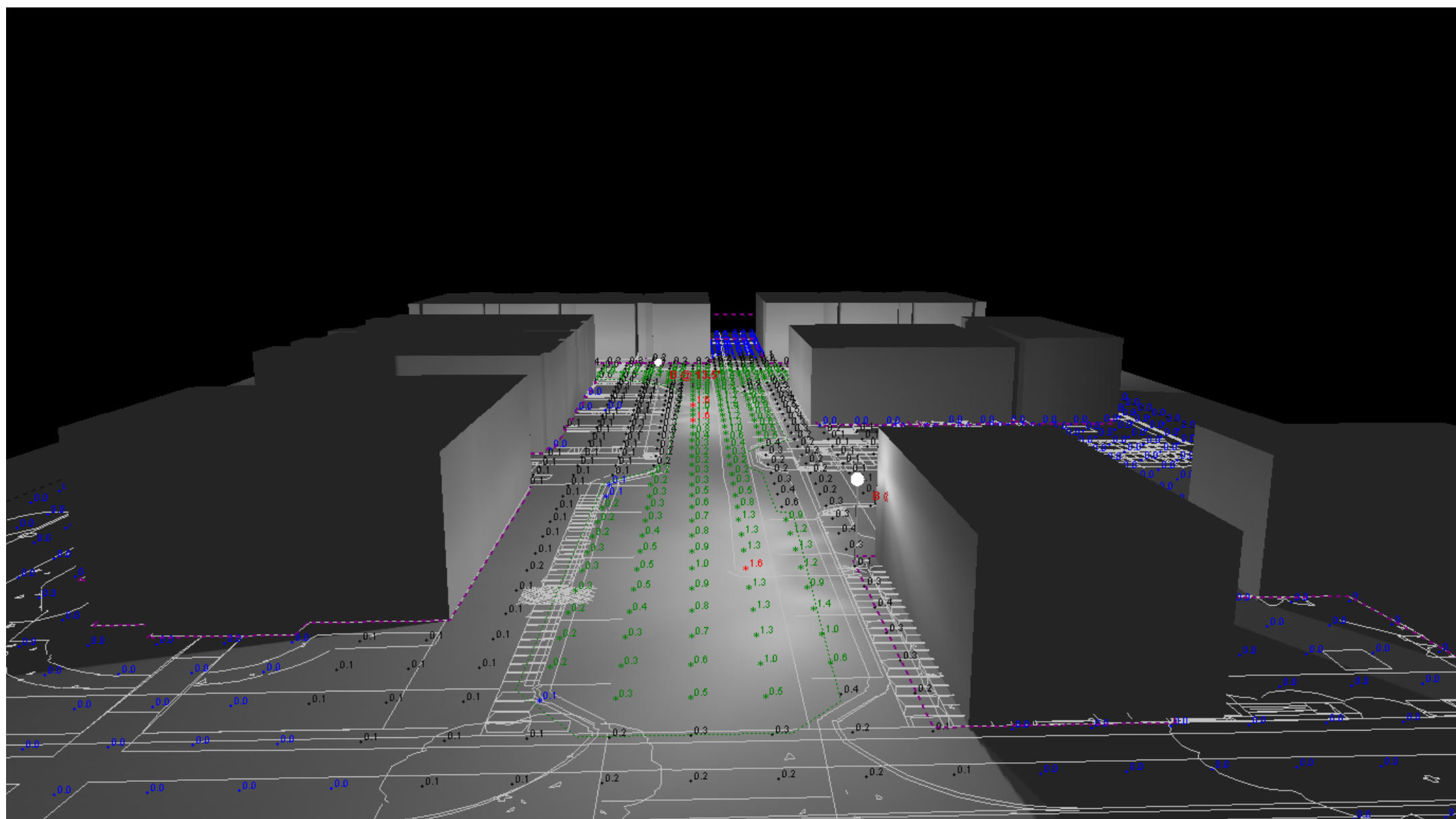
The accuracy of the Visual software's calculations is dependent on the accuracy of the input data, the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities.

As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated results identifying expected radiometric quantities and any resulting derived/radiant dose calculations may be adversely affected.

Visual3D's accuracy and the accuracy of the information about the physical space, including the geometry, materials, surface finish, color, and/or other properties, is not guaranteed. If the information provided is incorrect or incomplete, or if physical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end-user environment (including, but not limited to, voltage variation and dirt accumulation), or other factors that are not modeled in the design.

Finally, the luminous depreciation of light from a radiating surface is performed over a new time period, and the depreciation of light from a radiating surface may differ from the depreciation of light from a radiating surface that differs from the depreciation of light from a radiating surface that is not a radiating surface.

It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Description	Wattage	Distribution
	B	4	Holophane	GDV3 P30 40K XXXX GL3 GDVBS318	1	6169	0.91	GranVile Gen3, P30 Performance Package, 4000K CRI, 70CRI, Type 3 distribution, no trim with 180deg House Side Shields	61	TYPE IV, MEDIUM, BUS RATING: B1 - U1 - C5

Holophone - Exteriors

1. Readings shown are based on a total LLF of as shown at grade. Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).

2. Please refer to the "luminaire locations" for mounting heights.

3. Product information can be obtained at www.Holophone.com or through your local agency.

[illegible]

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROADWAY SUMMARY	X	0.8 fc	1.6 fc	0.1 fc	16.0:1	8.0:1
SPILL SUMMARY	+	0.2 fc	1.6 fc	0.0 fc	N/A	N/A

St. Johns Development

THE MONUMENT LINE OF ST. JOHN STREET SHOWN AS NORTH 70°23'47" WEST
AS PER TRACT 8326, BOOK 351 PAGE 86, ALAMEDA COUNTY RECORDS.

BRASS DISK SET IN CONCRETE, 42 FEET NORTHWEST OF THE CENTERLINE OF FIRST STREET, AT THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE OVER ARROYO DEL VALLE, 18 FEET NORTHWEST OF THE END OF A CONCRETE WALL AND 1/2 FOOT SOUTHEAST OF THE CONCRETE WALL; STAMPED "P 929 RESET 1999".

ELEVATION = 364.3 (NAVD88)

CITY OF PLEASANTON, COUNTY OF ALAMEDA, CALIFORNIA

FOR: ROBSON HOMES, LLC

1. OWNER:

1. OWNER: JOSEPH AND MARCELA BARONE
C/O: ROBSON HOMES, LLC
2185 THE ALAMEDA
SAN JOSE, CA 95126
TEL: (408) 345-1767
CONTACT: RICHARD YEE
2. DEVELOPER: ROBSON HOMES, LLC
2185 THE ALAMEDA
SAN JOSE, CA 95126
TEL: (408) 345-1767
CONTACT: RICHARD YEE
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
TEL: (925) 227-9100
CONTACT: DOMINIC CARUCCI, RCE 85585
4. ARCHITECT: ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170
IRVINE, CA 92612
TEL: (949) 655-1550
CONTACT: ERIN HIDEY-NELSON
5. LANDSCAPE ARCHITECT: DESIGN FOCUS INTERNATIONAL
P.O. BOX 485
BEN LOMOND, CA 95005
TEL: (831) 336-3100
CONTACT: KATIE HERMAN
6. PROPERTY DESCRIPTION:
REAL PROPERTY IN THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DESCRIBED
AS FOLLOWS:

PARCEL ONE:

A PORTION OF BLOCK "A" OF THE TOWN OF PLEASANTON, ACCORDING TO THE MAP THEREOF FILED SEPTEMBER 20, 1869, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, AND OF RECORD IN MAP BOOK 3, PAGE 35, BOUNDED AS FOLLOWS:

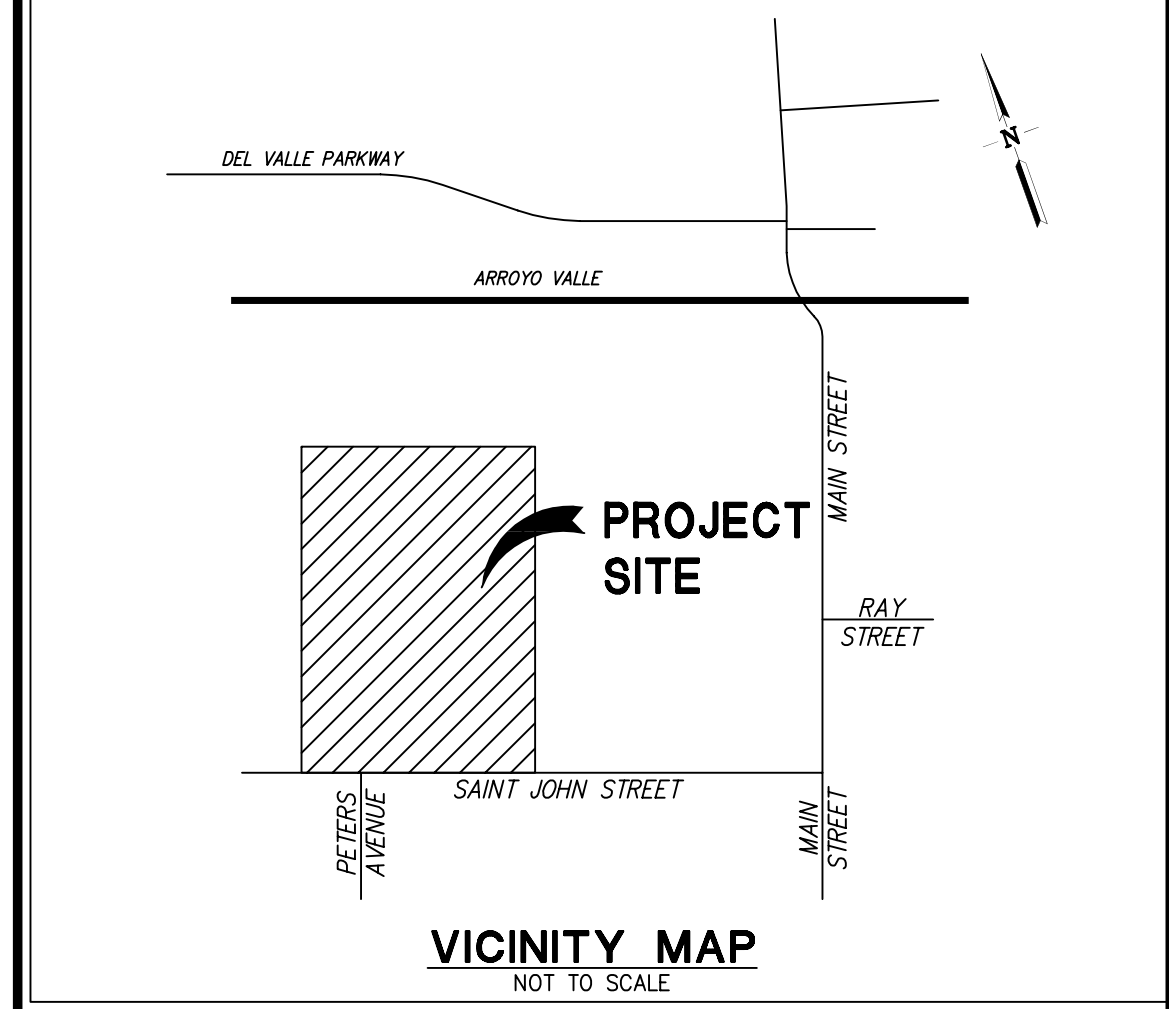
COMMENCING AT THE INTERSECTION OF THE NORTHERN LINE OF ST. JOHN STREET, WITH THE WESTERN SIDE OF MAIN STREET, AS SAID STREETS ARE SHOWN ON SAID MAP, RUNNING THENCE ALONG SAID LINE OF ST. JOHN STREET NORTH 71° 06' WEST 207.00 FEET TO A POINT DISTANT THEREON SOUTH 21° 06' EAST 103.00 FEET FROM THE EASTERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED BY JOHN W. KOTTINGER AND MARY R. KOTTINGER, HIS WIFE TO JOSEPH DERENDINGER, DATED AUGUST 18, 1881, RECORDED AUGUST 22, 1881 IN BOOK 225 OF DEEDS, PAGE 432, ALAMEDA COUNTY RECORDS, THE LAST DETERMINED POINT BEING THE ACTUAL POINT OF BEGINNING, THENCE CONTINUING ALONG SAID LINE OF ST. JOHN STREET NORTH 71° 06' WEST 43.00 FEET TO A POINT DISTANT THEREON SOUTH 21° 06' EAST OF DERENDINGER PARCEL, THENCE ALONG SAID MENTIONED LINE PARALLEL WITH SAID LINE OF MAIN STREET, NORTH 18° 54' EAST 48.77 FEET TO THE SOUTHERN LINE OF PLOT NO. 1 OF THE BERNEL PORTION OF RANCHO EL VALLE DE SAN JOSE, THENCE ALONG THE LAST MENTIONED LINE SOUTH 69° 17' 05" EAST 101.05 FEET TO A LINE DRAWN NORTH 18° 54' EAST FROM A POINT ON SAID LINE OF ST. JOHN STREET DISTANT THEREON SOUTH 71° 06' EAST 101.00 FEET FROM SAID LINE OF DERENDINGER PARCEL; THENCE ALONG THE LINE SO DRAWN SOUTH 18° 54' WEST 330.57 FEET TO A POINT DISTANT THEREON NORTH 18° 54' EAST 115.00 FEET FROM SAID LINE OF ST. JOHN STREET; THENCE SOUTH 18° 54' WEST 115.00 FEET TO THE ACTUAL POINT OF BEGINNING.

PARCEL TWO:

BEGINNING AT THE INTERSECTION OF THE NORTHERN LINE OF ST. JOHN'S STREET WITH THE WESTERN LINE OF HAIGHT STREET, AS SAID STREETS ARE SHOWN ON THE MAP HEREAFTER REFERRED TO; RUNNING THENCE NORTHERLY ALONG THE EASTERN LINE OF THE LANDS NOW OR FORMERLY OF C. B. STEANE, 525 FEET, MORE OR LESS, TO THE POINT OF ACCESS TO THE MIDDLE OF ARROYO DEL VALLE AND THE LINE DIVIDING PLOTS 1 AND 3 OF THE RANCHO EL VALLE DE SAN JOSE; THENCE EASTERLY ALONG SAID DIVIDING LINE 121 FEET, MORE OR LESS, TO THE NORTHWESTERN CORNER OF THE LANDS NOW OR FORMERLY OF C. B. STEANE; THENCE SOUTHERLY ALONG THE WESTERN LINE OF SAID STEANE, 525 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF ST. JOHN'S STREET; AND THENCE WESTERLY ALONG SAID LINE OF ST. JOHN'S STREET 120 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK LETTERED "A" AND OF HAIGHT STREET, AS SAID BLOCK AND STREET ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE TOWN OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA, 1869", FILED SEPTEMBER 20, 1869, MAP BOOK 3, PAGE 35, ALAMEDA COUNTY RECORDS, ALSO A PORTION OF ARROYO DEL VALLE LYING NORTH OF SAID BLOCK "A" AND HAIGHT STREET.

- | | | |
|-----|--|--------------------------------------|
| 3. | ASSESSOR'S PARCEL NUMBER: | 94-114-7 & 94-114-8 |
| 8. | CURRENT USE: | COMMERCIAL BUILDING |
| 9. | PROPOSED USE: | MIXED USE |
| 10. | EXISTING ZONING: | CENTRAL COMMERCIAL (CC) |
| 11. | PROPOSED ZONING: | PUD (PUD) |
| 12. | GROSS SITE AREA: | 2.3± ACRES (100,436 SF) |
| 13. | TOTAL NUMBER OF PROPOSED LOTS: | 19 |
| 14. | TOTAL NUMBER OF NEW RESIDENTIAL UNITS | 14 |
| 15. | UTILITIES: | |
| a. | WATER: | CITY OF PLEASANTON |
| b. | SANITARY SEWER: | CITY OF PLEASANTON |
| c. | STORM DRAIN: | CITY OF PLEASANTON |
| d. | FIRE: | LIVERMORE-PLEASANTON FIRE DEPARTMENT |
| e. | GAS AND ELECTRIC: | PACIFIC GAS AND ELECTRIC |
| f. | TELEPHONE: | AT&T |
| g. | CABLE TV: | COMCAST |
| 16. | TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED BY RADMAN IN OCTOBER 2020 AND FIELD SURVEY BY RJA IN DECEMBER 2020. | |
| 17. | LOT 15 WILL BE MAINTAINED BY THE COMMERCIAL ASSOCIATION. | |
| 18. | THIS PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06010C0317G, DATED AUGUST 3, 2009. | |
| 18. | ALL ON-SITE STREETS ARE PRIVATE AND WILL BE OWNER MAINTAINED BY HOMEOWNER'S ASSOCIATION. | |



PROPOSED	DESCRIPTION	EXISTING
----------	-------------	----------

	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
	STORM DRAIN	
	SANITARY SEWER	
	POTABLE WATER	
	RECYCLED WATER	
	CURB & GUTTER	EX FC
	SAWCUT	
	SIDEWALK	
	EARTH OR GRASS SWALE	
	VALLEY GUTTER	
	STORM WATER INLET	
	DROP INLET	
	AREA DRAIN	
	BUBBLE UP	
	MANHOLE	
	SANITARY SEWER CLEAN OUT	
	SANITARY SEWER LATERAL	
	FIRE HYDRANT	
	BLOW OFF	
	WATER SERVICE WITH METER BOX	
	BACKFLOW DEVICE	
	WATER VALVE	
	AIR RELEASE VALVE	
	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	SINGLE ARM STREET LIGHT	
	DOUBLE ARM STREET LIGHT	
	POST TOP LIGHT	
	PEDESTRIAN LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	CURB RAMP	
	CONTOUR ELEVATIONS	
	SPOT ELEVATION	=525.2
	NEW ASPHALT PAVEMENT	
	BIO-RETENTION AREA	

SHEET NO.

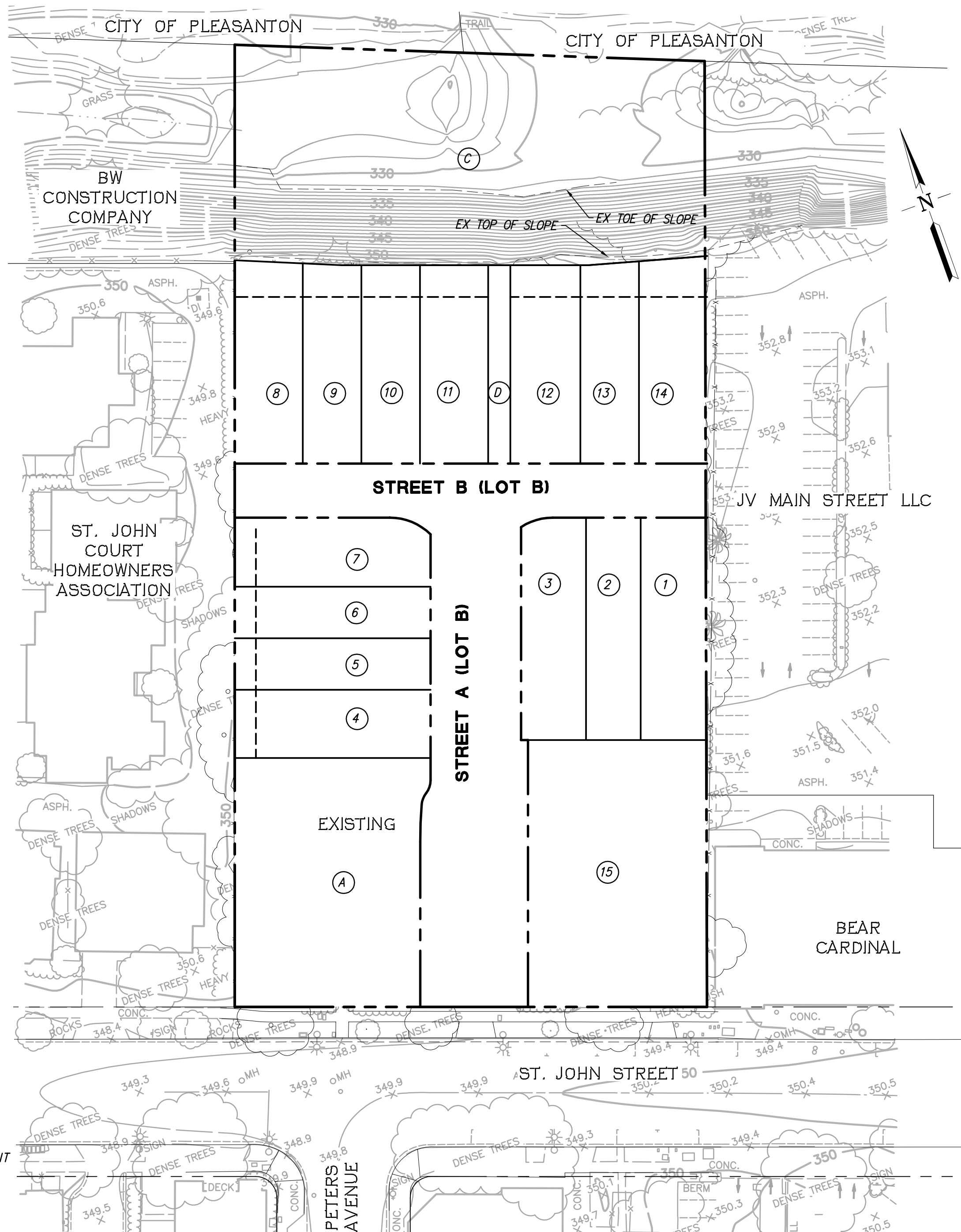
DESCRIPTION

CIVIL

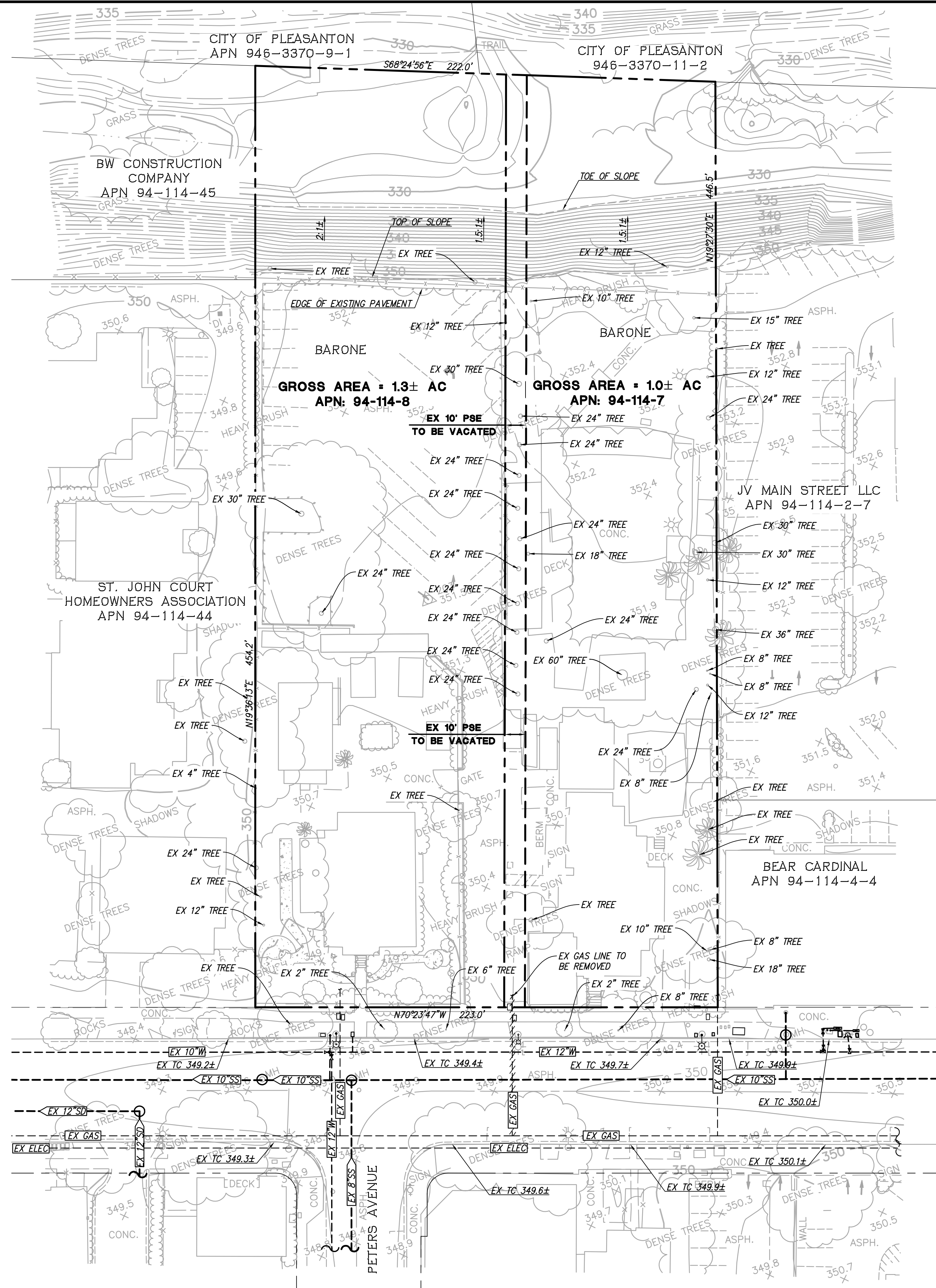
TM1.1	TITLE SHEET
TM2.1	EXISTING CONDITIONS PLAN
TM3.1	PROPOSED LOTTING PLAN
TM4.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM5.1	PRELIMINARY UTILITY PLAN
TM6.1	PRELIMINARY STORM WATER TREATMENT PLAN
TM7.1	PRELIMINARY STORM WATER TREATMENT PLAN

ABBREVIATIONS

AB	AGGREGATE BASE	PCC	POINT OF COMPOUND CURVATURE
AC	ASPHALT CONCRETE	PIV	POST INDICATOR VALVE
AD	AREA DRAIN	PL	PROPERTY LINE
ARV	AIR RELEASE VALVE	PMAE	PRIVATE MAINTENANCE ACCESS
BC	BEGINNING OF CURVE	EASEMENT	
BO	BLOWOFF	PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRUE	PRIVATE SERVICES AND UTILITY
COMM	COMMUNICATION	EASEMENT	
	DROP INLET	PSDE	PRIVATE STORM DRAIN EASEMENT
DIP	DUCTILE IRON PIPE	PSE	PUBLIC SERVICE EASEMENT
DW	DOMESTIC WATER	PSSE	PRIVATE SANITARY SEWER EASEMENT
EAE	EMERGENCY ACCESS EASEMENT	PUE	PUBLIC UTILITY EASEMENT
EC	END OF CURVE	PVAE	PRIVATE VEHICLE ACCESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PVAV	PRIVATE VEHICLE ACCESS WAY
EX	EXISTING	PVC	POLYVINYL CHLORIDE PIPE
FC	FACE OF CURB	RCP	REINFORCED CONCRETE PIPE
FF	FINISHED FLOOR	RET	CURB RETURN
FG	FINISHED GRADE	RW	RIGHT OF WAY
FL	FIRE HYDRANT	SD	STORM DRAIN
FH	FIRE LINE	SS	SANITARY SEWER
FS	FIRE SERVICE	SWS	STREET NAME SIGN
FW	FIRE WATER	SL	STREET LIGHT
GE	GARAGE ELEVATION	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH-DENSITY POLYETHYLENE PIPE	SWI	STORM WATER INLET
HP	HIGH POINT	SWK	SIDEWALK
INV	INVERT ELEVATION	SSE	SANITARY SEWER EASEMENT
LF	LINEAR FOOT	TC	TOP OF CURB
LP	LOW POINT	TCM	TREATMENT CONTROL MEASURE
MAX	MAXIMUM	TFC	TOP OF FLUSH CURB
ME	MAINTENANCE EASEMENT	TG	TOP OF GRATE
MH	MANHOLE	TM	TOP OF MOUNTABLE CURB
MIN	MINIMUM	TRW	TOP OF RETAINING WALL
P	PAD ELEVATION	TW	TOP OF WALL
PAE	PUBLIC ACCESS EASEMENT	TYP	TYPICAL
PAV	PAVEMENT	W(R)	RECYCLED WATER
		W	WATER LINE
		WLE	WATER LINE EASEMENT

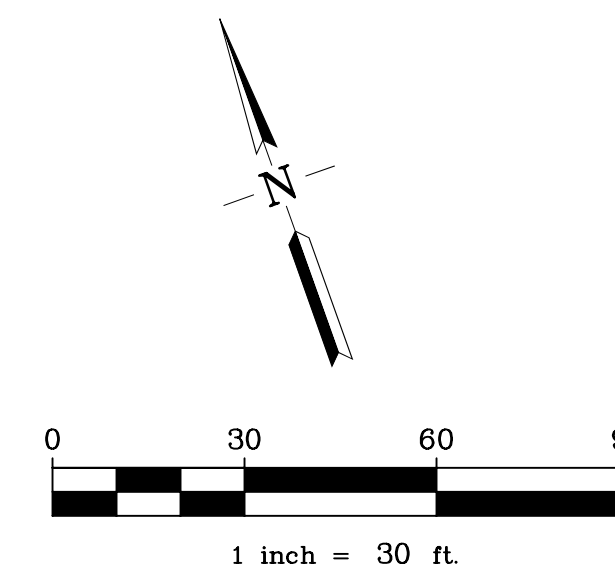


NOT TO SCALE



EXISTING CONDITIONS PLAN
TRACT 8631 - 475 AND 493 SAINT JOHN STREET

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC





RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

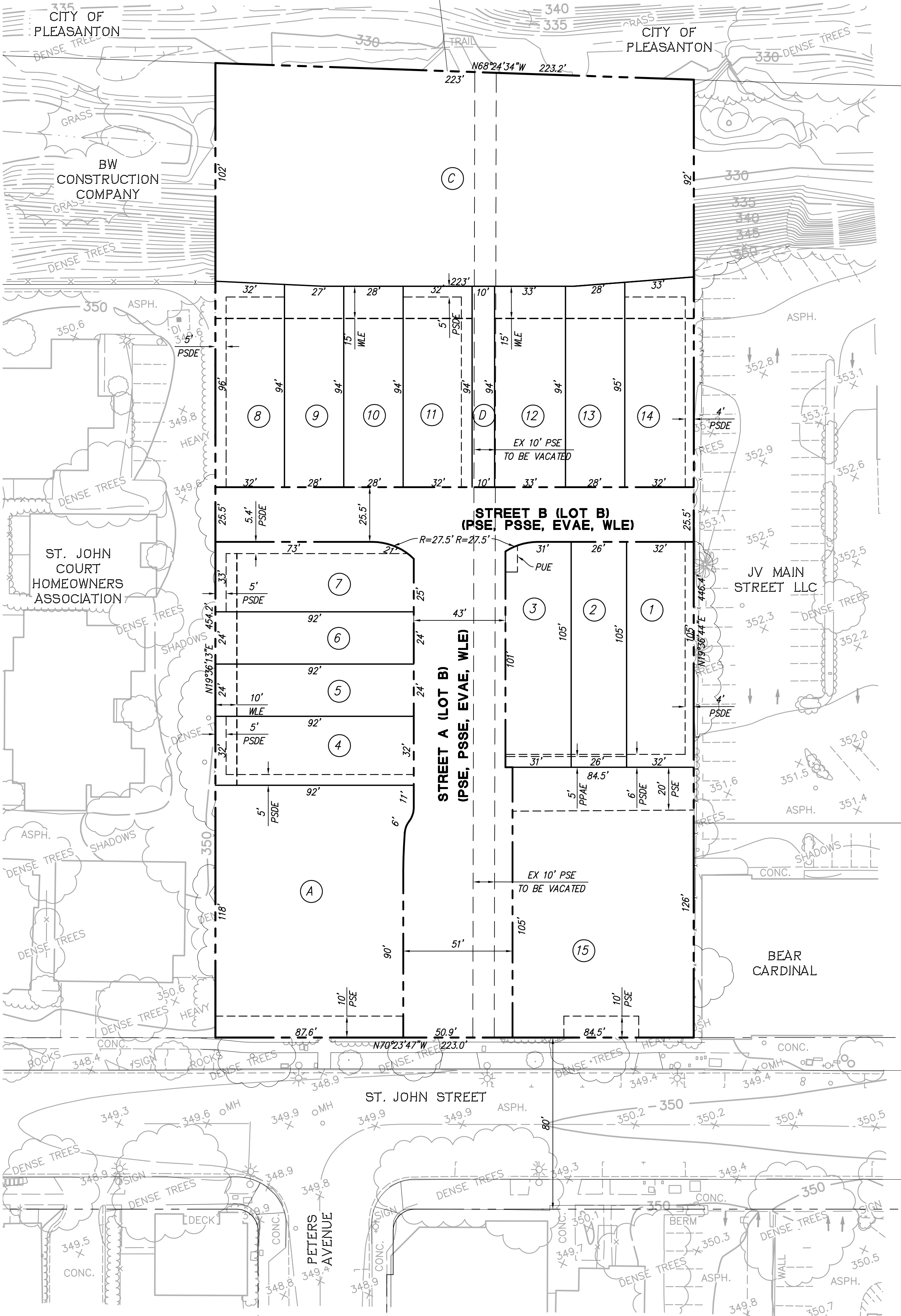
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JOB NO.: 201054

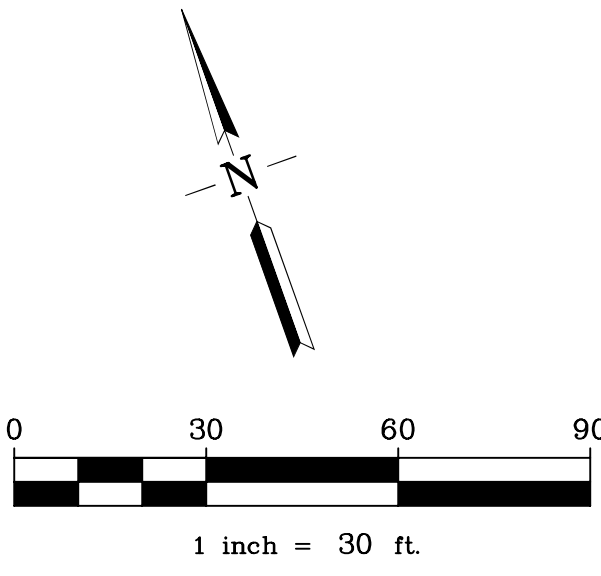
SHEET NO.

TM2.1

LOT AREA TABLE	
LOT NO.	LOT AREA (SF)
A	10,387
B	16,529
C	22,162
D	982
1	3,290
2	2,713
3	3,197
4	2,974
5	2,250
6	2,250
7	2,967
8	3,064
9	2,599
10	2,591
11	3,012
12	3,095
13	2,613
14	3,113
15	10,648
TOTAL:	100,436



PROPOSED LOTTING PLAN
TRACT 8631 - 475 AND 493 SAINT JOHN STREET
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC





RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

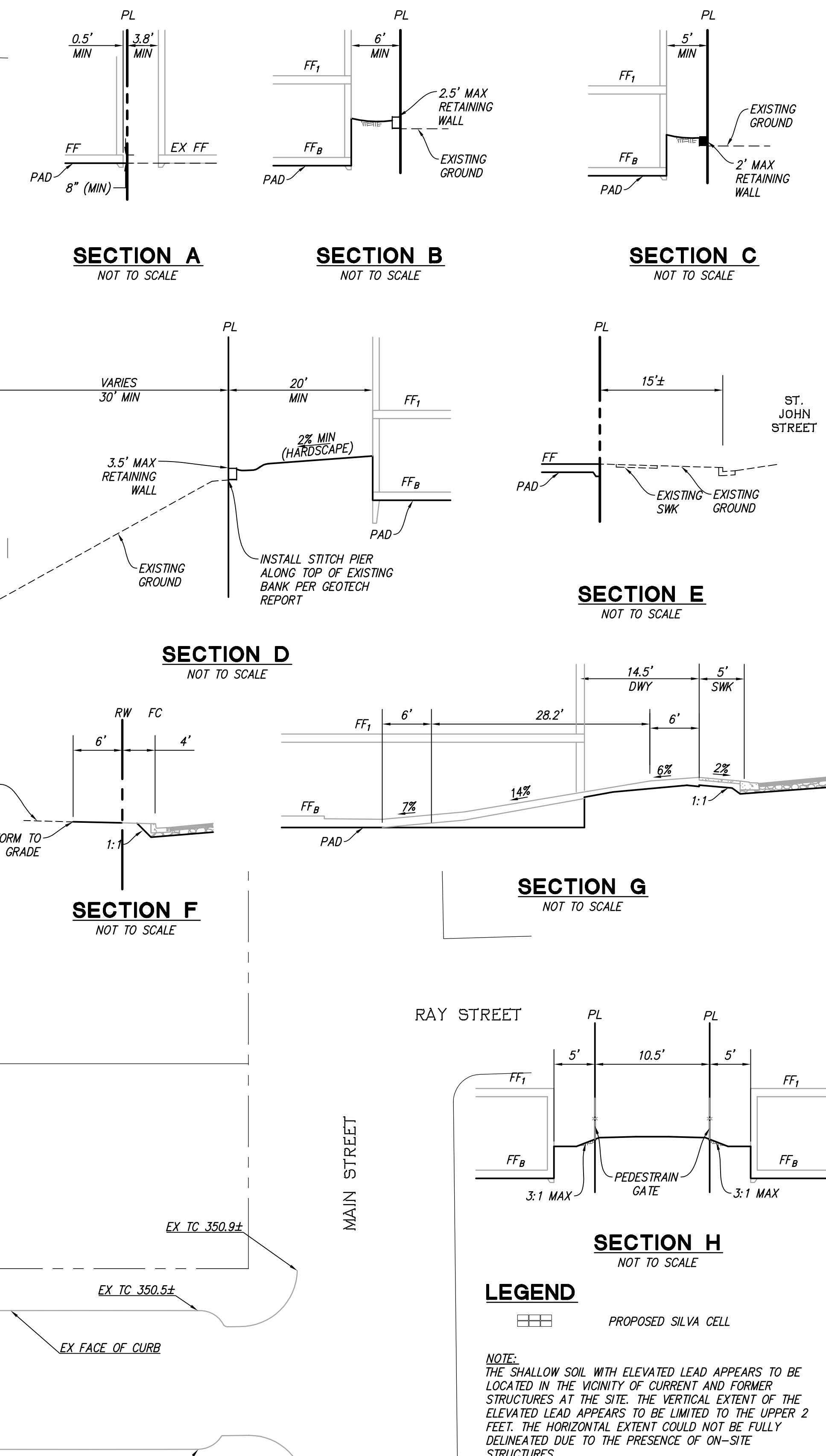
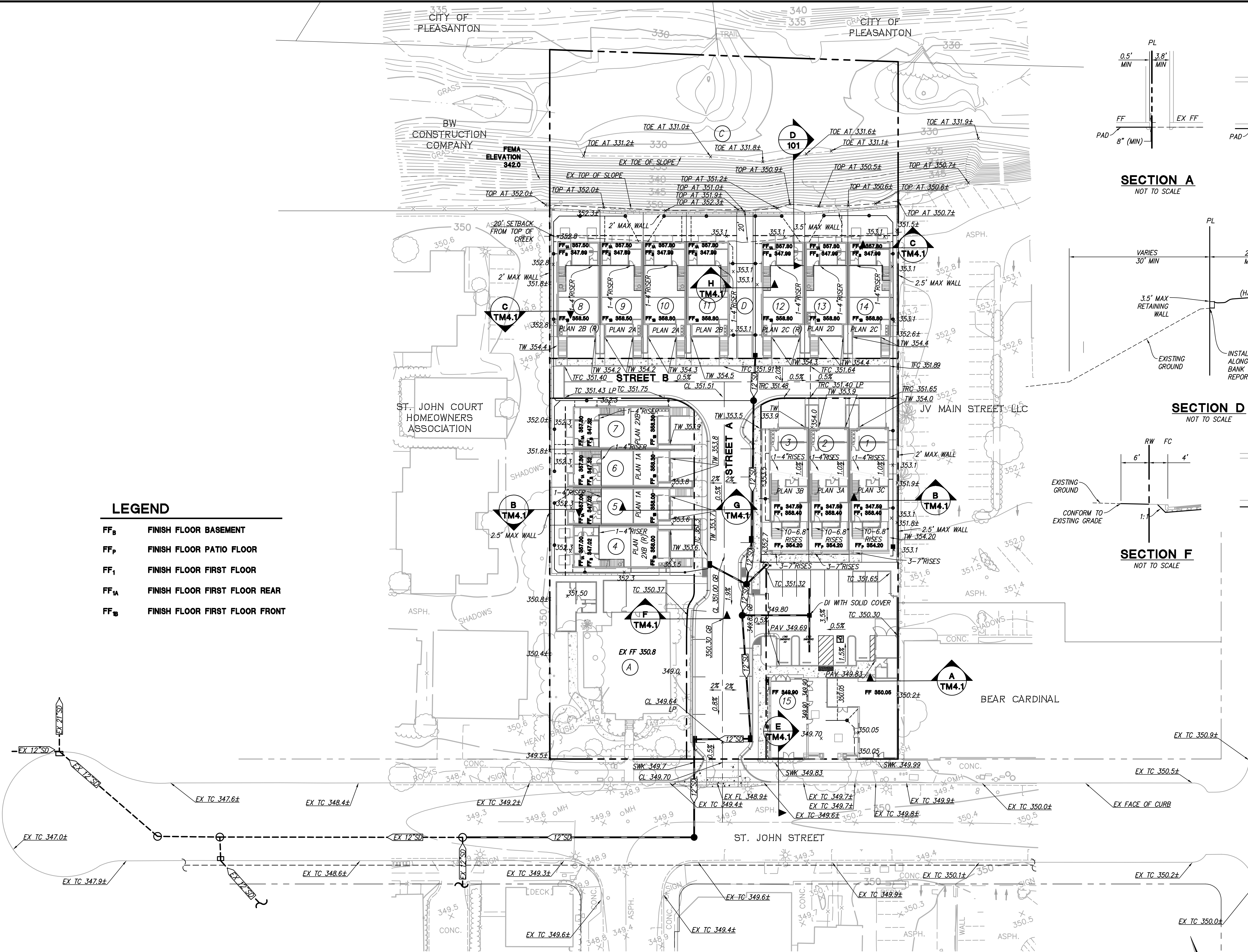
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JOB NO.: 201054

SHEET NO.

TM3.1

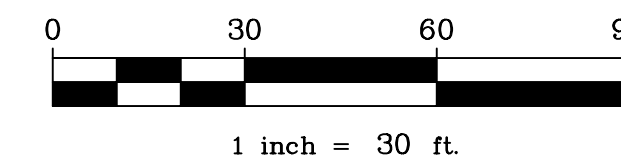
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PRELIMINARY GRADING & DRAINAGE PLAN

TRACT 8631 - 475 AND 493 SAINT JOHN STREET

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC





RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

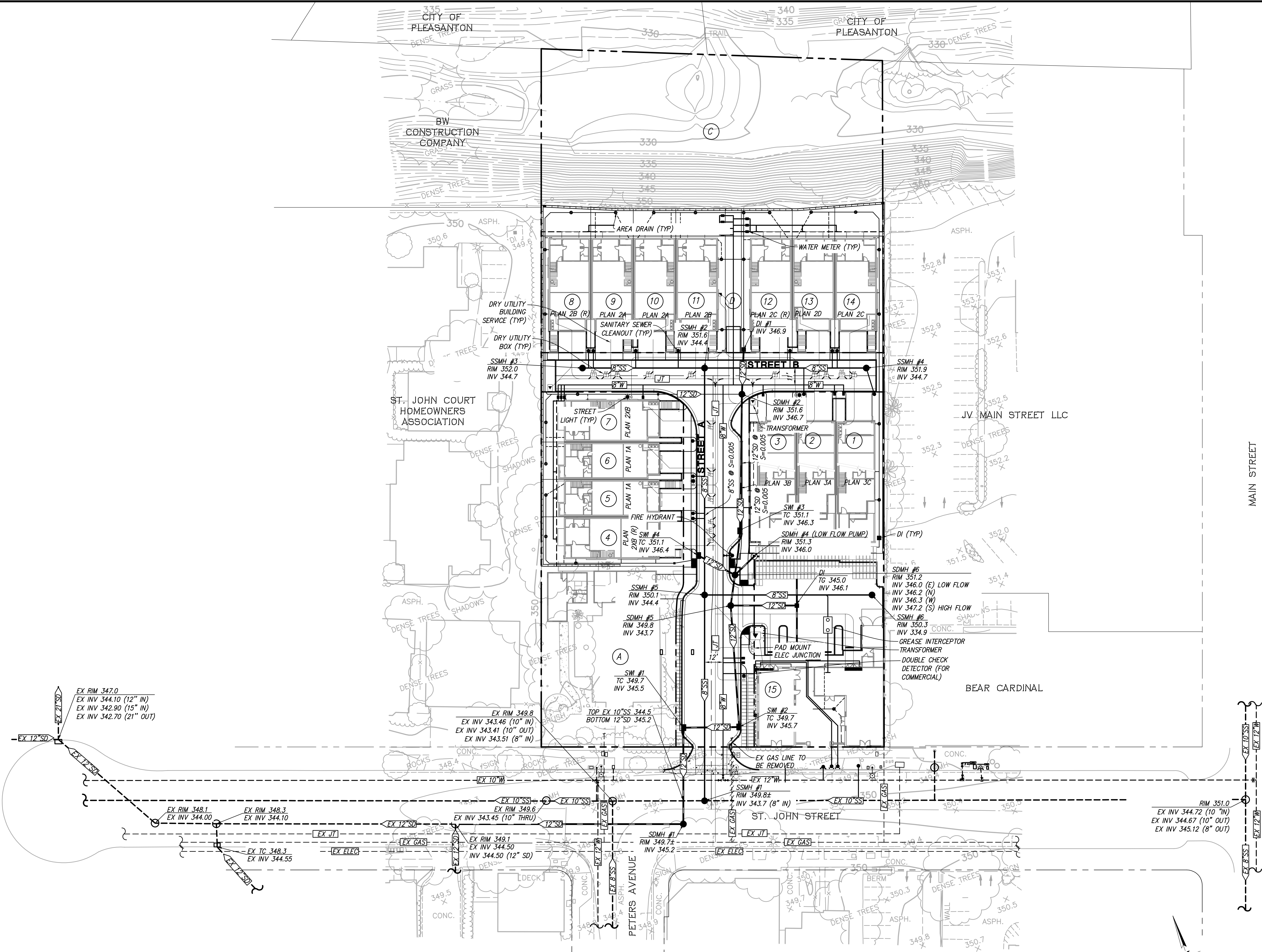
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JOB NO.: 201054

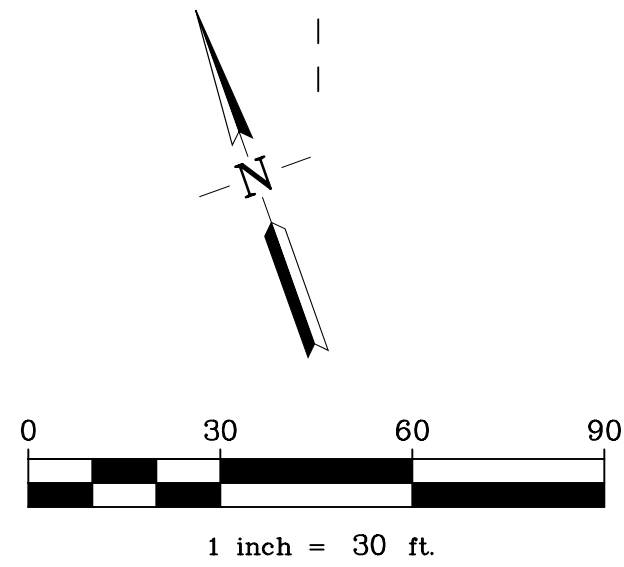
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TM4.1

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PRELIMINARY UTILITY PLAN
TRACT 8631 - 475 AND 493 SAINT JOHN STREET
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC





RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

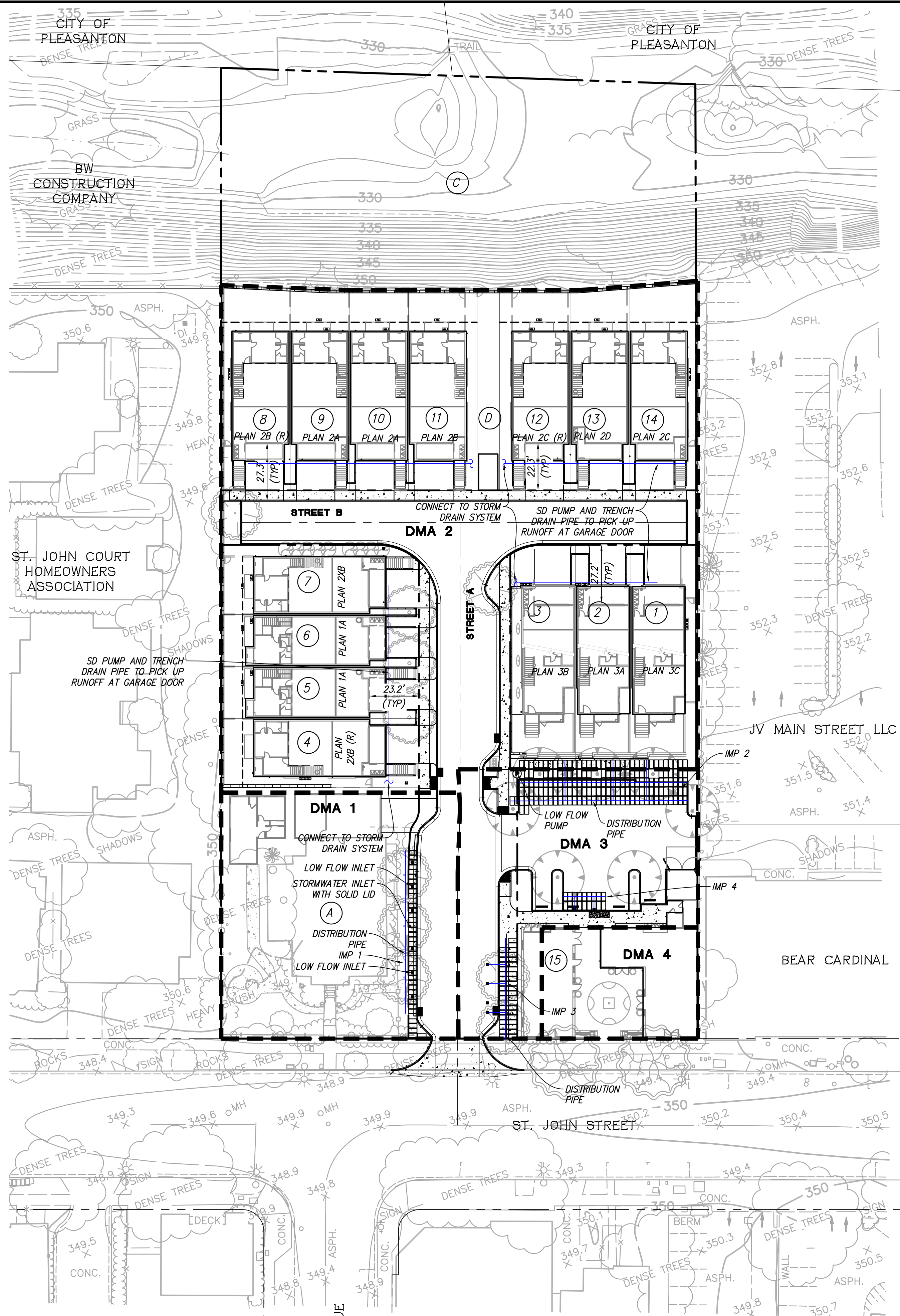
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JOB NO.: 201054

SHEET NO.

TM5.1

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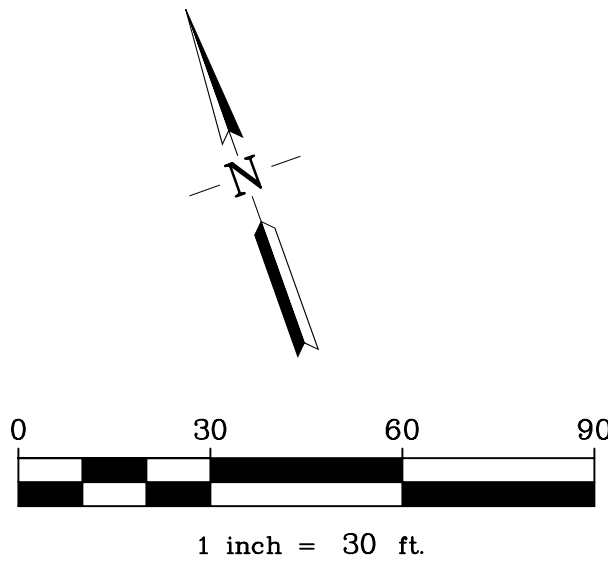
STORMWATER TREATMENT CALCULATIONS						
DMA#	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PROPOSED SIZING RATIO
1	7,785	4,551	8,240	330	355	4%
2	36,629	14,764	38,105	1,524	1,617	4%
3	8,646	2,114	8,857	354	356	4%
4	3,749	36	3,753	150	165	4%
TOTAL	56,809	21,465	58,956	2,358	2,493	NA

- NOTES:
- THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED FEBRUARY 8, 2021, AND THE FOLLOWING CRITERIA:
 - EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
 - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 - SIZING FACTOR OF 0.04 IS CALCULATED ON THE FOLLOWING CRITERIA:
 - $(0.2 \text{ IN/HR}) / (5 \text{ IN/HR}) = 0.04$
 - C.3 STORMWATER TREATMENT CALCULATIONS:
 - PRE-DEVELOPMENT IMPERVIOUS SURFACE AREA = 58,180 SF
 - HYDROMODIFICATION IS NOT REQUIRED SINCE POST DEVELOPMENT IMPERVIOUS AREA IS LESS THAN PRE-DEVELOPMENT CONDITION.

- LEGEND
- PROPOSED SILVA CELLS
 - DRAINAGE MANAGEMENT AREA (DMA)

PRELIMINARY STORM WATER TREATMENT PLAN
TRACT 8631 - 475 AND 493 SAINT JOHN STREET

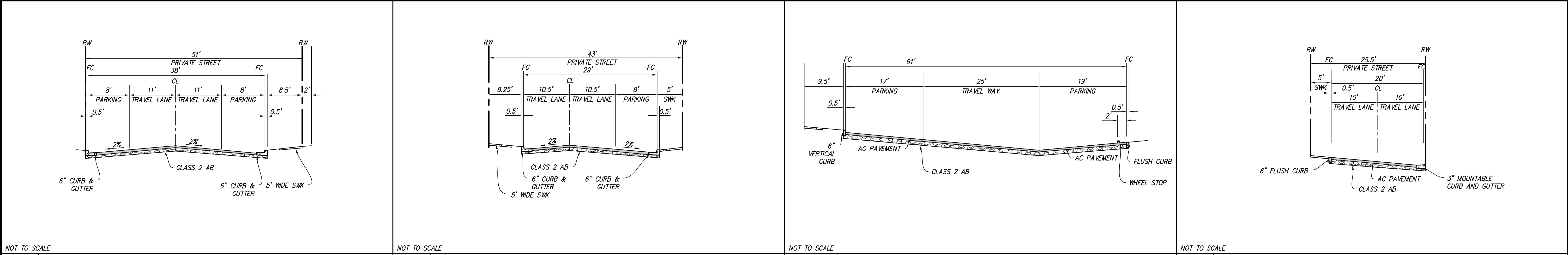
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC



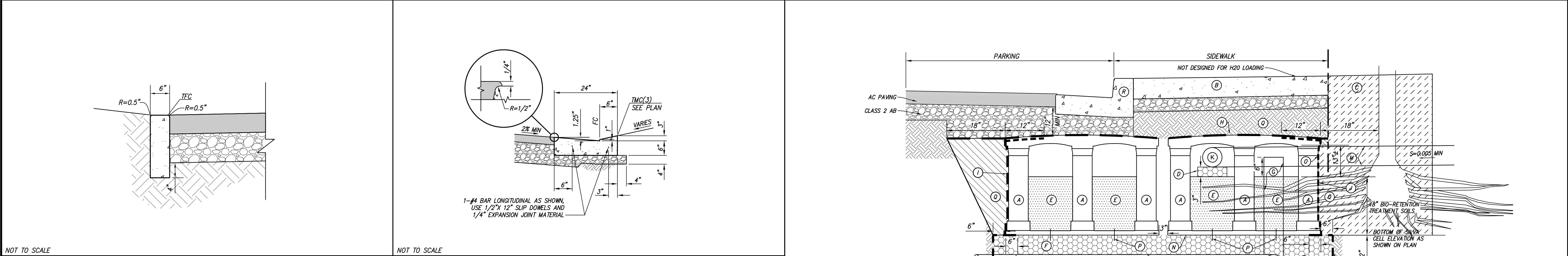


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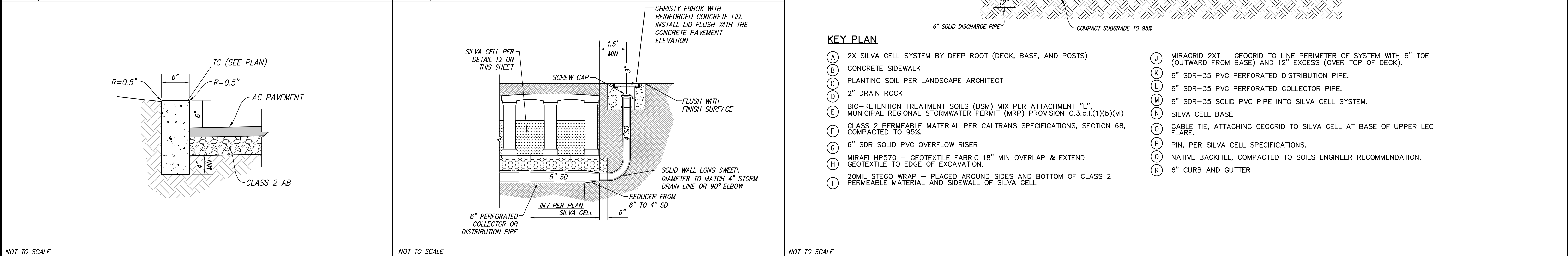
NO.	DATE	DESCRIPTION	BY
DATE: MAY 22, 2024			SHEET NO.
JOB NO.: 201054			TM6.1



1 STREET A (BY LOTS A AND 15) 2 STREET A (BY LOTS 4-7) 3 PARKING LOT 4 STREET B



5 6" FLUSH CURB 6 3" MOUNTABLE CURB & GUTTER



7 6" VERTICAL CURB 8 SILVA CELL CLEANOUT DETAIL 9 TYPICAL SILVA CELL DETAIL

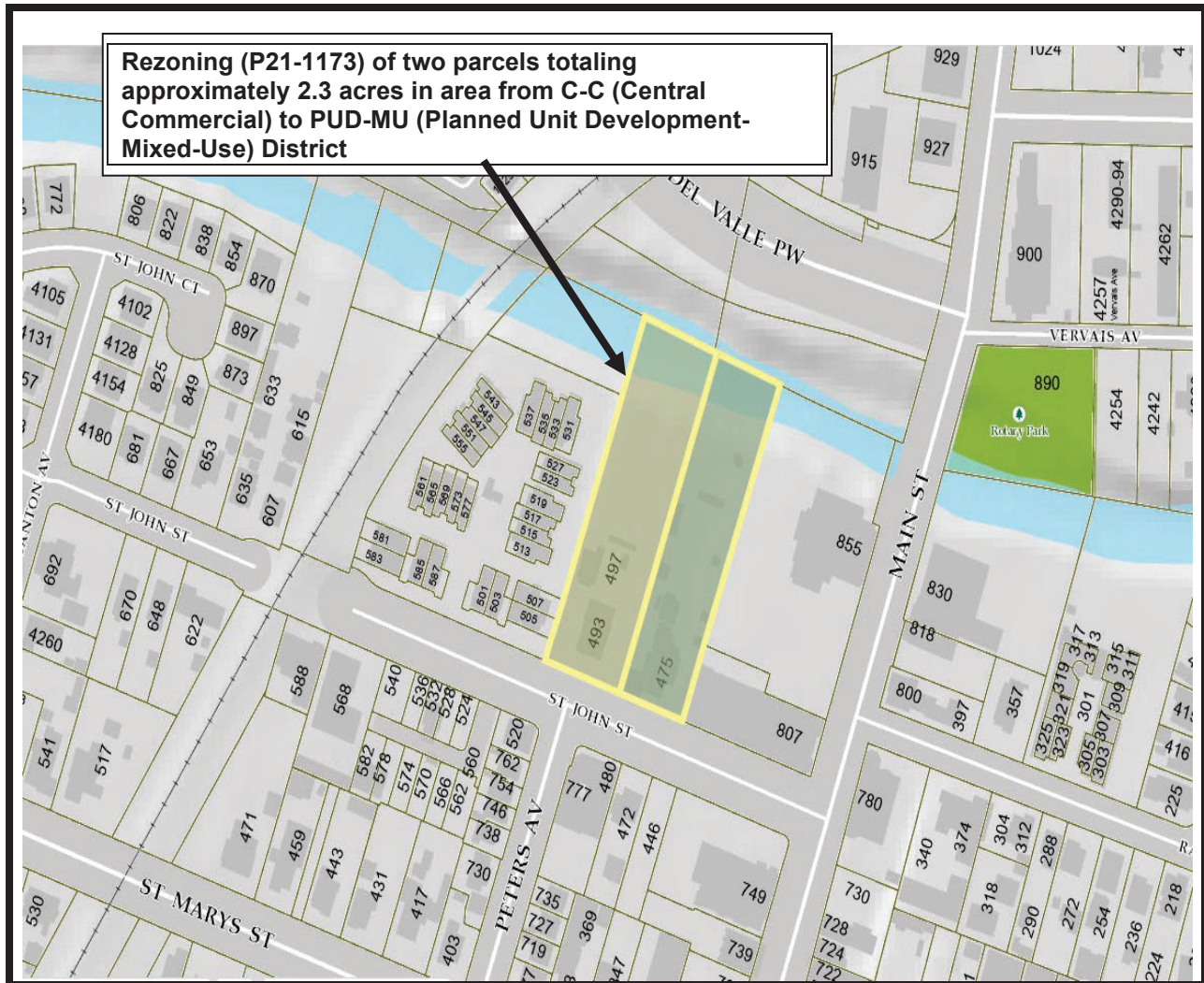
KEY PLAN

- (A) 2X SILVA CELL SYSTEM BY DEEP ROOT (DECK, BASE, AND POSTS)
- (B) CONCRETE SIDEWALK
- (C) PLANTING SOIL PER LANDSCAPE ARCHITECT
- (D) 2" DRAIN ROCK
- (E) BIO-RETENTION TREATMENT SOILS (BSM) MIX PER ATTACHMENT "L", MUNICIPAL REGIONAL STORMWATER PERMIT (MRP) PROVISION C.3.c.i.(1)(b)(vi)
- (F) CLASS 2 PERMEABLE MATERIAL PER CALTRANS SPECIFICATIONS, SECTION 68, COMPACTED TO 95%
- (G) 6" SDR SOLID PVC OVERFLOW RISER
- (H) MIRAFI HP570 - GEOTEXTILE FABRIC 18" MIN OVERLAP & EXTEND GEOTEXTILE TO EDGE OF EXCAVATION.
- (I) 20MIL STEGO WRAP - PLACED AROUND SIDES AND BOTTOM OF CLASS 2 PERMEABLE MATERIAL AND SIDEWALL OF SILVA CELL
- (J) MIRAGRID 2XT - GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK).
- (K) 6" SDR-35 PVC PERFORATED DISTRIBUTION PIPE.
- (L) 6" SDR-35 PVC PERFORATED COLLECTOR PIPE.
- (M) 6" SDR-35 SOLID PVC PIPE INTO SILVA CELL SYSTEM.
- (N) SILVA CELL BASE
- (O) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE.
- (P) PIN, PER SILVA CELL SPECIFICATIONS.
- (Q) NATIVE BACKFILL, COMPACTED TO SOILS ENGINEER RECOMMENDATION.
- (R) 6" CURB AND GUTTER

TYPICAL SECTIONS & DETAILS
TRACT 8631 - 475 AND 493 SAINT JOHN STREET
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
FOR: ROBSON HOMES, LLC

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY
DATE: MAY 22, 2024			SHEET NO.
JOB NO.: 201054			TM7.1



CITY OF PLEASANTON PLANNING DIVISION

Ordinance No. 2290 Zoning Unit Map No.

DRAWN BY:
N.Amos

APPROVED BY:

DATE:
December 17, 2024

SCALE:
1" = 300'

SEC. NO.:
PUD-146

February 4, 2025
Fire

TITLE: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER, IN HIS CAPACITY AS JOINT EXECUTIVE DIRECTOR OF THE LIVERMORE-PLEASANTON FIRE DEPARTMENT JOINT POWERS AUTHORITY, TO EXECUTE AN AGREEMENT WITH THE ALAMEDA COUNTY FIRE DEPARTMENT FOR EQUIPMENT AND INSTALLATION OF FIRE STATION ALERTING SYSTEMS FOR A TOTAL AMOUNT NOT TO EXCEED \$653,430

SUMMARY

The Livermore-Pleasanton Fire Department (LPFD) seeks City Council approval to execute an agreement with the Alameda County Fire Department (ACFD) for \$653,430 to purchase and install a new Phoenix G2 Alerting fire station alerting system at each fire station. This system will replace the current Locution Station Alerting System, which is at the end of its useful life, and enable the Fire Department to continue to receive calls dispatched from the Alameda County Regional Emergency Communications Center (ACRECC).

RECOMMENDATION

Adopt a resolution authorizing the City Manager, in his capacity as Joint Executive Director of the Livermore-Pleasanton Fire Department (LPFD) Joint Powers Authority (JPA), or his designee, to execute an agreement with the Alameda County Fire Department for \$653,430 for the purchase and installation of a new Phoenix G2 fire station alerting system. This will replace the current Locution Station Alerting System and will enable the Fire Department to continue to receive calls dispatched from the Alameda County Regional Emergency Communications Center (ACRECC).

BACKGROUND

LPFD has contracted with the Alameda County Regional Emergency Communications Center (ACRECC) for dispatch services since 2008 and recently renewed that agreement through June 30, 2027. All fire agencies dispatched by ACRECC must use a common fire station alerting system.

ACRECC administers and operates the ACRECC dispatch center. It currently dispatches fire emergency calls using a software program called Locution, which was installed approximately twenty years ago. This software and the alerting system have exceeded their useful life expectancy.

DISCUSSION

Alameda County Fire Department (ACFD) has worked with the ACRECC consortium operations committee to determine the most appropriate station alerting system to replace the outdated Locution system. The committee brought back the recommendation to move forward with Phoenix G2 Station Alerting, which the ACRECC Advisory Board approved at its November 16, 2022, meeting. This approval was for the equipment only. ACFD released

multiple Requests for Proposal for the installation of the equipment. With initial bids coming in high, ACFD has sole-sourced installation with Honeywell. LPFD has been collaborating with ACRECC on this project with members of the Advisory Board.

The new system includes improvements to dispatched alerting times and will assist the LPFD to maintain National Fire Protection Association standards. City staff will install the Phoenix G2 System in the City's five fire stations. The overall system includes a mobile app, communications dashboard, displays, scrolling messaging, LED indicator lighting, speakers, software, and hardware. ACFD has procured equipment and installation services through Honeywell International, Inc. and installation and maintenance are included in the recommended agreement.

EQUITY AND SUSTAINABILITY

Maintaining an up-to-date alerting system ensures that all residents and businesses in Pleasanton are able to access fire and safety services.

OUTREACH

No outreach was conducted.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton Strategic Plan Goal of *Safeguarding Our City* - Strategy 6, by implementing high priority items from the 2022-2026 LPFD Strategic Plan.

FISCAL IMPACT

Funding for this project is included in the LPFD JPA Equipment Replacement Fund adopted as part of the FY 2023/24 – 2024/25 JPA budget. The total cost includes a 10% contingency for unanticipated costs.

Prepared by:



Gina Eleccion, Business
Manager

Submitted by:



Joseph Testa, Fire Chief

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Resolution - Station Alerting
2. Agreement - Station Alerting

RESOLUTION NO.

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ALAMEDA COUNTY FIRE DEPARTMENT IN HIS CAPACITY AS JOINT EXECUTIVE DIRECTOR OF THE LIVERMORE-PLEASANTON FIRE DEPARTMENT FOR EQUIPMENT AND INSTALLATION OF PHOENIX G2 ALERTING SYSTEM IN A TOTAL AMOUNT NOT TO EXCEED \$653,430

WHEREAS, the Livermore-Pleasanton Fire Department (LPFD) has contracted with the Alameda County Regional Emergency Communications Center (ACRECC) for dispatch services since 2008, and recently renewed that agreement through June 30, 2027; and

WHEREAS, ACRECC provides administration and operation of the ACRECC dispatch center. ACRECC currently dispatches fire emergency calls using a software program called Locution, which was installed approximately twenty years ago. This software and the alerting system have surpassed their useful life expectancy; and

WHEREAS, the replacement Locution system has been budgeted in the LPFD JPA Equipment Replacement Fund; and

WHEREAS, Alameda County Fire Department has procured equipment and installation services through Honeywell International, Inc.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. Authorizes the City Manager, in his capacity as joint Executive Director of the LPFD JPA, to execute an agreement with Alameda County Fire Department for equipment and installation of the Phoenix G2 Alerting System in a total amount not to exceed \$653,430.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a meeting held on February 4, 2025.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a meeting held on February 4, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

COOPERATIVE AGREEMENT
BETWEEN
THE CITY OF PLEASANTON
AND
ALAMEDA COUNTY FIRE DEPARTMENT

Fire Station Alerting System

This Cooperative Agreement (Agreement) is entered into this ____ day of _____, 2025, by and between the Alameda County Fire Department (“ACFD”), a dependent fire protection district governed by the Alameda County Board of Supervisors as its Board of Directors and the City of Pleasanton, hereinafter referred to as “City,” collectively hereinafter referred to as “Parties,” for the Installation of the Phoenix G2 Station Alerting System by Honeywell (Alerting System) at the City’s fire stations, hereinafter referred to as “Project.”

RECITALS

This Agreement is made with reference to the following facts and objectives:

- A. **WHEREAS**, the Parties have entered into an agreement for the provision of dispatch services (Services Contract), dated June 30, 2022, pursuant to which ACFD provides dispatch services within the incorporated limits of the City, at City cost; and
- B. **WHEREAS**, under the Services Contract, ACFD operates and maintains a Computer-Aided Dispatch system that is capable of alerting City and fire stations of new incidents; and
- C. **WHEREAS**, the Parties wish to enter into this Agreement for the installation of an upgraded fire station alerting system to all City fire stations (the Project); and
- D. **WHEREAS**, the Project consists of all aspects of the procurement and installation of the alerting system, at each City fire station location (see attached list of components broken out by station in Attachment A) including receiving manufacturer certification of the Alerting System; and
- E. **WHEREAS**, the Project involves pulling ethernet cables (with labels) within each of the City’s fire stations (see attached floor plan layout for each station in Attachment B), accompanying electrical work as required by the system manufacturer, installation of the alerting system speakers and lights, wall/ceiling patchwork, and other associated work as needed; and
- F. **WHEREAS**, the Project, including the Project budget, has been reviewed and approved by the City’s representative under the Services Contract; and
- G. **WHEREAS**, the ACFD has entered into a contract for the Project with Honeywell International Inc. (“Honeywell”) dated October 4, 2023, as amended, for station alerting systems, design, installation, and training (“Honeywell Contract”) and will provide an ACFD Project Manager to oversee and coordinate the work with the City; and

H. **WHEREAS**, City provided ACFD with recommendations and direction for the Project; and

I. **WHEREAS**, the Parties have identified efficiencies to be gained from using ACFD's contractor to complete the Project; and

J. **WHEREAS**, the Parties agree that FIVE HUNDRED NINETY-FOUR THOUSAND SEVEN HUNDRED FIVE DOLLARS AND FORTY-SIX CENTS (\$594,705.46) represents the Project cost without contingency, as detailed in Attachment A. The Project covers installation work to be performed at the following City Fire Stations:

Fire Station 1 – 3560 Nevada Street, Pleasanton CA 94566

Fire Station 2 – 6300 Stoneridge Mall Rd, Pleasanton CA 94566

Fire Station 3 – 3200 Santa Rita Rd, Pleasanton CA 94566

Fire Station 4 – 1600 Oak Vista Way, Pleasanton CA 94566

Fire Station 5 – 1200 Machado Place, Pleasanton CA 94566

The wiring diagrams for the Project are detailed in Attachment B; and

K. **WHEREAS**, the Parties agree that a ten percent (10%) contingency of FIFTY-NINE THOUSAND FOUR HUNDRED SEVENTY DOLLARS AND FIFTY-FIVE CENTS (\$59,470.55) is reasonable and appropriate, bringing the total Project cost covered by this Agreement to SIX HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED SEVENTY-SIX DOLLARS (\$654,176.00) (“the Not-to-Exceed Amount”); and

L. **WHEREAS**, City will reimburse ACFD for all of the actual costs ACFD incurs for the Project; and

M. **WHEREAS**, the City acknowledges that successful completion of the Project will require City cooperation, including timely responses; and

N. **WHEREAS**, the City Council of the City of Pleasanton can authorize the City Manager to enter into agreements with governmental entities.

NOW THEREFORE, THE PARTIES TO THIS AGREEMENT COVENANT AND AGREE AS FOLLOWS:

TERMS

ACFD shall:

1. Enter into and maintain a contract for completion of the Project.
2. Track costs incurred due to the Project (“Costs”).

3. Send itemized invoices to the City in a timely manner for the Costs incurred. If Costs are anticipated to exceed the Not-to-Exceed Amount, ACFD will inform the City, and ACFD may place the Project on hold until additional funding is approved by the City. Any costs that result from placing the Project on hold shall be Costs to be borne by the City, however, ACFD shall take reasonable steps to mitigate such costs.

City shall:

1. Identify a Project Manager who will coordinate the Project who has sufficient authority to act on behalf of the City with respect to the Project.
2. Provide timely support to ACFD in implementing the recommendations and directions provided by the City for the Project. Such support shall include, but not be limited to:
 - a. Providing and facilitating unobstructed access to each City fire station;
 - b. Coordinating the participation of any needed City staff as required to respond to Project needs;
 - c. Providing review and responses to any requests for information, change orders, or notices within 2 business days or on a mutually-agreeable timeline;
 - d. Participating in meetings, including any walk-throughs, and identifying items needed for project closeout, including any punch list items;
 - e. Securing any required City approvals needed to complete the Project, including, but not limited to, approvals by planning staff, environmental staff, building official, public works director, construction manager, City Council, or City Manager.
3. Reimburse ACFD within forty-five (45) calendar days of receipt of ACFD's invoice for Costs incurred, in an amount not-to-exceed the Not-to-Exceed Amount.
4. If Costs are anticipated to exceed the Not-to-Exceed Amount, seek any needed approval for allocation of additional funding in a timely manner to avoid additional costs and timely complete the Project. If additional funding is not available to complete the project, ACFD may put the Project on hold. City shall be responsible

for any costs that result from placing the Project on hold, however, ACFD shall take reasonable steps to mitigate such costs.

5. Upon completion of the Project, assume ownership and responsibility for the components of the Alerting System, including maintenance, provided, however, that the Parties may separately agree that ACFD will maintain the Alerting System, such as through the Services Contract.

LEGAL STATUS OF THIS AGREEMENT

Nothing in this Agreement shall be considered to establish a partnership or any other joint venture between the Parties, or a joint powers agreement under the California Government Code.

NO PLEDGING OF CREDIT

Under no circumstances shall ACFD have the authority or power to pledge the credit of the City or the LPFD or incur obligation(s) in the name of the City or the LPFD.

NO THIRD-PARTY BENEFICIARY

Except with respect to LPFD, this Agreement shall not be construed or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties shall have any claim or right of action hereunder for any causes whatsoever.

NOTICES

Notices under this Agreement, including, without limitation, notices regarding proposed changes to this Agreement are to be sent via U.S. Mail to the addresses below:

TO CITY:

City of Pleasanton
123 Main St
Pleasanton CA, 94566
Attn: Gerry Beaudin, City Manager

TO ACFD:

Alameda County Fire Department
6363 Clark Ave
Dublin, CA 94568
Attn: Eric Moore, Deputy Chief

WAIVER

The parties' waiver of any term, condition or covenant, or breach of any term, condition or covenant shall not be construed as a waiver of any subsequent breach or violation of the same or any other term, condition or covenant. To be effective, a waiver must be in writing and signed by the non-breaching party. Failure to insist upon strict performance of any term or condition in this Agreement, no matter how long the failure continues, is not a waiver of the term of condition.

AMENDMENTS

No alterations or changes to the terms of this Agreement shall be valid unless made in writing and signed by all parties hereto.

SEVERABILITY CLAUSE

In any case one or more of the provisions contained herein shall, for any reason, be held invalid, illegal, or unenforceable in any respect, it shall not affect the validity of the other provisions, which shall remain in full force and effect.

INDEMNIFICATION

ACFD shall indemnify, defend, and hold harmless the City, LPFD, and each of their council, boards, commissions, elected and appointed officials, officers, directors, employees, agents, and volunteers ("Indemnitees") from and against any and all loss, damages, liability, claims, suits, costs and expenses (including, without limitation, attorney's fees and costs), to the extent arising out of or from or in any manner connected to ACFD's negligent act or omission, or willful misconduct regarding performance of services or work conducted or performed pursuant to this Agreement.

The City shall indemnify, defend, and hold harmless the Alameda County Fire Department, the County of Alameda, their governing bodies, officers, directors, their predecessors, successors, assignees, agents, departments, elected and appointed officials, representatives, employees and all persons acting by, through, under or in concert with any of them, and each of them (collectively "ACFD Indemnitees") from and against any and all loss, damages, liability, claims, suits, costs and expenses (including, without limitation, attorney's fees and costs), to the extent arising out of or from or in any manner connected to the City's negligent act or

omission, or willful misconduct regarding performance of services or work conducted or performed pursuant to this Agreement.

INSURANCE

ACFD shall ensure that the City and LPFD are listed as additional insured on policies of insurance obtained by Honeywell and its subcontractors pursuant to the Honeywell Contract.

TERM

The term of this Agreement shall be effective when this Agreement is fully executed by all parties, and this Agreement shall terminate when all the obligations for each party have been fulfilled.

ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement, supersedes all prior written or oral understandings, and may only be changed by a written amendment executed by both parties.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties hereto have executed this agreement as of the effective date, which is the date first written above.

**ALAMEDA COUNTY FIRE
DEPARTMENT**

CITY OF PLEASANTON

By:

By:

David Haubert
President, Board of Directors

Gerry Beaudin
Joint Executive Director, LPFD JPA

Date: _____

Date: _____

Approved as to form:
Donna R. Ziegler, County Counsel

Approved as to form and legality:
Dan Sodergren, City Attorney

By: _____
Kathy Lee
Deputy County Counsel

By: _____
Wes Cheung
Deputy City Attorney

Date: _____

Attest:

By: _____

By signing above, the signatories warrants and represents that they executed this Agreement in their authorized capacity and that by their signature on this Agreement, they or the entity upon behalf of which they acted, executed this Agreement

US DIGITAL DESIGNS

1835 E. Sixth St. Suite #27
Tempe, Arizona 85281

877-551-8733 tel 480-290-7892 fax

QUOTE

DATE: 11/15/2024
Expires: 2/13/2025

Quote SUBMITTED TO:

ALAMEDA COUNTY, CA

Alameda County Fire Departments

REF PROPOSAL

CA_ALCO002 v2

STATION-LEVEL

PLEASANTON FS01

Based from USDD G2 Fire Station Alerting System Design Drawing # USDD.CA_PLSTN.ALL_STATIONS.FSA.2024.2.16

STATION SYSTEM LICENSES

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SL1	Ea	USDD	1	G2 VOICEALERT - Single Station License.	VA	\$ 1,102.50	\$ 992.25	\$ 992.25	
SL2	Ea/Yr	USDD	24	G2 MOBILE FSAS APP - Single Device License. Up to 24 Licenses-Per-ATX	G2-APP-DLI	\$ 124.50	\$ 112.05	No Charge	

STATION SYSTEM CONTROLLER

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SC1	Kit	USDD	1	G2 ATX STATION CONTROLLER - Power/Signal/Control up to 8 peripheral Remote Options. 4 Unique Amps/Zones available.	ATX	\$ 23,272.50	\$ 20,945.25	\$ 20,945.25	
SC4a	Ea	TBD	1	ATX UPS, Standard	UPS-STD	\$ 988.00	\$ 889.20	\$ 889.20	
SC4b	Ea	TBD	1	Shelf/Bracket, Wall-Mount for UPS	UPS-WMB	\$ 75.00	\$ 67.50	\$ 67.50	

STATION SYSTEM PERIPHERAL COMPONENTS

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SP2	Ea	USDD	1	G2 COLOR INDICATOR REMOTE Module - Up to 8 unique colors	CIR	\$ 949.00	\$ 854.10	\$ 854.10	
SP3a	Ea	USDD	6	G2 HDTV REMOTE Module	TVR	\$ 1,121.50	\$ 1,009.35	\$ 6,056.10	
SP6	Ea	USDD	2	Push Button, Emergency (Red)	PB-R	\$ 126.50	\$ 113.85	\$ 227.70	
SP7	Ea	USDD	1	G2 MESSAGE REMOTE 2 Module	MR2	\$ 1,525.00	\$ 1,372.50	\$ 1,372.50	
SP8b	Ea	USDD	2	G2 MESSAGE SIGN (Digital LED) STANDARD GammaSign / 24" Active Screen Width	MS-G-S	\$ 1,260.00	\$ 1,134.00	\$ 2,268.00	
SP9b	Ea	USDD	1	MS-G Adapter Plate, DOUBLE, VESA 100, joins (2) MS-G-S(or-E) to any standard mount with VESA 100 hole patterns (mount not included)	MS-AP-D	\$ 75.00	\$ 67.50	\$ 67.50	
SP9d	Ea	TBD	1	MS Mount - Articulating, Long reach	MS-MNT-ART-L	\$ 390.00	\$ 351.00	\$ 351.00	
SP10a	Ea	USDD	5	G2 ROOM REMOTE 2 Module	RR2	\$ 2,167.00	\$ 1,950.30	\$ 9,751.50	
SP11a	Ea	USDD	18	G2 SPEAKER - LED Illuminated - FLUSH Mount, 70v	SPK-LED-FM	\$ 374.00	\$ 336.60	\$ 6,058.80	

SP12a	Ea	USDD	1	G2 SPEAKER - OmniAlertStrobe	SPK-OAS	\$ 1,050.00	\$ 945.00	\$ 945.00	
SP14	Ea	USDD	1	SPEAKER - APP BAY/OUTDOOR - Weatherized, Surface Mount, 70v	SPK-W-SM	\$ 373.75	\$ 336.38	\$ 336.38	
SP15	Ea	USDD	1	G2 Strobe Light / Red LED	STR	\$ 661.50	\$ 595.35	\$ 595.35	
SP17	Ea	USDD	1	VIDEO DOOR STATION - Doorbell & Camera that ties into G2 FSAS (HDTV Remote) - Includes Power Injector	VDS	\$ 2,040.00	\$ 1,836.00	\$ 1,836.00	

STATION SYSTEM SERVICES									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SS1	Ea	USDD	1	Station Installation by: Tech Electric, Bob McCabe; Bobm@tech-electric.com	ST-INST	\$ 56,592.69	\$ 50,933.42	\$ 50,933.42	
SS3	Ea	USDD	1	Station Configuration & Start-Up	ST-SU	\$ 1,666.67	\$ 1,500.00	\$ 1,500.00	
SS4	Ea	USDD	1	Station Project Management	ST-PM	\$ 14,892.81	\$ 13,403.53	\$ 13,403.53	
SS5	Ea	USDD	1	Station Engineering / Design Services	ST-ES	\$ 333.33	\$ 300.00	\$ 300.00	
SS6	Ea	USDD	1	Station Documentation	ST-DM	\$ 44.44	\$ 40.00	\$ 40.00	

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SW1	YR	USDD	1.0	[STANDARD] 1st YEAR WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST)	RS-1YR-STD	\$ 5,957.13	\$ 5,361.41	No Charge	
SW2	YR	USDD	1.0	[STANDARD] EACH ADDITIONAL YEAR (12-Months) WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or Component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST) IF QUANTITY '0' THEN NO ADDITIONAL SUPPORT IS ASSUMED OR AUTHORIZED BEYOND INITIAL WARRANTY PERIOD	RS-AYR-STD	\$ 5,957.13	\$ 5,361.41	\$ 5,361.41	

PLEASANTON FS01		System:	\$ 119,791.08
		Shipping:	\$ 1,047.00
		Warranty & Support:	\$ 5,361.41
		Estimated Taxes:	\$ 5,495.45
		STATION SUBTOTAL:	\$ 131,694.94

US DIGITAL DESIGNS

1835 E. Sixth St. Suite #27
Tempe, Arizona 85281

877-551-8733 tel 480-290-7892 fax

QUOTE

DATE: 11/15/2024
Expires: 2/13/2025

Quote SUBMITTED TO:

ALAMEDA COUNTY, CA

Alameda County Fire Departments

REF PROPOSAL

CA_ALCO002 v2

STATION-LEVEL

PLEASANON FS02

Based from USDD G2 Fire Station Alerting System Design Drawing # USDD.CA_PLSTN.ALL_STATIONS.FSA.2024.2.16

STATION SYSTEM LICENSES

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SL1	Ea	USDD	1	G2 VOICEALERT - Single Station License.	VA	\$ 1,102.50	\$ 992.25	\$ 992.25	
SL2	Ea/Yr	USDD	24	G2 MOBILE FSAS APP - Single Device License. Up to 24 Licenses-Per-ATX	G2-APP-DLI	\$ 124.50	\$ 112.05	No Charge	

STATION SYSTEM CONTROLLER

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SC1	Kit	USDD	1	G2 ATX STATION CONTROLLER - Power/Signal/Control up to 8 peripheral Remote Options. 4 Unique Amps/Zones available.	ATX	\$ 23,272.50	\$ 20,945.25	\$ 20,945.25	
SC4a	Ea	TBD	1	ATX UPS, Standard	UPS-STD	\$ 988.00	\$ 889.20	\$ 889.20	
SC4b	Ea	TBD	1	Shelf/Bracket, Wall-Mount for UPS	UPS-WMB	\$ 75.00	\$ 67.50	\$ 67.50	

STATION SYSTEM PERIPHERAL COMPONENTS

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SP2	Ea	USDD	1	G2 COLOR INDICATOR REMOTE Module - Up to 8 unique colors	CIR	\$ 949.00	\$ 854.10	\$ 854.10	
SP3a	Ea	USDD	3	G2 HDTV REMOTE Module	TVR	\$ 1,121.50	\$ 1,009.35	\$ 3,028.05	
SP6	Ea	USDD	2	Push Button, Emergency (Red)	PB-R	\$ 126.50	\$ 113.85	\$ 227.70	
SP7	Ea	USDD	1	G2 MESSAGE REMOTE 2 Module	MR2	\$ 1,525.00	\$ 1,372.50	\$ 1,372.50	
SP8b	Ea	USDD	2	G2 MESSAGE SIGN (Digital LED) STANDARD GammaSign / 24" Active Screen Width	MS-G-S	\$ 1,260.00	\$ 1,134.00	\$ 2,268.00	
SP9b	Ea	USDD	1	MS-G Adapter Plate, DOUBLE, VESA 100, joins (2) MS-G-S(or-E) to any standard mount with VESA 100 hole patterns (mount not included)	MS-AP-D	\$ 75.00	\$ 67.50	\$ 67.50	
SP9d	Ea	TBD	1	MS Mount - Articulating, Long reach	MS-MNT-ART-L	\$ 390.00	\$ 351.00	\$ 351.00	
SP10a	Ea	USDD	2	G2 ROOM REMOTE 2 Module	RR2	\$ 2,167.00	\$ 1,950.30	\$ 3,900.60	
SP11a	Ea	USDD	20	G2 SPEAKER - LED Illuminated - FLUSH Mount, 70v	SPK-LED-FM	\$ 374.00	\$ 336.60	\$ 6,732.00	

SP12a	Ea	USDD	1	G2 SPEAKER - OmniAlertStrobe	SPK-OAS	\$ 1,050.00	\$ 945.00	\$ 945.00	
SP14	Ea	USDD	2	SPEAKER - APP BAY/OUTDOOR - Weatherized, Surface Mount, 70v	SPK-W-SM	\$ 373.75	\$ 336.38	\$ 672.75	
SP17	Ea	USDD	1	VIDEO DOOR STATION - Doorbell & Camera that ties into G2 FSAS (HDTV Remote) - Includes Power Injector	VDS	\$ 2,040.00	\$ 1,836.00	\$ 1,836.00	

STATION SYSTEM SERVICES									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SS1	Ea	USDD	1	Station Installation by: Tech Electric, Bob McCabe; Bobm@tech-electric.com	ST-INST	\$ 47,657.70	\$ 42,891.93	\$ 42,891.93	
SS3	Ea	USDD	1	Station Configuration & Start-Up	ST-SU	\$ 1,666.67	\$ 1,500.00	\$ 1,500.00	
SS4	Ea	USDD	1	Station Project Management	ST-PM	\$ 12,541.50	\$ 11,287.35	\$ 11,287.35	
SS5	Ea	USDD	1	Station Engineering / Design Services	ST-ES	\$ 333.33	\$ 300.00	\$ 300.00	
SS6	Ea	USDD	1	Station Documentation	ST-DM	\$ 44.44	\$ 40.00	\$ 40.00	

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SW1	YR	USDD	1.0	[STANDARD] 1st YEAR WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST)	RS-1YR-STD	\$ 5,016.60	\$ 4,514.94	No Charge	
SW2	YR	USDD	1.0	[STANDARD] EACH ADDITIONAL YEAR (12-Months) WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or Component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST) IF QUANTITY '0' THEN NO ADDITIONAL SUPPORT IS ASSUMED OR AUTHORIZED BEYOND INITIAL WARRANTY PERIOD	RS-AYR-STD	\$ 5,016.60	\$ 4,514.94	\$ 4,514.94	

PLEASANON FS02		System:	\$ 101,168.68
		Shipping:	\$ 979.00
		Warranty & Support:	\$ 4,514.94
		Estimated Taxes:	\$ 4,627.81
		STATION SUBTOTAL:	\$ 111,290.43

US DIGITAL DESIGNS

1835 E. Sixth St. Suite #27
Tempe, Arizona 85281

877-551-8733 tel 480-290-7892 fax

QUOTE

DATE: 11/15/2024
Expires: 2/13/2025

Quote SUBMITTED TO:

ALAMEDA COUNTY, CA

Alameda County Fire Departments

REF PROPOSAL

CA_ALCO002 v2

STATION-LEVEL

PLEASANTON FS03

Based from USDD G2 Fire Station Alerting System Design Drawing # USDD.CA_PLSTN.ALL_STATIONS.FSA.2024.2.16

STATION SYSTEM LICENSES

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SL1	Ea	USDD	1	G2 VOICEALERT - Single Station License.	VA	\$ 1,102.50	\$ 992.25	\$ 992.25	
SL2	Ea/Yr	USDD	24	G2 MOBILE FSAS APP - Single Device License. Up to 24 Licenses-Per-ATX	G2-APP-DLI	\$ 124.50	\$ 112.05	No Charge	

STATION SYSTEM CONTROLLER

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SC1	Kit	USDD	1	G2 ATX STATION CONTROLLER - Power/Signal/Control up to 8 peripheral Remote Options. 4 Unique Amps/Zones available.	ATX	\$ 23,272.50	\$ 20,945.25	\$ 20,945.25	
SC4a	Ea	TBD	1	ATX UPS, Standard	UPS-STD	\$ 988.00	\$ 889.20	\$ 889.20	
SC4b	Ea	TBD	1	Shelf/Bracket, Wall-Mount for UPS	UPS-WMB	\$ 75.00	\$ 67.50	\$ 67.50	

STATION SYSTEM PERIPHERAL COMPONENTS

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SP2	Ea	USDD	1	G2 COLOR INDICATOR REMOTE Module - Up to 8 unique colors	CIR	\$ 949.00	\$ 854.10	\$ 854.10	
SP3a	Ea	USDD	2	G2 HDTV REMOTE Module	TVR	\$ 1,121.50	\$ 1,009.35	\$ 2,018.70	
SP6	Ea	USDD	3	Push Button, Emergency (Red)	PB-R	\$ 126.50	\$ 113.85	\$ 341.55	
SP7	Ea	USDD	1	G2 MESSAGE REMOTE 2 Module	MR2	\$ 1,525.00	\$ 1,372.50	\$ 1,372.50	
SP8b	Ea	USDD	2	G2 MESSAGE SIGN (Digital LED) STANDARD GammaSign / 24" Active Screen Width	MS-G-S	\$ 1,260.00	\$ 1,134.00	\$ 2,268.00	
SP9b	Ea	USDD	1	MS-G Adapter Plate, DOUBLE, VESA 100, joins (2) MS-G-S(or-E) to any standard mount with VESA 100 hole patterns (mount not included)	MS-AP-D	\$ 75.00	\$ 67.50	\$ 67.50	
SP9d	Ea	TBD	1	MS Mount - Articulating, Long reach	MS-MNT-ART-L	\$ 390.00	\$ 351.00	\$ 351.00	
SP10a	Ea	USDD	6	G2 ROOM REMOTE 2 Module	RR2	\$ 2,167.00	\$ 1,950.30	\$ 11,701.80	
SP11a	Ea	USDD	19	G2 SPEAKER - LED Illuminated - FLUSH Mount, 70v	SPK-LED-FM	\$ 374.00	\$ 336.60	\$ 6,395.40	

SP12a	Ea	USDD	1	G2 SPEAKER - OmniAlertStrobe	SPK-OAS	\$ 1,050.00	\$ 945.00	\$ 945.00	
SP14	Ea	USDD	1	SPEAKER - APP BAY/OUTDOOR - Weatherized, Surface Mount, 70v	SPK-W-SM	\$ 373.75	\$ 336.38	\$ 336.38	
SP17	Ea	USDD	1	VIDEO DOOR STATION - Doorbell & Camera that ties into G2 FSAS (HDTV Remote) - Includes Power Injector	VDS	\$ 2,040.00	\$ 1,836.00	\$ 1,836.00	

STATION SYSTEM SERVICES									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SS1	Ea	USDD	1	Station Installation by: Tech Electric, Bob McCabe; Bobm@tech-electric.com	ST-INST	\$ 54,236.69	\$ 48,813.02	\$ 48,813.02	
SS3	Ea	USDD	1	Station Configuration & Start-Up	ST-SU	\$ 1,666.67	\$ 1,500.00	\$ 1,500.00	
SS4	Ea	USDD	1	Station Project Management	ST-PM	\$ 14,272.81	\$ 12,845.53	\$ 12,845.53	
SS5	Ea	USDD	1	Station Engineering / Design Services	ST-ES	\$ 333.33	\$ 300.00	\$ 300.00	
SS6	Ea	USDD	1	Station Documentation	ST-DM	\$ 44.44	\$ 40.00	\$ 40.00	

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SW1	YR	USDD	1.0	[STANDARD] 1st YEAR WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST)	RS-1YR-STD	\$ 5,709.13	\$ 5,138.21	No Charge	
SW2	YR	USDD	1.0	[STANDARD] EACH ADDITIONAL YEAR (12-Months) WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or Component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST) IF QUANTITY '0' THEN NO ADDITIONAL SUPPORT IS ASSUMED OR AUTHORIZED BEYOND INITIAL WARRANTY PERIOD	RS-AYR-STD	\$ 5,709.13	\$ 5,138.21	\$ 5,138.21	

PLEASANTON FS03		System:	\$ 114,880.68
		Shipping:	\$ 1,009.00
		Warranty & Support:	\$ 5,138.21
		Estimated Taxes:	\$ 5,266.67
		STATION SUBTOTAL:	\$ 126,294.56

US DIGITAL DESIGNS

1835 E. Sixth St. Suite #27
Tempe, Arizona 85281

877-551-8733 tel 480-290-7892 fax

QUOTE

DATE: 11/15/2024
Expires: 2/13/2025

Quote SUBMITTED TO:

ALAMEDA COUNTY, CA

Alameda County Fire Departments

REF PROPOSAL

CA_ALCO002 v2

STATION-LEVEL

PLEASANTON FS04

Based from USDD G2 Fire Station Alerting System Design Drawing # USDD.CA_PLSTN.ALL_STATIONS.FSA.2024.2.16

STATION SYSTEM LICENSES

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SL1	Ea	USDD	1	G2 VOICEALERT - Single Station License.	VA	\$ 1,102.50	\$ 992.25	\$ 992.25	
SL2	Ea/Yr	USDD	24	G2 MOBILE FSAS APP - Single Device License. Up to 24 Licenses-Per-ATX	G2-APP-DLI	\$ 124.50	\$ 112.05	No Charge	

STATION SYSTEM CONTROLLER

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SC1	Kit	USDD	1	G2 ATX STATION CONTROLLER - Power/Signal/Control up to 8 peripheral Remote Options. 4 Unique Amps/Zones available.	ATX	\$ 23,272.50	\$ 20,945.25	\$ 20,945.25	
SC4a	Ea	TBD	1	ATX UPS, Standard	UPS-STD	\$ 988.00	\$ 889.20	\$ 889.20	
SC4b	Ea	TBD	1	Shelf/Bracket, Wall-Mount for UPS	UPS-WMB	\$ 75.00	\$ 67.50	\$ 67.50	

STATION SYSTEM PERIPHERAL COMPONENTS

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SP2	Ea	USDD	1	G2 COLOR INDICATOR REMOTE Module - Up to 8 unique colors	CIR	\$ 949.00	\$ 854.10	\$ 854.10	
SP3a	Ea	USDD	2	G2 HDTV REMOTE Module	TVR	\$ 1,121.50	\$ 1,009.35	\$ 2,018.70	
SP6	Ea	USDD	3	Push Button, Emergency (Red)	PB-R	\$ 126.50	\$ 113.85	\$ 341.55	
SP7	Ea	USDD	1	G2 MESSAGE REMOTE 2 Module	MR2	\$ 1,525.00	\$ 1,372.50	\$ 1,372.50	
SP8b	Ea	USDD	2	G2 MESSAGE SIGN (Digital LED) STANDARD GammaSign / 24" Active Screen Width	MS-G-S	\$ 1,260.00	\$ 1,134.00	\$ 2,268.00	
SP9b	Ea	USDD	1	MS-G Adapter Plate, DOUBLE, VESA 100, joins (2) MS-G-S(or-E) to any standard mount with VESA 100 hole patterns (mount not included)	MS-AP-D	\$ 75.00	\$ 67.50	\$ 67.50	
SP9d	Ea	TBD	1	MS Mount - Articulating, Long reach	MS-MNT-ART-L	\$ 390.00	\$ 351.00	\$ 351.00	
SP10a	Ea	USDD	4	G2 ROOM REMOTE 2 Module	RR2	\$ 2,167.00	\$ 1,950.30	\$ 7,801.20	
SP11a	Ea	USDD	16	G2 SPEAKER - LED Illuminated - FLUSH Mount, 70v	SPK-LED-FM	\$ 374.00	\$ 336.60	\$ 5,385.60	

SP12a	Ea	USDD	1	G2 SPEAKER - OmniAlertStrobe	SPK-OAS	\$ 1,050.00	\$ 945.00	\$ 945.00	
SP14	Ea	USDD	2	SPEAKER - APP BAY/OUTDOOR - Weatherized, Surface Mount, 70v	SPK-W-SM	\$ 373.75	\$ 336.38	\$ 672.75	
SP15	Ea	USDD	1	G2 Strobe Light / Red LED	STR	\$ 661.50	\$ 595.35	\$ 595.35	
SP17	Ea	USDD	1	VIDEO DOOR STATION - Doorbell & Camera that ties into G2 FSAS (HDTV Remote) - Includes Power Injector	VDS	\$ 2,040.00	\$ 1,836.00	\$ 1,836.00	

STATION SYSTEM SERVICES									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SS1	Ea	USDD	1	Station Installation by: Tech Electric, Bob McCabe; Bobm@tech-electric.com	ST-INST	\$ 50,036.98	\$ 45,033.28	\$ 45,033.28	
SS3	Ea	USDD	1	Station Configuration & Start-Up	ST-SU	\$ 1,666.67	\$ 1,500.00	\$ 1,500.00	
SS4	Ea	USDD	1	Station Project Management	ST-PM	\$ 13,167.63	\$ 11,850.86	\$ 11,850.86	
SS5	Ea	USDD	1	Station Engineering / Design Services	ST-ES	\$ 333.33	\$ 300.00	\$ 300.00	
SS6	Ea	USDD	1	Station Documentation	ST-DM	\$ 44.44	\$ 40.00	\$ 40.00	

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SW1	YR	USDD	1.0	[STANDARD] 1st YEAR WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST)	RS-1YR-STD	\$ 5,267.05	\$ 4,740.35	No Charge	
SW2	YR	USDD	1.0	[STANDARD] EACH ADDITIONAL YEAR (12-Months) WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or Component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST) IF QUANTITY '0' THEN NO ADDITIONAL SUPPORT IS ASSUMED OR AUTHORIZED BEYOND INITIAL WARRANTY PERIOD	RS-AYR-STD	\$ 5,267.05	\$ 4,740.35	\$ 4,740.35	

PLEASANTON FS04				System:	\$ 106,127.59
				Shipping:	\$ 952.00
				Warranty & Support:	\$ 4,740.35
				Estimated Taxes:	\$ 4,858.85
				STATION SUBTOTAL:	\$ 116,678.79

US DIGITAL DESIGNS

1835 E. Sixth St. Suite #27
Tempe, Arizona 85281

877-551-8733 tel 480-290-7892 fax

QUOTE

DATE: 11/15/2024
Expires: 2/13/2025

Quote SUBMITTED TO:

ALAMEDA COUNTY, CA

Alameda County Fire Departments

REF PROPOSAL

CA_ALCO002 v2

STATION-LEVEL

PLEASANTON FS05

Based from USDD G2 Fire Station Alerting System Design Drawing # USDD.CA_PLSTN.ALL_STATIONS.FSA.2024.2.16

STATION SYSTEM LICENSES

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SL1	Ea	USDD	1	G2 VOICEALERT - Single Station License.	VA	\$ 1,102.50	\$ 992.25	\$ 992.25	
SL2	Ea/Yr	USDD	24	G2 MOBILE FSAS APP - Single Device License. Up to 24 Licenses-Per-ATX	G2-APP-DLI	\$ 124.50	\$ 112.05	No Charge	

STATION SYSTEM CONTROLLER

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SC1	Kit	USDD	1	G2 ATX STATION CONTROLLER - Power/Signal/Control up to 8 peripheral Remote Options. 4 Unique Amps/Zones available.	ATX	\$ 23,272.50	\$ 20,945.25	\$ 20,945.25	
SC4a	Ea	TBD	1	ATX UPS, Standard	UPS-STD	\$ 988.00	\$ 889.20	\$ 889.20	
SC4b	Ea	TBD	1	Shelf/Bracket, Wall-Mount for UPS	UPS-WMB	\$ 75.00	\$ 67.50	\$ 67.50	

STATION SYSTEM PERIPHERAL COMPONENTS

Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SP2	Ea	USDD	1	G2 COLOR INDICATOR REMOTE Module - Up to 8 unique colors	CIR	\$ 949.00	\$ 854.10	\$ 854.10	
SP3a	Ea	USDD	2	G2 HDTV REMOTE Module	TVR	\$ 1,121.50	\$ 1,009.35	\$ 2,018.70	
SP6	Ea	USDD	1	Push Button, Emergency (Red)	PB-R	\$ 126.50	\$ 113.85	\$ 113.85	
SP7	Ea	USDD	1	G2 MESSAGE REMOTE 2 Module	MR2	\$ 1,525.00	\$ 1,372.50	\$ 1,372.50	
SP8b	Ea	USDD	2	G2 MESSAGE SIGN (Digital LED) STANDARD GammaSign / 24" Active Screen Width	MS-G-S	\$ 1,260.00	\$ 1,134.00	\$ 2,268.00	
SP9b	Ea	USDD	1	MS-G Adapter Plate, DOUBLE, VESA 100, joins (2) MS-G-S(or-E) to any standard mount with VESA 100 hole patterns (mount not included)	MS-AP-D	\$ 75.00	\$ 67.50	\$ 67.50	
SP9d	Ea	TBD	1	MS Mount - Articulating, Long reach	MS-MNT-ART-L	\$ 390.00	\$ 351.00	\$ 351.00	
SP10a	Ea	USDD	4	G2 ROOM REMOTE 2 Module	RR2	\$ 2,167.00	\$ 1,950.30	\$ 7,801.20	
SP11a	Ea	USDD	8	G2 SPEAKER - LED Illuminated - FLUSH Mount, 70v	SPK-LED-FM	\$ 374.00	\$ 336.60	\$ 2,692.80	

SP12a	Ea	USDD	1	G2 SPEAKER - OmniAlertStrobe	SPK-OAS	\$ 1,050.00	\$ 945.00	\$ 945.00	
SP14	Ea	USDD	2	SPEAKER - APP BAY/OUTDOOR - Weatherized, Surface Mount, 70v	SPK-W-SM	\$ 373.75	\$ 336.38	\$ 672.75	
SP17	Ea	USDD	1	VIDEO DOOR STATION - Doorbell & Camera that ties into G2 FSAS (HDTV Remote) - Includes Power Injector	VDS	\$ 2,040.00	\$ 1,836.00	\$ 1,836.00	

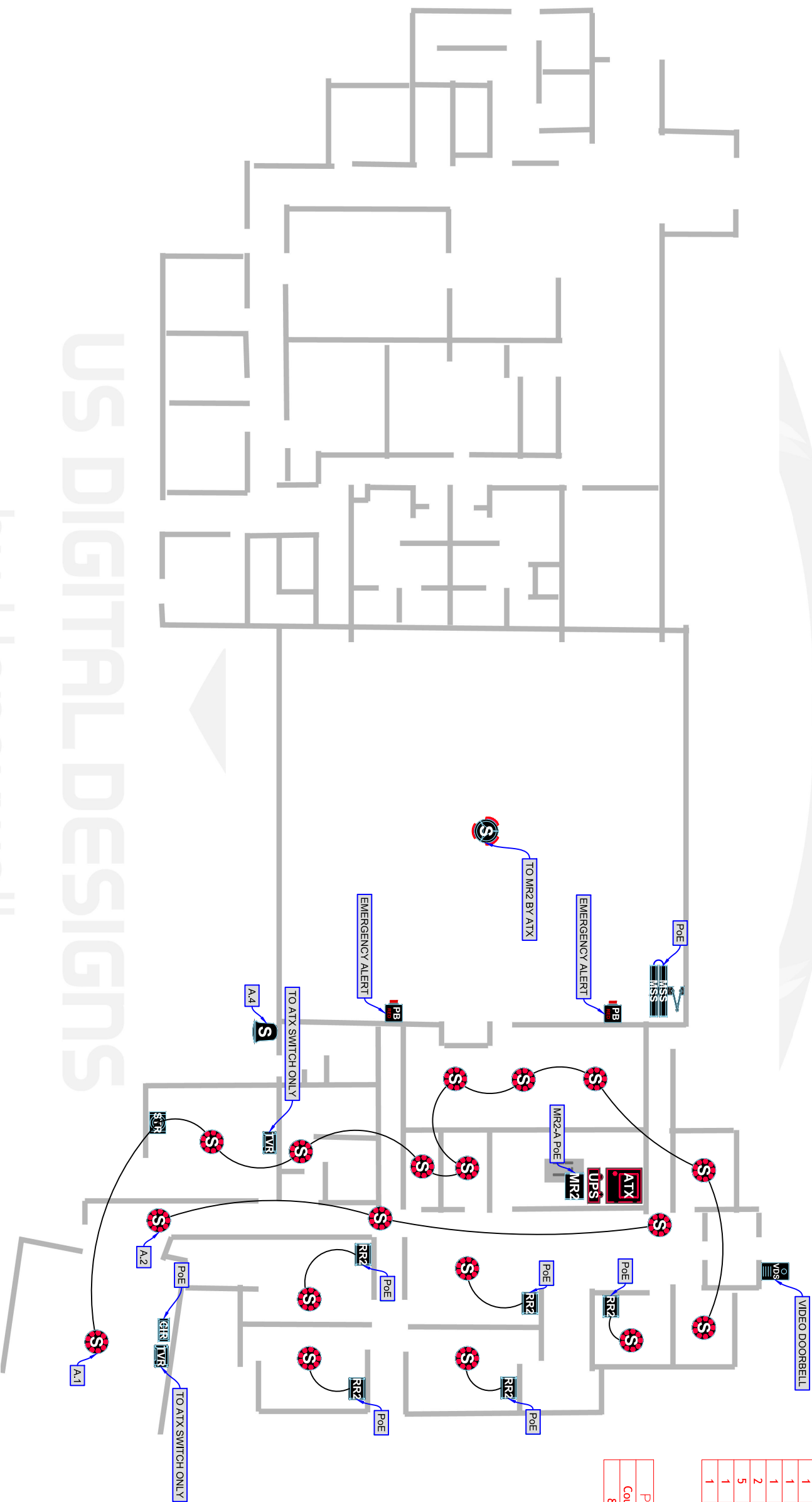
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SS1	Ea	USDD	1	Station Installation by: Tech Electric, Bob McCabe; Bobm@tech-electric.com	ST-INST	\$ 46,325.80	\$ 41,693.22	\$ 41,693.22	
SS3	Ea	USDD	1	Station Configuration & Start-Up	ST-SU	\$ 1,666.67	\$ 1,500.00	\$ 1,500.00	
SS4	Ea	USDD	1	Station Project Management	ST-PM	\$ 12,191.00	\$ 10,971.90	\$ 10,971.90	
SS5	Ea	USDD	1	Station Engineering / Design Services	ST-ES	\$ 333.33	\$ 300.00	\$ 300.00	
SS6	Ea	USDD	1	Station Documentation	ST-DM	\$ 44.44	\$ 40.00	\$ 40.00	

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT									
Item	Unit	Mfr	Qty	Description	Part No.	US List Unit	QUOTE UNIT	QUOTE EXT	
SW1	YR	USDD	1.0	[STANDARD] 1st YEAR WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST)	RS-1YR-STD	\$ 4,876.40	\$ 4,388.76	No Charge	
SW2	YR	USDD	1.0	[STANDARD] EACH ADDITIONAL YEAR (12-Months) WARRANTY & SUPPORT FOR THIS STATION SYSTEM (or Component): Telephone / Remote Access Support (8:00 AM - 5:00 PM MST) IF QUANTITY '0' THEN NO ADDITIONAL SUPPORT IS ASSUMED OR AUTHORIZED BEYOND INITIAL WARRANTY PERIOD	RS-AYR-STD	\$ 4,876.40	\$ 4,388.76	\$ 4,388.76	

PLEASANTON FS05		System:	\$ 98,392.72
		Shipping:	\$ 789.00
		Warranty & Support:	\$ 4,388.76
		Estimated Taxes:	\$ 4,498.48
		STATION SUBTOTAL:	\$ 108,068.96

Prorated Bond cost (per Agency)

\$677.78



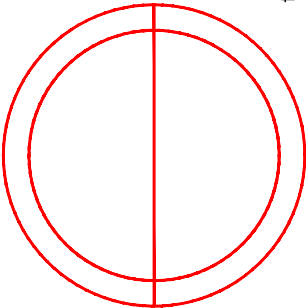
US DIGITAL DESIGNS	
Count	Name
1	G2 ATX STATION CONTROLLER
1	G2 COLOR INDICATOR REMOTE
6	G2 HDTV REMOTE
18	G2 LED SPEAKER (G2-LV1-HC-70)
1	G2 MESSAGE REMOTE 2
2	G2 MESSAGE SIGN STANDARD (MS-G2-5)
1	G2 MS ADAPTOR PLATE DOUBLE (AP-D)
1	G2 OMNISTROBE SPEAKER
1	G2 STROBE LIGHT
1	G2 UPS (G2-UPS)
1	MS-MNT-ART-L
2	PUSH BUTTON (RED)
5	ROOM REMOTE 2 (RR-2)
1	SPEAKER WEATHER-PROOF
1	VIDEO DOOR STATION

PORTS REQUIRED ON ATX	
Count	Name
8	G2 PoE PORT REQUIRED

SYMBOL	DESCRIPTION
	G2 IO REMOTE
	G2 MESSAGE REMOTE 2
	G2 ROOM REMOTE 2
	G2 HDTV REMOTE
	G2 COLOR INDICATOR REMOTE
	PUSH BUTTON - RED
	PUSH BUTTON - BLACK
	G2 VIDEO DOOR STATION
	G2 LOCAL AREA REMOTE
	G2 STROBE LIGHT
	OEM TRANSFORMER
	G2 OMNIALERT STROBE SPEAKER
	G2 LED SPEAKER, FLUSH MOUNT
	G2 LED SPEAKER, METAL BOX
	SPEAKER, WEATHER-PROOF
	SPEAKER, FLUSH MOUNT
	SPEAKER, METAL BOX
	G2 MESSAGE SIGN (MINI 12")
	G2 MESSAGE SIGN (STANDARD 24")
	G2 MESSAGE SIGN (EXTENDED 36")
	OEM FLAT PANEL MONITOR, XX", WITH MOUNT
	VOLUME CONTROL (CUSTOMER SUPPLIED)
	ADAPTER PLATE SINGLE
	ADAPTER PLATE DOUBLE
	ARTICULATING ARM MOUNT - LONG

SIGNATURE REQUIRED

END-USER APPROVES STATION
DESIGN FOR PURPOSES OF
OBTAINING QUOTE.
INSTALLER CONFIRMS DESIGN
ALIGNS WITH SITE CONDITIONS.
(SPEAKER MOUNTING TYPE, ATX
LOCATION ETC.)



INSTALLER NOTES:

1. INSTALLER TO VERIFY WALL AND CEILING TYPE TO DETERMINE NEED FOR FLUSH OR SURFACE MOUNT INSTALLATION OF EQUIPMENT SPECIFIED.
2. INSTALLER TO COORDINATE CONNECTION BETWEEN ATX STATION CONTROLLER'S LINE-LEVEL AUDIO OUTPUT AND (EXISTING) OWNER-UNBUSHED HOUSE AUDIO STEM (AMP), (IF APPLICABLE)
3. INSTALLER TO PROVIDE CAT6 & 18/4 CABLES FROM ATX CONTROLLER TO CUSTOMER'S STATION RADIO FOR BACKUP.
4. INSTALLER TO PROVIDE CAT6 CABLE FROM ATX CONTROLLER WAN OUTPUT TO CUSTOMER'S IN-STATION NETWORK.
5. INSTALLER TO COORDINATE CONNECTION BETWEEN EXISTING STATION LIGHTING CONTROL SYSTEM AND RELAY OUTPUT FROM ATX STATION CONTROLLER OR I/O REMOVE WITH OWNER, (IF APPLICABLE)
6. VOLUME CONTROL TO BE PROVIDED BY OWNER OR INSTALLER IF SHOWN ON DRAWING.

INSTALLER TO VERIFY AND CONSIDER LOCATION(S) OF NETWORK AND RADIO CONNECTIONS.

PoE = G2 ATX Power-over-Ethernet (PoE) ports 1...8 and G2 Expansion Module ports 1...12

A.n = G2 ATX Amplifier 1...4	E.n = G2 External Amplifier 1...n	CH.n = G2 Message Remote 2 Channel 1 or 2
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NOTES:

1. SEE ARCHITECTURAL SPECIFICATIONS FOR ALL ROUGH-IN AND INSTALLATION DETAILS.
2. US DIGITAL DESIGNS DOES NOT SUPPLY BACK BOXES, CONDUITS, OR MOUNTING FASTENERS.
3. US DIGITAL DESIGNS FIRE STATION ALERTING PLANS ARE DIAGRAMMATIC AND FOR QUOTING PURPOSES ONLY. DRAWING MAY NOT BE TO SCALE.
4. PHOENIX G2 SYSTEM IS ABLE TO SIGNAL OWNER-FURNISHED SYSTEMS, (EXHAUST, LIGHT, GAS SHUT OFF, ETC.) BUT USDD DOES NOT SUPPLY THESE SYSTEMS AND CANNOT WARRANT OR SUPPORT ANY OF THEIR PERFORMANCE BEYOND THE TRANSMISSION OF RELAY SIGNAL TO THEM.

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AND PROPRIETARY
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WITHOUT THE WRITTEN
AUTHORIZATION FROM US
DIGITAL DESIGNS, INC.

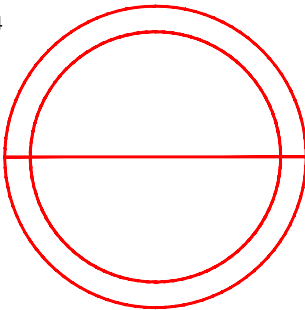
SYMBOL	DESCRIPTION
	G2 ATX STATION CONTROLLER
	G2 EXPANSION MODULE
	G2-UNINTERRUPTIBLE POWER SUPPLY
	OEM AMPLIFIER

	CEM/FLAT PANEL MONITOR, XC, WITH MOUNT
	VOLUME CONTROL (CUSTOMER SUPPLIED)
	ADAPTER PLATE SINGLE
	ADAPTER PLATE DOUBLE
	ARTICULATING ARM MOUNT - LONG

project	LIVERMORE-PLEASANTON FIRE DEPT, CA (ALAMEDA COUNTY)		
building	LAPLS01 - MAIN LEVEL		
address	3560 NEVADA ST, PLEASANTON, CA		
filename	USDD.CA_PLSTN.FS01.FSA.DWG		
date	2/16/2024 - 11:18AM	design by	DWK



US DIGITAL DESIGNS
by Honeywell



SIGNATURE REQUIRED

END-USER APPROVES STATION
DESIGN FOR PURPOSES OF
OBTAINING QUOTE.
INSTALLER CONFIRMS DESIGN
ALIGNS WITH SITE CONDITIONS.
(SPEAKER MOUNTING TYPE, ATX
LOCATION ETC.)

SYMBOL	DESCRIPTION
	G2 I/O REMOTE
	G2 MESSAGE REMOTE 2
	G2 ROOM REMOTE 2
	G2 HDTV REMOTE
	G2 COLOR INDICATOR REMOTE
	PUSH BUTTON - RED
	PUSH BUTTON - BLACK
	G2 VIDEO DOOR STATION
	G2 LOCAL AREA REMOTE
	G2 STROBE LIGHT
	OEM TRANSFORMER
	G2 OMNIALERT STROBE SPEAKER
	G2 LED SPEAKER, FLUSH MOUNT
	G2 LED SPEAKER, METAL BOX
	SPEAKER, WEATHER-PROOF
	SPEAKER, FLUSH MOUNT
	SPEAKER, METAL BOX
	G2 MESSAGE SIGN (MINI 12")
	G2 MESSAGE SIGN (STANDARD 24")
	G2 MESSAGE SIGN (EXTENDED 36")
	OEM FLAT PANEL MONITOR, XX", WITH MOUNT
	VOLUME CONTROL (CUSTOMER SUPPLIED)
	ADAPTER PLATE SINGLE
	ADAPTER PLATE DOUBLE
	ARTICULATING ARM MOUNT - LONG

SYMBOL	DESCRIPTION
	G2 ATX STATION CONTROLLER
	G2 EXPANSION MODULE
	G2-UNINTERRUPTIBLE POWER SUPPLY
	OEM AMPLIFIER

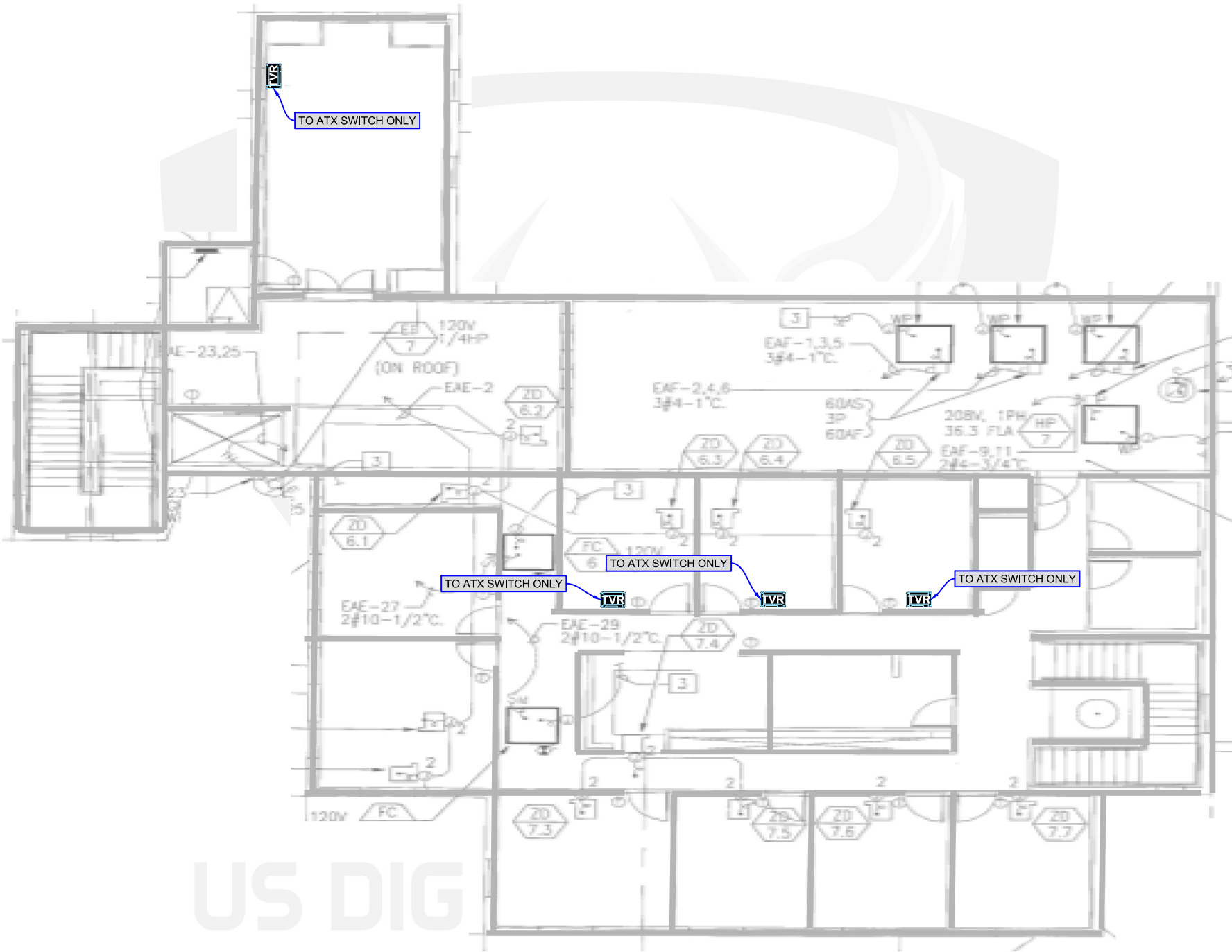
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PoE = G2 ATX Power-over-Ethernet (PoE) ports 1...8 and G2 Expansion Module ports 1...12

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NOTES:
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7. INSTALLER TO VERIFY AND CONSIDER LOCATION(S) OF NETWORK AND RADIO CONNECTIONS.



LIVERMORE-PLEASANTON FIRE DEPT, CA (ALAMEDA COUNTY)

LAPLS01 - SECOND LEVEL

3560 NEVADA ST, PLEASANTON, CA

USDD.CA_PLSTN.FS01.FSA.DWG

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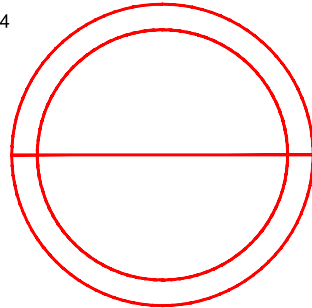
design by DWK

US DIGITAL DESIGNS	
Count	Name
1	G2 ATX STATION CONTROLLER
1	G2 COLOR INDICATOR REMOTE
3	G2 HDTV REMOTE
20	G2 LED SPEAKER (G2-LVL-HC-70)
1	G2 MESSAGE REMOTE 2
2	G2 MESSAGE SIGN STANDARD (MS-G2-S)
1	G2 MS ADAPTOR PLATE DOUBLE (AP-D)
1	G2 OMNISTROBE SPEAKER
1	G2 STROBE LIGHT
1	G2 UPS (G2-UPS)
1	MS-MNT-ART-L
2	PUSH BUTTON (RED)
2	ROOM REMOTE 2 (RR-2)
2	SPEAKER WEATHER-PROOF
1	VIDEO DOOR STATION

POE PORTS REQUIRED ON ATX	
Count	Name
5	G2 PoE PORT REQUIRED



US DIGITAL DESIGNS
by Honeywell



SIGNATURE REQUIRED

END-USER APPROVES STATION DESIGN FOR PURPOSES OF OBTAINING QUOTE.
INSTALLER CONFIRMS DESIGN ALIGNS WITH SITE CONDITIONS. (SPEAKER MOUNTING TYPE, ATX LOCATION ETC.)

SYMBOL	DESCRIPTION
	G2 I/O REMOTE
	G2 MESSAGE REMOTE 2
	G2 ROOM REMOTE 2
	G2 HDTV REMOTE
	G2 COLOR INDICATOR REMOTE
	PUSH BUTTON - RED
	PUSH BUTTON - BLACK
	G2 VIDEO DOOR STATION
	G2 LOCAL AREA REMOTE
	G2 STROBE LIGHT
	OEM TRANSFORMER
	G2 OMNIALERT STROBE SPEAKER
	G2 LED SPEAKER, FLUSH MOUNT
	G2 LED SPEAKER, METAL BOX
	SPEAKER, WEATHER-PROOF
	SPEAKER, FLUSH MOUNT
	SPEAKER, METAL BOX
	G2 MESSAGE SIGN (MINI 12")
	G2 MESSAGE SIGN (STANDARD 24")
	G2 MESSAGE SIGN (EXTENDED 36")
	OEM FLAT PANEL MONITOR, XX", WITH MOUNT
	VOLUME CONTROL (CUSTOMER SUPPLIED)
	ADAPTER PLATE SINGLE
	ADAPTER PLATE DOUBLE
	ARTICULATING ARM MOUNT - LONG

SYMBOL	DESCRIPTION
	G2 ATX STATION CONTROLLER
	G2 EXPANSION MODULE
	G2-UNINTERRUPTIBLE POWER SUPPLY
	OEM AMPLIFIER

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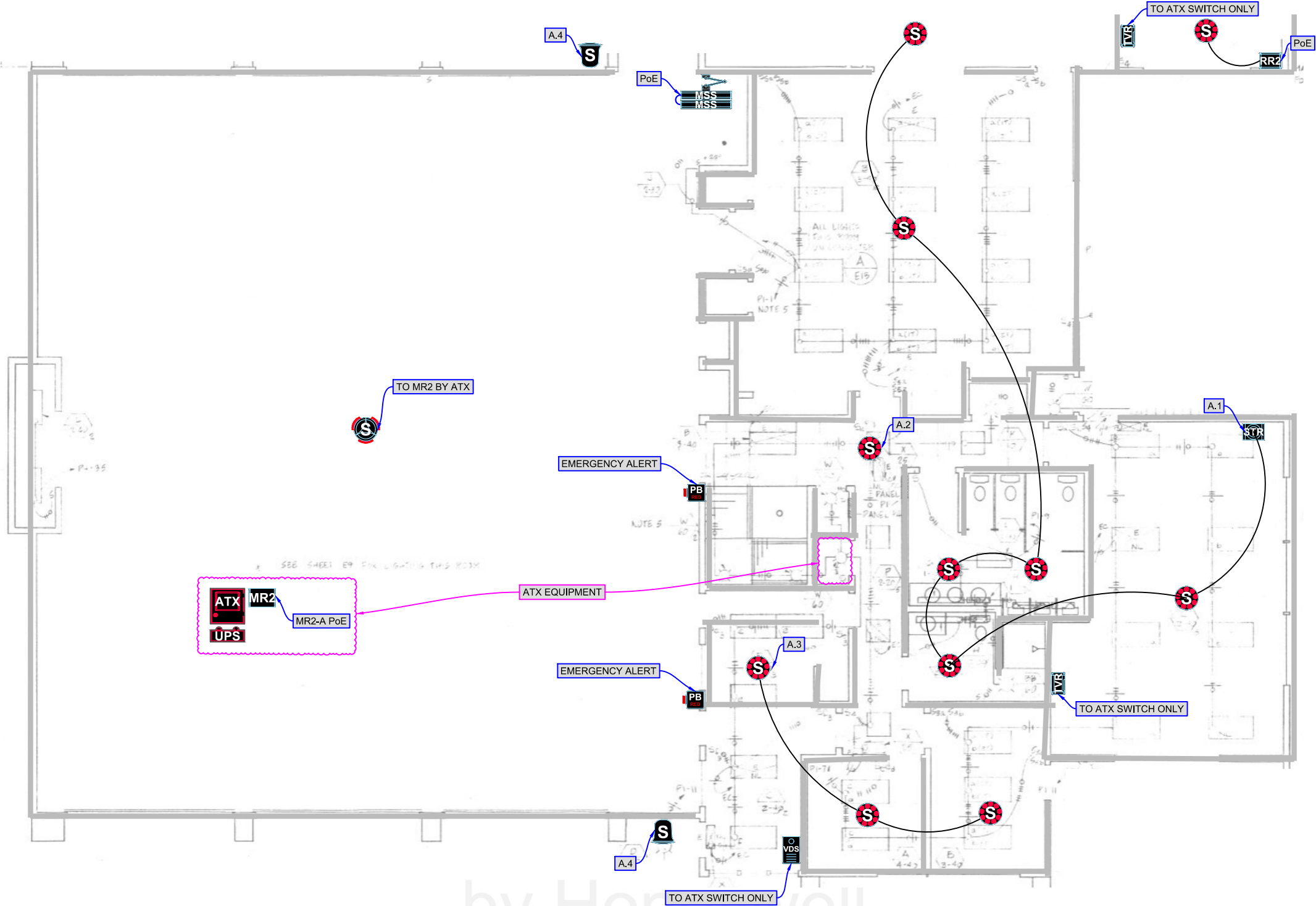
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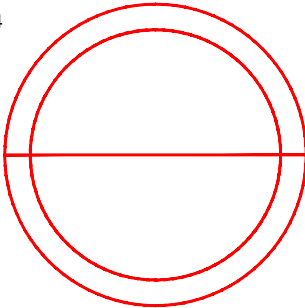
project LIVERMORE-PLEASANTON FIRE DEPT, CA (ALAMEDA COUNTY)

building LAPFS02 - MAIN LEVEL

address 6300 STONERIDGE MALL RD. PLEASANTON CA

filename USDD.CA_PLSTN.FS02.FSA.DWG

date 2/16/2024 - 11:18AM design by DWK



SIGNATURE REQUIRED

END-USER APPROVES STATION
DESIGN FOR PURPOSES OF
OBTAINING QUOTE.
INSTALLER CONFIRMS DESIGN
ALIGNS WITH SITE CONDITIONS.
(SPEAKER MOUNTING TYPE, ATX
LOCATION ETC.)

LIVERMORE-PLEASANTON FIRE DEPT, CA

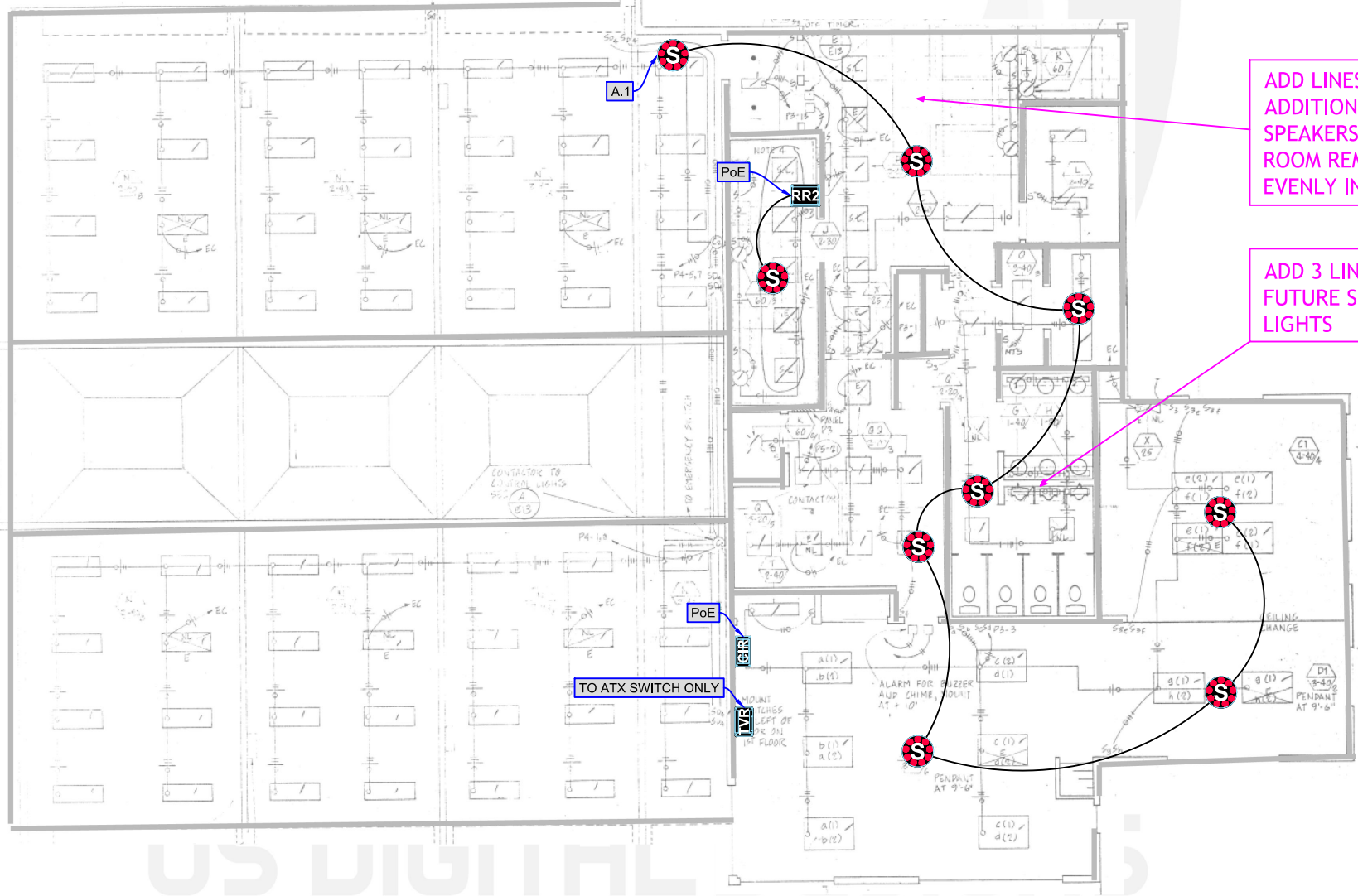
LAPFS02 - SECOND LEVEL

6300 STONERIDGE MALL RD. PLEASANTON CA

USDD.CA_PLSTN.FS02.FSA.DWG

design by DWK

date 2/16/2024 - 11:18AM



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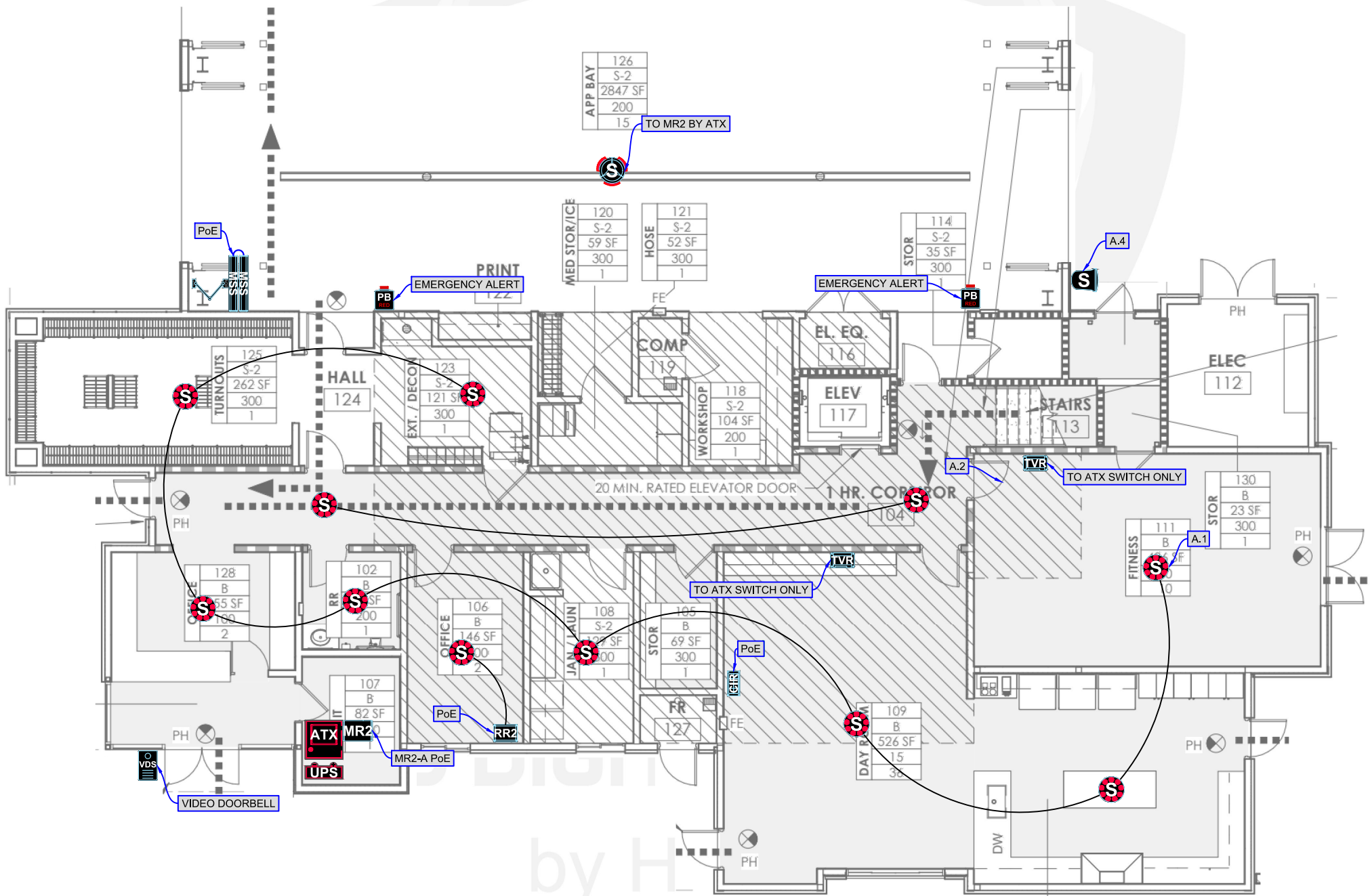
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SYMBOL	DESCRIPTION
ATX	G2 ATX STATION CONTROLLER
EXP	G2 EXPANSION MODULE
UPS	G2-UNINTERRUPTIBLE POWER SUPPLY
AMP	OEM AMPLIFIER

SYMBOL	DESCRIPTION
I/O	G2 I/O REMOTE
MR2	G2 MESSAGE REMOTE 2
RR2	G2 ROOM REMOTE 2
HVR	G2 HDTV REMOTE
CHR	G2 COLOR INDICATOR REMOTE
PB	PUSH BUTTON - RED
PB	PUSH BUTTON - BLACK
VDS	G2 VIDEO DOOR STATION
LAR	G2 LOCAL AREA REMOTE
STR	G2 STROBE LIGHT
T	OEM TRANSFORMER
S	G2 OMNIALERT STROBE SPEAKER
S	G2 LED SPEAKER, FLUSH MOUNT
S	G2 LED SPEAKER, METAL BOX
S	SPEAKER, WEATHER-PROOF
S	SPEAKER, FLUSH MOUNT
S	SPEAKER, METAL BOX
MSM	G2 MESSAGE SIGN (MINI 12")
MSS	G2 MESSAGE SIGN (STANDARD 24")
MSE	G2 MESSAGE SIGN (EXTENDED 36")
FPM - XX"	OEM FLAT PANEL MONITOR, XX", WITH MOUNT
VO	VOLUME CONTROL (CUSTOMER SUPPLIED)
	ADAPTER PLATE SINGLE
	ADAPTER PLATE DOUBLE
	ARTICULATING ARM MOUNT - LONG



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	G2 EXPANSION MODULE
	G2-UNINTERRUPTIBLE POWER SUPPLY
	OEM AMPLIFIER

SYMBOL	DESCRIPTION
	G2 I/O REMOTE
	G2 MESSAGE REMOTE 2
	G2 ROOM REMOTE 2
	G2 HDTV REMOTE
	G2 COLOR INDICATOR REMOTE
	PUSH BUTTON - RED
	PUSH BUTTON - BLACK
	G2 VIDEO DOOR STATION
	G2 LOCAL AREA REMOTE
	G2 STROBE LIGHT
	OEM TRANSFORMER
	G2 OMNIALERT STROBE SPEAKER
	G2 LED SPEAKER, FLUSH MOUNT
	G2 LED SPEAKER, METAL BOX
	SPEAKER, WEATHER-PROOF
	SPEAKER, FLUSH MOUNT
	SPEAKER, METAL BOX
	G2 MESSAGE SIGN (MINI 12")
	G2 MESSAGE SIGN (STANDARD 24")
	G2 MESSAGE SIGN (EXTENDED 36")
	OEM FLAT PANEL MONITOR, XX", WITH MOUNT
	VOLUME CONTROL (CUSTOMER SUPPLIED)
	ADAPTER PLATE SINGLE
	ADAPTER PLATE DOUBLE
	ARTICULATING ARM MOUNT - LONG

Count	Name
7	G2 PoE PORT REQUIRED

Count	Name
1	G2 ATX STATION CONTROLLER
1	G2 COLOR INDICATOR REMOTE
2	G2 HDTV REMOTE
19	G2 LED SPEAKER (G2-LVL-HC-70)
1	G2 MESSAGE REMOTE 2
2	G2 MESSAGE SIGN STANDARD (MS-G2-S)
1	G2 MS ADAPTOR PLATE DOUBLE (AP-D)
1	G2 OMNISTROBE SPEAKER
1	G2 UPS (G2-UPS)
1	MS-MNT-ART-L
3	PUSH BUTTON (RED)
6	ROOM REMOTE 2 (RR-2)
1	SPEAKER WEATHER-PROOF
1	VIDEO DOOR STATION

SIGNATURE REQUIRED

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INSTALLER CONFIRMS DESIGN ALIGNS WITH SITE CONDITIONS. (SPEAKER MOUNTING TYPE, ATX LOCATION ETC.)

LIVERMORE-PLEASANTON FIRE DEPT, CA (ALAMEDA COUNTY)

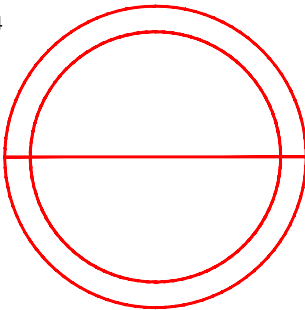
LAPFS03 - MAIN LEVEL

3200 SANTA RITA RD PLEASANTON, CA

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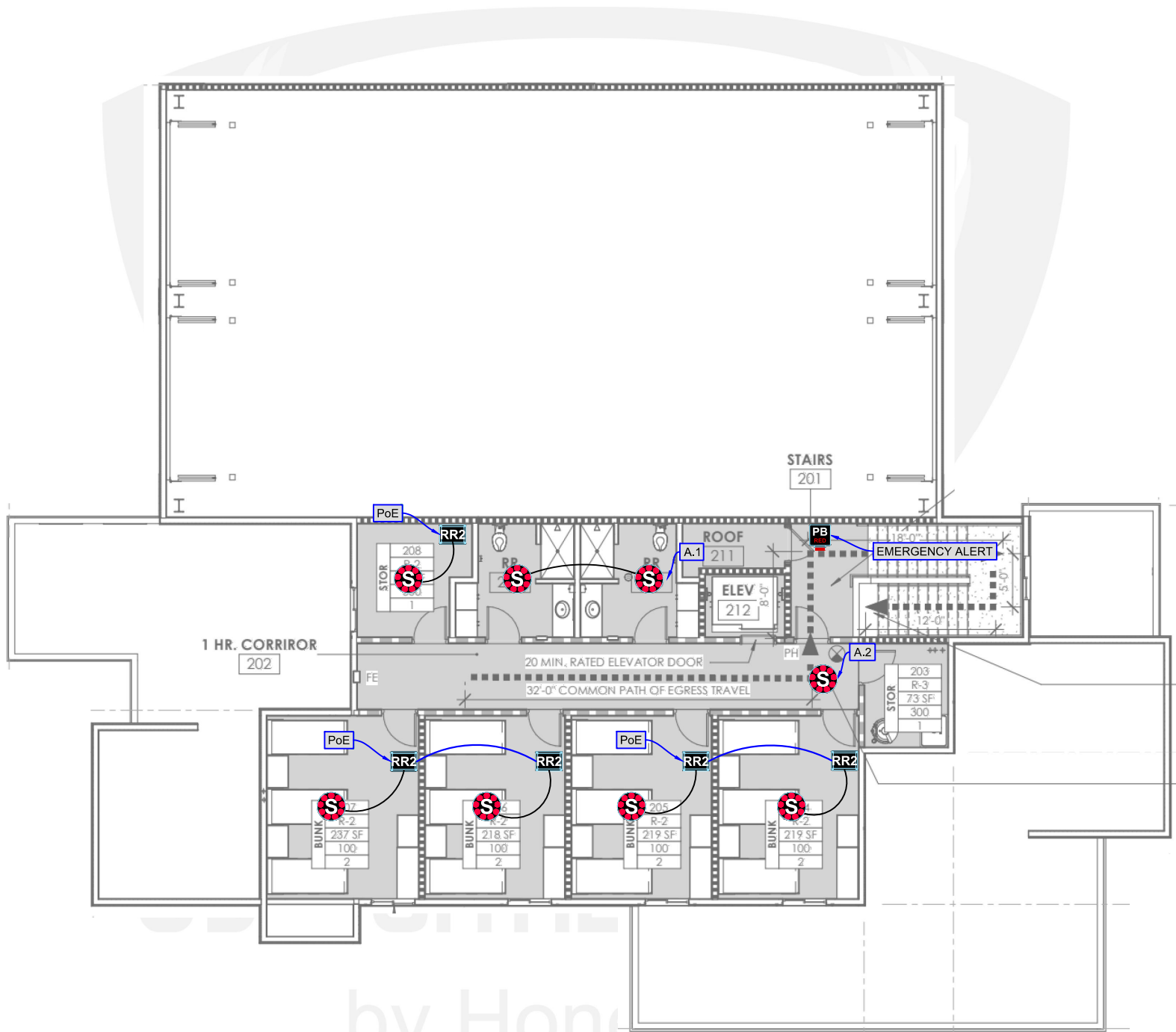
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EXP	G2 EXPANSION MODULE
UPS	G2-UNINTERRUPTIBLE POWER SUPPLY
AMP	OEM AMPLIFIER

SYMBOL	DESCRIPTION
I/O	G2 I/O REMOTE
MR2	G2 MESSAGE REMOTE 2
RR2	G2 ROOM REMOTE 2
I/R	G2 HDTV REMOTE
G/R	G2 COLOR INDICATOR REMOTE
PB	PUSH BUTTON - RED
PB	PUSH BUTTON - BLACK
VDS	G2 VIDEO DOOR STATION
LAR	G2 LOCAL AREA REMOTE
STR	G2 STROBE LIGHT
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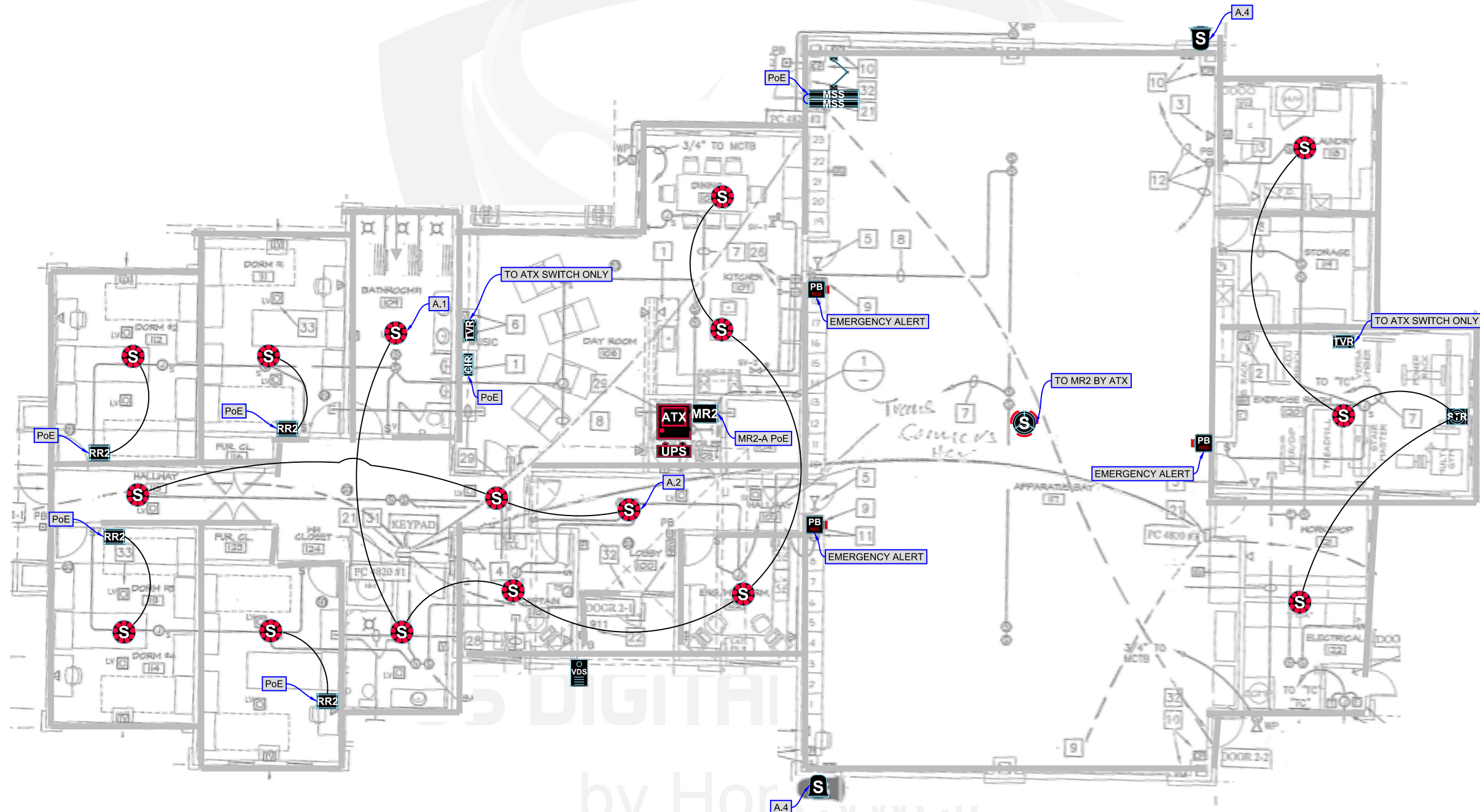
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LAPFS03 - SECOND LEVEL

3200 SANTA RITA RD PLEASANTON, CA

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2/16/2024 - 11:18AM design by DWK



US DIGITAL DESIGNS	
Count	Name
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2	G2 HDTV REMOTE
16	G2 LED SPEAKER (G2-LVL-HC-70)
1	G2 MESSAGE REMOTE 2
2	G2 MESSAGE SIGN STANDARD (MS-G2-S)
1	G2 MS ADAPTOR PLATE DOUBLE (AP-D)
1	G2 OMNISTROBE SPEAKER
1	G2 STROBE LIGHT
1	G2 UPS (G2-UPS)
1	MS-MNT-ART-L
3	PUSH BUTTON (RED)
4	ROOM REMOTE 2 (RR-2)
2	SPEAKER WEATHER-PROOF
1	VIDEO DOOR STATION

PORTS REQUIRED ON ATX	
Count	Name
7	G2 PoE PORT REQUIRED

SYMBOL	DESCRIPTION
	G2 I/O REMOTE
	G2 MESSAGE REMOTE 2
	G2 ROOM REMOTE 2
	G2 HDTV REMOTE
	G2 COLOR INDICATOR REMOTE
	PUSH BUTTON - RED
	PUSH BUTTON - BLACK
	G2 VIDEO DOOR STATION
	G2 LOCAL AREA REMOTE
	G2 STROBE LIGHT
	OEM TRANSFORMER
	G2 OMNIALERT STROBE SPEAKER
	G2 LED SPEAKER, FLUSH MOUNT
	G2 LED SPEAKER, METAL BOX
	SPEAKER, WEATHER-PROOF
	SPEAKER, FLUSH MOUNT
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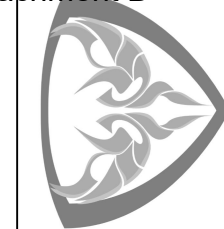
PoE = G2 ATX Power-over-Ethernet (PoE) ports 1...8 and G2 Expansion Module ports 1...12

A.n = G2 ATX Amplifier 1...4	EA.n = G2 External Amplifier 1...n	CH.n = G2 Message Remote 2 Channel 1 or 2
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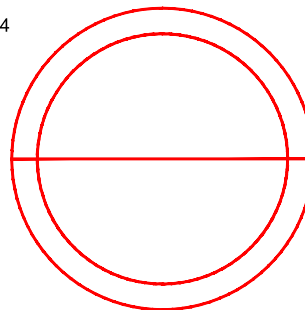
NOTES:

1. SEE ARCHITECTURAL SPECIFICATIONS FOR ALL ROUGH-IN AND INSTALLATION DETAILS.
2. US DIGITAL DESIGNS DOES NOT SUPPLY BACK BOXES, CONDUITS, OR MOUNTING FASTENERS.
3. US DIGITAL DESIGNS FIRE STATION ALERTING PLANS ARE DIAGRAMMATIC AND FOR QUOTING PURPOSES ONLY. DRAWING MAY NOT BE TO SCALE.
4. PHOENIX G2 SYSTEM IS ABLE TO SIGNAL OWNER-FURNISHED SYSTEMS, (EXHAUST, LIGHT, GAS SHUT OFF, ETC.) BUT USDD DOES NOT SUPPLY THESE SYSTEMS AND CANNOT WARRANT OR SUPPORT ANY OF THEIR PERFORMANCE BEYOND THE TRANSMISSION OF RELAY SIGNAL TO THEM.

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US DIGITAL DESIGNS
by Honeywell



SIGNATURE REQUIRED

END-USER APPROVES STATION
DESIGN FOR PURPOSES OF
OBTAINING QUOTE.
INSTALLER CONFIRMS DESIGN
ALIGNS WITH SITE CONDITIONS.
(SPEAKER MOUNTING TYPE, ATX
LOCATION ETC.)

LLIVERMORE-PLEASANTON FIRE DEPT, CA (ALAMEDA COUNTY)

LAPFS04

1600 OAK VISTA WAY, PLEASANTON CA

USDD.CA_PLSTN.FS04.FSA.DWG

2/16/2024 - 11:18AM design by DWK

INSTALLER NOTES:

1. INSTALLER TO VERIFY WALL AND CEILING TYPE TO DETERMINE NEED FOR FLUSH OR SURFACE MOUNT INSTALLATION OF EQUIPMENT SPECIFIED.
2. INSTALLER TO COORDINATE CONNECTION BETWEEN ATX STATION CONTROLLER'S LINE-LEVEL AUDIO OUTPUT AND (EXISTING) OWNER-FURNISHED HOUSE AUDIO SYSTEM (AMP). (IF APPLICABLE)
3. INSTALLER TO PROVIDE CAT6 & 18/4 CABLES FROM ATX CONTROLLER TO CUSTOMER'S STATION RADIO FOR BACKUP.
4. INSTALLER TO PROVIDE CAT6 CABLE FROM ATX CONTROLLER WAN OUTPUT TO CUSTOMER'S IN-STATION NETWORK.
5. INSTALLER TO COORDINATE CONNECTION BETWEEN EXISTING STATION LIGHTING CONTROL SYSTEM AND RELAY OUTPUT FROM ATX STATION CONTROLLER OR I/O REMOTE WITH OWNER. (IF APPLICABLE)
6. VOLUME CONTROL TO BE PROVIDED BY OWNER OR INSTALLER IF SHOWN ON DRAWING.
7. INSTALLER TO VERIFY AND CONSIDER LOCATION(S) OF NETWORK AND RADIO CONNECTIONS.

PoE = G2 ATX Power-over-Ethernet (PoE) ports 1...8 and G2 Expansion Module ports 1...12
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SYMBOL	DESCRIPTION
ATX	G2 ATX STATION CONTROLLER
EXP	G2 EXPANSION MODULE
UPS	G2-UNINTERRUPTIBLE POWER SUPPLY
AMP	OEM AMPLIFIER

SYMBOL	DESCRIPTION
I/O	G2 I/O REMOTE
MR2	G2 MESSAGE REMOTE 2
RR2	G2 ROOM REMOTE 2
IVR	G2 HDTV REMOTE
GIR	G2 COLOR INDICATOR REMOTE
PB	PUSH BUTTON - RED
PB	PUSH BUTTON - BLACK
VDS	G2 VIDEO DOOR STATION
LAR	G2 LOCAL AREA REMOTE
STR	G2 STROBE LIGHT
T	OEM TRANSFORMER
S	G2 OMNIALERT STROBE SPEAKER
S	G2 LED SPEAKER, FLUSH MOUNT
S	G2 LED SPEAKER, METAL BOX
S	SPEAKER, WEATHER-PROOF
S	SPEAKER, FLUSH MOUNT
S	SPEAKER, METAL BOX
MSM	G2 MESSAGE SIGN (MINI 12")
MSS	G2 MESSAGE SIGN (STANDARD 24")
MSE	G2 MESSAGE SIGN (EXTENDED 36")
FPM - XX"	OEM FLAT PANEL MONITOR, XX", WITH MOUNT
VC	VOLUME CONTROL (CUSTOMER SUPPLIED)
I	ADAPTER PLATE SINGLE
I	ADAPTER PLATE DOUBLE
I	ARTICULATING ARM MOUNT - LONG

Count	Name
7	G2 PoE PORT REQUIRED

Count	Name
1	G2 ATX STATION CONTROLLER
1	G2 COLOR INDICATOR REMOTE
2	G2 HDTV REMOTE
8	G2 LED SPEAKER (G2-LVL-HC-70)
1	G2 MESSAGE REMOTE 2
2	G2 MESSAGE SIGN STANDARD (MS-G2-S)
1	G2 MS ADAPTOR PLATE DOUBLE (AP-D)
1	G2 OMNISTROBE SPEAKER
1	G2 UPS (G2-UPS)
1	MS-MNT-ART-L
1	PUSH BUTTON (RED)
4	ROOM REMOTE 2 (RR-2)
2	SPEAKER WEATHER-PROOF
1	VIDEO DOOR STATION

SIGNATURE REQUIRED

END-USER APPROVES STATION DESIGN FOR PURPOSES OF OBTAINING QUOTE.

INSTALLER CONFIRMS DESIGN ALIGNS WITH SITE CONDITIONS. (SPEAKER MOUNTING TYPE, ATX LOCATION ETC.)

LIVERMORE-PLEASANTON FIRE DEPT, CA (ALAMEDA COUNTY)

LAPFS05

1200 OLD VINEYARD RD, PLEASANTON

USDD.CA_PLSTN.FS05.FSA.DWG

2/16/2024 - 11:18AM design by DWK

CITY COUNCIL AGENDA REPORT

February 4, 2025
Library and Recreation

TITLE: ADOPT ORDINANCE NO. 2291 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AMENDING ORDINANCE NO. 1428 TO UPDATE PLEASANTON MUNICIPAL CODE CHAPTER 13.08 TO ADDRESS UNAUTHORIZED USES OF PARK AND RECREATION FACILITIES

The foregoing Ordinance No. 2291 was introduced at a regular meeting of the City Council on January 21, 2025, by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes:	None
Absent:	None
Abstain:	None

ORDINANCE NO. 2291

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AMENDING ORDINANCE NO. 1428 TO UPDATE PLEASANTON MUNICIPAL CODE CHAPTER 13.08 TO ADDRESS UNAUTHORIZED USES OF PARK AND RECREATION FACILITIES

WHEREAS, on August 15, 1989, the City Council adopted Ordinance No. 1428 repealing then existing Chapter 13.08, "Recreation Facilities" and adopting a revised Chapter 13.08, to be entitled "Parks and Recreation Facilities; and

WHEREAS, on August 18, 2015, the City Council adopted Ordinance No. 2125, which amended Chapter 13.08 of the Municipal Code to ban smoking in City parks, trails and adjacent parking lots; and

WHEREAS, there has been a rise in the amount of unauthorized field use by "travel" teams, private athletic trainings, and various sports clinics; and

WHEREAS, there is a need to define "organized activity"; and

WHEREAS, there is a need to clarify that organized activities require an approved use permit; and

WHEREAS, there is a need to include the director's designee as an additional person able to issue permits; and

WHEREAS, there is a need to include select neighborhood parks to be used with an approved use permit; and

WHEREAS, the Park and Recreation Commission at its November 14, 2024 meeting recommended that the City Council adopt staff's recommendation to approve an ordinance amending various portions of Chapter 13.08 of the Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Amendment. Ordinance No. 1428 is amended to update Chapter 13.08 of the City of Pleasanton's Municipal Code, the specifics of which are included in **Exhibit A**, to address the unauthorized use of City park and recreation facilities.

SECTION 2. Severability. If any part of this ordinance is declared invalid by a court, such invalidity shall not affect any of the remaining parts.

SECTION 3. Publication. This ordinance, or a summary of this ordinance, shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 4. Effective Date. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on January 21, 2025, by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes:	None
Absent:	None
Abstain:	None

Jack Balch, Mayor

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Exhibit A

Municipal Code 13.08- PARKS AND RECREATION FACILITIES

§ 13.08.020 Definitions.

For the purposes of this chapter the following words and phrases are defined as follows:

"Daylight" means any time from one-half hour before sunrise to one-half hour after sunset.

"Director" means the director of community services of the city.

"E-bike" or "electric bicycle" means a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts. This includes Class 1, Class 2 and Class 3 electric bicycles as defined in the California Vehicle Code Section 312.5.

"Park and recreation facility" means any public park, pathway, trail, skateboard park, in-line skatepark, bicycle motocross (BMX) park, golf course, playground, athletic field, recreation center or recreation area, which facility the city owns, leases or controls, whether or not such facility is improved or unimproved and whether or not such facility is located within or without the territorial limits of the city.

"Skateboard park" means a facility designed specifically for riding skateboards with sculptured events such as ramps, jumps and bowls, and shall include any hard surface area within 40 feet of the skateboard park itself.

"Trails" mean multi-use paved trails for pedestrians and bicyclists, improved surface trails, and natural surface trails, as defined in the *Pleasanton Trails Master Plan* (2019).

"Written permission of the director" means a permit issued by the city department of community services, which permit shall contain the following information: the name of the person or organization to whom the permit is issued; the name of the park and recreation facility and/or the identification of the activity to which the permit applies; the effective date(s) and times of the permit; and such other administrative information as may be necessary.

"Organized activity" means any number of people organized through a corporation, club, federation, union, association, or other group which sponsors or arranges any activity.

(Ord. 1428 § 4, 1989; Ord. 1654 § 1, 1995; Ord. 1919 § 9, 2005; Ord. 1924 § 1, 2005; Ord. 2065 § 1, 2013; Ord. 2247, 7/18/2023)

§ 13.08.090 Goods or services—Exhibitions, private lessons and classes.

No person shall: (a) sell any goods or services; (b) conduct or maintain any show, performance, concert, place of amusement or exhibition; (c) conduct private lessons or classes; or (d) hold, conduct, participate in, or attend any organized or structured activities, practices, or games without a written permit through the City rental process. This section shall not apply to sidewalk vendors as defined in Section **6.38.010** of this code.

(Ord. 1428 § 4, 1989; Ord. 2065 § 1, 2013; Ord. 2093 § 1, 2014; Ord. 2191 § 4, 2019)

§ 13.08.140 Hours of operation.

A. A park and recreation facility shall be available to the public during daylight except: (1) for the use of pathways/sidewalks within the facility; (2) when there is posted conspicuously a sign limiting the daytime hours when such facility is available to the public; and (3) after daylight if and when the facility is lighted.

B. No person shall refuse or fail to leave a park and recreation facility upon being directed to leave: (1) by the director or the director's designee; or (2) by a peace officer.

C. No person shall be or remain in a park and recreation facility other than during daylight except as follows:

1. When the person is only using the sidewalk or pathway within the facility;
2. When the facility is posted conspicuously that the daytime hours that the facility is open to the public are limited to hours other than during daylight;
3. When the facility is lighted and the person is a participant or spectator at the event taking place at the lighted facility; or
4. When the director or the director's designee has given written permission.

D. The director, police chief or fire chief, or the designees, may close any park and recreation facility to the public when it is determined that such closure will protect the public health, safety and/or welfare or is necessary to protect such facility from misuse or destruction. If possible, notice thereof shall be posted in conspicuous locations in the affected facility.

E. No person shall be in the Century House or within the fenced area within the Bicentennial Park without the written permission of the director.

F. No person, group or organization (collectively the "renter") shall claim exclusive use of any or all of a park and recreation facility without having leased such park or recreation facility or received the written permit through the City rental process. With such lease or permission, the renter may exclude members of the public from that park or from that recreation facility, and the renter may also establish the renter's own reasonable rules of use during such period.

G. Organized activity in any park and recreational facility shall be permitted only as follows:

1. With approved permit through the City rental process; and
 - a. Only in those sections of any community park planned for such use; or
 - b. Only in neighborhood parks as assigned by a City permit or by bona fide neighborhood groups for neighborhood related activities.

(Ord. 1428 § 4, 1989; Ord. 1474 § 1, 1990; Ord. 1659 § 1, 1995; Ord. 2120 § 1, 2015)

CITY COUNCIL AGENDA REPORT

February 4, 2025
Public Works - Engineering Division

TITLE: APPROVE THE FINAL MAP, IMPROVEMENT PLANS, SUBDIVISION AGREEMENT, AND MAINTENANCE AGREEMENT FOR TRACT 8528 LOCATED AT 990 SYCAMORE ROAD

SUMMARY

PUD-135 (Vesting Tentative Map 8352), located at 990 Sycamore Road, will subdivide a 3.28-acre property into five lots for four new single-family homes and one existing single-family home. PUD-135 includes conditions of approval imposed by Pleasanton Ordinance No. 2210. The conditions require the subdivider, 990 Sycamore Dev Co LLC, to convert a paved utility corridor between Sycamore Creek Way and Sycamore Road into a public trail. The public trail will continue across the Sycamore Road property frontage for eventual connection to the Spotorno Ranch Trail on Alisal Street to be built by another subdivider. The conditions also require the subdivider to improve a segment of Sycamore Creek that extends through the property.

Staff reviewed the final map, improvement plans, subdivision agreement, Trail Maintenance Agreement, and Creek Maintenance Agreement and found the documents to be in substantial conformance with the requirements of PUD-135 and therefore recommends approval of these documents. See Attachment 1 for a vicinity map.

RECOMMENDATION

1. Authorize the City Engineer to approve the final map (see Attachment 2) and improvement plans for Tract 8528.
2. Authorize the City Clerk to record with the Alameda County Clerk-Recorder an acceptance of all public right-of-way and easements offered for dedication on the final map.
3. Authorize the City Manager to execute the subdivision agreement (see Attachment 3).
4. Authorize the City Manager to execute a Trail Maintenance Agreement (see Attachment 4) and a Creek Maintenance Agreement (see Attachment 5), thus transferring maintenance obligations for the public trail and Sycamore Creek segment to the lot owners.

BACKGROUND

The property zoning was originally designated as Planned Unit Development – Agricultural (PUD-A) in the North Sycamore Specific Plan (NSSP). On February 7, 2019, the original subdivider applied for a PUD development plan approval for a five-lot single-family residential development with proposed NSSP amendments, Growth Management Agreement, PUD rezoning, and on and off-site improvements.

On May 27, 2020, the Planning Commission adopted Resolution 2020-07, which determined

that the proposed NSSP amendments, PUD rezoning and subdivision were appropriate for the site. The application was then recommended to the City Council for approval.

On August 18, 2020, the City Council approved a Negative Declaration in conformance with CEQA (Resolution No. 201179), PUD-135 (Resolution No. 201180), Growth Management Agreement (Resolution No. 201181), and Vesting Tentative Map 8352 through adoption of Ordinance No. 2210.

DISCUSSION

Approval of a final map, when the map substantially complies with the conditions of the vesting tentative map, is a ministerial act by the City Council according to California Government Code Section 66474.1. The final map for Tract 8528 grants to the City the public service easements across the property frontages for the benefit of utility purveyors. The map also grants a public trail easement across the west and south sides of the property in conformance with the adopted [Trails Master Plan](#) (Appendix A, Figure A-5), and a storm drain easement across a portion of Sycamore Creek.

The subdivider has executed a subdivision agreement and provided surety bonds in conformance with California Government Code Section 66499 to guarantee the construction of improvements required by PUD-135. Submitted surety bonds ensure both the subdivider's performance and the subdivider's payment for labor and materials. The agreement also requires the subdivider to warranty the improvements for one year after completion.

The subdivider has also executed a Trail Maintenance Agreement and a Creek Maintenance Agreement that transfer maintenance obligations for the public trail and Sycamore Creek segment to the owners of the lots where these features reside. The agreements indemnify the City from claims. Should the lot owners fail to maintain the facilities, the City is granted a right to perform the maintenance at the expense of the owner(s).

Staff reviewed the final map, improvement plans, subdivision agreement, Trail Maintenance Agreement, and Creek Maintenance Agreement and found the documents to be in substantial conformance with the requirements of PUD-135 and, therefore, recommends approval of these documents.

EQUITY AND SUSTAINABILITY

Not applicable, as this item is an administrative matter of City business.

OUTREACH

PUD-135 and Ordinance No. 2210 were subject to public hearings at the Planning Commission and City Council. Condition of Approval 36 requires the subdivider to notify neighbors within 300 feet of the project site prior to construction.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic plan goal of *Building a Community Where Everyone Belongs*.

FISCAL IMPACT

The proposed subdivision will have a negligible financial impact on the City. Revenue from

increased property taxes and development fees are assumed to cover the cost of municipal services. The subdivider is responsible for the full cost of constructing the subdivision improvements. Future maintenance costs associated with the public trail and improved segment of Sycamore Creek will be borne by the lot owners.

Prepared by:



Adam Nelkie, Assistant Dir.
of Public Works -
Engineering

Submitted by:



Siew-Chin Yeong, Director of Public
Works

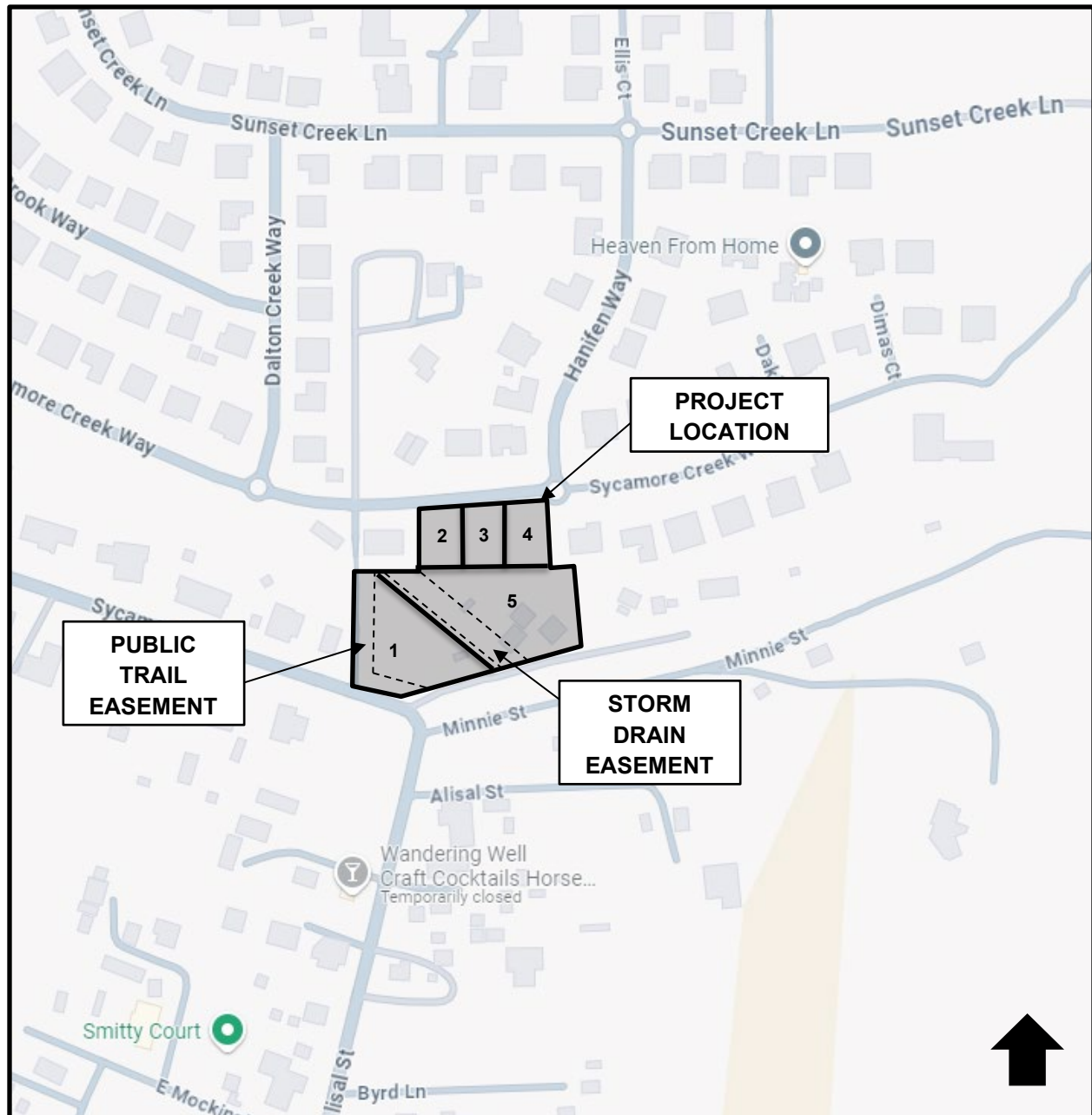
Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Vicinity Map
2. Final Map for Tract 8528
3. Subdivision Agreement
4. Trail Maintenance Agreement
5. Creek Maintenance Agreement



VICINITY MAP

TRACT 8528

NOT TO SCALE

SUBDIVISION AGREEMENT

TRACT NO. 8528, PLEASANTON,
ALAMEDA COUNTY, CALIFORNIA

THIS SUBDIVISION AGREEMENT (the "Agreement") is made and entered at Pleasanton, California, this _____ day of _____, 202_, by and between: 990SYCAMOREDEV CO. L.L.C. (the "Subdivider") and the CITY OF PLEASANTON, a municipal corporation, (the "City").

RECITALS

WHEREAS, Subdivider has a tentative map for Tract Number 8528 and a Planned Unit Development (PUD-135), lying within the boundaries of the City; adopted by City Council on September 15, 2020; and

WHEREAS, all or a portion of the area of the tentative map is presented as a "final map", a copy of said map is on file in the office of the City Engineer, and by reference is included in this Agreement for all purposes as if attached hereto; and

WHEREAS, said tentative map and subdivision of land designates streets, easements and public ways for the City, and Subdivider proposes dedications to the City and the public as set forth in the final map; and

WHEREAS, as a condition precedent to accepting this offer of dedication by Subdivider, City requires the improvements of the public ways, installation or extension of certain City services at Subdivider's expense and certain protection for the City on behalf of the public.

NOW, THEREFORE, in consideration of the faithful performance of the promises, terms, conditions and covenants set forth herein by Subdivider and the approval of the map for recording by the City, the parties hereto agree as follows:

1. Time of Essence. Time is of the essence in the performance of this Agreement. The work and improvements required by this Agreement to be completed by Subdivider shall be completed within two (2) years from the above-mentioned date of this Agreement.

The City may extend the time for completion of improvements hereunder, upon good cause being shown by the Subdivider. Any such extension may be granted without notice to the Subdivider's surety, any extension so granted shall not relieve the surety's liability on the bond to secure the faithful performance of this Agreement.

2. Work. Subdivider will do or cause to be done and performed the following described work of improvements pursuant to plans and project bond estimates entitled:

- a. Improvement Plans For Tract Map 8528, dated October 8, 2024, including any subsequent revisions to plans," as prepared by Alexander and Associates, Inc and approved by the City Engineer (12 sheets); and

- b. Construction Cost Estimates by Alexander and Associates, Inc dated 8/29/2024 (see Exhibit A).

3. Inspection. City shall inspect all of said work through an inspector employed by City at the cost and expense of Subdivider, and Subdivider shall pay City the cost of such inspection as fixed by Ordinance.

The City Engineer has tentatively fixed the inspection costs due upon execution of this Agreement as follows:

\$19,688.46 for Plan Check

\$ 26,395.40 for Construction Inspection

4. Soils Report. Subdivider shall adhere to the recommendations and requirements of the preliminary soils report as required by Section 66490 of the Government Code without expense to the City. Said information is contained in letters and reports by PRA Group Consulting Engineers (GB-134/G425-01) dated June 6, 2019, and August 29, 2018, as well as a report by Purcell, Roades & Associates (12-222/7338-01) dated October 12, 2007.

5. Plans. All of said work shall be done and materials furnished in strict accordance with the approved plans for said tract filed with the City Engineer, and in accordance with the standard specifications and details of the City of Pleasanton. It is further understood that the work and materials shall be under the supervision of the City Engineer, and performed and installed to the City Engineer's satisfaction.

6. Related Contracts and Proceedings. Any prior contracts between City and Subdivider and any prior approvals by Boards, Commissions or Council of City shall not be affected by the provisions of this Agreement unless specific modification is set forth herein.

7. Security. On signing this Agreement, the Subdivider shall present to the City and file with the City Clerk, improvement security as defined in Section 66499 of the Government Code. Said improvement security as approved by the City Attorney, shall consist of the following as determined by the City:

- a. cash deposit made with the City, or
- b. bonds by duly authorized corporate sureties admitted to conduct such business in California, or
- c. instruments of credit from financial institutions subject to regulation by state or federal government, or

Security in the form of cash, letter of credit, or bond is required in the following three areas: performance, labor and materials, and maintenance. The performance security shall be in the amount of 100% of the total estimated cost of the work for each stage of development, conditioned upon faithful performance of this Agreement. The labor and materials security shall be in the amount of 100% of the total estimated cost of the work for each stage of development. The maintenance security shall be in the amount of ten percent (10%) of the estimated value of the public improvements.

The total estimated cost of the improvements is: \$472,799.50 (See Exhibit A)

Performance Security/Labor and Materials Security: In the event of any breach by Subdivider, City may take over the work and prosecute the same to completion by any method the City deems advisable. Said work shall be for the account and at the expense of the Subdivider. Subdivider shall be liable to the City for any excess costs or damages suffered by the City. The City shall release the faithful performance and labor and materials security forty-five days after the recordation of the Notice of Completion.

Maintenance and Defect Security: Subdivider shall be responsible for maintaining the improvements for a full year from the date of recordation of the Notice of Completion. Subdivider shall also be liable for defects in workmanship and materials on all of the above described improvements and shall maintain security for liability against such defects. The City shall release the maintenance security one year after the City Council's acceptance of the project provided all warranty and maintenance work is acceptable to the City.

8. Financing. In the event City and the Subdivider enter a contract upon mutually agreeable terms providing an appropriate special assessment act for financing and improvement of streets and easements, the City may consent to the following:

- a. The inclusion of this tract and other lands within said contracts, and
- b. The release of improvement security as defined in Section 66499 of the Government Code, where the assessment contract has filed surety bonds for said improvements.

9. Workers' Compensation. Before commencing work under this contract, Subdivider shall take out and maintain during the course of this Agreement such worker's compensation insurance as required by the laws of the State of California. If the Acting General Contractor is not the Subdivider, then the General Contractor will provide the City with said certificate of worker's compensation insurance prior to start of construction. On failing to do so, the City may procure such insurance for the Subdivider and the Subdivider shall pay the cost.

10. Hold Harmless Agreement. Subdivider hereby agrees to and shall hold City, its elective and appointive Boards, Commissions, officers, agents, and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims from property damage which may arise from Subdivider's contractors', subcontractors', agents', or employees' operation under this Agreement, whether such operations be by Subdivider or by any of Subdivider's contractors, subcontractors, or by any one or more persons directly employed by, or acting as agent for, Subdivider or any of Subdivider's contractors or subcontractors. Subdivider agrees to, and shall, defend City and its elective and appointive Boards, Commissions, officers, agents and employees from any suits or actions at law or equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations. In addition to the above:

- a. That City does not, and shall not, waive any rights against Subdivider which it may have by reason of the aforesaid hold-harmless agreement, because of the acceptance by City, or the deposit with City by Subdivider, of any of the insurance policies described herein.

b. That the aforesaid hold-harmless agreement by Subdivider shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this Agreement, regardless of whether or not City has prepared, supplied or approved of, plans or specifications for the subdivision, or regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

11. Insurance. During the term of this Agreement, Subdivider or its general contractor, shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Subdivider, or its general contractor, shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. Provide a Certificate of Insurance issued to the City of Pleasanton from the Subdivider's insurance carrier providing proof of Workers' Compensation and Policy Number. If the Acting General Contractor is not the Subdivider, then the General Contractor will also provide the City with the said Certificate of Workers' Compensation Insurance prior to start of construction. The duration of this insurance shall include the one year maintenance period.

b. Provide a Certificate of Insurance from the Subdivider's insurance carrier showing the amount of General Liability and Property Damage coverage with Insurance coverage of at least the following amounts:

GENERAL LIABILITY

General Bodily Injury \$2,000,000 Per Occurrence

General Property Damage \$2,000,000 Per Occurrence

AUTOMOBILE LIABILITY

Bodily Injury \$2,000,000 Per Person/ \$2,000,000 Per Occurrence

Property Damage \$2,000,000 Per Occurrence or Combined Single Limit on Bodily Injury and Property Damage Liability \$2,000,000.

c. All insurance companies affording coverage to the Subdivider shall be required to add the City of Pleasanton as an "additional insured" under the insurance policy by endorsement for all work performed in accordance with this Agreement, excluding workers' compensation insurance.

d. All insurance companies affording coverage to the Subdivider shall be insurance organizations authorized by the Insurance Commissioner of the State Department of Insurance to transact business of insurance in the State of California with a Best's rating of not less than A:VII.

e. All insurance companies affording coverage shall provide thirty-day (30) written notice to the City of Pleasanton should the policy be canceled before the expiration date. For the purposes of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation.

f. Subdivider shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance, in a form satisfactory to the City Attorney, concurrently with the submittal of this Agreement.

g. Subdivider shall provide a substitute certificate of insurance no later than thirty (30) days prior to the policy expiration date. Failure by the Subdivider to provide such a substitution and extend the policy expiration date shall be considered a default by Subdivider and may subject the Subdivider to a Stop Work Notice until the Subdivider has cured the default.

h. Subdivider shall provide insurance that is primary as respects the City, its officers, employees and volunteers.

i. Maintenance of insurance by the Subdivider as specified in this Agreement shall in no way be interpreted as relieving the Subdivider of any responsibility whatever and the Subdivider may carry, at its own expense, such additional insurance as it deems necessary.

j. The insurer shall agree to waive all rights of subrogation against the City, its officers, officials, employees, and volunteers for losses arising from work performed by the Subdivider.

k. The insurer shall provide the amount of self-insured retention and City shall have the right to deny insurance coverage if it deems the self-insured retention exceeds reasonable deduction.

12. Streets. Use of any or all streets and improvements provided by Paragraph 2 shall, at all times prior to the final acceptance of said tract by the City, be at the sole and exclusive risk of Subdivider. Issuance of any Occupancy Permits by City for a dwelling within the tract, at any state of development, shall not be construed to be an acceptance of improvements, or a final acceptance of said tract.

13. Street Lights. City shall, before or after acceptance of improvements, give a "turn-on" order to the power company for only those street lights that City deems necessary. Subdivider may at the Subdivider's sole expense provide street lighting not deemed necessary by the City, by arranging for the power company to hold the City harmless from the cost thereof, and by paying the actual power cost for said street lighting so ordered. Subdivider shall give notice to the City three (3) weeks prior to the proposed occupancy of any dwelling unit(s).

14. Attorneys' Fees. The prevailing party in any action or suit for the enforcement of rights under this Agreement, shall be entitled to payment of its reasonable attorneys' fees as may be fixed by the court on account thereof.

15. Notices. All notices herein required shall be in writing and shall be delivered in person or sent by certified mail, postage prepaid. Notices required to be given to City shall be addressed as follows:

City Manager
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

Notices required to be given to Subdivider shall be addressed as follows:

Kevin Michael Sweeney
P.O. Box 1900
Pleasanton CA 94566

Notices required to be given to the surety or Subdivider shall be addressed as follows:

Platte River Insurance Co. Surety_Solutions
P.O. Box
74715 Chicago Ill. 60694

Provided that any party or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

16. Counterparts and Electronic Signatures. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

17. Binding on Land and Successors. All covenants, promises and agreements contained in this Agreement shall pertain to and do hereby expressly run with the land controlled by Subdivider and described herein. This Agreement shall bind and inure to the parties hereto, including heirs, assigns, executors, administrators, and all other parties whether they succeed by operation of law or voluntary acts of Subdivider. Signatures and execution of all parties shall be acknowledged before a notary public. Either party may file and record this agreement with the Recorder of Alameda County.

The parties hereto affix their signatures to this Agreement as of the date and year first written above.

CITY OF PLEASANTON

Gerry Beaudin, City Manager

SUBDIVIDER

By:

Kevin M. Sweeney
Signature

Kevin Michael Sweeney
Print name

Title:

Manager

SUBDIVISION AGREEMENT

TRACT NO. 8528

Page 6 of 7

ATTEST:

Jocelyn Kwong, City Clerk

*[If Subdivider is a corporation, signatures must
comply with California Corporations Code §313]*

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

By: _____
Signature

Print name

Title: _____

Rev. 5-22

RECORDING REQUESTED BY:

Kevin Michael Sweeney

AND WHEN RECORDED MAIL TO:

City of Pleasanton
Attention: City Clerk
P.O. Box 520
Pleasanton, CA 94566

990 Sycamore Dev Co. L.L.C
Atten: Kevin Michael Sweeney
P.O. Box 1900
Pleasanton, CA 94566

APN 948-16-2-15

Space Above This Line For Recorder's Use Only
Recording requested pursuant to
Government Code Sections §27383 & §6103 (No Fee)
Revenue & Taxation Code §11922 (Government Agency)

TRAIL MAINTENANCE AGREEMENT

THIS TRAIL MAINTENANCE AGREEMENT (the "Agreement") dated this _____ day of

_____, 2025 BETWEEN the City of Pleasanton, a municipal corporation (the "City")

AND _____, Owner of Lot 1 of Tract 8528, 990sycamoredev co. l.l.c., a California

Limited Liability Company (the "Owner").

BACKGROUND

A. Owner is the owner of that certain real property located in the City of Pleasanton, County of Alameda, State of California, commonly known as 990 Sycamore Road, Pleasanton, CA, and more particularly described as:

Lot 1 of Tract 8528 recorded _____
in Book _____ of Maps, Pages _____ to _____, inclusive,
Alameda County Records (the "Property").

B. As a condition of approval for the development of this Property pursuant to City of Pleasanton Ordinance No. 2210, Planned Unit Development (PUD-135) Conditions Nos. 15, 16 and 17, the City requires that the Owner maintain a Public Trail Easement Area over a portion of the Property.

C. The Public Trail Easement Area subject to this Agreement is described as: (a) a 25-foot wide public trail easement along the southern border of the Property as shown on Tract 8528; and (b) the 25-foot wide easement over the Property described in the Easement Grant Deed dated September 14, 1987, recorded on September 28, 1987 as Record No. 87265829 of Alameda County Records.

D. The Owner is agreeable to providing the maintenance of the Public Trail Easement Area on the terms and conditions set forth in this Agreement and agrees that this Agreement shall continue on with any new owners as a condition of the sale of the Property.

IN CONSIDERATION OF the matters described above and of the mutual benefits set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the City and the Owner (individually the “Party” and collectively the “Parties” to this Agreement) agree as follows:

1. **Maintenance Provided.** The Parties hereby agree that the Owner, or those contracted by the Owner on Owner’s behalf, will maintain the Public Trail Easement Area. Such maintenance shall include:

- a. Maintenance of the asphalt surface on Dale Way.
- b. Maintenance of the Public Trail Easement Area on the Property in its entirety including: the asphalt surface on Dale Way, decomposed granite surface at Lot 1, fencing, and planting.
- c. Removal of the accumulation and growth of grass, weeds, dirt, refuse and/or combustible trash within the Public Trail Easement Area in a manner approved by the Livermore-Pleasanton Fire Department.

Nothing within the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not parties to this Agreement or affect the legal liability of either Owner or City by imposing any standard of care respecting the maintenance of the Public Trail Easement Area different from the standard of care imposed by law.

2. **Restrictions Acknowledged.** The Owner further acknowledges the following restrictions with regard to the Public Trail Easement Area:

- a. Owner shall not close or obstruct the Public Trail Easement Area in any way, except for authorized/permitted maintenance activities.
- b. Owner shall obtain an Encroachment Permit for any work performed by a contractor when maintaining the Public Trail Easement Area.
- c. Owner shall not utilize the Public Trail for private vehicle access to the Property or any other property that abuts the Public Trail Easement Area
- d. Owner shall not plant trees or vegetation that interfere with public use and access to the Public Trail Easement Area.

- e. Owner shall not install surface improvements or park vehicles in any manner which obstructs access across the length of the Public Trail Easement Area on the Property.

3. **Duration.** This Agreement shall be a covenant which is to run with the Property and shall be binding upon the transferees, successors, and assigns of the parties hereto and shall be recorded in the Office of the Recorder of Alameda County. Owner may apply to modify or terminate this Agreement at any time by written request of Owner and approval of the termination or modification by the City. Any City-approved modification or termination shall not be effective until approved in writing by the City and recorded in the Office of the Recorder of Alameda County.

4. **Failure to Perform Obligations.** If, in the reasonable judgment of the City's Director of Public Works or his or her designee, Owner has failed to maintain properly the Public Trail Easement Area as required by this Agreement, the City may perform such maintenance, at its option, after thirty (30) days' prior written notice to Owner of such failure to maintain. City will make reasonable efforts to reach Owner by phone and email as well. Notices required hereunder shall be deemed effective two (2) days after mailing. If Owner has failed to maintain the Public Trail Easement Area after written notice and the lapse of thirty (30) days, the City may elect to perform, but is not required to perform, such maintenance, which shall be at the Owner's sole expense and Owner, upon demand by the City, shall pay to the City all reasonable expenses incurred by the City in the performance of such maintenance. The City's remedy provided in this paragraph shall be in addition to any other rights and remedies the City may have at law or in equity.

If any maintenance, repair, or replacement of the Public Trail Easement Area needs immediate correction as a result of a public safety or health hazard, as reasonably determined by the Director of Public Works or his or her designee, and such maintenance is not performed, or cannot be performed, by Owner within twenty-four (24) hours of receipt of such notice thereof, which notice will be sent by personal delivery to the Property address and City will make reasonable efforts to reach Owner by phone and email, the City may perform or cause to be performed such maintenance at Owner's expense, and Owner, upon demand by the City, shall pay to the City all reasonable expenses incurred by the City in the performance of such maintenance.

5. **Performance.** The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

6. **Compensation.** The Owner will not be compensated for Public Trail Easement Area maintenance; it is a requirement of ownership of the Property.

7. **Reimbursement of Expense.** The Owner will not be reimbursed for expenses incurred by the Owner in connection with providing the Public Trail maintenance set forth in this Agreement.

8. **Capacity/Independent Contractor.** In providing the Public Trail Easement Area maintenance under this Agreement it is expressly agreed that the Owner is acting independently

and not as an employee or agent of the City. The Owner and the City acknowledge that this Agreement does not create a partnership or joint venture between them.

9. **Notice.** All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties of the Agreement as follows:

City of Pleasanton
200 Old Bernal Ave
Pleasanton, CA 94566
Attn: Director of Public Works

Property Owner of Lot 1 of Tract 8528
990 Sycamore Dev Co. L.L.C _ Sycamore Rd
(P.O. Box 1900 Pleasanton, CA 94566)
Pleasanton, CA 94566
Email: ksweeney@pibsales.com
Phone: 510.512.7011

Or to such other address as any Party may from time to time notify the other.

10. **Indemnification.** Owner shall indemnify, defend and hold harmless the City, its officials, employees and agents from any loss, claims, liability, or expenses, including reasonable attorney's fees and costs, for personal injury or death, or property damage, arising out of or in connection with the activities of Owner or its agents in the performance of its maintenance obligations, or lack thereof, under this Agreement.

City shall indemnify, defend, and hold harmless Owner from and against any and all demands, claims, losses, costs, lawsuits, liens, judgments, and liabilities of any kind (collectively, "Liabilities"), arising in any manner from injury to or death of any person or damage to or destruction of any property occurring in, on, or about the Public Trail Easement Area and relating to the public's use of the Public Trail Easement Area as a public trail. This provision applies except to the extent that any damage or loss is the result of the sole negligence or willful misconduct of Owner.

11. **Legal Expenses.** In the event that legal action is brought to enforce or interpret any term of this Agreement, the prevailing Party will be entitled to recover, in addition to any other damages or award, all reasonable legal costs and fees associated with the action.

12. **Modification of Agreement.** Any amendment or modification of this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party, and recorded in the Office of the Recorder of Alameda County.

13. **Time of Essence.** Time is of the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver of this provision.

14. **Assignment.** The Owner will not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the City, except when transfer occurs pursuant to a sale of the Property.

15. **Agreement Hierarchy.** It is agreed that this Agreement is intended to meet the obligations of PUD-135 as set forth in City of Pleasanton Ordinance No. 2210. If there is any conflict between the terms of this Agreement and Ordinance No. 2210, the terms of Ordinance No. 2210 shall prevail.

16. **Titles/Headings.** Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

17. **Gender.** Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

18. **Governing Law.** It is the intention of the Parties that this Agreement and their performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with the governed, to the exclusion of the law of any other forum, by the laws of the State of California, without regard to the jurisdiction in which any action or special proceeding may be instituted. Any legal action to enforce or interpret this Agreement shall be filed in Alameda County Superior Court.

19. **Severability.** In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

20. **Waiver.** The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

IN WITNESS WHEREOF the Parties have duly affixed their signatures on this _____ day of _____, 2025.

CITY OF PLEASANTON

OWNER: 990sycamoredevco. l.l.c., a California Limited Liability Company,

Gerry Beaudin, City Manager

ATTEST:

By: _____
Signature
Kevin Michael Sweeney
Managing Member and authorized agent
{attach notary acknowledgment}

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel Sodergren, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

A PUBLIC TRAIL EASEMENT AREA OVER A PORTION OF SAID LOT 1 OF TRACT 8528, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SYCAMORE ROAD AT THE MOST SOUTHERLY CORNER OF SAID LOT 1 AS SHOWN ON THE MAP OF TRACT 8528; THENCE LEAVING SAID NORTHERLY LINE OF SYCAMORE ROAD AND ALONG THE SOUTHEASTERLY LINE OF LOT 1 NORTH 75°00'54" EAST, 45.38 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 71°33'25" WEST, 127.12 FEET; THENCE NORTH 0°05'23" EAST, 179.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINE OF LOT 1 NORTH 89°54'37" WEST, 25.00 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE ALONG THE WESTERLY LINE OF LOT 1 SOUTH 00°05'23" WEST, 197.93 FEET TO THE SOUTHWEST CORNER OF LOT 1 AND THE NORTHERLY LINE OF SYCAMORE ROAD, THENCE SOUTHEASTERLY ALONG THE COMMON LINE OF LOT 1 AND SYCAMORE ROAD SOUTH 71°33'25" EAST, 107.29 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

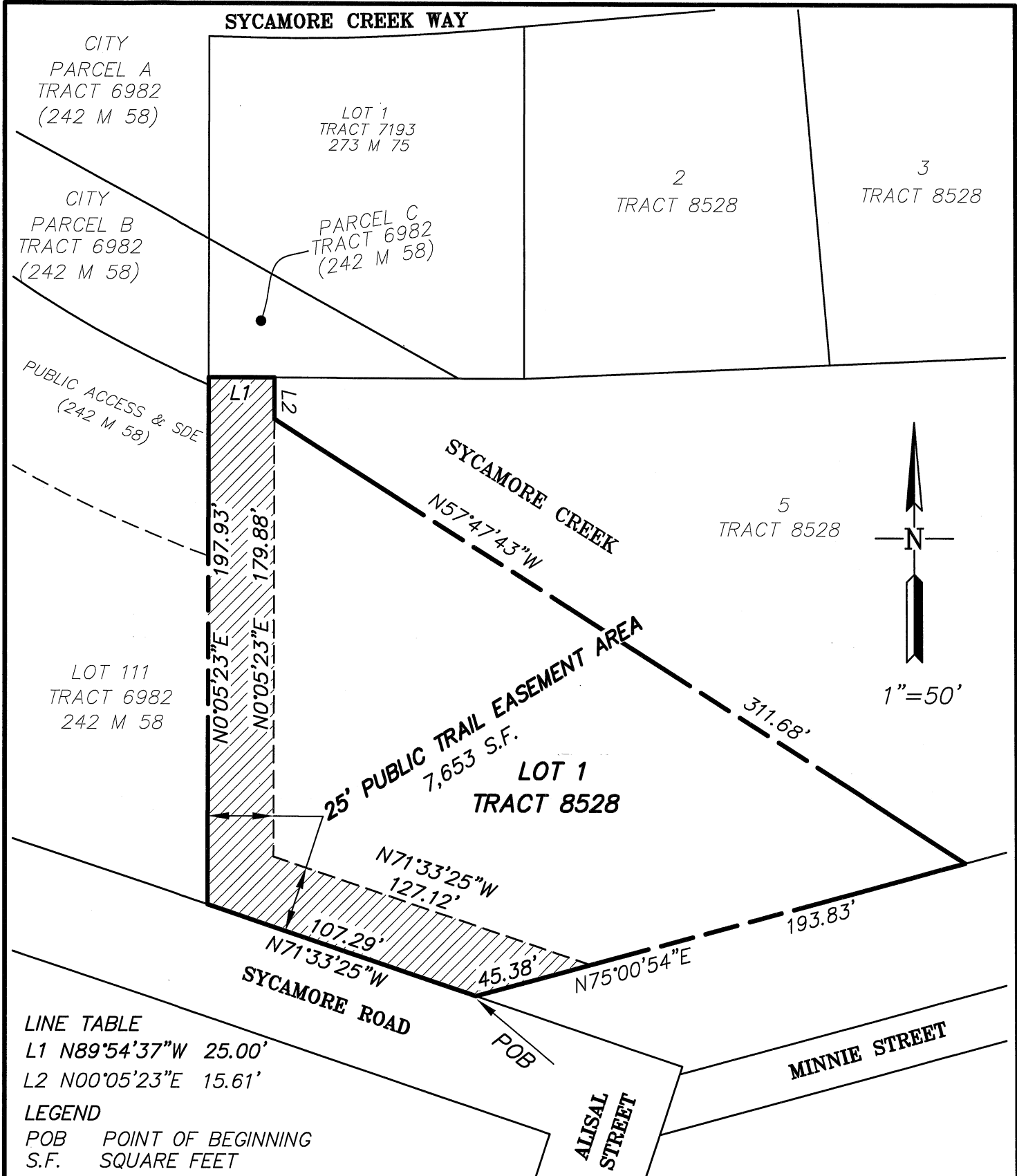
CONTAINING 7,653 SQUARE FEET

ATTACHED HERETO IS A PLAT ENTITLED EXHIBIT "A1" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

PREPARED BY:


DARRYL ALLEN ALEXANDER PLS 5071





ALEXANDER & ASSOCIATES INC.
 SURVEYORS - PLANNERS - ENGINEERS
 147 OLD BERNAL AVENUE, SUITE 10
 PLEASANTON, CALIFORNIA
 (925) 462-2255 (925) 462-8092 FAX

EXHIBIT "A2"
PLAT TO ACCOMPANY
LEGAL DESCRIPTION
 CITY OF PLEASANTON
 ALAMEDA COUNTY CALIFORNIA

JOB NO.: 23087	
FILE NO.: 8X11 PTE	
DATE: FEB 2025	
SHEET NUMBER:	TOTAL SHEETS:
1	1

RECORDING REQUESTED BY:

Kevin Michael Sweeney

AND WHEN RECORDED MAIL TO:

City of Pleasanton
Attention: City Clerk
P.O. Box 520
Pleasanton, CA 94566

990 Sycamore Dev Co. L.L.C
Atten: Kevin Michael Sweeney
P.O. Box 1900
Pleasanton, CA 94566

Space Above This Line For Recorder's Use Only

Recording requested pursuant to

Government Code Sections §27383 & §6103 (No Fee)

Revenue & Taxation Code §11922 (Government Agency)

APN 948-16-2-15

CREEK MAINTENANCE AGREEMENT

THIS CREEK MAINTENANCE AGREEMENT (the "Agreement") dated this _____ day of _____, 2025 between the City of Pleasanton, a municipal corporation (the "City") and 990 SYCAMORE DEV CO. L.L.C, a California limited liability corporation (the "Owner").

BACKGROUND

A. The Owner owns real property commonly known as 990 Sycamore Road, City of Pleasanton, County of Alameda, State of California, more particularly described as:

Lot 5 of Tract 8528 recorded on _____, in Book _____ of Maps, pages _____ to _____, inclusive, Alameda County Records (the "Property").

B. As a requirement for the development of the Property pursuant to City of Pleasanton Ordinance No. 2210, adopted September 15, 2020, Owner "shall be responsible for the maintenance and repairs of Sycamore Creek located on the Property as provided in Conditions of Approval Nos. 18 and 72 of Ordinance No. 2210 and as set forth in Tract Map 8528 and designated as a Storm Drain Easement (SDE) attached hereto as Exhibit A.

C. Owner is agreeable to providing the maintenance of Sycamore Creek on the Property on the terms and conditions set forth in this Agreement and agrees that this Agreement shall run with the land and continue on with any new owners as a condition of the sale of the Property.

IN CONSIDERATION OF the matters described above and of the mutual benefits set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the City and the Owner (individually the “Party” and collectively the “Parties” to this Agreement) agree as follows:

1. **Maintenance.** The Parties hereby agree that the Owner, or those contracted by the Owner on Owner’s behalf, will provide maintenance of Sycamore Creek on the Property consisting of:
 - a) The Owner will provide maintenance of the Sycamore Creek within the boundaries of the Property.
 - b) Planting of trees and shrubs should not interfere with maintenance access to the Sycamore Creek. Tree species should be selected to reduce the possibility of root erosion of the Sycamore Creek.
 - c) No water should be allowed to flow over the Sycamore Creek , except that which is already occurring naturally with the existing topography.
 - d) Owner must remove the accumulation and growth of grass, weeds, dirt, refuse and/or combustible trash in a manner approved by the Livermore-Pleasanton Fire Department and according to the Urban Wildland Fire Management Plan approved in conjunction with Ordinance No. 2210.
 - e) Owner shall be responsible for complying with all federal, state, and local laws and regulations and for obtaining all required permits and/or authorizations when performing maintenance work pursuant to this Agreement. Owner shall not be held responsible for unreasonable delays caused by government agencies.

Nothing within the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not parties to this Agreement, or affect the legal liability of either Owner or City by imposing any standard of care respecting the maintenance of the Sycamore Creek different from the standard of care imposed by law.

2. **Failure to Perform Obligations.** If, in the reasonable judgment of the Director of Public Works or his or her designee, Owner has failed to maintain properly the Sycamore Creek as required by this Agreement, the City may perform such maintenance, at its option, after thirty (30) days' prior written notice to Owner of such failure to maintain. City will make reasonable efforts to reach owner by phone and email as well. Notices required hereunder shall be deemed effective two (2) days after mailing. In the event that Owner does not complete maintenance within thirty (30) days after notice, the City has the right, but not the obligation, to perform such maintenance, which shall be at the Owner’s sole expense and Owner, upon demand by the City, shall pay to the City all reasonable expenses incurred by the City in the performance of such maintenance. The City's remedy provided in this paragraph shall be in addition to any other rights and remedies the City may have at law or in equity.

If any maintenance of the Sycamore Creek needs immediate correction as a result of a public safety or health hazard, as reasonably determined by the Director of Public Works or his or her designee, and such maintenance is not performed, or cannot be performed, by Owner within twenty-four (24) hours of receipt of such notice thereof, which notice will be sent by mail or personal delivery to the Property address, and City will make reasonable efforts to reach owner by phone and email, the City may perform or cause to be performed such maintenance at Owner's expense, and Owner, upon demand by the City, shall pay to the City all reasonable expenses incurred by the City in the performance of such maintenance.

3. **Term of Agreement.** The term of this Agreement will begin on the recordation of this Agreement and will remain in full force and effect indefinitely, and shall run with the land. Upon the sale of the Property, the new owners agree to abide by the terms of this Agreement.
4. **Performance.** The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.
5. **No Compensation.** The Owner will not be compensated by the City for any Sycamore Creek maintenance; it is a requirement of ownership of the Property.
6. **Notice.** All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties of the Agreement as follows:

City of Pleasanton
200 Old Bernal Ave
Pleasanton, CA 94566
Attn: Director of Public Works

990 SYCAMORE DEV CO. L.L.C
P.O. Box 1900
Pleasanton, CA 94566
Email: ksweeney@pibsales.com
Phone: 510.512.7011

Or to such other address as any Party may from time to time notify the other.

7. **Indemnification.** Owner shall indemnify, defend and hold harmless the City, its officials, employees and agents from any loss, claims, liability, or expenses, including reasonable attorney's fees and costs, for personal injury or death, or property damage, arising out of or in connection with the activities of Owner or its employees or agents in the performance of its maintenance obligations, or lack thereof, under this Agreement.
8. **Legal Expenses.** In the event that legal action is brought to enforce or interpret any term of this Agreement, the prevailing party will be entitled to recover, in addition to any other damages or award, all reasonable legal costs and fees associated with the action.
9. **Modification of Agreement.** Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

10. **Time of Essence.** Time is of the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver of this provision.
11. **Assignment.** The Owner will not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the City, except when transfer occurs pursuant to a sale of the Property.
12. **Titles/Headings.** Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.
13. **Gender.** Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
14. **Governing Law.** It is the intention of the Parties that this Agreement and their performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with the governed, to the exclusion of the law of any other forum, by the laws of California. The venue for any action to interpret or enforce this Agreement shall be the appropriate court in Alameda County, California.
15. **Severability.** In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.
16. **Waiver.** The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on this _____ day of _____, 2025.

**CITY OF PLEASANTON
California**

**OWNER: 990 Sycamore Dev Co. L.L.C, a
Limited liability corporation**

Gerry Beaudin, City Manager

Kevin Michael Sweeney
Managing Member, and authorized agent
{attach notary acknowledgment}

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel Sodergren, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

A STORM DRAIN EASEMENT, 60 FEET WIDE, OVER A PORTION OF SAID LOT 5 OF TRACT 8528, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHERLY LINE OF LOT 5 SOUTH 75°00'54" WEST, 112.16 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 75°00'54" WEST, 81.79 FEET; THENCE LEAVING SAID LINE NORTH 57°47'43" WEST, 317.49 FEET TO A POINT ON THE WESTERLY LINE OF LOT 5, THENCE ALONG THE WESTERLY LINE OF LOT 5 NORTH 00°05'23" EAST, 11.19 FEET TO THE NORTHWEST CORNER OF LOT 5; THENCE ALONG THE NORTHERLY LINE OF LOT 5 SOUTH 89°54'37" EAST, 95.00 FEET; THENCE NORTH 87°22'38" EAST, 0.03 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 57°47'43" EAST, 295.94 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

CONTAINING 19,013 SQUARE FEET

ATTACHED HERETO IS A PLAT ENTITLED EXHIBIT "A1" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

PREPARED BY:


DARRYL ALLEN ALEXANDER PLS 5071



CITY COUNCIL AGENDA REPORT

February 4, 2025
Public Works - Engineering Division

TITLE: APPROVE A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH WOODARD & CURRAN, INC. FOR A NOT-TO-EXCEED AMOUNT OF \$60,000 FOR THE NEAR-TERM WATER IMPROVEMENTS PROJECT, CIP NO. 24171, INCREASING THE TOTAL CONTRACT AMOUNT TO \$836,365, FOR ADDITIONAL CONSTRUCTION SUPPORT, SURVEY, AND DESIGN REVIEW SERVICES TO ADDRESS THE DISCOVERY OF UNDOCUMENTED UNDERGROUND UTILITIES FOR THE NEAR-TERM WATER IMPROVEMENTS PROJECT, CIP NO. 24171

SUMMARY

The additional engineering support during construction is necessary to address change order work for the Near-Term Water Improvements Project. Surveying is required to stake the revised alignment of the mainline on Sunol Boulevard to unforeseen utility conflicts. The design review services of the pre-packaged booster station are required to ensure the final booster-pump design is compatible with the overall design of Turnout 4, including both new and existing turnout components such as power, instrumentation, electrical services, lighting, controllers, sump pumps and automated valves. A second amendment to the professional services agreement with Woodard & Curran, Inc. will provide additional engineering support during construction, surveying services, and design review services of the pre-packaged booster pump station on the Near-Term Water Improvements Project, CIP No. 24171.

RECOMMENDATION

Approve a second amendment to the professional services agreement with Woodard & Curran, Inc. for a not-to-exceed amount of \$60,000 for the Near-Term Water Improvements Project, CIP No. 24171, increasing the total contract amount to \$836,365, for the Near-Term Water Improvements Project, CIP No. 24171

BACKGROUND

On August 15, 2023, the City Council authorized and approved various professional services agreements, including the agreement with Woodard & Curran, Inc., for a total of \$666,365 for the design of Turnout 4, the booster pump station and 3,500 linear feet of 24-inch pipe on Stoneridge Drive.

On March 19, 2024, the City Council authorized the Director of Public Works, or authorized staff, to issue a contract amendment for Woodard & Curran, Inc. for additional design services and engineering support services during construction in the amount of \$110,000, for a total amount of \$776,365.

DISCUSSION

The Near-Term Water Improvements, CIP No. 24171, is currently under construction and approximately 40 percent complete. During construction, change order work was required to

address scope changes related to the discovery of undocumented underground utilities and other unforeseen conditions, requiring the revision of the mainline alignment on Sunol Boulevard. These changes necessitate additional engineering support during construction and the re-staking of the new mainline alignment.

On November 19, 2024, the City Council authorized the City Manager or their delegate(s) to enter into a purchase order with SHAPE Incorporated for the Turnout 4 pre-packaged booster pump station. The design of the pre-packaged booster pump station is currently in progress and will be submitted for review and approval in March 2025.

Since Woodard & Curran, Inc. is the project designer for all the turnout components and provided the design parameters and schematic layouts of the booster pump stations, its review of the pre-packaged booster pump station's design submittals is essential. This review will ensure the final design of the booster pump station is compatible with all the new and existing turnout components including power, instrumentation, electrical services, lighting, controllers, sump pumps and automated valves.

The proposed second amendment to the agreement (Attachment 1) is for a not-to-exceed amount of \$60,000, for a new total of \$836,365 with a new term date of June 30, 2026.

EQUITY AND SUSTAINABILITY

Staff followed the City's Procurement Policy for purchasing procedures and previous City Council-approved provisions as these types of projects are routine matters of City business.

OUTREACH

Outreach was conducted via mail and social media at the start of construction for this project and continues to be updated to provide construction impacts as needed through social media and website postings.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic plan goal of *Investing in Our Environment*, Strategy 1 – Implement the Four-Year Capital Improvement Program (CIP) to complete the design and construction of budgeted capital projects and Strategy 3 – Identifying funding and implement the recommendations from the Water Supply Alternative Study to resolve PFAS water quality issues.

FISCAL IMPACT

The anticipated total expenditure for this contract is \$836,365, increasing the anticipated total expenditure of the Near-Term Water Improvements Project, CIP No. 24171, to \$10,701,025. This increase includes additional construction support, survey, and design review services. A reimbursement resolution was approved by the City Council on March 5, 2024, that allowed for the expenditures associated with this project to be reimbursed at a later date once the bond proceeds are available.

Prepared by:



Adam Nelkie, Assistant Dir.
of Public Works -
Engineering

Submitted by:



Siew-Chin Yeong, Director of Public
Works

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Woodard & Curran Inc. Second Amendment to the Professional Services Agreement

SECOND AMENDMENT TO AGREEMENT

This Second Amendment to Agreement ("Second Amendment") is entered into this 4th day of February 2025 by the City of Pleasanton ("City") and Woodard & Curran, Inc. ("Consultant").

Whereas, on August 15, 2023, the City and Consultant entered into a Design Professional Services Agreement for potable water pipeline and booster station design services ("Agreement"); and

Whereas, on March 19, 2024, the City and Consultant entered into a First Amendment to Agreement ("First Amendment") to extend the scope of work, compensation, and term.

Whereas, the parties desire to amend the Agreement, extending the scope of work, compensation, and term.

Now, therefore, in exchange for valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Section 1 of the Agreement, "Consultant's Services" is amended to read:
Consultant shall diligently perform the services described in Exhibit A, Scope of Work, attached to the Second Amendment and incorporated to the extent consistent with the original Agreement.
2. Section 4 of the Agreement, "Term" is amended to read:
The work as described in the attached Exhibit A, Scope of Work, shall be completed by June 30, 2026.
3. Section 5 of the Agreement, "Compensation" is amended to read:
For the services to be rendered, City shall increase the compensation to the Consultant by \$60,000, on a time and material cost basis, for the not-to-exceed total amount of \$836,365, the scope of services has been expanded as defined in Exhibit A attached to the Second Amendment.
4. This amendment may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.
5. All other terms and conditions of the Agreement shall remain in full force and effect.

In witness whereof, authorized representatives of the parties have executed this Second Amendment to the Agreement as of the date first above written.

CITY OF PLEASANTON

Gerry Beaudin, City Manager

CONSULTANT

By: _____
Signature

Print name

Title: _____

*[If Contractor or Consultant is a corporation,
signatures must comply with California Corporations
Code §313]*

ATTEST:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

By: _____
Signature

Print name

Title: _____

Rev. 3/23

City of Pleasanton
T4 Booster Pump Station and F1 Pipeline
Amendment No. 2

January 15, 2025

As requested by the City of Pleasanton (City), the following is Woodard & Curran's proposed scope of work for Amendment No. 2 to our executed Agreement with the City for the T4 Booster Pump Station and F1 Pipeline, dated August 15, 2023.

This Amendment No. 2 includes supplemental support required for the Near-term construction contract (F1 pipeline and pump station site) and support for review of the final design booster pump station equipment and structure to be provided by the pre-packaged booster pump station supplier. This amendment also includes additional survey staking services during construction for sub-consultant, Guida.

The additional and modified scope items are described below.

Amend Task 4: Engineering Services During Construction with the following:

Woodard & Curran will perform engineering services during construction as requested by the City. Services included are described in the following subtasks.

Task 4.1.1 –Additional Support for RFI and Submittal Reviews for Near-Term Contract (F1 Pipeline and Pump Station Site)

Woodard & Curran will provide additional engineering support during construction to assist the City with Requests for Information (RFIs), review or development of proposed change orders or consultation on requested substitutions. Woodard & Curran will also perform project management and team coordination services, including preparing monthly invoices and progress reports and communicating with the City regularly on project status.

Inclusions and Assumptions:

- Amendment includes budget to cover held costs over previous authorized hours which includes submittal reviews of Submittal 64, 65, 66, and 67 and responding to City Construction manager questions
- Includes additional support to respond to questions for pump station site for the near-term contractor, which includes 12 hours of CAD designer time to respond questions or clarifications on layout.
- Level of effort is limited to authorized hours shown in the fee spreadsheet (This assumes 24 hours for electrical review of submittals (totaling 6), and answers four (4) RFI provided by the City.
- Woodard & Curran efforts will be on an as-requested basis from City.

Deliverables:

- Written responses to submittals using Woodard & Curran submittal review template (.pdf via email)
- Written RFI responses using Woodard & Curran RFI response template (.pdf via email)
- Written comments on proposed change orders (.pdf via email)
- Draft and final contract change order documentation.
- Written responses to proposed substitutions (.pdf via email)
- Monthly invoice and progress reports.

Task 4.3.1 –Supplemental Construction Survey Staking.

Woodard & Curran's subconsultant Guida will provide the following scope of services:

City of Pleasanton T4 Booster Pump Station and F1 Pipeline Amendment No. 2

- Additional Staking of the Sunol Pipeline (two days with two-man crew)

Assumptions:

- City will provide access to the site during normal business hours (7a to 4p, Monday through Friday).
- No permits of any kind will be required. If permits are required, they will be provided at no cost to Guida and Woodard & Curran.
- Traffic Control to be provided by City or its construction contractor.
- Supplemental staking will be limited to two field days.

Exclusions:

- Traffic Control
- Monument preservation
- Corner Records or Records of Survey

Deliverables:

- As-staked sheets, plots and point files in .pdf format.

Task 4.4 –Review of Supplier Pump Station Package Final Design.

Woodard & Curran will provide review only of final design of the booster pump station package provided by others (To be provided by SHAPE) and associated equipment which will be limited to the following:

Assumptions:

- Review of final layout (pumps, building, electrical and scada equipment)
- Review of Pre-fabricated enclosure (anchorage requirements-review of calculations)
- Review of final mechanical, piping, valves and connection to pipeline
- Electrical requirements and equipment panels
- Instrumentation and SCADA equipment (review of logic and control diagrams, panels)
- Review of Intrusion alarms and security requirements.
- Review of final lift station O&M manual (Provide by others)
- Respond to questions (Includes response up to 8 RFI email responses) for each discipline for the City and Supplier
- Includes 12 hours of CAD designer to confirm layout of mechanical and structural items on the proposed pump station site and assist with answering questions and providing any clarifications.

Exclusions:

- No testing and start-up assistance included in scope of work
- No field inspection services included in the scope of work

Deliverables:

- Review comments will be provided via email or marked up submittals provided by the supplier.

Task 4.4.1 –Contingency

Woodard & Curran will provide as needed effort as contingency limited to 44 hours per the attached fee table when directed by the City of Pleasanton.

City of Pleasanton T4 Booster Pump Station and F1 Pipeline Amendment No. 2

Task 4.4 Labor Estimate

Amendment Number 2 Labor Estimate for Task 4.4										
Task	Mike M.	Mirko M	Kyle C	Tom S	Donna R	Robert S	Engineer 3	Steve J.	Chris H.	Total Hours
Review of final layout (pumps, building, electrical and scada equipment)		1	4					6		11
Review of Pre-fabricated enclosure (anchorage requirements-review of calculations)		1		4						5
Review of final mechanical, piping, valves and connection to pipeline		2	4	1	1			6		14
Electrical requirements and equipment panels		1			4	4	4			13
Instrumentation and SCADA equipment (review of logic and control diagrams, panels)		1			1	2	4			8
Review of Intrusion alarms and security requirements.		1				1	2			4
Review of final lift station O&M manual (Provide by others)		1	4	1	4	6				16
Respond to questions (up to 8 RFI email responses) for the City and Supplier		4	4	4	6	6	6		2	32
Total		12	16	10	16	19	16	12	2	103

Compensation

The total additional compensation budget for Engineering Services authorized under this Amendment No. 2 is \$60,000 with contingency, as summarized below and in the attached fee spreadsheet. This amendment brings the total contract dollar amount to \$836,365 from \$776,365.

Task	Description	Amendment No. 2 Authorization
4.4	Engineering Services During Construction (Amendment No. 2)	\$47,950
4.4.1	Additional As needed Support Contingency	\$12,050
	Total	\$60,000

Schedule and Contract Completion.

This amendment extends the contract completion date to June 30, 2026.

Amendment No. 2														
		Mike M.	Mirko M	Kyle C	Tom S	Donna R	Robert S	Engineer 3	Steve J.	Chris H.	Total Hours	W&C Labor	Sub Fee ²	Total
	Amendment 2 Rates	\$335	\$295	\$285	\$280	\$280	\$275	\$250	\$200	\$120				
4.1.1	Additional Support for RFI and Submittal Reviews for Near-Term Contract (F1 Pipeline and Pump Station Site)		8	4		8	4	16	12	1	53	\$ 13,360		\$ 13,360
4.3.1	Supplemental Construction Survey Staking (two days)											\$ -	\$ 7,345	\$ 7,345
4.4	Review of Supplier Pump Station Package Final Design		12	16	10	16	19	16	12	2	103	\$ 27,245		\$ 27,245
4.4.1	Contingency (additional as needed support)		2	12	12	8	8			2	44	\$ 12,050		\$ 12,050
	Total Amendment No. 2		20	20	10	24	23	32	24	3	156	\$ 52,655	\$ 7,345	\$ 60,000
	Overall Project Total Cost (Includes Amendment 1&2)	\$ 27,600	\$ 88,310	\$ 124,290	\$ 31,360	\$ 61,880	\$ 36,285	\$ 183,125	\$ 81,000	\$ 13,100				\$ 836,365

- Notes 1) See Attached Worksheet for Labor Hours / Costs Breakdown.
2) Subconsultant markup is 10-percent for this project.
3) Direct cost is for printing, reproduction, and travel.

Amendment Number 2 Labor Estimate for Task 4.4										
Task	Mike M.	Mirko M	Kyle C	Tom S	Donna R	Robert S	Engineer 3	Steve J.	Chris H.	Total Hours
Review of final layout (pumps, building, electrical and scada equipment)		1	4					6		11
Review of Pre-fabricated enclosure (anchorage requirements-review of calculations)		1		4						5
Review of final mechanical, piping, valves and connection to pipeline		2	4	1	1			6		14
Electrical requirements and equipment panels		1			4	4	4			13
Instrumentation and SCADA equipment (review of logic and control diagrams, panels)		1			1	2	4			8
Review of Intrusion alarms and security requirements.		1				1	2			4
Review of final lift station O&M manual (Provide by others)		1	4	1	4	6				16
Respond to questions (up to 8 RFI email responses) for the City and Supplier		4	4	4	6	6	6		2	32
Total		12	16	10	16	19	16	12	2	103

CITY COUNCIL AGENDA REPORT

February 4, 2025
Finance

TITLE: CONTINUED FROM JANUARY 21, 2025 - PUBLIC HEARING: HOLD A PUBLIC HEARING AND ADOPT A RESOLUTION APPROVING AMENDMENTS TO THE MASTER FEE SCHEDULE INCREASING OR ADDING NEW FEES FOR SPECIAL EVENT AND SUPPORT SERVICES FEES, LIVERMORE-PLEASANTON FIRE DEPARTMENT STANDBY SERVICES FEES, STORMWATER FACILITY INSPECTION FEES, PLEASANTON PUBLIC LIBRARY FINES AND FEES, AND CO-SPONSORED GROUP USE OF CITY FIELDS FEES

SUMMARY

Staff recommends the City Council adopt the resolution (attachment 1) approving and updating various City fees and charges. Fees and charges updated through this action include:

- Special Event and Support Services Permit Fees
- Livermore-Pleasanton Fire Department (LPFD) Standby Service Fees
- Stormwater Facility Inspection Fees
- Pleasanton Public Library Fines and Fees
- Co-Sponsored Group Use of City Fields Fees.

RECOMMENDATION

Hold a public hearing and adopt a resolution approving amendments to the Master Fee Schedule and updating various City fees and charges.

BACKGROUND

California cities impose fees for providing services and activities through provisions of the State Constitution. Agencies are allowed to set fees at rates providing fair and reasonable recovery of costs incurred in providing the services, minimizing or eliminating use of general tax revenues. City user fees and service charges are based on a variety of criteria including the change in the Consumer Price Index, fee studies, and the full cost for providing the service. This ensures the fee levels are at or below the costs for providing the services.

DISCUSSION

The following discussion provides details on the proposed changes to the City's current fee and service charge schedule.

Master Fee Schedule Changes

Special Event and Support Services Permit Fee

The City requires a permit for use of City property and right-of-way for community (or private) special events. Special events include parades, street fairs and festivals, concerts, car shows, and fund-raising marathons. Currently, the City's Master Fee Schedule only lists a Special Event Application fee. The proposed additional fee is designed to fully recover costs by

including department costs to review, approve and support events (departments may provide staffing and equipment in supporting the event). The new Actual Cost Basis fee includes fully burdened hourly rates.

Multiple City department are involved in the review and assessment of support needs for different types of events. During the events, the same departments may also provide staffing and equipment.

Special Event and Support Services Permit Fee

Fee Description	Existing Fee	Proposed Fee
Special Event Application	\$250 for-profit vendors/organizations	\$250
	\$75 non-profit Vendors/organizations	\$75
Direct City Support /Special Events	No Fee	Actual Cost Basis (potential multiple departments involved with direct costs)

Livermore-Pleasanton Fire Department Standby Service Fee

The Livermore-Pleasanton Fire Department provides standby services during special events. This schedule specifies hourly rates for support staff per engine company or individual and a schedule of apparatus/equipment rates. These rates are appropriate for the City and would ensure consistency between the cities of Pleasanton and Livermore for similar services.

LPFD Standby Service Fee

Fee Description	Existing Fee	Proposed Fee
Truck Company (4 personnel rig)	No Fee	\$632.76 per hour
Engine Company (3-personnel rig)	No Fee	\$529.83 per hour
Paramedic – Rescue (2-person rig)	No Fee	\$378.76 per hour
Specialized Equipment	No Fee	Actual Cost
Supplies/Equipment Used	No Fee	Actual Cost
Battalion Chief	No Fee	\$137.66 per hour
Fire Inspector	No Fee	\$147.01 per hour

HazMat Inspector	No Fee	\$148.89 per hour
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Stormwater Facility Inspection Fee

Stormwater facility inspections are required in accordance with the NPDES Municipal Regional Stormwater Permit. The Environmental Services Division inspections ensure the stormwater systems are functioning properly and identify any issues or potential problems. Categories of businesses for inspections include Restaurant/Non-NOI (notice of intent) commercial facilities (food service establishments and research and development sites) and NOI business facilities (NOI businesses and automotive sites). Additional General Fund revenue from the inspection fees is projected to be \$15,000 for a full year.

Stormwater Facility Inspection Fee

Fee Description	Existing Fee	Proposed Fee
Restaurant/Non-NOI Commercial Facility: Initial Annual Inspection— No Correction Issued	No Fee	\$58.15 per inspection
Restaurant/Non-NOI Commercial Facility: Required Follow Inspection	No Fee	\$108.65 per inspection
NOI Business Facility: Initial Annual Inspection—No Correction Issued	No Fee	\$116.30 per inspection
NOI Business Facility: Required Follow-Up Inspection	No Fee	\$166.80 per inspection

Pleasanton Public Library Fines and Fees

Proposed Library fines and fees are recommended by the Library Commission to streamline the fee structure, enhance fee clarity, and eliminate outdated fees.

Pleasanton Public Library Fines and Fees

Fee Description	Existing Fee	Proposed Fee
Borrowing Privileges Suspended	\$20	No Charge
Photocopies (per page)	\$0.15	No Charge
Lost/Damaged Laptop*	\$1,550	No Charge

* Laptops will be billed for replacement like all other library materials, using the actual purchase price, which is cataloged in the library system with the item.

Co-Sponsored Group Use of City Fields Fee Change

The City maintains formal partnerships with a limited number of private non-profit youth sports

organizations that use the City's sports fields with priority above other user groups (and historically without charge). These groups maintain a residency rate of at least 70% to stay in their co-sponsor status. Currently, the City charges these groups \$18 per hour for field lights when used, but there is no additional fee for the rental/use of the field. Fees for this group in the existing Master Fee Schedule Section VIII. Recreation fall in category A and should recover 0-25% of actual costs.

At its November 14, 2024, meeting, the Parks & Recreation Commission recommended the fees proposed for co-sponsor group use of fields, which fit within the current Master Fee Schedule (Commission agenda item materials are available at <https://pleasantonca.portal.civicclerk.com/event/347/files/agenda/662>.) No members of the co-sponsor user groups spoke on this item at the commission meeting. If approved, the field fees will become effective in FY 2025/26, and additional General Fund revenue is projected to be \$61,000.

Co-Sponsored Group Use of City Fields Fee

Fee Description	Existing Fee	Proposed Fee
Hourly Usage Fee— Natural Grass	No Fee	\$3.75 per hour, effective July 1, 2025
Hourly Usage Fee—Synthetic Turf	No Fee	\$6.00 per hour (fee waived for most groups per prior agreement). Fee widely applicable in FY 2026/27 effective November 1, 2026

For the City Council's additional reference, a comparison of league fees between Pleasanton co-sponsored sports groups and neighboring cities are also provided below.

	Livermore	San Ramon	Dublin	Pleasanton
Lacrosse	\$100-\$510	\$200-\$550	N/A	\$295-\$545
Little League Baseball	N/A	\$185-\$420	\$165-\$399	\$230-\$430
Softball	\$350-\$450	\$390-\$465	\$165-\$399	\$200-\$450
Cricket	N/A	\$1200-\$2400/yr	\$1200-\$2400/yr	\$1200-\$2400/yr

	Livermore - Fusion	San Ramon FC	Dublin	Pleasanton- RAGE	Pleasanton- Ballistic	Danville- Mustangs
Soccer - Rec	\$345-\$395	N/A	\$400-\$475	\$320-\$470	\$50-\$450	\$350-\$500
Soccer Comp	\$750-\$2745	\$1680-\$3100	N/A	Not Available	\$1617-\$3950	\$2575-\$7000

EQUITY AND SUSTAINABILITY

Generating sufficient revenue and ensuring the City's fiscal sustainability allows the City to continue providing services and programs benefiting all residents.

OUTREACH

Outreach for the co-sponsor field fees item has been ongoing during the past twelve months, beginning at the co-sponsor user group meetings in January 2024 and continuing throughout

the year. Additionally, this item was discussed at the November 14, 2024, Parks and Recreation Commission meeting, where the commission developed the current recommendation for City Council consideration.

STRATEGIC PLAN ALIGNMENT

This item aligns with the ONE Pleasanton strategic plan goal of *Funding Our Future* by supporting financial health and sound fiscal policies.

FISCAL IMPACT

Establishing the amended and updated fees for the four services allows the City to recover costs currently being absorbed by City funds.

Prepared by:



Susan Hsieh, Director of Finance

Submitted by:



Susan Hsieh, Director of Finance

Approved by:



Gerry Beaudin, City Manager

Attachments:

1. Resolution

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON
APPROVING AMENDMENTS TO THE MASTER FEE SCHEDULE AND UPDATING
VARIOUS CITY FEES AND CHARGES**

WHEREAS, the Master Fee Schedule compiles City Council-approved fees for specific City services provided to residents and companies in the community; and

WHEREAS, limited tax revenues support these services given the unique benefit to members of the public; and

WHEREAS, agencies are allowed to set fees at rates providing fair and reasonable recovery of costs incurred in providing the services, minimizing or eliminating the use of general tax revenues; and

WHEREAS, the City conducted an analysis to ensure these fees charged do not exceed the cost of providing services.

NOW, THEREFORE BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

The Master Fee Schedule is amended as set forth in Exhibit A.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on January 21, 2025.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on January 21, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Exhibit A

Special Event and Support Services Permit Fee

Fee Description	Existing Fee	Proposed Fee
Special Event Application	\$250 for-profit vendors/organizations \$75 non-profit Vendors/organizations	\$250 \$75
Direct City Support /Special Events	No Fee	Actual Cost Basis (potential multiple departments involved with direct costs)

LPFD Standby Service Fee

Fee Description	Existing Fee	Proposed Fee
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* Laptops will be billed for replacement like all other library materials, using the actual purchase price, which is cataloged in the library system with the item.

Co-Sponsored Group Use of City Fields Fee

The fees presented here are for information only. The Master Fee Schedule already covers these fees.

Fee Description	Existing Fee	Proposed Fee
Hourly Usage Fee— Natural Grass	No Fee	\$3.75 per hour, effective July 1, 2025
Hourly Usage Fee—Synthetic Turf	No Fee	\$6.00 per hour (fee waived for most groups per prior agreement). Fee widely applicable in FY 2026/27 effective November 1, 2026

CITY COUNCIL AGENDA REPORT

February 4, 2025
City Manager

TITLE: ADOPT A RESOLUTION ADOPTING A SPONSORSHIP POLICY FOR CITY PROGRAMS AND FACILITIES

SUMMARY

With the City's current structural financial deficit, there is a need to explore more revenue-generation opportunities alongside cost-containment strategies. A sponsorship program allows individuals, corporations, and other organizations to invest in their community while preserving Pleasanton's character and values. After researching policies in similar California cities, staff recommends the adoption of the attached sponsorship policy.

RECOMMENDATION

Adopt a resolution adopting a sponsorship policy for City programs and facilities.

BACKGROUND

As part of the 2024 Alameda County Leadership Program, the City sponsored a team project to research sponsorship policies in different cities throughout the United States. The project team included staff from various agencies in Alameda County, including the cities of Pleasanton and Livermore. The research highlighted many positive outcomes as well as a few cautions around developing sponsorship policies, finding that sponsorship opportunities varied widely from large-scale capital projects to smaller community programs. Leveraging the best practices learned through this research and the recently adopted City of Livermore Sponsorship Policy, staff drafted a Pleasanton sponsorship policy for City Council review (Attachment 1).

DISCUSSION

The proposed policy considers a wide range of opportunities, and provides guidance on soliciting sponsorships of financial and in-kind support from businesses, organizations, and private individuals. The policy also designates certain types of sponsorship as ineligible (for example, adult entertainment, sale of illegal substances, political advertising) and reserves to the City the right to decline any request for sponsorship if determined not to be in the best interest of the City.

The sponsorship policy follows the current approval thresholds for contracts and agreements, with those at or above \$100,000 being reviewed and approved by the City Council and those below \$100,000 being reviewed and approved by the City Manager (or designee where authorized).

Under the proposed agreement, sponsorships would be available in three broad categories:

1. Events and Program sponsorship - City-organized or co-organized events
2. Project sponsorship - Specific City-sanctioned project

3. Site sponsorship - Specific City facility, amenity, or feature.

Each sponsorship would have its own agreement, which would include:

1. A detailed description of the sponsor's and the City's obligations
2. A detailed description of benefits based on program sponsorship level, such as marketing opportunities (product promotion and temporary advertising) on City property and/or at events, free-of-charge booth space at City-sponsored events, City Council acknowledgment in public and/or mention on City publications
3. Authorization for the sponsor to promote its investment with the City and/or use of the City's logo on promotional materials
4. Conditions for termination of the agreement
5. Insurance requirement in accordance with City policy.

With the recommended policy, opportunities for sponsorship could range from large-scale capital projects, such as an all-abilities playground, to sponsoring a portion of the Hometown Holiday Parade, such as the tree-lighting ceremony, to hosting a season at the Firehouse Arts Center (FAC). For example, the current contract for the presenting series at the FAC is \$110,000 and could be sponsored with naming rights for the season on the stage, brochures, and on-stage announcements. Benches, picnic tables, trees, meeting rooms, and more could also be considered for community sponsorship opportunities. These opportunities could generate new revenue for the City to support programs and operation and maintenance of City facilities. Under the recommended policy, any revenue generated through event or program sponsorships should contribute directly to offsetting event or program costs to the City.

EQUITY AND SUSTAINABILITY

Under the recommended sponsorship policy, the City actively seeks sponsors that assist the City in meeting community needs, protecting public interests in the short and long-term, providing opportunities that are open and accessible to all residents, and meeting the City's vision, mission, values, and goals as outlined in the City's ONE Pleasanton strategic plan. Identifying new, ongoing sources of revenue to support City programs and facilities ensures the community continues to access and enjoy these assets and amenities.

OUTREACH

No outreach was done on this item.

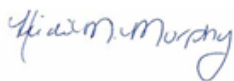
STRATEGIC PLAN ALIGNMENT

The proposed sponsorship policy advances the ONE Pleasanton goal of *Funding our Future* by supporting financial health and sound fiscal policies through long-term planning, cost recovery, and cost containment.

FISCAL IMPACT

There is no fiscal impact associated with adopting this sponsorship policy. Future revenue opportunities could be realized through the adoption of this policy.

Prepared by:



Heidi Murphy, Director of
Library and Recreation

Submitted by:



Heidi Murphy, Director of Library and
Recreation

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Resolution to Adopt the City of Pleasanton Sponsorship Policy
2. Presentation

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON TO ADOPT A SPONSORSHIP POLICY FOR CITY PROGRAMS AND FACILITIES

WHEREAS, the City of Pleasanton provides programs, facilities, and events that enhance the community and advance the ONE Pleasanton Strategic Plan Vision, Mission, Values, and Goals; and

WHEREAS, the City seeks sponsorships from businesses, individuals, and other organizations to enhance and improve the quality of amenities and services through in-kind and direct financial support; and

WHEREAS, establishing criteria and processes regarding sponsorships will ensure consistent acknowledgment, review, and processing of sponsorship agreements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. That it hereby adopts the Sponsorship Policy, attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on February 4, 2025.

I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 4th day of February 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

EXHIBIT A**Sponsorship Policy**

The City of Pleasanton establishes a Sponsorship Policy to provide guidance in soliciting sponsorships of financial and in-kind support from businesses, organizations, and private individuals.

Policy

The City of Pleasanton actively seeks sponsors that assist the City to:

- a. Meet community needs
- b. Protect public interests in the short and long-term
- c. Provide opportunities that are open and accessible to all residents
- d. Meet the City's vision, mission, values, and goals as outlined in the City's ONE Pleasanton strategic plan.

Sponsorships may be financial (providing funds to the City) or in-kind (providing products and/or services to the City) in exchange for tangible and/or intangible benefits to the sponsor.

Financial and in-kind sponsorships are appropriate for three broad types of City activities and amenities:

- a. Events and Program sponsorship - City-organized or co-organized events
- b. Project sponsorship - Specific City-sanctioned project
- c. Site sponsorship - Specific City facility, amenity, or feature.

Recognition and logo placement may be available through a sponsorship agreement as long as they are consistent with the City's House Style and Graphic Guidelines.

Sponsorship association with the City may not be utilized to the advantage of the sponsor in any competitive bidding, contract, or other City-related activity. The City shall strive to ensure all entities and individuals that meet the criteria defined below have equal opportunities to provide sponsorships.

Acceptance of a sponsorship does not imply endorsement of any individual, entity, or product by the City of Pleasanton.

Any revenue generated through event or program sponsorships should contribute directly to offsetting event or program costs to the City.

Definition of Terms

Sponsorship - Financial or in-kind gift from an entity or individual for a specific program, event, project, or site in exchange for tangible and/or intangible benefits to the sponsor, as designated by agreement. It does not include recognition of grants, unsolicited donations, or any exchange for funds, goods, or services not designated by a specific sponsorship agreement.

Temporary advertising - Temporary display of corporate logos, branding, or advertising at a City event or on related materials associated with an event or program, as designated by agreement.

Events - Large-scale activities for the benefit of the public, organized by the City and held on City property, usually a single annual event or annual series.

Programs - Group of services or activities developed and implemented by City programming staff at City sites. It is not meant to include specific, individual classes but rather broad areas of support and services.

Projects - One-time City efforts, often with a product or defined end result.

Sites - Specific places varying in scale from individual features or areas to an entire park or facility.

Marketing benefits - Opportunities provided to the sponsor for temporary visibility of branding, products, name and/or logo on City property and/or materials.

Eligibility

The City reserves the right to decline any request for sponsorship if acceptance is determined not to be in the best interest of or would create a conflict of interest for the City. This includes events and programs that conflict with or duplicate events and programs already offered by the City.

Organizations and businesses generally ineligible for sponsorships include:

- a. Entities whose revenue is substantially derived from the sale of illegal drugs, or illegal drug paraphernalia, firearms or weapons, tobacco products, gambling, or sexually explicit materials
- b. Entities that promote an adult entertainment establishment as defined in Pleasanton Municipal Code chapter 18.114
- c. Entities that act on behalf of, in support of, or in opposition to any political candidate or ballot measure or advocate a political position, including those established for this purpose.

Nothing in this policy is intended to convert City events into public forums of general speech and/or public expression except as provided by law. To the extent any City event, site, project, or program is designed for a specific purpose or public message, such event, site, project, or program shall remain a non-public forum subject to the City's exclusive use and control. In cases where the City accepts sponsorship from a religious entity, the agreed-upon purpose shall neither promote religious messages nor advocate or promote religious beliefs.

Solicitation of Sponsors

The City will actively seek sponsorship opportunities.

- a. Site and project sponsorship opportunities will vary, and agreements are subject to the approval process.
- b. Event and program sponsorship opportunities, including sponsorship levels and fees, may be tailored to each event and program.
- c. The City may hire a third party to solicit sponsors.
- d. The Mayor, City Council members, and appointed Board and Commission members are prohibited by law from soliciting sponsorships.

Sponsorship Agreements - Content

The City will enter into sponsorship agreements with sponsors. These Agreements will include, at a minimum, the following:

- a. A detailed description of the sponsor's and the City's obligations
- b. A detailed description of benefits based on program sponsorship level, such as marketing opportunities (product promotion and temporary advertising) on City property and/or at events, free-of-charge booth space at events, City Council acknowledgment in public and/or mention on City publications
- c. Authorization for the sponsor to promote its/their investment with the City and/or use of the City's logo on promotional materials
- d. Conditions for termination of the Agreement
- e. Insurance requirement in accordance with City policy.

Sponsorship Agreements - Review and Approval

Naming rights and sponsorship agreements of \$100,000 or above, will first be reviewed by staff and then presented to the Council for approval.

Agreements with less than \$100,000 proposed funding require City Manager (or designee) approval.

The following criteria shall be considered when reviewing potential sponsorships and benefits to the sponsor:

- a. Compatibility of prospective sponsor's products, services, and marketing goals with the City's vision, mission, values, and goal
- b. Support of the City's current priorities, programs, and core services, as defined in the City's budget, strategic plan, or other planning documents
- c. Compatibility of sponsorship marketing/advertising with design standards or visual integrity of City facilities and/or events as defined

in the City's Zoning Code, Municipal Code, and the City's Brand Guidelines.

- d. Balance of tangible and intangible benefits between the sponsor and the City.

Sponsorship Policy for City Programs and Facilities



Why Sponsorships?

Generate funding/resources through financial and in-kind donations to:

- Meet community needs
- Protect public interests in the short and long-term
- Provide opportunities that are open and accessible to all residents
- Meet the City's vision, mission, values, and goals as outlined in the City's ONE Pleasanton strategic plan.





Event and Program Sponsorship



Project Sponsorship



Site/Facility Sponsorship



Sponsorship Eligibility Exceptions:

- Entities whose revenue is substantially derived from the sale of illegal drugs, or illegal drug paraphernalia, firearms or weapons, tobacco products, gambling, or sexually explicit materials
- Entities that promote an adult entertainment establishment as defined in Pleasanton Municipal Code chapter 18.114
- Entities that act on behalf of, in support of, or in opposition to any political candidate or ballot measure or advocate a political position, including those established for this purpose.



Sponsorship Agreement Key Factors

- Detailed description of the sponsor's and the City's obligations
- Detailed description of benefits based on program sponsorship level
- Authorization for the sponsor to promote its investment with the City and/or use of the City's logo on promotional materials
- Conditions for termination of the agreement
- Insurance requirement in accordance with City policy



Sponsorship Agreement Review Criteria

- Compatibility of prospective sponsor's products, services, and marketing goals with the City's vision, mission, values, and goal
- Support of the City's current priorities, programs, and core services, as defined in the City's budget, strategic plan, or other planning documents
- Compatibility of sponsorship marketing/advertising with design standards or visual integrity of City facilities and/or events as defined in the City's Zoning Code, Municipal Code, and the City's Brand Guidelines
- Balance of tangible and intangible benefits between the sponsor and the City.



Sponsorship Agreement Approval

- Naming rights and sponsorship agreements of \$100,000 or above – City Council approval
- Agreements with less than \$100,000 – City Manager (or designee) approval



Questions, Comments & Feedback

Recommendation:

Adopt a resolution adopting a sponsorship policy for City facilities and programs



CITY COUNCIL AGENDA REPORT

February 4, 2025
Public Works - Engineering Division

TITLE: RECEIVE AN UPDATE TO THE ASSET MANAGEMENT PLAN PROJECT, CIP NO. 24460, AND APPROVE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KAYUGA SOLUTION, INC. IN THE NOT-TO-EXCEED AMOUNT OF \$175,000 FOR AN AGGREGATE PROJECT TOTAL OF \$863,270

SUMMARY

The Asset Management Plan (AMP) will be an integrative planning program, incorporating the City's various master plans and inventories for the overall management of public infrastructure. The AMP will aid the City's long-term strategy projections, the 10-year Capital Improvement Program (CIP) plans, and repair and replacement planning. Professional services for the development of the AMP were publicly advertised, competitively selected, and awarded to Kayuga Solution, Inc. by the City Council on April 16, 2024. The agreement was authorized for Phases 1 and 2 in the amount of \$688,270 to develop the framework and to inventory the assets into an integrated program. Approval of an amendment to the professional services agreement to initiate Phase 3 in the amount of \$175,000 will expand the AMP program for future needs planning, for an aggregate project total of \$863,270, with the term extended to March 31, 2026.

RECOMMENDATION

1. Accept an update to the Asset Management Plan Project
2. Approve the first amendment to the professional services agreement with Kayuga Solution, Inc. in the not-to-exceed amount of \$175,000 for Phase 3 of the Asset Management Plan Project, CIP No. 24460, with a term of March 31, 2026

BACKGROUND

The City's ONE Pleasanton five-year strategic plan includes a City Council priority to develop an asset management plan and address comprehensive long-term planning for maintenance, renovation, repair, and/or replacement of infrastructure and public facilities to meet current and future needs. Staff identified a need to maintain the existing asset tracking programs (such as Streetsaver, MaintStar, and ArcGIS) utilized by various departments and integrate them into a single reporting and planning system platform. The Asset Management Plan Project, CIP No. 24460, was created to oversee the integration.

The entire multi-year AMP project is divided into three phases: Phase 1 develops a framework for discovery; Phase 2 implements software, collect inventories, and investigate conditions and expectations; and Phase 3 will expand the program for future needs planning. The City advertised a Request for Qualifications for all three phases and received Statements of Qualifications (SOQs) with sealed cost proposals. Based on ratings of the SOQs, consultants' presentations, and interview responses, staff identified Kayuga Solution, Inc. (Kayuga) as the

top qualified consultant and the City Council awarded Phases 1 and 2 of the project on April 16, 2024. The City Council also approved a third amendment in the amount of \$61,730 to the agreement with GHD, Inc. to update MaintStar for better integration with the asset management software, and to train City staff on how to capture asset conditions and insert maintenance costs that can be used for better financial forecasting.

The AMP project had a department-wide kick-off meeting on May 22, 2024. Since then, Kayuga has been working with individual City departments to collect their assets and complete Phases 1 and 2. Kayuga will finish some departments by March 2025 and is on track to finish all departments through Phase 2 by August 2025. The framework for the AMP is in place, and when Phase 2 is completed, the City's various public infrastructure inventories will be available with an assessment of condition, cost, criticality, and expectation of service.

DISCUSSION

Kayuga is using a cloud-based software called IRIS, which it developed, and is in use in other cities and agencies. The application will allow City departments to continue to use their existing asset tracking programs as their main point of entry, move existing spreadsheet data collected by departments into IRIS, standardize the asset hierarchy, and have a new integrated asset management system and planning tool.

Kayuga's project approach is designed to address the City's goals and objectives for an asset management plan one step at a time. There are six key steps of the project, with each step designed to build on the others to fulfill the goals and objectives:

1. **Asset Management Roadmap:** Focuses on reviewing existing state of asset management, identifying the data and functionality requirement gap, designing the integrated system, and developing a framework. The roadmap is required to ensure the City has a sound plan to achieve its asset management goals. Understanding the current state of asset management practices, including business processes, information system functionality requirements, and asset data gap, will help the City to prioritize the right projects, prevent duplication of work, and achieve asset management milestones early.
2. **Establish the Asset Database Foundation:** Inventories existing assets and condition assessments are performed to develop an asset register. This is a critical step for developing a defensible asset management decision-making platform.
3. **Understand Asset Criticality:** Estimates the probability of failure and the consequence of failure methodology and provides an additional filter for asset prioritization due to limited resources.
4. **Determine the Desired Levels of Service:** Documents the maintenance, rehabilitation, and replacement schedules necessary to meet the set levels of service.
5. **Calculate the Cost of Ownership:** Incorporates various asset management analyses (e.g., asset valuation, risk assessment, life cycle cost) that will help to understand the short- and long-term cost of ownership.
6. **Understand Future Funding Needs:** Performs various risk-based financial scenarios to help the City understand the financial investment required to sustain the delivery of services and how it will impact the current funding policy.

Throughout all steps and phases of the project, Kayuga emphasizes a "Communication and

Program Building” strategy that reinforces the importance of educating staff on asset management concepts and processes to build the in-house asset management program. Additionally, the strategy assists with communicating the results to the public, decision makers, and other stakeholders.

The following chart shows the translation of the key steps into project tasks and phases. Phases 1 and 2 have been budgeted, approved, and are currently being implemented. The tasks related to the proposed Phase 3 are shaded in the chart. The scope of service for Phase 3 tasks is provided in Attachment 1.

Project Tasks	Phase	Progress
Task 1 Asset Management Roadmap	Phase 1	75%
Task 2 Asset Inventory and Condition Assessment	Phase 2	55%
Task 3 Estimate Replacement Cost	Phase 2	15%
Task 4 Perform Risk Assessment	Phase 2	15%
Task 5 Determine the Desired Level of Service	Phase 1	30%
Task 6 Perform Life Cycle Cost and Cost of Ownership Analyses	Phase 3	0%
Task 7 Develop Asset Management Plan	Phase 3	0%
Task 8 Funding Scenario Analysis	Phase 3	0%
Task 9 Communication and Program Building	Phase 1, 2, 3	20%

To expand the use of IRIS to the highest and best use for future needs planning, Phase 3 of the Asset Management Plan Project should be initiated. At the end of Phase 3, IRIS will identify replacement costs, guide future capital projects for renewal or replacement, and project budget needs. As with Phases 1 and 2, Phase 3 will progress through each department until there is a complete Citywide integrated asset management system. If approved, Kayuga Solution would start Phase 3 in May 2025, beginning with the departments that have completed Phase 2. Those departments would complete the IRIS asset planning tool in November 2025 and continue to provide communication and program-building assistance through February 2026. Starting Phase 3 concurrently with the other phases will shorten the delivery of the final project up to a year as the Phase 1 and 2 work is completed for each major asset class.

EQUITY AND SUSTAINABILITY

The asset management program supports the City's Climate Action Plan (CAP 2.0) reduction in community greenhouse gas emissions and increasing buildings and energy resilience within the Buildings and Energy Strategy section by helping to identify assets that are nearing end-of-life and an opportunity for implementing the supporting actions outlined in Strategy BE-1, Advance the decarbonization of buildings, and BE-2, Improve energy consumption and efficiency.

OUTREACH

No public outreach was conducted, as this item is a routine matter of City business.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic plan goal of *Investing in Our Environment*, Strategy 1 – Implement the four-year Capital Improvement Program (CIP) and Strategy 2 – Develop an Asset Management Plan. The Asset Management Plan will promote the effective use of existing facilities and infrastructure through maintenance and repair to benefit the community with a focus on environmental stewardship and to address comprehensive long-term planning to meet current and future needs.

FISCAL IMPACT

The Asset Management Plan Project, CIP No. 24460, is funded for a total of \$1 million, as outlined in Attachment 2. The AMP Project expenditures with Kayuga Solution, Inc. and GHD, Inc., for Phases 1 and 2 total \$750,000 from FY 2023/24. Phase 3 with Kayuga Solution will be funded from the remaining \$250,000 in FY 2024/25.

Prepared by:



Adam Nelkie, Assistant Dir.
of Public Works -
Engineering

Submitted by:



Siew-Chin Yeong, Director of Public
Works

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. First Amendment to Agreement with Kayuga Solution, Inc.
2. Financial Expenditure Summary
3. Presentation

FIRST AMENDMENT TO AGREEMENT

This First Amendment to Agreement ("First Amendment") is entered into this 4th day of February 2025 by the City of Pleasanton ("City") and Kayuga Solution, Inc. ("Consultant").

Whereas, on April 17, 2024, the City and Consultant entered into a Professional Services Agreement for asset management services and software.

Whereas, the parties desire to add additional services and increase the total compensation.

Now, therefore, in exchange for valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Section 1 of the Agreement "Consultant's Services" is amended to add services described in the attached Exhibit A, for Phase 3 long-term planning within the integrated asset management program.
2. Section 3 of the Agreement "Term" is amended to read: "The Term of this Agreement shall run from April 17, 2024, to March 31, 2026."
3. Section 4 of the Agreement "Compensation" is amended to read: "The total compensation for services and reimbursement for costs is increased by \$175,000 for the additional services as described in Exhibit A of the First Amendment, for a total cost that shall not exceed \$863,270 unless the parties agree pursuant to Section 7 of the Agreement."
4. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.
5. All other terms and conditions of the Agreement shall remain in full force and effect.

In witness whereof, authorized representatives of the parties have executed this Second Amendment to the Agreement as of the date and year first above written.

CITY OF PLEASANTON

CONSULTANT – Kayuga Solution, Inc.

Gerry Beaudin, City Manager

Colin Chung, President

ATTEST:

*[If Consultant is a corporation, signatures must comply
with California Corporations Code §313]:*

Jocelyn Kwong, City Clerk

Soomin Lee, Secretary

APPROVED AS TO FORM:

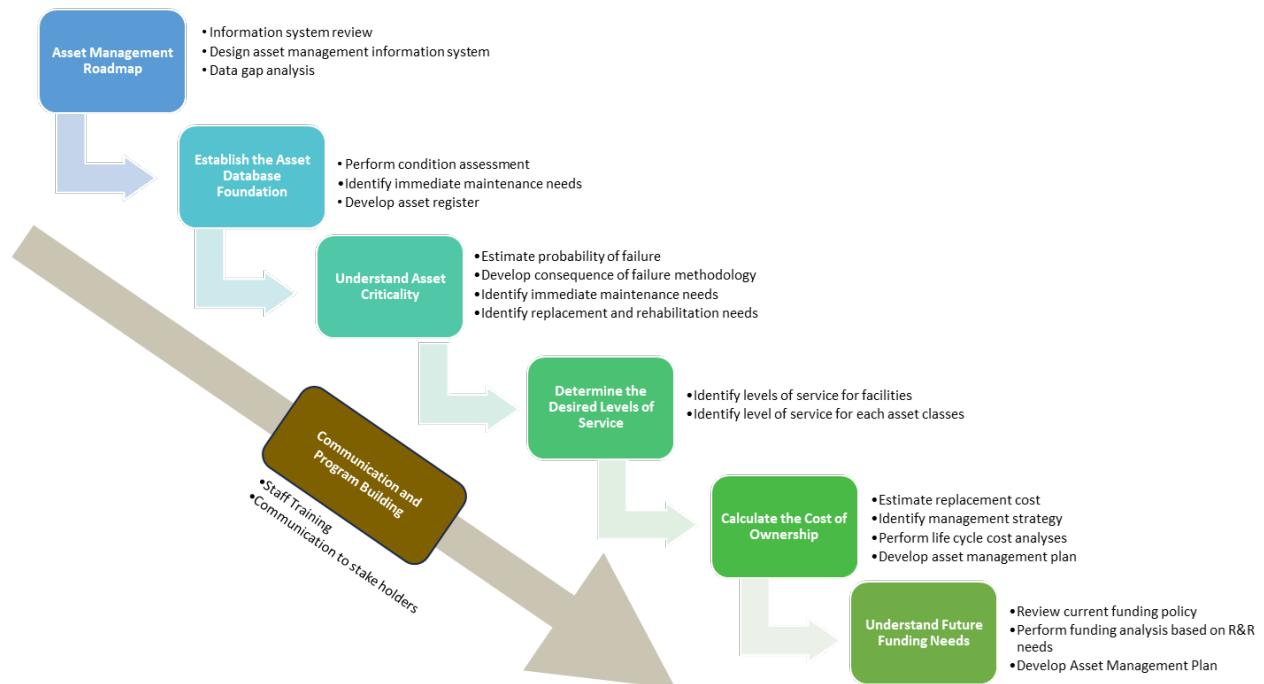
Daniel G. Sodergren, City Attorney

Exhibit A

Phase 3 Scope of Services

Project Approach

Kayuga's project approach to the scope of work is illustrated below. The approach is designed to address the City's goals and objectives one step at a time. The project approach highlights the six key steps of the project. Each step is designed to build on the others to fulfill the goals and objectives established by the City. The six key steps are illustrated on the following figure.



Asset Management Roadmap focuses on reviewing existing state of asset management, identifying the data and functionality requirement gap, designing the integrated system, and developing a framework to achieve the overall asset management goals. The roadmap is required to ensure the City have a sound plan to achieve its asset management goals. Understanding the current state of asset management practices, including business processes, information system functionality requirements, and asset data gap, will help the City to prioritize the right projects, prevent duplication of work, and achieve asset management milestones early.

Establish the Asset Database Foundation is a critical step for developing a defensible asset management decision-making platform. Once the assets are inventoried and the work required (i.e., condition) is understood, the *Understand Asset Criticality* step provides an additional filter for asset prioritization due to limited resources. The *Determine the Levels of Service* step documents the maintenance, rehabilitation, and replacement schedules necessary to meet the set levels of service. Next, the *Calculate the Cost of Ownership* phase incorporates various asset management analyses (e.g., asset valuation, risk assessment, life cycle cost) that will help to understand the short and long-term cost of ownership. In *Understand Future Funding Needs*, various risk-based financial scenarios will be performed to help the City understand the financial investment required to sustain the delivery of services and how it will impact the current funding policy.

The last step, *Communicate*, reinforces the importance of educating staff on asset management concepts and processes to build the in-house asset management program, and of communicating the results to the public, decision makers, and other stakeholders. The infrastructure problem is not only a City staff problem; it is a public problem that needs to be understood and addressed by all.

The following section shows the translation of the key-steps into project tasks and their reference to RFQ scope of work. Phases 1 and 2 have been approved and budgeted. These phases' tasks are currently being implemented. The tasks related to Phase 3 of are highlighted in green. The scope of service for these tasks is provided below.

Project Tasks	RFQ Reference
Task 1 Asset Management Roadmap	Phase 1
Task 2 Asset Inventory and Condition Assessment	Phase 2
Task 3 Estimate Replacement Cost	Phase 2
Task 4 Perform Risk Assessment	Phase 2
Task 5 Determine the Desired Level of Service	Phase 1
Task 6 Perform Life Cycle Cost and Cost of Ownership Analyses	Phase 3
Task 7 Develop Asset Management Plan	Phase 3
Task 8 Funding Scenario Analysis	Phase 3
Task 9 Communication and Program Building	Phase 1, 2, 3

Phase 3 Scope of Services

Task 6 Perform Life Cycle Cost and Cost of Ownership Analyses

A key aspect of asset management is to plan ahead and understand the cost required to sustain services. To address this aspect, Kayuga will perform life cycle cost assessment for each asset in the asset register. The life cycle cost assessment estimates the cost required to perform maintenance, refurbishment, and/or replacement for each asset. Life cycle cost assessment can be performed for any designated planning horizon (e.g., 5 years, 10 years, 20 years, 50 years) requested by the City.

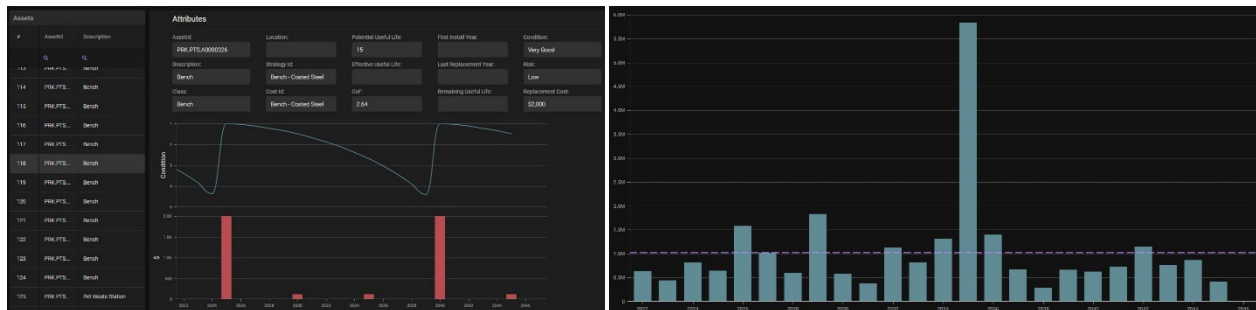
An important element of the life cycle cost process is the concept of management strategy. Kayuga will develop management strategies to characterize the life cycle behavior of all assets. These management strategies will include useful life as well as the timing and cost of maintenance and refurbishment activities. These management strategies will be influenced by the City's established levels of service. Kayuga will provide the City with a management strategy table and a renewal profile showing projected annual rehabilitation and replacement funding needs over the planning horizon. Kayuga will highlight the estimated budget required to maintain the assets.

Kayuga will utilize IRIS for life cycle cost calculation. IRIS will use the City's asset register and management strategies to calculate a life cycle cost of ownership for each asset. IRIS will model financial requirements and average investment requirements for any planning horizon chosen by the City, and it will identify the following for each year:

- Assets requiring action
- Type of action required (maintenance, rehabilitation, or replacement)
- Estimated cost for each asset action
- Estimated total budget required for each year

The long-range financial needs will be viewable at any level in the asset hierarchy (e.g., by facility, by park, by asset). Where limited budget is a concern, IRIS will help the City prioritize the actions based on risk and provide a minimum life cycle cost. This ensures all investments are prioritized and provides a transparent and consistent way to communicate how effectively asset investments are being made.

The following figure shows an example of the Replacement and Rehabilitation (R&R) cost projection in IRIS. Each bar in this graph can be clicked to show the list of assets and their associated attributes, type of activity (replacement or rehabilitation), and the associated costs.



Deliverables

- Management strategy database (.csv files)
- Configuration and data upload for management strategy database in IRIS
- Configure the lifecycle cost analysis in IRIS

Task 7 Develop Asset Management Plan

With the completion of the risk, life-cycle cost, and cost of ownership analyses, Kayuga will document the project in an asset management plan. An asset management plan is a long-range planning document that provides a framework for understanding the assets an organization owns, services it provides, risks it assumes, and financial investments it requires. An asset management plan can help an organization move from reactive to proactive management of its physical and financial resources.

Deliverables

- Asset Management Plan report

Task 8 Funding Scenario Analysis

Working together with City staff, Kayuga will develop a funding scenario analysis to show the level of work backlog at different funding levels. Through this exercise, the City will be able to answer the next asset management question: How much funding is necessary to sustain the delivery of services?

The results of the funding scenario analysis will be documented as an additional section in the Asset Management Plan. The chosen funding scenario will be used to develop the Capital Improvement Plan (CIP). The CIP packages will be created based on the annual list of recommended replacement and rehabilitation projects, prioritized by their associated risk score, and bundled based on logical grouping (e.g., by park, by facility). The individual asset replacement and rehabilitation will be added to the CIP package until it reaches the maximum funding level for each year. The remaining unfunded activities will be rolled over to the following year.

Deliverables

- Funding scenario analysis configuration and analysis in IRIS
- Inclusion of scenario analysis results in Asset Management Plan report

Task 9 Communication and Program Building

It critical to communicate the infrastructure needs not only to the decision-makers, but also to the citizens and stakeholders. The infrastructure problem is not only a City staff problem; it is a public problem that needs to be understood and addressed by all. With the completion of the risk, life-cycle cost, and cost of ownership analyses, Kayuga will document the project and provide presentations to City staff and the City Council.

Program Building focuses on establishing in-house asset management capabilities by bringing in asset management awareness, knowledge, and skills into the organization. Starting early and continuing to maintain staff engagement throughout the project duration can be achieved through workshops, on-the-job training (joining consultant in the field), general and targeted staff trainings, and creating customized dashboards to encourage the utilization of the asset management software.

Deliverables

- On-the-job training
- Trainings (business process, methodologies, software applications)
- City Council Meetings/Presentations
- Internal and external dashboards

Cost Control and Budgeting Approach

To achieve efficiency and lower the costs, our approach includes the following:

- Our project delivery team is lean and highly efficient with experience delivering similar projects. Engineers will be brought in as necessary based on specific project needs.
- Field asset inventory and condition assessment will be performed at the same time.
- The software has been fully developed and tested by other municipal clients and private agencies alike. The functionality has been tested and requires minimal configuration for the scope of work outlined in the RFQ.

Schedule

Kayuga's proposed schedule for the Phase 3 Service is shown in the following image.

Tasks	Description	2025								2026		
		May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
6, 7, & 8	Expand program to identify replacement costs, life cycle master planning, capital projects for renewal or replacement, and long-range development planning.											
9	Advise City on overlaying asset planning impact from upgrades such as code requirements, emergency resiliency, technology, and sustainability.											

Budget

Kayuga's proposed budget for the Phase 3 Service is shown in the following image.

Tasks		Total Cost
6, 7, & 8	Expand program to identify replacement costs, life cycle master planning, capital projects for renewal or replacement, and long-range development planning.	\$ 100,000
	Advise City on overlaying asset planning impact from upgrades such as code requirements, emergency resiliency, technology, and sustainability.	\$ 75,000
	Total	\$ 175,000

ASSET MANAGEMENT PLAN
CIP NO. 24460
02/04/25

<u>Project Funding to Date</u>	<u>Amount</u>	<u>Totals</u>
2023-24 CIP Allocation (Fund 201 - Miscellaneous CIP)	\$750,000	
2024-25 CIP Allocation (Fund 201 - Miscellaneous CIP)	250,000	
TOTAL PROJECT FUNDING TO DATE		\$1,000,000
<u>Project Expenditures to Date</u>		
GHD, Inc. - C#2022213 CMMS Workflow & Integration Consultant Services	\$697	
Kayuga Solution, Inc. - C#2024539 Asset Management Plan Integration Review (Phase 1 & 2)	335,423	
Total Expenditures		\$336,119
<u>Anticipated Project Expenditures</u>		
GHD, Inc. - C#2022213 CMMS Workflow & Integration Consultant Services	\$61,034	
Kayuga Solution, Inc. - C#2024539 Asset Management Plan Integration Review (Phase 1 & 2)	352,848	
Kayuga Solution, Inc. - C#2024539 Amendment No. 1 Asset Management Plan Long-Term Planning (Phase 3)	175,000	
Total Anticipated Expenditures		\$588,881
 TOTAL PROJECT EXPENDITURES		 \$925,000
<u>Funding Balance/ (Shortfall)</u>		
Project Balance		\$75,000

CITY OF PLEASANTON

CITYWIDE PROGRAMMATIC REVIEW OF ASSET MANAGEMENT INTEGRATION

February 4, 2024



ASSET MANAGEMENT GOAL

- To manage assets to minimize the total cost of owning, operating, maintaining, and replacing those assets while delivering the desired service level at acceptable level of risk

OBJECTIVES

- Establish an asset data foundation for management
- Continuously monitor asset condition
- Predict asset failure and manage it before failure
- Better align annual budget process with projected infrastructure needs
- Create a dynamic platform for managing assets

PROJECT APPROACH

Asset Management Questions

1. What assets do you own and manage?
2. Which assets are critical?
3. How should we manage the assets?
4. How much will it cost to sustain the delivery of assets?
5. Are we on the right financial path?



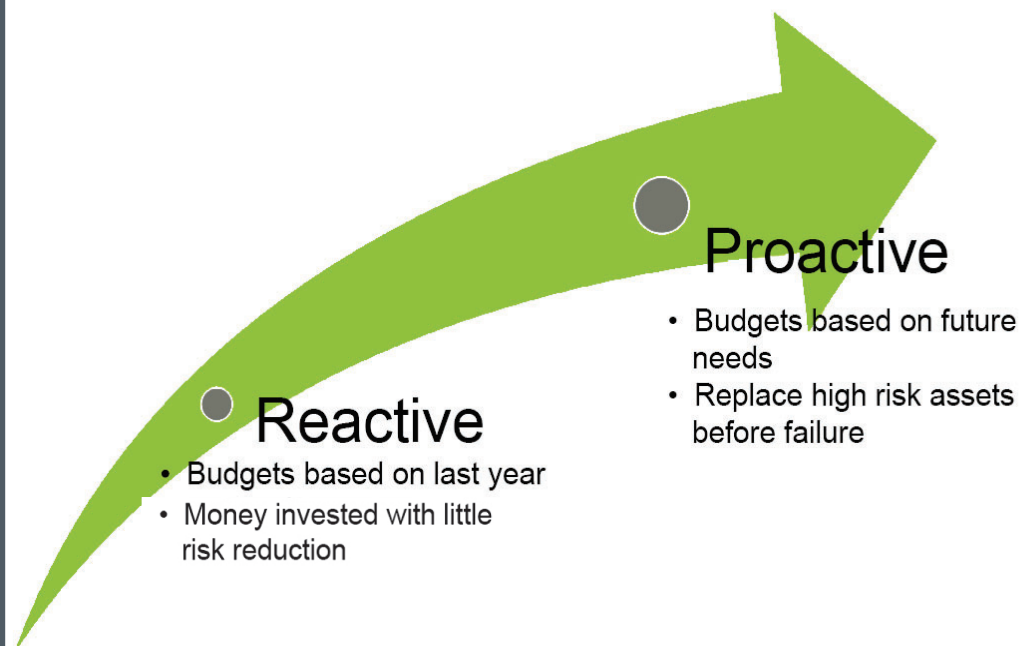
Our Project Approach

1. Establish the Asset Database Foundation
2. Understand the Current Conditional State
3. Identify Asset Criticality
4. Understand the Desired Levels of Service
5. Calculate the Cost of Ownership
6. Understand Future Funding Needs
7. Communicate

3



BE PROACTIVE



4

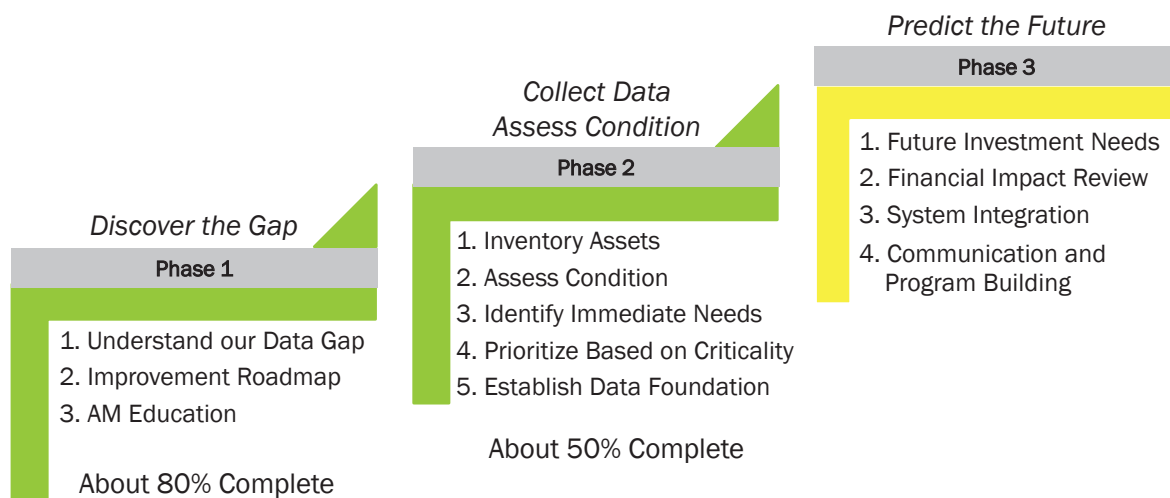
CREATING A BALANCE



5



PROJECT PHASES



6



PHASE 2 - WHAT DO WE OWN AND MANAGE?

City of Pleasanton (To Date 79,000+ assets)

- Buildings (20,000+ assets, 95%)
 - 92 Buildings & 94 Structures
 - Civic Center
 - Library
 - Police Dept
 - Fire Dept
 - Recreation Facilities
 - Operations Service Center
 - Restrooms
 - Maintenance Sheds
- Parks & Trails (4,800+ assets, 85%)
 - 40 parks (4,596 assets, 90%)
 - Play Structure
 - Bench
 - Lighting
 - Picnic Table
 - Sport Court
 - Sport Field
 - Signage
 - Trails (240 assets, 30%)
- Fleet (491 assets, 95%)
 - Passenger Vehicles
 - Light Duty Trucks
 - Heavy Duty Trucks
 - Emergency Vehicles
 - Heavy Equipment
 - Mowers
 - Trailers
 - Motorcycles
- Callippe Golf Course (900+ assets, 95%)
 - Equipment (129 assets, 95%)
 - Mowers, Gators, Tractors, Etc.
 - Facilities (800+ assets, 95%)
 - Club House
 - Maintenance Facility
 - Pump House
- Utilities* (53,500+ assets, 93%)
 - Potable Water (52,200+ assets, 95%)
 - Distribution System
 - Mains, Valves, Hydrants, Meters, etc.
 - Facilities
 - Pump Stations, Wells, Tanks, etc.
 - Recycled Water (1,300+ assets, 85%)
 - Distribution System
 - Pipes, Valves, Hydrants, Meters, etc.
 - Facilities
 - Pump Station, Reservoir

* Condition information provided by master plans

7



WHAT DO WE OWN AND MANAGE?

City of Pleasanton (Much More to Come)

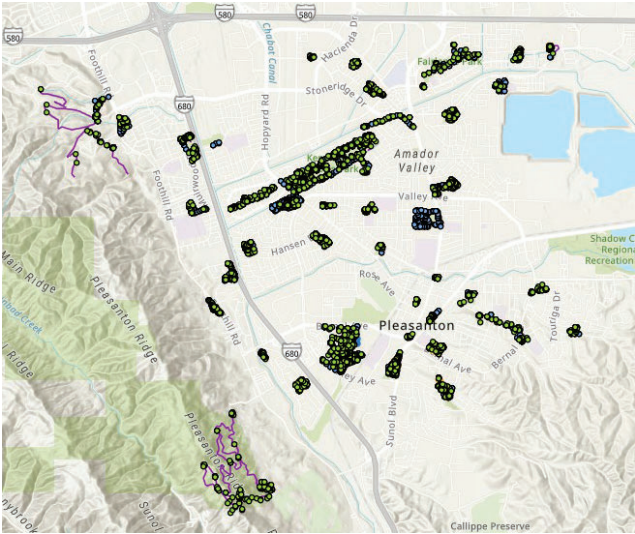
- Utilities
 - Sewer
 - Collection System
 - Facilities
 - Stormwater
 - Collection System
 - Facilities
- Roadway
 - Pavement
 - Sidewalks
 - Street signs
 - Traffic Signals
 - Streetlights
 - Guardrails
 - Curb Ramps
- Bridges
 - Vehicular
 - Pedestrian
 - Callippe
- Sound Walls / Fences
- Cemetery
- Urban Forestry
- Public Art
- Band Stand
- And Many More...

8



EXAMPLE: PARKS (4,596 ASSETS)

Park Assets Classes		
Lighting	Barbecue Grill	Grab Bars
Signage	Plumbing	Hand Dryer
Trash Receptacle	Monument	Pet Waste Station
Fencing	Irrigation Controller	Scoreboard
Picnic Table	Backflow Preventer	Sports Field
Play Structure	Drinking Fountain	Storage
Handrails	Door	Irrigation System
Gate	Ceiling	Netting
Concrete Pad	Electrical	Backstop
Bollard	Floor	Dedication Plaque
Walkway	Bike Rack	Bulletin Board
Shade Structure	Ramp	Stairway
Sports Fixtures	Surfacing	Bleachers
Wall	Sports Court	Roof
Sports Lighting	Fitness Equipment	Security Camera
Turf system	Basketball Hoop	Trail Marker
Playground Surfacing	Pavement	Hot Coal Bin



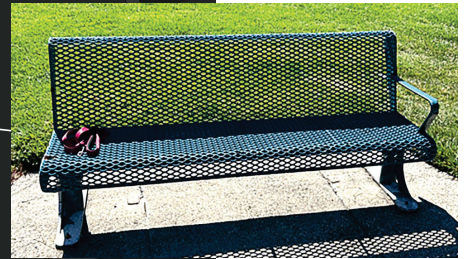
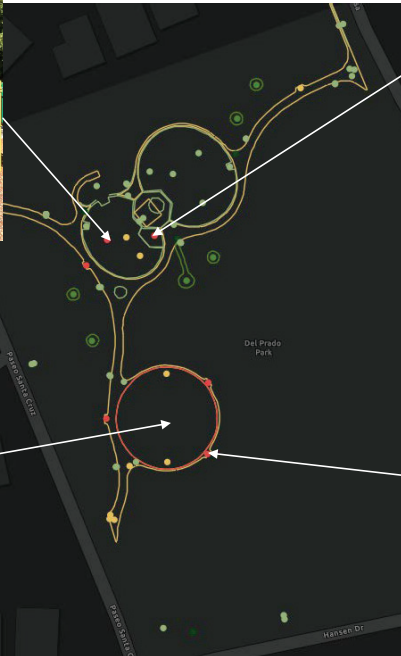
DEL PRADO PARK

■ 106 Assets



FOCUSING IN ON POOR CONDITION ASSETS

- New/Excellent
- Very Good
- Good
- Fair
- Poor/Failed

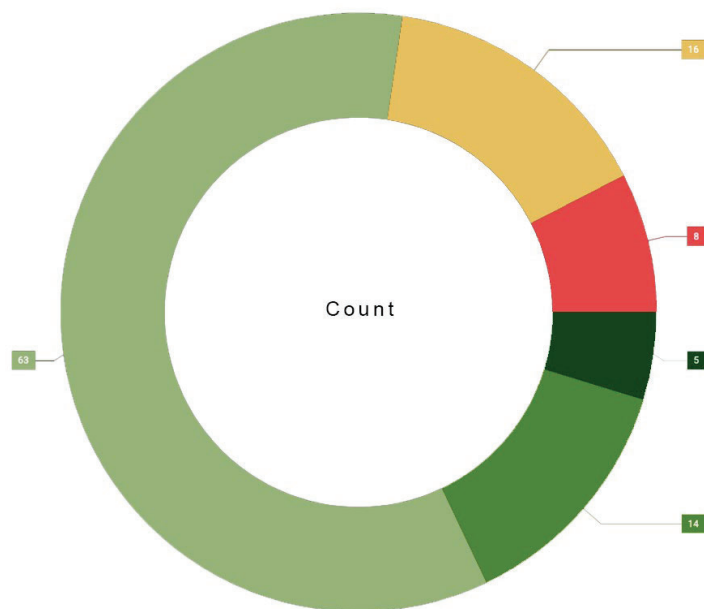


11



DEL PRADO PARK

- Not all assets are in good condition
 - Excellent → 5 (4%)
 - Very Good → 14 (13%)
 - Good → 63 (60%)
 - Fair → 16 (15%)
 - Poor/Failed → 8 (8%)

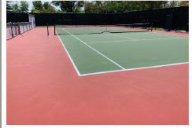
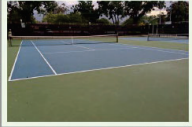


12

CONDITION ASSESSMENT SCALE

- New/Excellent
- Very Good (No Action Required)
- Good (Monitor, No Action Required)
- Fair (Action Required Soon)
- Poor/Failed (Action Required Now)

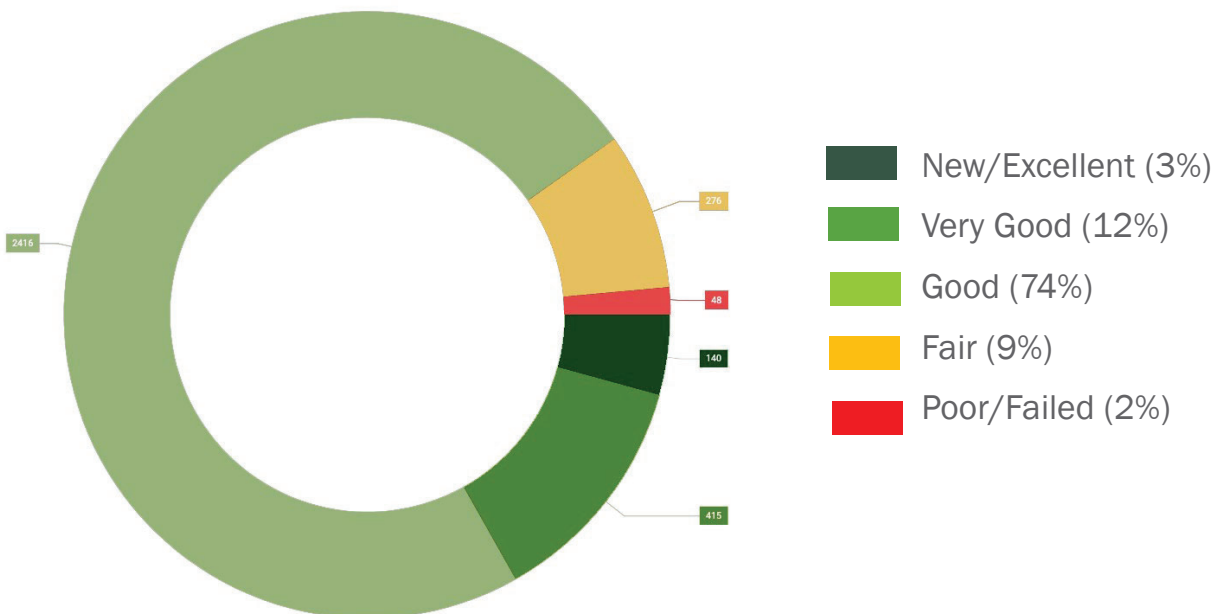
Action: Replacement, Refurbishment, or Maintenance

Condition	Example #1 - Signs	Example #2 - Benches	Examples #3 - Sports Courts
Excellent			
Very Good			
Good/Fair			
Poor			
Failed/Critical			

13



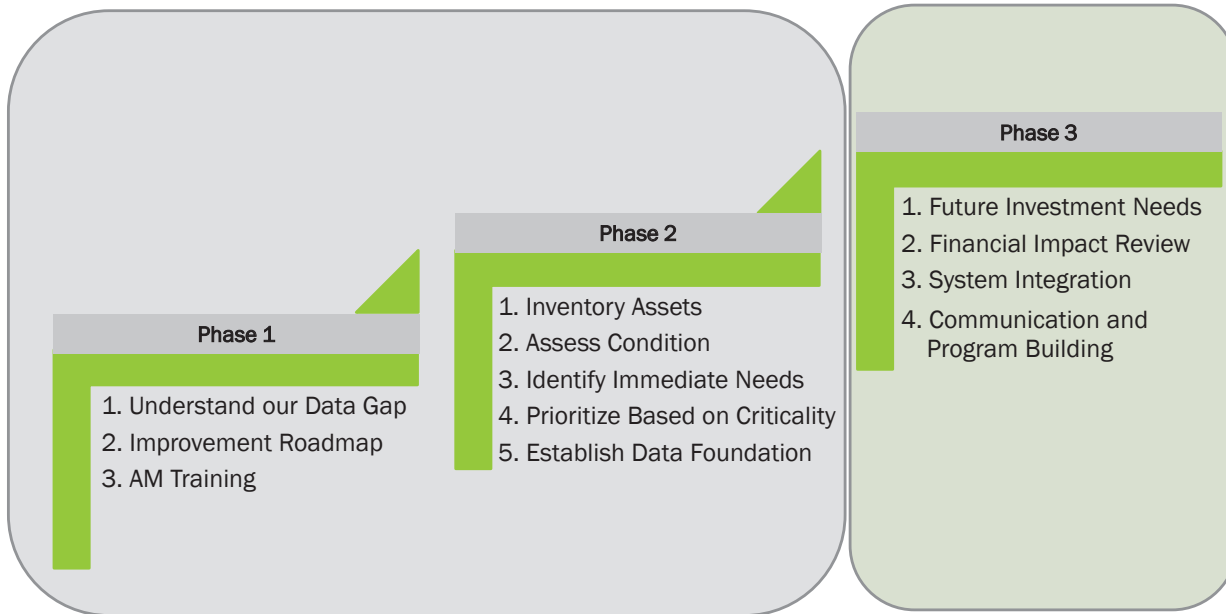
STATE OF THE ASSETS (ALL PARKS)



14



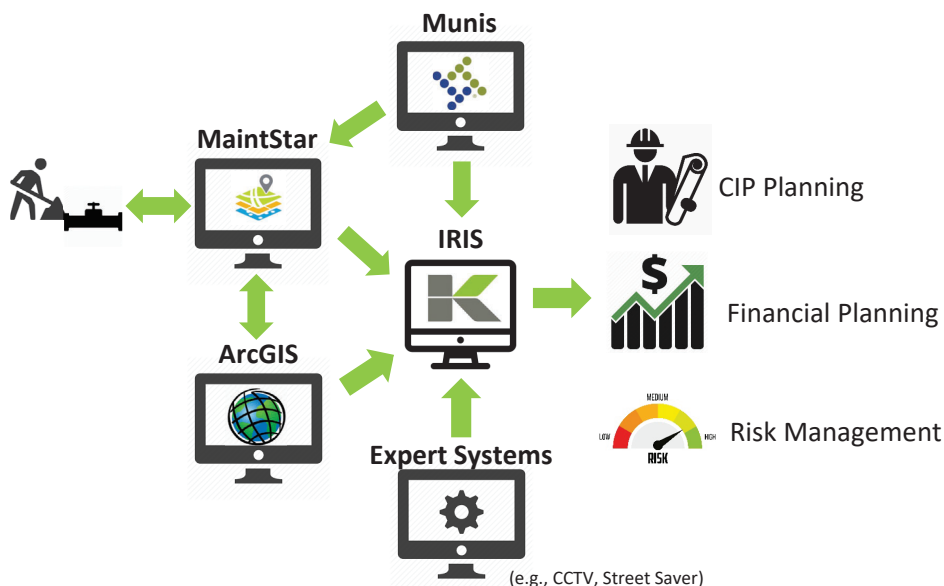
PHASE 3 – PREDICTING THE FUTURE NEEDS



15



ASSET MANAGEMENT INFORMATION SYSTEM



16



IRIS - ASSET MANAGEMENT PLANNING SYSTEM



17



KEEPING A HISTORICAL LOG OF ACTIVITIES

- Condition
- Rehabilitation
- Replacement
- Mean time between failures

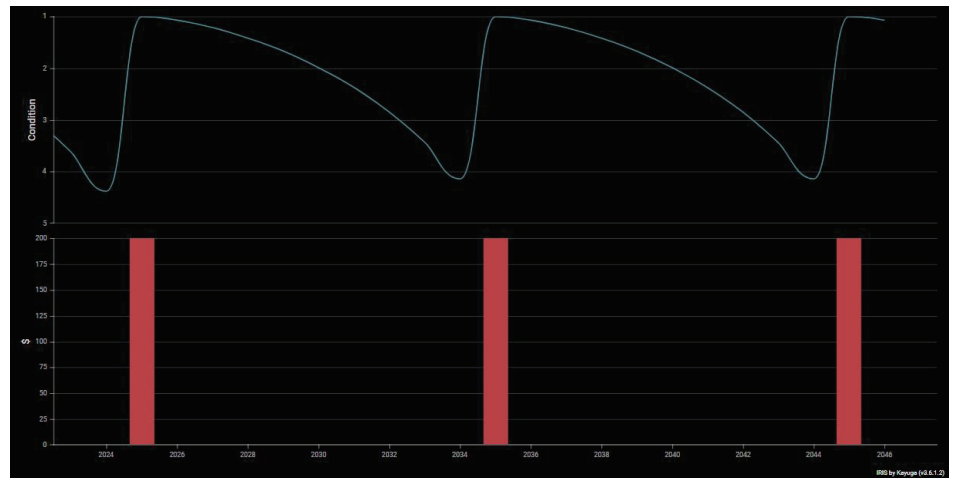


18



PREDICTING THE NEXT TIME OF REPLACEMENT

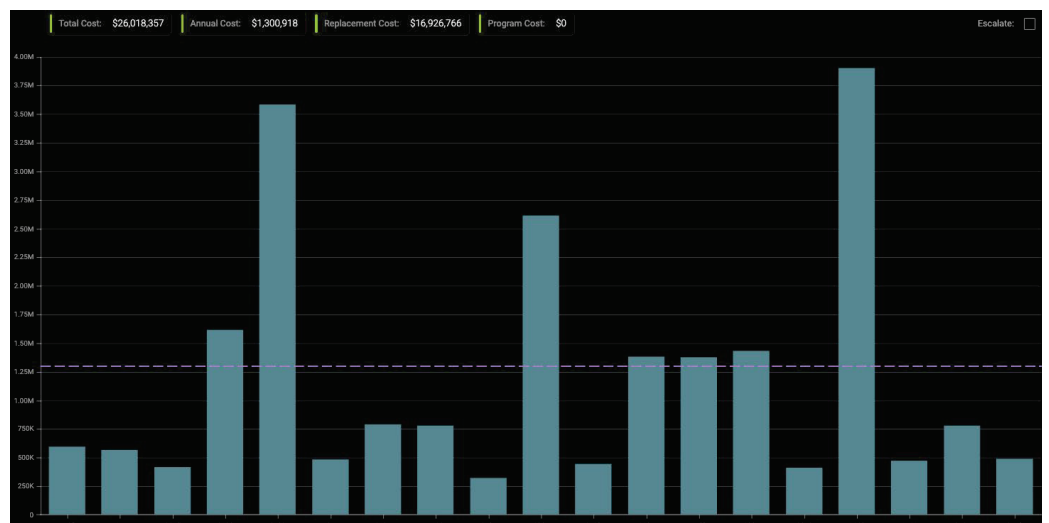
- Remaining Useful Life
- Estimated Replacement Cost



19

UNDERSTANDING THE FUTURE NEEDS

- Plan for the future
- Capital Projects
- Sustainable Budget



20

PRIORITIZING THE LIMITED RESOURCES

CoF	Sample Asset Classes
CoF - 5 Critical	- Play Structure - Playground Surfacing - Sports Court/Field
CoF - 4	- Irrigation Controller - Gates - Scoreboard
CoF - 3	- Bench - Fencing - Fitness Equipment
CoF - 2	- Trash Bin - Signage - BBQ Grill
CoF - 1 Non-Essential	- Bike Rack - Pet Waste Station - Bollard

 Low Risk

 Medium Risk

 High Risk

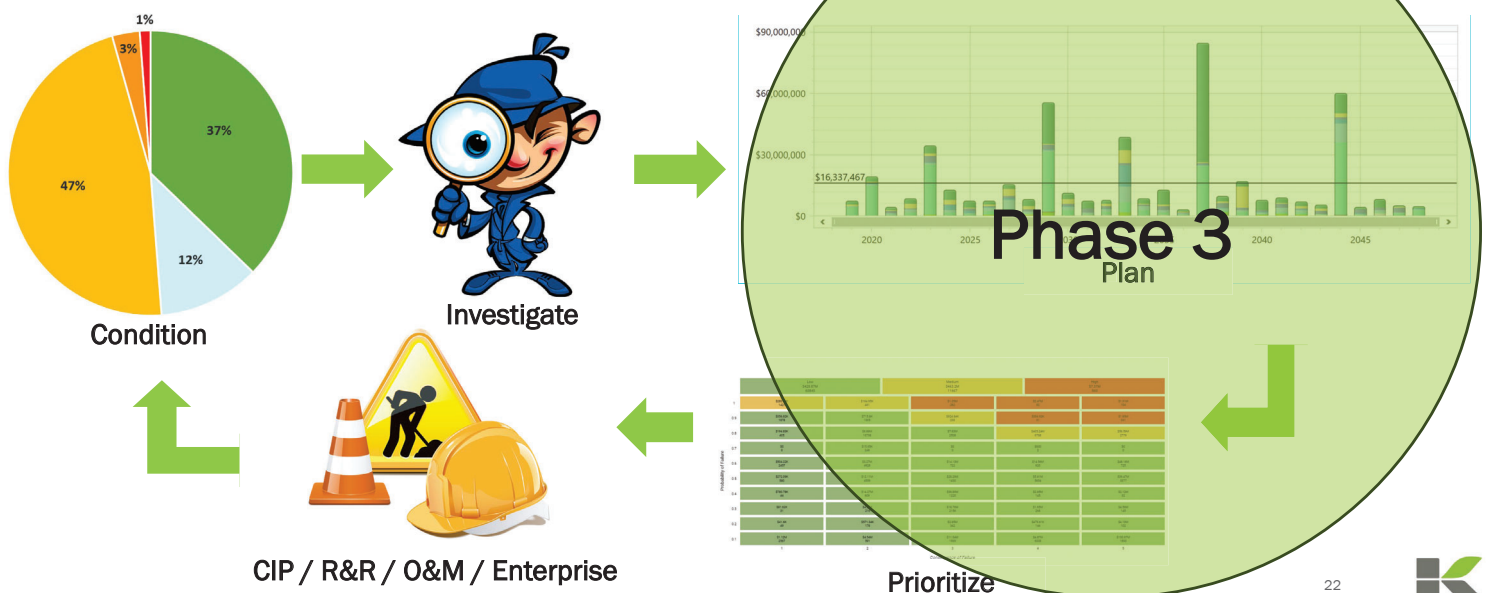


21



ASSET MANAGEMENT WORKFLOW

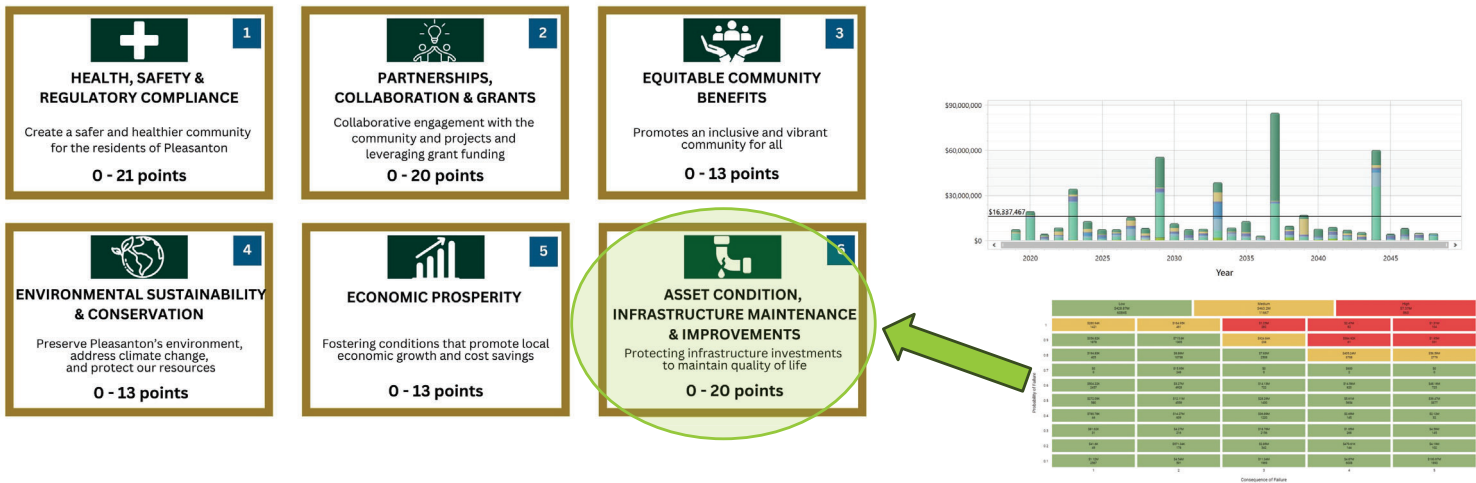
- Move from Reactive to Predictive Management Practices



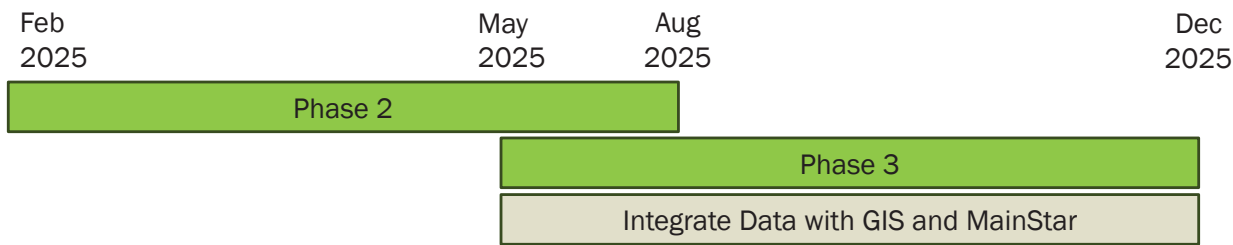
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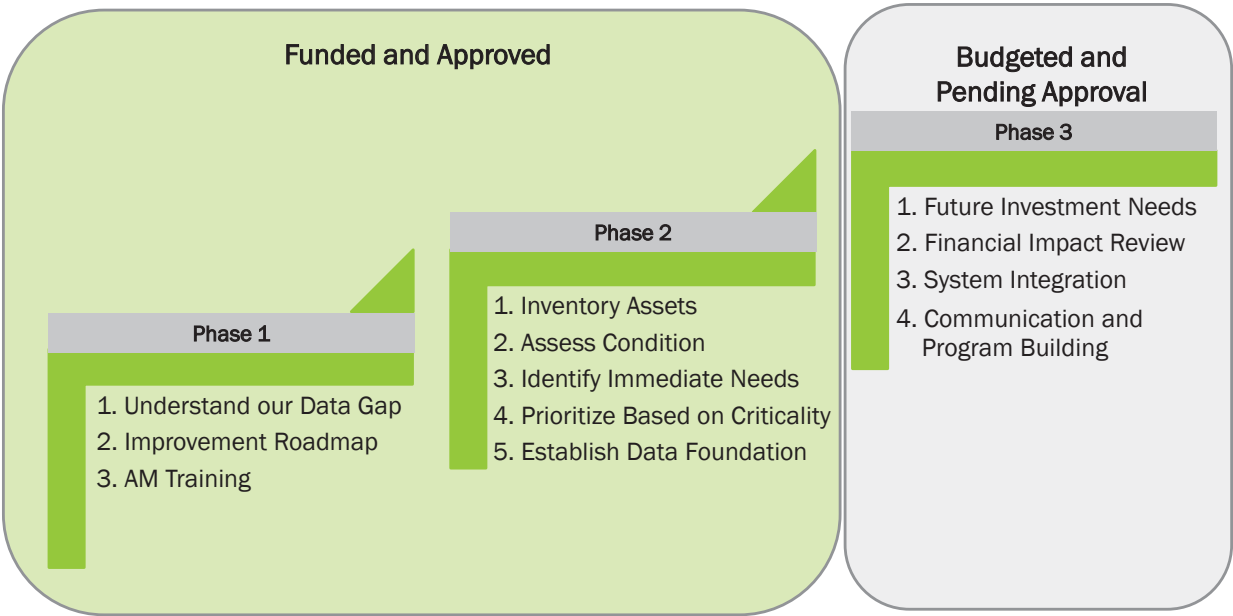
CIP PROJECT PRIORITIZATION



FUTURE ACTIVITIES



PROJECT PHASES



RECOMMENDATION

Approve the first amendment to the professional services agreement with Kayuga Solution, Inc. in the not-to-exceed amount of \$175,000.



CITY COUNCIL AGENDA REPORT

February 4, 2025
Community Development

TITLE: RECEIVE UPDATE ON RESIDENTIAL DEVELOPMENT PROPOSALS ON TWO PROPERTIES IN EAST PLEASANTON, OUTSIDE THE CITY LIMITS AND 1) PROVIDE DIRECTION TO PROCEED WITH APPLICATIONS FOR ANNEXATION AND DEVELOPMENT IN PLEASANTON; 2) PROVIDE FEEDBACK ON KEY ISSUES RELATIVE TO THE TWO PROJECTS; 3) APPROVE KEY TERMS REGARDING PROCESSING OF APPLICATIONS FOR THE ARROYO LAGO PROJECT; AND 4) APPROVE KEY TERMS REGARDING PROCESSING OF APPLICATIONS FOR THE EAST LAKES PROJECT

SUMMARY

In August, 2024, the City Council directed staff to continue discussions with USL/Steelwave and further research the potential annexation of the proposed Arroyo Lago and adjacent East Lakes residential projects in East Pleasanton. Both projects are currently the subject of active development applications in Alameda County. Since the August 2024 meeting, staff has prepared technical studies for the projects, including a fiscal impact analysis, infrastructure capacity analyses, and traffic analysis, and has had initial discussions with Alameda County staff. In the same period, 330 Land Company (the Arroyo Lago applicant) submitted a preliminary application to the City for Arroyo Lago with project revisions, primarily to address concerns raised by residents of the adjacent Village at Ironwood. USL/Steelwave (the landowner) submitted a preliminary application to the City for East Lakes projects (formerly Senior Residential) with two alternative project concepts for the site.

This agenda report and meeting presents the results of the above discussions and analysis and requests the City Council's direction on whether the applicants should proceed with formal applications to the City for annexation and development within Pleasanton. Staff also requests the City Council's direction on any needed changes to the proposed Arroyo Lago design and feedback on proposed age-restricted housing and inclusionary units in the East Lakes project. Additionally, staff requests the City Council review and consider approval of key terms related to the two projects, including terms related to the application process for both projects (Attachments 1 and 2).

RECOMMENDATION

Receive update on residential development proposals on two properties in East Pleasanton, outside the City Limits and 1) Provide direction to proceed with applications for annexation and development in Pleasanton; 2) Provide feedback on key issues relative to the two projects; 3) Approve key terms regarding processing of applications for the Arroyo Lago Project; and 4) Approve Key Terms regarding processing of applications for the East Lakes Project.

BACKGROUND

Proposed Projects

Under discussion are the following two sites and residential applications made to Alameda

County.

- *Arroyo Lago Project.* The 26.56-acre Arroyo Lago site is located immediately east of the City limits. This property is the subject of an active development application with Alameda County by 330 Land Company, for 194 single-family homes and 49 accessory dwelling units. The project is currently undergoing CEQA review, including publication of a Draft EIR on September 9, 2024 (see further discussion, below).
- *East Lakes Project.* The property/project now titled “East Lakes,” is a 61.6-acre property to the east of the Arroyo Lago site. On June 4, 2024, USL Pleasanton Lakes submitted an application to Alameda County under SB 330 and pursuant to the provisions of Government Code 65589.5, more commonly referred to as the “Builders Remedy.” The application included a proposal for up to 569 age-restricted (senior) housing units on approximately 61.6 acres of vacant land, plus related site improvements and amenities. Since then, on October 1, 2024, the applicant submitted a revised SB 330 Preliminary Application to Alameda County, reducing the unit count to 357 single-family, age-restricted homes and 88 age-restricted assisted living units, for a total of 445 units.

Since August 2024, the applicants have submitted to the City of Pleasanton modified project concepts for both sites, in response to City staff and neighbor’s comments on the projects. Additional information and discussion of these alternative “City” plans, including requests for City Council direction, is provided later in this report.

August 24, 2024 City Council Meeting

On August 24, 2024, the City Council received an update on the Arroyo Lago and East Lakes development proposals (see [August 24 City Council Agenda Report](#)), including hearing the respective applicants’ interest in potentially considering the two applications for annexation and development in the city of Pleasanton. At this meeting, the City Council directed staff to continue discussions with the applicant, further analyze issues associated with potential annexation of the properties, and explore potential project revisions to the Arroyo Lago application to address concerns raised by residents of the adjacent Village at Ironwood and other nearby neighborhoods.

October 23, 2024 Applicant Meeting with Ironwood Community

On October 23, 2024, the applicant hosted a meeting with the Ironwood community to discuss the Arroyo Lago project. At this meeting the applicant presented revised project plans and received resident feedback.

Arroyo Lago County DEIR and County Public Hearings for Approval

As noted, Alameda County published a Draft Environmental Impact Report (DEIR) for the Arroyo Lago project on September 9, 2024. This Draft EIR can be viewed at www.acgov.org/cda/planning/landuseprojects/documents/Arroyo-Lago/58240001-County-of-Alameda-Arroyo-Lago-Residential-Project-EIR.pdf

The City provided an extensive comment letter on the Draft EIR during the EIR public comment period. Alameda County is currently in the process of reviewing and responding to comments on the Draft EIR. Per County staff, the Final EIR, including a formal response to comments received on the DEIR, is expected to be published in March 2025. Once the FEIR is

available, the County will be able to schedule public hearings to consider approval of the project with the County Planning Commission and Board of Supervisors.

Alameda County Housing Element

In October 2024, Alameda County published a revised draft Housing Element that included both the Arroyo Lago and East Lakes sites in its sites inventory as “pipeline projects.” On November 6, 2024, City staff submitted a letter about the sites inventory to the County, and then met with County staff on November 21, 2024, and further submitted a second letter, addressed to County staff and Board of Supervisors on November 26, 2024 (both letters are included in Attachment 7). In this communication, City staff raised various concerns about including the East Lakes site in the County’s Housing Element inventory, particularly in light of the significant environmental concerns around the proposed offsite wastewater treatment plant and provision of other public services. County staff considered City comments but elected to not modify the County inventory. On December 12, 2024, the Board of Supervisors adopted the County’s Housing Element, and on December 31, 2024, HCD issued a certification letter.

Technical Studies

The following technical studies have been or are being prepared to assist the City to review the proposed Arroyo Lago and East Lakes projects:

- Fiscal Impact Analysis prepared by EPS (Attachment 3)
- Roadway Capacity Analysis prepared by Fehr & Peers
- Water Capacity Analysis prepared by Akel Engineering Group
- Sanitary Sewer Capacity Analysis prepared by Woodard and Curran

Note that each of the studies was prepared under the direction of City staff, with the majority of costs for consultant services paid by the East Pleasanton applicants. Additional information on the key findings of the technical studies is provided in the Discussion section of this report.

“City” Alternative Project Designs

The applicants have made clear their intent to continue processing both the Arroyo Lago and East Lakes projects in Alameda County, pending any formal decision to proceed with annexation to Pleasanton. However, the applicants have expressed willingness to work with the City to modify the projects in conjunction with an annexation application, and after considering feedback from neighbors of the Arroyo Lago Project, and from City staff regarding both the Arroyo Lago and East Lakes projects, have submitted revised “City” versions of the two projects, outlined below.

Arroyo Lago

On December 3, 2024, 330 Land Company (the applicant) submitted to the City a preliminary review application for the Arroyo Lago project including the following modifications for a “City” project (Attachment 4 includes excerpted pages from the plan set submitted):

- Revised utilities and grading plan. The “City” project would connect to the municipal water and sewer system, eliminating the need for the privately operated wastewater treatment facility and other off-site water and sewer improvements proposed for the County project.
- Modified lotting and home designs for westerly lots. The “City” project also includes

changes to address concernsexpressed by Ironwood area residents. On all lots abutting the Village at Ironwood, two-story homes would be replaced by single-story homes. Lot sizes would be increased, and rear setbacks for all of these abutting lots would increase from 10 feet to 14 feet.

- The above changes result in a reduction in the total number of residential lots and homes by five, from 194 to 189. In addition to increasing lot sizes slightly, the site plan has been adjusted to allow for the change by narrowing the street section to eliminate on-street parking and the landscape strip on one side of Street D.

East Lakes “City” Project Alternatives

On December 11, 2024, City staff provided written comments that identify City expectations for the design of the East Lakes project (Attachment 5). Comments from the Planning Division address street design, the proposed commercial use, open space and amenities, pedestrian and bicycle facilities, housing types and building design, landscaping, parking, and sustainability. The letter also addressed General Plan Circulation Element Program 7.4 to “discourage new gated communities” and Community Character Element Program 17.1 which calls for “neighborhoods open and accessible to one another.” Given these policies, City staff encouraged the applicant to consider a project that is not gated and with greater physical connections to surrounding developments and public uses.

In response, USL/Steelwave submitted two alternative East Lakes site plans for City consideration (Attachment 5). The alternatives/revised project concepts were developed by the applicant, following comments from City staff about how the project could better align with City policies and design standards (Attachment 6):

- **Alternative 1** includes 697 units, with both market rates units (no age restriction) and age-restricted active adult units. Unit types include single-family homes, townhomes, and apartments. Residential uses occupy the entire property, including the northeast area.*

** The northeast area lies within the Livermore Airport Protection Area (APA), which is a boundary established by the City of Livermore, and later included in the Airport Land Use Plan, to minimize noise-related conflicts between residential land uses and airport operations. As part of a future, focused discussion of the two project alternatives that include development in the APA, staff will provide more detailed evaluation and recommendations regarding the necessary exception to the APA that would be required to permit residential development in this area.*

- **Alternative 2** includes 628 units with market-rate single-family homes and duets (no age restriction) and senior multifamily units. No residential uses are proposed in the northeast area.

DISCUSSION

The following sections outline key issues, information and considerations for the two residential project proposals and their potential development in Pleasanton.

Part 1: Issues Applicable to Annexation and Development of Both Projects in Pleasanton

The following sections discuss issues generally applicable to both the Arroyo Lago and East Lakes projects.

Based on the outcomes of the various analyses and review of various topics, staff recommends processing formal applications to annex both projects into Pleasanton.

Compared to development in the County, annexation provides the City with much improved, and positive, fiscal benefits; provides an opportunity to achieve beneficial RHNA reporting benefits; and eliminates the need for the privately operated wastewater treatment facility and spray fields included in the County project. While new infrastructure will be needed to support the development in Pleasanton, there does not appear to be any fundamental impediment to allowing connections to City utilities; furthermore, annexation provides the opportunity to create a long-term financing mechanism for the new infrastructure in East Pleasanton, whether through an agreement(s) between the major property owners who will principally benefit from the extension of roads and utilities and the City, or a the creation of a funding structure such as a Community Facilities District.

Fiscal Impacts

Economic & Planning Systems, Inc. (EPS) has prepared a fiscal impact analysis of the proposed East Pleasanton development projects, including Arroyo Lago and East Lakes (Attachment 6). At the applicant's request, this analysis also includes data for a third project, the annexation and development with light industrial uses of "Parcel H", located in the north part of the East Pleasanton Planning Area, south of Stoneridge Drive and Arroyo Mocho.

The fiscal impact analysis considers the following three development programs:

- Arroyo Lago: 189 single-family homes and 49 accessory dwelling units (238 total units)
- East Lakes: 357 independent living age-restricted homes and 88 assisted living units (445 total units)
- Parcel H: 299,655 square feet of light industrial uses.

The analysis compares fiscal impacts of projects annexed and developed in the city, with those same projects developed in the county. For both city and county development scenarios, the analysis compares forecasts of City general fund revenues and expenditures to estimate net annual fiscal impacts to the City. Revenues are generated through property tax, sales tax, and other revenue sources. Expenditures are costs related to providing City services to the project, including public works (e.g., streets and infrastructure maintenance), police, fire and government services.

Key findings from the fiscal impact analysis include the following:

- If developed in the city, all three projects would have a net positive annual impact on the City's general fund.
- For all three projects, the total net fiscal impact is estimated to be \$903,000 annually if developed in the city. East Lakes has the greatest positive fiscal impact (\$500,000), followed by Arroyo Lago (\$289,000) and then Parcel H (\$114,000).
- If developed in the county, the three projects would have a net negative annual impact

on the City's general fund of -\$780,000 if developed in the County. The net fiscal impact of the East Lakes and Arroyo Lago projects, excluding Parcel H, is -\$713,000 if developed in the county.

In addition to these annual revenues reported in the fiscal impact analysis, the applicants have indicated their interest in designating Pleasanton as the "point of sale" for construction materials, appliances and other goods associated with the new development. Sales tax revenues are based on taxable sales generated in the city and the Bradley-Burns 1% local sales tax rate. The California Department of Tax and Fee Administration (CDTFA) allows construction contractors with contracts valued at \$5 million or more to obtain a sub-permit for the jobsite of the qualifying contract. This sub-permit enables the contractor to allocate sales tax directly to the local jurisdiction where the jobsite is located, rather than through the countywide pool. The ownership group has agreed to obtain such a sub-permit for the jobsite, ensuring that the City will collect a larger share of local sales/use tax than it would otherwise receive. These one-time/construction related revenues would be of additional fiscal benefit to the City.

The fiscal impact analysis findings are based on the specific development programs used for the analysis. As noted, the applicant has provided some alternative development concepts for the East Lakes property that include additional units and a shift of some units to be non-age-restricted. These alternatives would result in different fiscal impacts, based both on unit number and type. While detailed analysis of the alternatives has not been conducted, in general, EPS expects that increasing the number of units would provide a proportionately greater annual fiscal benefit to the City. City staff will share additional information on the fiscal impacts of the applicant's City alternatives at a future City Council meeting.

Infrastructure Improvements

The City's consultants have completed, or are completing, studies of water, sewer, and roadway infrastructure needed to serve East Pleasanton development. Costs for these studies, other than the traffic analysis, were paid by the project applicants. While the studies analyzed the proposed Arroyo Lago, East Lakes, and Parcel H projects, they also take into account new demands from other anticipated East Pleasanton development, including the Kiewit residential project and potential light-industrial development on the Amazon site, consistent with its existing City zoning.

At a high level, none of the studies identified deficiencies or constraints in the system such that development of these properties could not proceed or ultimately be served by City infrastructure. However, the projects will require new roads/road extensions, pedestrian facilities, water, sewer and storm drain infrastructure, and improvements/upgrades will be needed to existing streets and utilities infrastructure to ensure that the projects' incremental demand can be accommodated.

Water

Akel Engineering Group has prepared a Draft East Pleasanton Annexation Hydraulic Analysis report. Based on the analysis, a new 12"-diameter water pipeline from the south end of El Charro Road near Stoneridge Drive to the east end of Busch Road will be needed to serve the projects. The installation of the pipeline is estimated to cost \$4.4 million. As a starting point to understand a potential cost-sharing framework, the analysis divided this cost based on flows

needed to supply water for each project; a pro-rata share contribution from each project was calculated to assist owners in understanding the expected financial burden. The analysis assumes the City would not contribute funding, since the pipeline would be installed for the benefit of the new private development in East Pleasanton, rather than correcting an existing deficiency or serving other properties outside the study area. Phasing of the pipeline was also considered since it is assumed not all projects will be constructed at once. Whether phased or constructed in full, a complete pipeline is ultimately needed for operational redundancy and water quality. Cooperation between owners would be needed to construct the pipeline.

Wastewater:

Woodard & Curran prepared a Draft Sewer Impact Study that analyzes capacity in the City's sanitary sewer collection network between the East Pleasanton annexation area and the Dublin San Ramon Services District treatment plant. The study identified three significant sewer network deficiencies that would require correction before the proposed projects could connect. From upstream to downstream the deficiencies include (1) undersized pipes on Kamp Drive and Begonia Court, south of Mohr Avenue; (2) undersized pipes on Palmer Drive, Cameron Avenue, Kamp Drive, and Stoneridge Drive north of Mohr Avenue; and (3) an undersized sewer siphon under Arroyo Mocho creek at Santa Rita Road.

Approximately 5,300 lineal feet of pipe requires upsizing within existing neighborhoods; the cost is currently being studied. Similar to the water analysis, a potential cost-sharing framework will be developed that divides the total cost based on flow contributions from each project. Phasing opportunities are limited since all scenarios require the upsizing of existing pipes. The study assumed no funding contribution from the City since all network deficiencies are caused by the new development. Cooperation between owners would be needed to address these network deficiencies in a coordinated and comprehensive way. The developer of the Kiewit property at 3300 Busch Road has already agreed to fund their estimated share of network upgrades.

Storm Drain

The projects rely on stormwater discharge to Cope Lake, one of the chain-of-lakes operated by Zone 7 Water Agency. The applicants claim to have historic drainage rights for this discharge. State of California regulations require stormwater to be treated to remove pollutants before discharge. In Zone 7's comment letter to Alameda County for the Arroyo Lago DEIR, the manner of treatment was questioned. In addition to common pollutants, Zone 7 expressed concern over PFAS discharge into Cope Lake which it operates for groundwater basin recharge; it is assumed Zone 7 will continue to question this issue whether the projects are built under County jurisdiction or in the city after annexation. The City operates a pipe network on Busch Road for storm drainage, although no analysis has yet been conducted to evaluate capacity or feasibility for connection.

Traffic/Roadway Improvements

Staff expects that circulation and roadway improvements needed to serve the Arroyo Lago and East Lakes projects, as well as other projected traffic growth in Pleasanton, will include:

- *Busch Road:* Two-lane roadway with roundabouts or four-plus lanes at intersection. The Arroyo Lago and East Pleasanton projects will reserve additional right-of-way to accommodate a four-lane roadway, which is projected to be needed in the long term, per the City's traffic model.

- *Iron Horse Trail*: A new east-west trail along the south side of Busch Road, and north-south trail at El Charro Road connecting to the Iron Horse Trail and Arroyo Mocho Trail.
- *Santa Rita Road at Valley Avenue*: Third southbound left turn lane and second westbound left turn lane.
- *El Charro Road*: Four-lane roadway from Stoneridge Drive to Stanley Boulevard.

To address the timing for construction of El Charro Road, the City requested Fehr and Peers complete an evaluation of the proposed developments in East Pleasanton and their effects on the circulation network using the City's traffic model. The study's purpose was to determine when El Charro Road will be necessary; that is, what increment of new traffic generated by East Pleasanton projects would cause the Valley Avenue/Santa Rita Road intersection to fall below LOS D.

The traffic study indicates that the Santa Rita corridor will be at capacity with the construction of the Kiewit project. The intersection of Santa Rita Road and Valley Avenue, even after it is modified to include a third southbound left turn lane and a second westbound left turn lane, is LOS D falling to LOS E with the Kiewit project traffic. The addition of new trips with the Arroyo Lago and/or East Lakes projects further necessitates the construction of El Charro Road.

As described above, a significant concern with the construction of El Charro Road is whether it would induce new cut-through traffic. Figures 1 and 2 show the existing AM and PM cut-through traffic patterns between I-580 and I-680, including the existing concentration of cut-through traffic on Santa Rita Road, particularly in the morning peak time. Although the final results of the analysis are still being refined, the City's traffic engineer expects the construction of El Charro Road will have a neutral effect in terms of cut-through volume (i.e., the same number of cut-through trips will occur). However, the cut-through traffic will migrate from the congested corridor along Santa Rita Road, in favor of the new El Charro Road; this reduction of cut-through volumes on Santa Rita Road allows for greater mobility within the city.

Finally, with respect to El Charro Road, there has been discussion of whether El Charro is needed as a 4 lane roadway or if 2 lanes are sufficient. Additionally there has been discussion on where the extension would terminate, whether at Busch Road, or continuing further south to connect to Stanley Boulevard. This item will be further analyzed in the forthcoming traffic study, but based on previous analyses, and preliminary data from the current study shows minor improvements with a 2 lane El Charro but the Santa Rita corridor continues to fail. Similarly, not connecting El Charro Road to Stanley Boulevard would reduce the beneficial effects of the extension in alleviating congestion along the Santa Rita Road and Valley Avenue corridors. Construction of this southern segment will be more complex and costly, since the road needs to be designed with an undercrossing of the UPRR line. At the most direct connection point, there is limited distance between Stanley Boulevard and the railroad line, so the alignment and geometry of the intersection will need to be adjusted to ensure it is feasible.

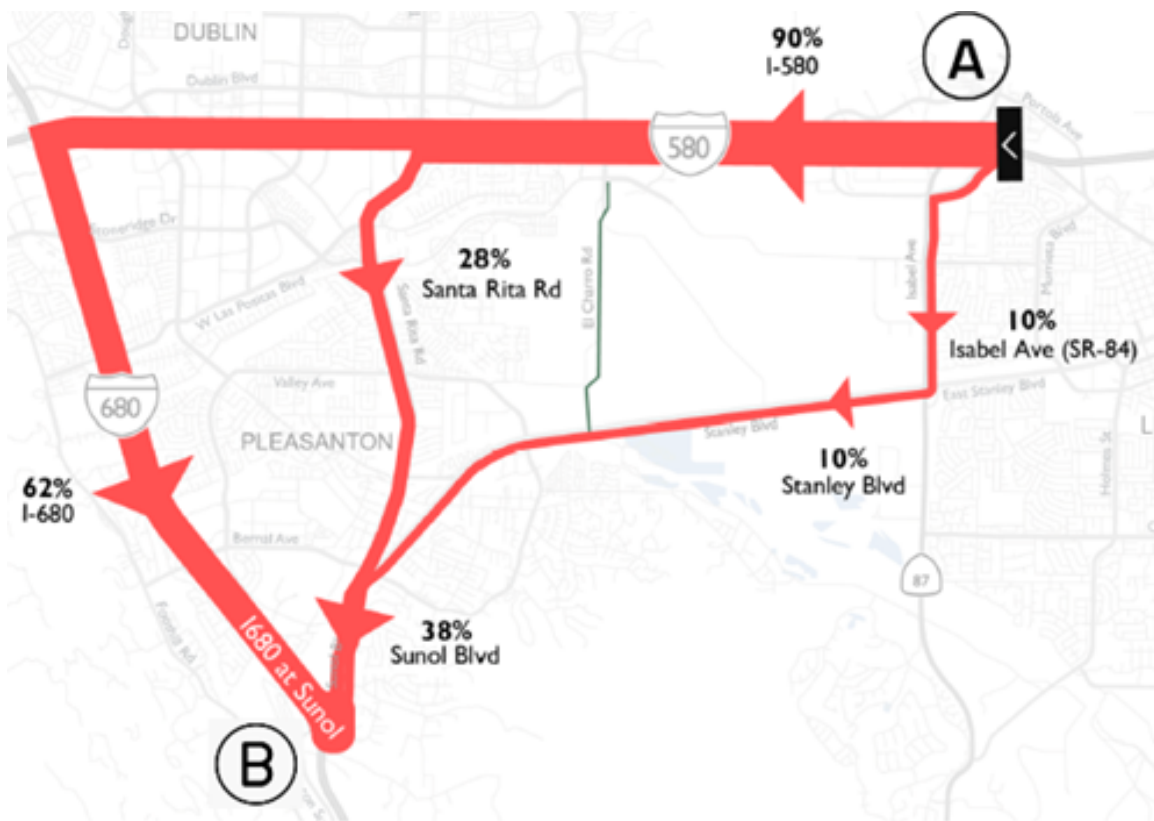


Figure 1: AM Cut-Through Traffic Patterns

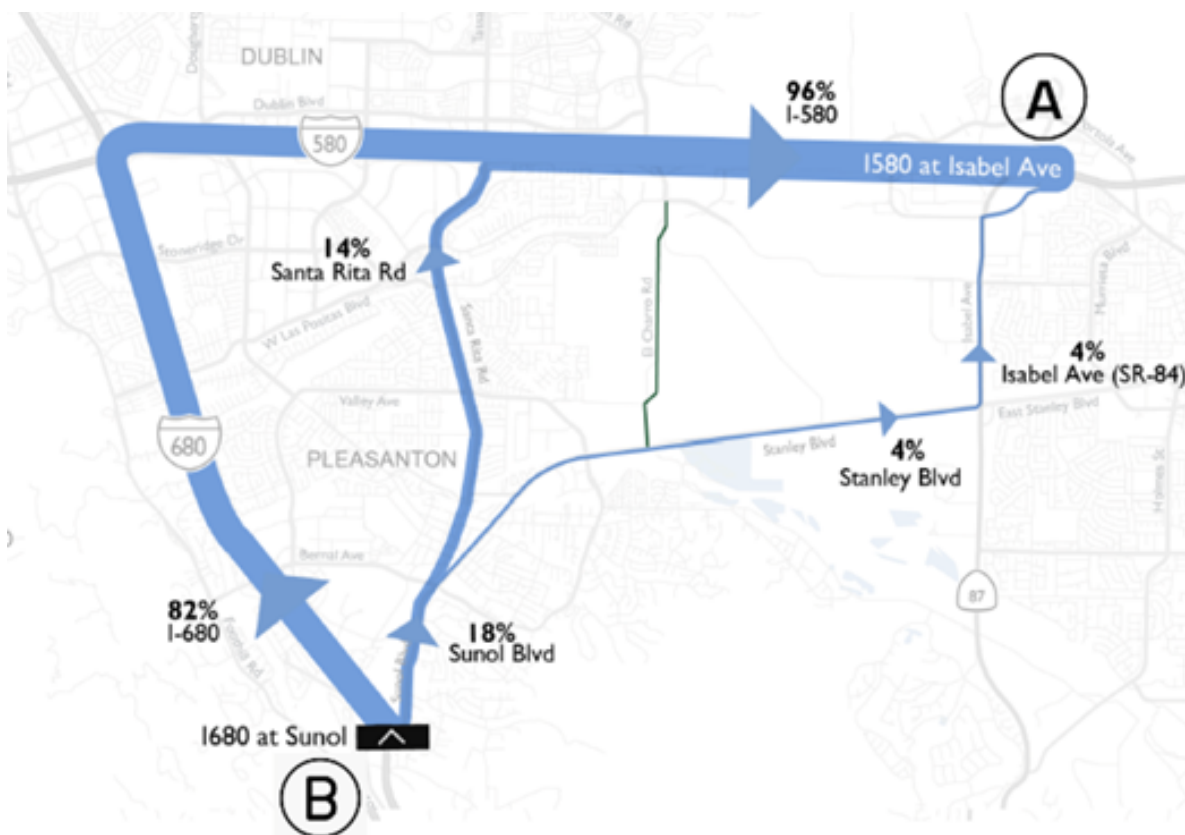


Figure 2: PM Cut-Through Traffic Patterns

Infrastructure Financing

As described above, there are significant new infrastructure needs associated with development of East Pleasanton properties. Design, construction, and maintenance of new infrastructure should be considered holistically so that it can be most efficiently constructed and managed into the future. For example, water and wastewater pipes should be sized to carry all future anticipated flows, and adequate right-of-way for roadways should be provided to accommodate all future needed lanes and intersection configurations. Developing a coordinated phasing plan and a financing strategy to construct and infrastructure improvements when they are needed and ensure they are adequately funded and maintained over the long term will be important.

The public infrastructure demanded by East Pleasanton projects falls into two major categories:

- Infrastructure within the boundaries of future subdivisions (on-site improvements), that principally serves the future residents of those subdivisions. Such improvements include internal project streets and sidewalks, water and sewer pipes connecting from external pipelines to serve individual residences, storm drainage facilities, and in some cases, parks or open space areas.
- Infrastructure located outside of the subdivision boundaries (off-site improvements), which may be necessary to serve the project or provide adequate systemwide capacity, but which also serve or benefit other projects in the vicinity, or the broader community.

The costs of installing on-site infrastructure to serve a project typically fall to the developer. The City can also require the future residents of the subdivision to accept the long-term maintenance responsibility for some or all of these improvements. While, in the past, the City has accepted on-site infrastructure installed in a project as “public improvements” and assumed the long-term maintenance responsibility, absorbing all of these costs and burdens is now less feasible given available City resources, and there is greater interest in assigning long-term maintenance responsibilities to the future homeowners or an HOA.

For off-site improvements which also generally fall to the developer(s) benefitting from the improvements to install them, there is more complexity around how the construction and maintenance is managed and funded. Where it is private property owners that mutually benefit from new or expanded public infrastructure (as is the case for East Pleasanton developments), it is desirable and beneficial for developers to coordinate and share in those costs where possible.

The City may also be a participant in funding and financing a portion of costs for improvements that provide a public benefit beyond just that for the new development. For East Pleasanton, a key example is the construction of El Charro Road: although a portion of the need for El Charro Road relates directly to the East Pleasanton projects, the new roadway will also provide a more general circulation benefit, by alleviating cut-through traffic on Santa Rita Road and existing congested intersections.

The City has certain funding available to help support these sorts of improvements (e.g., Transportation Impact Fees) and can contribute funds for developer-installed improvements that offer benefit beyond the requirements of a project, whether in the form of impact fee

credits, or supplemental capital funds. As a public agency, the City is also empowered to create special funding districts and mechanisms to facilitate larger-scale infrastructure investments.

In light of these considerations, and the benefits of a coordinated infrastructure financing approach, staff recommends creating a mechanism for property owners benefiting from new public infrastructure to help finance this infrastructure. One possibility is to create a community facilities district (CFD) that would apply to properties in East Pleasanton. A CFD is a special taxing district that can issue municipal bonds to raise funds upfront for infrastructure projects. These bonds are repaid over time with revenues generated from special taxes or assessments levied on properties within the district. Tax rates for each property would be based on a pro-rata cost sharing formula that accounts for the fair share cost attributable to each property benefitting from the infrastructure. Neighboring jurisdictions, including Dublin and Livermore, have used CFDs to help finance larger-scale infrastructure for new development (particularly in similar “greenfield” areas).

Staff has begun to explore the process and requirements to form a CFD. Doing so would require participation/agreement among the benefitting property owners and the City, further study to determine the total infrastructure costs and fair-share allocations among properties and the City, and evaluation of the assessment capacity of future development. Staff has discussed infrastructure financing mechanisms with the Arroyo Lago and East Lakes applications but has not reached agreement on general terms, but plans to continue these discussions with the goal of reaching agreement. Staff also intends to engage with a specialist consultant to advise on the CFD process and may have the opportunity to provide a more in-depth presentation or overview to City Council at a future date, if there is interest in this concept.

Calculating and apportioning the fair share costs of new infrastructure, determining eligibility for fee credits, etc., in these circumstances is a complex exercise requiring evaluation of total infrastructure needs and costs, calculation of the relative demand different properties place on that new infrastructure, and coordination of funding and phasing of construction to allow for reimbursement or cost-recovery to the entity which initially funded the improvements. Staff is beginning to develop the comprehensive picture of the infrastructure needs and costs, and will work with the applicants to refine and come to agreement on the related terms of future agreements to create equitable terms for the City and participating projects.

County Property Tax Sharing

When a city annexes unincorporated land from a county, the property tax revenues generated from that land must be redistributed to account for the shift in responsibility for providing local services. State law requires the city and county to negotiate a property tax revenue exchange agreement before the annexation is approved. The agreement specifies how the county's share of property tax revenue from the annexed area will be divided between the city and the county.

The City negotiated property tax-sharing agreements with the County for annexations of residential properties in 2010, 2013, and 2015. Each of these agreements follows the same tax-sharing formula, which establishes that the City receives a property tax revenue allocation equivalent to the average citywide share of property tax it receives each year, which is approximately 25 percent of the 1 percent property value-based tax rate received by the

County. This allocation is consistent with the County's tax-sharing policy (adopted in 1995), the County's model tax sharing agreement (adopted in 2000), and recent tax sharing agreements between the City of Livermore and the County. The City is currently negotiating a property tax-sharing agreement with Alameda County for the Merritt project, which staff expects will also match these prior agreements.

As discussed above, the fiscal impact analysis finds that the Arroyo Lago and Pleasanton Lakes projects would have a positive fiscal impact for the City. For this reason, staff anticipates it would be appropriate to use the standard property-tax sharing agreements for these projects; in other words, because the fiscal outcome to the City is positive, there is no "gap" that needs to be made up through a more aggressive tax-sharing agreement. While the City Council could direct staff to explore an alternative agreement with terms that are more favorable to the City (i.e., more than the 25 percent of 1 percent share), given County policy and past agreements, staff expects the County would be resistant to such an agreement.

A property tax-sharing agreement for the Arroyo Lago and East Pleasanton projects would be established after City approval of project entitlements; the County Board of Supervisors would also need to approve the agreement. After the Alameda County Local Area Formation Commission (LAFCO) approves the annexation, the properties would be incorporated into the City's tax rate area.

Regional Housing Needs Allocation (RHNA)

If the Arroyo Lago and East Lakes properties are annexed into Pleasanton, the City will be required to negotiate an agreement with Alameda County to transfer a portion of the County's regional housing needs allocation (RHNA) to Pleasanton.

The "City" Arroyo Lago project includes 189 market-rate homes and 49 accessory dwelling units (ADUs). If approved by the City as proposed, staff expects a RHNA transfer agreement with the County would increase the City's RHNA by 189 above moderate units because these units are included in the County's Housing Element sites inventory. The City would then "count" these units in future years' Annual Planning Reports (APRs) to HCD, as building permits are issued for them. As the 49 ADUs are not in the County sites inventory, staff expects the RHNA transfer agreement would not increase the City's RHNA for these ADUs. If there is no RHNA increase for the ADUs, the City can report these units in its APR without a corresponding increase to the City's RHNA. This outcome would benefit Pleasanton with a surplus of units to help meet the City's RHNA for the 6th Cycle (2023-2031) Housing Element.

For the East Lakes project, staff anticipates a more involved or complex RHNA transfer negotiation with the County. As described above, the County's now adopted and certified Housing Element includes 445 "pipeline" units in its inventory for the East Lakes project, of which 20 percent (89) would be lower-income units. The City provided comments to the County expressing concern about including all East Lakes units in its inventory, and requested the County limit the East Lakes units to 178 above moderate units and 45 very low/low units (223 units total), or half of the proposed total (see Attachment 5). This change would benefit Pleasanton by enabling the City to report units in excess of 223 in its annual progress report without a corresponding increase to the City's RHNA.

County staff considered City comments but elected to not modify the inventory. County staff has indicated they remain open to considering the City's request again as part of inventory-

related changes to the County Housing Element planned for 2025. City staff plans to continue this discussion with County staff with the goal of reducing the East Lakes units below the 445 units currently included in the County sites inventory or otherwise achieving a more favorable outcome for Pleasanton.

East Pleasanton Policy Framework

The City currently lacks a comprehensive vision and policy framework for development in East Pleasanton. The City's General Plan includes only a broad discussion of East Pleasanton, including existing conditions, and a general overview of planning considerations and potential land uses that could be suitable within the overall (1,000-acre plus) planning area, framed by the intent to develop a specific plan that would provide more detailed land use guidance. Land Use Element Program 6.1 calls for the City to initiate a specific plan process for the East Pleasanton area. The Draft East Pleasanton Specific Plan prepared in 2014 was not ultimately adopted by the City Council.

Given the General Plan's direction, and with these pending residential applications, prospective interest from Amazon and other private owners in moving forward with development, extensive adjacent public lands and Zone 7 facilities, and longstanding interest in ensuring that East Pleasanton develops in a coordinated and cohesive manner, staff believes it would be beneficial to develop some type of policy framework for the area.

Staff recommends initiating a process to amend the General Plan to establish a vision and policy framework for East Pleasanton development. The process to prepare this General Plan amendment is proposed to be streamlined, with public input and direction provided through meetings of the Planning Commission and City Council, potentially augmented with some focused public workshops. This framework process would be independent from City review of the Arroyo Lago and East Lakes projects, and for a project on the Amazon site, if in the near future a development application consistent with City zoning is submitted. Those applications would be allowed to proceed ahead of or concurrently with the process to develop framing General Plan policies (i.e., developing a General Plan policy framework would incorporate the projects, as proposed and/or modified as a result of near-term City Council input, rather than pausing while the framework is developed).

New General Plan policies for East Pleasanton would signal to property owners the City's long-term intentions for the area, guide City investments, and provide an opportunity to re-visit some of the key topics that were addressed in the 2015 Specific Plan effort, such as (but not necessarily limited to) open space / recreational opportunities, connectivity and interface of public and private land uses within the East Pleasanton Area, location of the solid waste transfer facility, and status of the Urban Growth Boundary. An effective set of policies will help to coordinate development and public improvements in East Pleasanton and meet the needs of current and future residents.

Part 2: Arroyo Lago Project Issues

The following discussion addresses issues unique to the proposed Arroyo Lago project:

Project Design

As noted, the applicant has submitted a "City" alternative project reflecting modifications in response to City and neighbor comments for the lots abutting the Village at Ironwood, including increasing lot sizes, increasing rear setbacks, and providing single-story homes

(Attachment 4); these changes also reduce the overall unit count from 194 to 189 units. The Arroyo Lago project has been in process with Alameda County for more than two years, and is nearing completion of the County entitlement process, with significant investment made in developing project plans, including CEQA review. Given this, the applicant has indicated that it is unwilling to consider substantial further changes for a City application that would result in major revisions to the site plan, number of units, home sizes, or unit types.

Since the property lacks City zoning, and would be processed as a Planned Unit Development (PUD), the City has latitude to determine the appropriate development standards for the project, and can offer flexibility regarding such standards. However, it is typical for the City to “benchmark” a PUD application to standards that would ordinarily apply to projects of similar type and density, to help evaluate the quality and acceptability of the project as a development within Pleasanton. To provide such benchmarking, staff reviewed the proposed Arroyo Lago project for conformance with the Objective Design Standards for Housing Development Sites, taking the standards for detached single-family projects for projects of more than 7 and up to 14 dwelling unit/acre range as the presumed applicable standard. Staff’s review found the project complies with most, but not all, ODS standards.

Given the unique status of the project, **staff recommends accepting deviations from all non-compliant ODS standards except for the minimum 15-foot rear setback standard.** Staff recommends the City Council direct the applicant to modify the project to provide a minimum 15-foot rear setback for lots abutting the Ironwood community. Currently, the project provides a 14-foot rear setback; staff recommends the applicant increase the rear setback on these lots by one foot with the expectation that such modifications do not require significant re-design of the project.

Key Terms for Processing of the Arroyo Lago Application; Future Pre-Annexation and Development Agreement Terms

Moving forward with applications for annexation and development in the city will require considerable investment on the part of the applicants and the City, including preparing new plans and studies, undertaking additional CEQA review, and negotiating the various entitlements and agreements necessary as part of those applications. As such, the applicant seeks as much certainty as possible around the material aspects of the City’s review and consideration of those applications, while recognizing the current City Council cannot pre-determine the outcomes or decisions of a future City Council, nor make a binding decision in the absence of comprehensive information and public input.

If the Council wishes to proceed with the Arroyo Lago application, staff will work with the applicant to prepare a Pre-Annexation and Development Agreement (PADA) for the City Council to consider with the project entitlements. A PADA is a legally binding contract between a City and a developer that sets forth the terms, conditions, and obligations for a development project.

Over the past several months, City staff and the applicant have discussed terms related to the processing of a City application and terms to include in the PADA. Staff and the applicant reached agreement on the application processing terms, provided as Attachment 1. Staff and the applicant have not yet reached agreement on several key PADA terms, particularly terms that have financial implications for the City and the applicant, related to infrastructure improvements, development impact fees, and affordable housing.

Staff recommends the City Council approve the Arroyo Lago application processing terms provided in Attachment 1, and direct staff to continue discussions with the applicant on PADA terms, and bring these terms to the City Council for review and approval at a future date.

Part 3: East Lakes Project Issues

The following discussion addresses issues unique to the proposed Arroyo Lago project.

Age-Restricted Housing

As described in the Background section, the applicant has provided two “City” Alternatives for the East Lakes project (see Attachment 5). Staff has not yet analyzed these alternatives in detail and does not request City Council direction on a preferred alternative at this time. However, staff does request City Council input on the extent to which the project should include age-restricted housing available only to older adults.

In both City alternatives, the applicant proposes a mix of market-rate units (no age restriction) and age-restricted units for older adults. Age-restricted units may be assisted living/memory care units (City Alternative 1) and/or active adult units (City Alternative 2). In contrast, the East Lakes County application proposes all units to be age-restricted with a combination of active adult and assisted living/memory care units. Another possibility, though not proposed by the applicant, is to provide all market-rate units with no age restriction.

Given that the applicant’s City alternatives include housing without age restrictions, staff discussed the proposed project with the Pleasanton Unified School District. School district staff indicated that, due to declining enrollment in the two elementary schools closest to East Pleasanton (Mohr and Alisal Elementary Schools), the District expects to have sufficient capacity for additional students generated from non-age-restricted housing within the East Lakes, if it were proposed.

As noted in the Background section, General Plan programs call for the City to “discourage new gated communities” with “neighborhoods open and accessible to one another.” The applicant has indicated that a perimeter gate is necessary for a project where all units are age-restricted. This change would allow the project to be better integrated, physically and visually with adjacent neighborhoods, allow for better connectivity through the site for all users, and allow for access to any publicly-accessible open space areas created within the 60+ acre site. Furthermore, the project could offer a greater diversity of housing opportunities for different household types, and improve the potential for affordable units to be integrated into the project. **For these reasons, staff recommends either a mix of market rate and age-restricted units (as proposed in the City Alternatives) or a project with all market-rate units.**

Affordable Housing

The County East Lakes project would include on-site deed-restricted affordable units consistent with Builder’s Remedy requirements. For the “City” East Lakes project, the applicant has not yet finalized an affordable housing plan and has indicated it is exploring options to provide a dedicated affordable housing site, spread affordable units throughout the project, pay in lieu fees, or implement a combination of those options.

City staff and the applicant request City Council feedback on whether the East Lakes project should provide on-site inclusionary units or if the City would accept payment of the affordable housing fee in lieu of on-site inclusionary units.

Staff recommends that the East Lakes project construct on-site inclusionary units. Constructing units on-site would be consistent with the stated purpose of the City's inclusionary zoning ordinance (IZO). During the recent amendment of the IZO, the City Council affirmed its strong preference for market rate projects to construct affordable units, rather than pay fees.

East Lakes Application Process

If the City Council wishes to proceed with the East Lakes application, USL/Steelwave seeks certainty regarding the City entitlement process and schedule. **Staff recommends the City Council approve terms in Attachment 2, which documents the City's intended process for the East Lakes application, including required discretionary entitlements, CEQA review, and target schedule.** Staff and USL/Steelwave are in agreement with all aspects of the anticipated East Lakes application process contained in Attachment 2. These terms only concern the application process; the details of the proposed project (e.g., site plan, number of units, type of units) will be addressed by the City Council at a future meeting. As with the Arroyo Lago terms, the East Lakes terms would be non-binding on future actions of the City Council.

SUMMARY OF RECOMMENDATIONS

The following summarizes staff's recommendations, as presented above:

Annexation and Development of the Two Projects in Pleasanton:

1. The City should accept and process development applications for the Arroyo Lago and East Lakes projects, due to the relative environmental and fiscal benefits of these projects developing in Pleasanton, and opportunity to achieve a coordinated approach to planning and provision of infrastructure.
2. Direct staff and the applicants to work collaboratively toward creating a mechanism for property owners benefiting from new public infrastructure to help finance the East Pleasanton infrastructure.
3. Direct staff to initiate a process to amend the General Plan, to incorporate a vision and expanded and updated policies for the East Pleasanton area.

Arroyo Lago Project:

4. Accept deviations from all non-compliant ODS standards except for the minimum 15-foot rear setback standard. Direct the applicant to modify the project to provide a minimum 15-foot rear setback for lots abutting the Ironwood community, with the expectation that such modifications do not require significant re-design of the project.
5. Approve the Key Terms as outlined in Attachment 1, with respect to the anticipated Arroyo Lago application process, including required discretionary entitlements, CEQA review, and schedule.

East Lakes Project:

6. Provide feedback to the applicant on whether age-restricted housing is desired in the proposed project.
7. Provide feedback that inclusionary units, consistent with City's Inclusionary Zoning Ordinance, should be constructed on-site.
8. Approve the Key Terms as outlined in Attachment 2, with respect to the City's intended process for the East Lakes application, including required discretionary entitlements, CEQA review, and schedule.

EQUITY AND SUSTAINABILITY

Annexing and developing these two properties within Pleasanton, if that is the ultimate outcome of the process, is supportive of the City's sustainability goals. Compared to the projects being developed in the unincorporated county, development within Pleasanton would allow the projects to connect to existing utilities, better mitigate their service impacts, and allow for key public services to be provided in closer proximity to the projects' residents. Annexing the properties would permit the City to apply standards for green building, inclusionary housing, to better achieve equity and sustainability goals.

OUTREACH

A courtesy notice of this meeting was sent to property owners within a 1,000-foot radius of the two properties, to all properties within the Village at Ironwood, and to Alameda County. As of the date of this agenda report's publication one public comment had been received (Attachment 8), focused on environmental issues associated with the Arroyo Lago project.

STRATEGIC PLAN ALIGNMENT

Approval of this action advances the ONE Pleasanton strategic goal of *Building a Community Where Everyone Belongs* Strategy 9 to Advance the East Pleasanton Specific Plan, where possible, by helping to assert the City's interests and desires with respect to the two properties, including in the context of the broader East Pleasanton area.

FISCAL IMPACT

There is no direct fiscal impact of the City Council's action at this meeting. The fiscal impact analysis prepared by EPS finds the Arroyo Lago and East Lakes projects, if annexed into Pleasanton, would have net positive fiscal impact to the City. Terms of the processing agreements obligate the applicant to fund the costs of necessary technical studies, CEQA and professional services to support review of the applications.

Prepared by:



Ellen Clark, Director of
Community Development

Submitted by:



Ellen Clark, Director of Community
Development

Approved by:



Gerry Beaudin, City
Manager

Attachments:

1. Arroyo Lago Application Processing Terms
2. East Lakes Processing Agreement Terms
3. Fiscal Impact Assessment
4. Arroyo Lago City Alternative Plans (Excerpted Pages)
5. East Lakes Alternatives
6. City East Lakes Comments
7. Housing Element Comment Letters
8. Public Comments
9. Presentation 2-4-25 East Pleasanton Annexation

Arroyo Lago Application Processing Terms

The following terms will guide City processing of the Arroyo Lago application. These terms will not be incorporated in the pre-annexation and development agreement.

- 1. City Approvals.** The Arroyo Lago project requires the following City approvals: (1) General Plan Amendment to designate the Property as Medium Density Residential; (2) Rezoning the property to Planned Unit Development-MDR pursuant to Municipal Code Chapter 18.68; (3) Planned Unit Development (PUD) development plan pursuant to Municipal Code Section 18.68.110. (4) Vesting Tentative Map pursuant to Municipal Code Chapter 19.22 and the Subdivision Map Act; and (5) Other permits and approvals as determined necessary by the City.
- 2. Project Design.** The proposed project design will be substantially consistent with the Arroyo Lago preliminary application received by the City on December 3, 2024, with the exception that the rear setback for all lots abutting the Village at Ironwood community will be increased to 15 feet if it is feasible without requiring a redesign of the entire project or architecture. City staff will work with the developer to modify the current street sections or areas of the site plan in attempt to increase the westerly property line rear setback to from 14 feet to 15 feet.
- 3. Application Costs.** The developer will pay for all costs related to processing the project applications, including costs of technical studies, preparation of CEQA document(s), professional services, and additional third-party staff support if determined necessary by the City to provide staff capacity to meet requested processing deadlines.
- 4. Pre-Annexation and Development Agreement.** The City and applicant intend to enter into Pre-annexation and Development Agreement (PADA) for the Arroyo Lago project. The PADA will be a legally binding contract between the City and applicant that sets forth the terms, conditions, and obligations for the development project. The City and applicant will enter into the PADA upon City Council approval of project entitlements, subject to mutually-agreed upon terms.
- 5. CEQA.** The City will complete environmental review of the Arroyo Lago project consistent with the California Environmental Quality Act (CEQA). To the extent allowed by CEQA, the City will utilize the Arroyo Lago Environmental Impact Report prepared by Alameda County as the basis for the City's CEQA review. The applicant will provide the City with timely information and materials as needed to support the City's CEQA review of the project.
- 6. Application Schedule.** The City and applicant will work together to process the Arroyo Lago application with the goal of completing major milestones as specified in the following schedule:

Milestone	Target Date
Applicant submits City application [1]	February 5, 2025
City requests additional information needed to deem application complete	March 7, 2025
Applicant provides any additional requested information [2]	April 7, 2025

City completes initial CEQA review and determines if additional CEQA analysis is needed	June 2025 [3]
Planning Commission hearing [4]	August 2025 [5]
City Council hearing	September 2025 [5]
Pre-annexation and Development Agreement effective date [6]	November 2025 [5]
Submit annexation application to LAFCO [6]	December 2025 [5]
LAFCO Hearing [6] [7]	April 2026 [5]

Notes:

[1] Assumes the applicant fully responds to City Council direction provided February 4, 2024 and on March 1, 2025 submits a draft project description to be used for the City's CEQA analysis.

[2] Assumes applicant provides all information and materials requested in City's 30-day review letter.

[3] Assumes Alameda County certifies Arroyo Lago EIR in May 2025.

[4] Assumes City CEQA document can be completed within three months after applicant submits City application.

[5] Subject to change if additional CEQA review required to comply with the California Environmental Quality Act (CEQA).

[6] Only if City approves project.

[7] LAFCO staff advises assuming hearing four months after annexation application submittal. City does not control LAFCO hearing schedule.

EAST LAKES APPLICATION PROCESS

The City of Pleasanton intends to process the East Lakes development applicant as described in this document.

City Discretionary Entitlements

The City anticipates that required discretionary entitlements for the East Lakes project will include the following:

- General Plan Amendment to designate the site Residential (specific designation(s) to align with proposed density).
- Rezoning the site as Planned Unit Development District pursuant to Municipal Code Chapter 18.68
- Planned Unit Development (PUD) development plan pursuant to Municipal Code Section 18.68.110.
- Tentative subdivision map
- Resolution to initiate annexation proceedings

The City also expects to enter into a pre-annexation and development agreement with the applicant for the project.

CEQA Review

The City will serve as the lead agency and will complete environmental review of the project consistent with the California Environmental Quality Act as follows:

- The City will prepare an environmental impact report (EIR) for the project.
- The applicant will provide complete and accurate project description information by the dates specified in the project schedule.
- The City will select a CEQA consultant from among its prequalified list to prepare the EIR, with applicant input based on proposed schedule and cost. The City will allow the applicant to review and comment on consultant proposals before selection.
- The City will contract with and manage the work of the selected consultant. The City and applicant will consult and coordinate, as appropriate and consistent with relevant CEQA provisions, to ensure the timely and accurate preparation of draft and final project materials.
- If needed, the applicant will provide complete and accurate supplemental information needed for the CEQA analysis by dates mutually agreed upon by the City and the applicant.
- The City aims to publish a draft EIR for the project within six months of finalizing the project description.

Schedule

The City aims to process entitlements for the project based on the schedule shown in Table 1. This schedule assumes that:

- The applicant prepares and submits a project description for the EIR with this initial application in March 2025

- The EIR's analysis is focused on a single land use scenario, with other scenarios evaluated as part of the alternatives analysis only.
- By May 2025, the applicant fully responds to all City requests for information and materials needed to finalize EIR project description
- Traffic counts for EIR are completed in May 2025
- Project description for EIR does not substantially change after May 2025, such that new or significantly amended technical analysis is required,
- The volume and nature of EIR comments allow for the CEQA consultant to prepare an administrative draft response to comments document within 60 days of the close of public comment period

Table 1: Schedule

Milestone	Date
Applicant submits City application with complete draft project description for EIR	March 2025
City selects CEQA consultant	April 2025
City completes initial review and requests from applicant additional information and materials needed for EIR project description	April 2025
Developer provides all requested information needed to finalize EIR project description	May 2025
City finalizes EIR project description	May 2025
CEQA consultant collects traffic counts for EIR	May 2025
City publishes CEQA Notice of Preparation (NOP)	May 2025
City holds NOP Scoping Session with Planning Commission	May 2025
Developer provides all requested information and materials needed by City to deem application complete	May 2025
CEQA consultant submits Administrative Draft EIR to City	September 2025
City provides Draft EIR comments to CEQA Consultant	October 2025
CEQA consultant submits Screencheck Draft EIR to City	November 2025
City Publishes Draft EIR	December 2025
EIR Hearing with Planning Commission	December 2025
EIR comment period ends (60 days)	February 2026
CEQA consultant submits administrative draft Final EIR (with response to comments) to City	April 2026
City provides final EIR comments to CEQA Consultant	May 2026
CEQA consultant submits Screencheck Draft EIR to City	June 2026
City publishes Final EIR	June 2026
First Planning Commission Hearing	July 2026
First City Council Hearing	August 2026

Milestone	Date
Developer submits annexation application to City for review	September 2026
Developer submits annexation application to LAFCO	August 2026
LAFCO annexation hearing	October 2026

DRAFT MEMORANDUM

To: Ellen Clark, City of Pleasanton

From: Jason Moody and Megan Gregory

Subject: East Pleasanton Steelwave Fiscal Impact Analysis; EPS #241085

Date: January 22, 2025

The Economics of Land Use



This memorandum describes the methodology and results from an analysis of the impacts to the City of Pleasanton's General Fund budget from the potential development and annexation of several projects proposed on sites currently located just outside the City. As proposed by Steelwave LLC (the Applicant), the projects include the development of three sites in unincorporated Alameda County, two of which are planned for residential development, and the third for light industrial.

Economic & Planning Systems, Inc. (EPS) prepared this Fiscal Impact Analysis (FIA) to inform the City about the budgetary implications of the various project components relative to a "no build" or "baseline" scenario as well as a scenario where development occurs without annexation. This FIA evaluates each project based on completion of construction and full stabilization (i.e., "buildout"). The analysis quantifies net effects on the City's General Fund budget (i.e., both costs and revenues) based on data from sources including Pleasanton's FY 2024/25 Mid-Term Budget and market assumptions provided by the applicant.

As shown in **Summary Table 1**, the three proposed projects envision 238 residential units on the Arroyo Lago site, 445 age-restricted residential units and 16,000 square feet of commercial space on the East Lakes site, and almost 300,000 square feet of light industrial space on the Parcel H site. This analysis assumes that 49 of the residential units at the Arroyo Lago site will be attached ADUs, available for below market rate rents. Additionally, this analysis assumes the East Lakes Project will provide inclusionary housing units on site.

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Denver
Los Angeles

www.epsys.com

Summary Table 1: East Pleasanton Annexation Program Summary

Item	Program
Commercial (sq. ft.)	
East Lakes - Retail	16,000
Parcel H - Light Industrial	299,655
Residential (units)	
Arroyo Lago	
Single Family	189
ADUs	<u>49</u>
Subtotal	238
East Lakes Project	
Independent Living	357
Assisted Living	<u>88</u>
Subtotal	445

Source: Steelwave LLC

Key Findings

The following **Key Findings** highlight the net fiscal impact of the three proposed projects relative to baseline conditions both with and without annexation. Actual fiscal impacts will depend on a variety of factors that cannot be predicted with certainty, including future changes in City or State budgeting practices, the efficiency of various City departments in providing services, and other factors. The analysis presents impact estimates in constant 2024 dollars.

1. As proposed, all three project sites are expected to generate a positive annual net fiscal impact on the City of Pleasanton's General Fund if annexed into the city.

In combination the proposed projects are anticipated to generate a total positive net fiscal surplus Pleasanton's General Fund in the range of \$903,000 each year at project buildout as shown in **Summary Table 2**. The projects are expected to generate annual General Fund revenues above and beyond the General Fund expenditures required to serve the development, thereby more than covering its costs and generating surplus revenues to enhance services and/or service levels citywide. Each individual project site is estimated to have a positive impact on its own, with the Arroyo Lago site estimated to generate approximately \$289,000 in annual surplus, the East Lakes Project estimated to generate approximately \$500,000 in annual surplus, and the Parcel H site estimated to generate approximately \$114,000.

Summary Table 2: Summary of Annual Fiscal Impact (2024\$)

Revenue / Expense Category	Arroyo Lago	East Lakes Project	Parcel H	Total
Annual General Fund Revenues	\$1,040,000	\$1,395,000	\$265,000	\$2,700,000
Annual General Fund Expenditures	<u>\$751,000</u>	<u>\$896,000</u>	<u>\$151,000</u>	<u>\$1,797,000</u>
Net Annual Impact on General Fund	\$289,000	\$500,000	\$114,000	\$903,000

Note: Totals may not sum due to rounding.

- 2. The three projects are estimated to have a net negative impact on the City of Pleasanton's General Fund if they proceed as is in the County and are not annexed by the City of Pleasanton.** The proposed developments are estimated to have impacts on the City of Pleasanton's budget, even if the Project is not annexed by the City, as shown in **Summary Table 3**. The residents and employees of these sites would likely use City facilities like roads, libraries, and parks, and contribute to calls for service to the Pleasanton Police Department. Even with the sales tax revenue generated by residents and employee spending, the project is estimated to generate a \$778,000 annual deficit in the City of Pleasanton's General Fund if it proceeds in Alameda County.

Summary Table 3: Fiscal Impact Comparison

Item	County Project	City Project
<u>General Fund Revenues</u>		
Property Tax	\$0	\$2,306,000
Property Tax in Lieu of VLF	\$0	\$267,000
Sales Tax	\$94,000	\$94,000
Business License Tax	\$0	\$33,000
General Fund Revenue	\$94,000	\$2,700,000
<u>General Fund Expenditures</u>		
General Government	\$0	\$119,000
Community Development	\$0	\$45,000
Fire	\$0	\$451,000
Library and Recreation	\$135,000	\$135,000
Police	\$309,000	\$617,000
Public Works	\$429,000	\$429,000
Total General Fund Expenditures	\$873,000	\$1,797,000
NET Annual General Revenues	-\$778,000	\$903,000

Note: Totals may not sum due to rounding.

3. Property tax is estimated to represent the largest revenue source for Pleasanton General Fund.

The proposed development program is estimated to generate a total assessed value (AV) of approximately \$906 million, all of which would be considered new value to the City, since the project sites are currently located in the County. A substantial portion of the estimated General Fund revenues generated by the projects, including \$2.3 million a year in property taxes and \$267,000 annually in property tax in-lieu of vehicle license fees, are directly tied to the new assessed value generated by the projects.

4. Public Safety costs are expected to make up the largest additional expenditure impact on the City's General Fund.

Public Safety costs, which include Police and Fire, are estimated to make up 59 percent of the additional General Fund costs at approximately \$1.1 million per year at project buildout. Public Works costs represent the next largest portion of estimated costs at approximately \$429,000 per year.

Assumptions and Methodology

This section describes the methodology and calculations underlying the FIA estimates detailed in **Summary Table 2** and **Summary Table 3** above. The analysis evaluates the expected General Fund impacts of the proposed project if annexed, relative to if the projects move forward as is in Alameda County. The existing property sites are vacant land located in Alameda County and are estimated to have no impact on the City of Pleasanton's General Fund, and therefore is not considered in these tables. The proposed projects may generate revenues for the City of Pleasanton outside of the General Fund, through one-time fees, which are not estimated in this analysis. The calculations and key assumptions used to estimate the impact on Pleasanton's General Fund are described below, and the tables are attached to this memorandum.

- **Table 1** provides an overview of the project programs and assumptions related to new employment and calculates service population resulting from the projects.¹ These assumptions were based on information provided by the applicant.

Additional tables that follow detail supporting calculations for the projects, including both General Fund revenue calculations and General Fund cost calculations.

General Fund Revenue Estimates

- **Table 2** summarizes the City of Pleasanton's General Fund revenues by line item and the associated estimating factors used in this FIA to quantify new revenues from development. Some budget items are not estimated because certain City revenues and expenditures are not directly impacted by the existing development or proposed projects, such as Hotel / Motel Tax and Recreation Revenues, among others.

¹ This analysis is focused on the City of Pleasanton's General Fund and relies on cost estimates for the Mountain View "service population." The service population is calculated as the number of residents plus 41% of employees, an industry-accepted approach to evaluating per capita demand for municipal services. The 41% weight applied to employees reflects their relatively lower demand for City public services compared to residents and is calculated in **Appendix Table A-1**.

- **Table 3** documents assumptions related to the projected assessed value of the site under the proposed projects, based on market assumptions provided to EPS by Steelwave LLC as well as additional market research conducted by EPS. The values of the affordable residential units are calculated using assumptions aligned with Pleasanton's Inclusionary Housing Policy.
- **Table 4** shows property tax and property tax in lieu of vehicle license fee (VLF) calculations. Based on examples of similar annexation projects, this analysis assumes that Pleasanton will receive an allocation of the base 1 percent property tax equal to the citywide average, which is 25 percent. Property tax in lieu of VLF revenue is based on the pro rata growth in City of Pleasanton assessed value attributable to the projects, over the existing Citywide assessed valuation basis.
- **Table 5** documents the assumptions and calculations supporting household taxable retail spending potential. New households support retail sales with average expenditure expressed as a weighted sum of household taxable retail spending. The spending estimates differentiate between the single-family homes and ADUs in the Arroyo Lago project, and the market rate and below market rate independent and assisted living units at the East Lakes Project. The Bureau of Labor Statistics Consumer Expenditure Survey tracks and reports household spending by income and those ratios are used in this analysis.
- **Table 6** relies on household spending derived in **Table 5** to calculate sales tax revenue, and documents additional assumptions and calculations for employee and other on-site taxable spending. Key assumptions include:
 - 50 percent of new residents' spending is captured in Pleasanton, and
 - While the projects will likely generate taxable business-to-business sales as well, this possible sales tax revenue could vary substantially depending on specific commercial tenants and is excluded from this analysis.
 - Pleasanton's General Fund receives 0.95 percent of - taxable sales (i.e., the local Bradley-Burns Sales and Use Tax).
- **Table 7** documents Pleasanton's other General Fund revenue, which includes revenue from business licenses. Revenue is derived on a per-employee basis.
- **Table 8** summarizes the City of Pleasanton General Fund expenditures by line item and documents the assumptions and calculations to estimate new General Fund costs resulting from providing services to the projects. The FIA relies on a categorization of the likely budgetary response to changes in demand for services for each department, expressed for fiscal modeling purposes in terms of "fixed expenses" and "variable expenses" within the department budget. EPS uses a per-service-population cost approach to estimate department costs. The variable portion of each department budget is used to determine the per-service-population cost, and per-service-population factors are multiplied by the projected increase in service population generated by the projects. The proposed projects are not expected to generate new capital and technology, overhead, debt service, and other non-departmental expenditure requirements for the General Fund. This analysis provides two sets of assumptions for the variable portion of each department budget, depending on whether the projects are located in the County or are annexed into the City.
- **Table 9** documents the population, employment, and service population assumptions underlying the FIA. The metrics are sourced directly from the California Department of

Finance and the US Census Bureau (LEHD Program). EPS calculated Pleasanton's service population by adjusting total employment by a factor of 0.41 to reflect the relatively lower municipal service burden attributable to local workers relative to residents.

Appendix Tables

Supporting data and calculations are presented in the appendix tables.

Appendix Table A-1 – Employee to Resident Ratio Calculation

Table 1
Project Service Population
Steelwave LLC Annexation FIA; EPS #241085

Item	Development Program	Resident or Worker Density Assumptions ¹	Resident Population	Employment	Service Population ²
East Lakes Project					
Commercial/Retail	16,000 SF	4,000 SF / Employee		4	2
Parcel H					
Southeast - Office	12,000 SF	333 SF / Employee		36	15
East - Industrial	156,600 SF	1,000 SF / Employee		157	65
West - Industrial	131,055 SF	1,000 SF / Employee		131	54
Commercial Use				328	136
<u>Residential Uses</u>					
Arroyo Lago					
For Sale	189 DU	3.28 Residents / HH	620		620
ADU	49 DU	1.00 Residents / HH	49		49
East Lakes Project					
Units	445 DU	1.69 Residents / HH	750		750
Residential Care Employment		0.13 Employees / Resident		94	47
Residential Subtotal	683 DU		1,419		1,466
Project Service Population			1,419	328	1,602
Less Existing Site Service Population				0	0
Net Service Population			1,419	328	1,602

(1) Employment and resident assumptions are based on information provided by Steelwave LLC.

(2) Per-person employee burden on City service is weighted at 41 percent of resident burden.

Sources: Steelwave LLC; Economic & Planning Systems, Inc.

Table 2
FY2024-2025 Revenue Budget Summary and Fiscal Impact Estimating Factors
Steelwave LLC Annexation FIA; EPS #241085

Item	FY2024-25 Adopted General Fund	Estimating Factors Applied to Calculate Project Revenue
<u>Property Taxes</u>	\$92,942,000	
Property Tax in Lieu of VLF	\$9,039,000	% of Citywide Assessed Value
Other Property Taxes ¹	\$83,903,000	25.46% of base property tax rate (1%)
<u>Other Local Taxes</u>	\$35,780,000	
Sales Tax	\$25,130,000	0.95% of estimated taxable sales
Hotel / Motel Tax	\$4,900,000	<i>not estimated</i>
Business License Tax	\$5,750,000	\$100.54 <i>per employee</i>
<u>Other Revenues</u>	\$22,516,775	
Recreation Revenue	\$5,027,934	<i>not estimated</i>
Other Revenues	\$17,488,841	<i>not estimated</i>
Total Revenues	\$151,238,775	

(1) Other Property Taxes includes Excess ERAF, which is determined by a separate formula.

Sources: City of Pleasanton Mid-term Budget 2024-2025; Economic & Planning Systems, Inc.

Table 3
Project Assessed Value
Steelwave LLC Annexation FIA; EPS #241085

Land Use	Program Assumptions	Assessed Value Factor ¹	Total AV at Buildout (2024\$)
<u>Commercial Uses</u>			
Commercial/Retail	16,000 Square Feet	per Sq.Ft.	\$0
Parcel H Industrial	299,655 Square Feet	\$264 per Sq.Ft.	\$79,200,000
Commercial Subtotal			\$79,200,000
<u>Residential Uses</u>			
Arroyo Lago			
Market Rate Units	189 DUs	\$1,850,000 per Unit	\$349,650,000
Below Market Rate Units ²	49 DUs		\$0
Arroyo Lago Subtotal	238 DUs		\$349,650,000
East Lakes Project			
Independent Living			
Market Rate Units	303 DUs	\$1,450,000 per Unit	\$439,350,000
Below Market Rate Units ³	54 DUs	\$695,682 per Unit	\$37,566,821
Assisted Living			
Market Rate Units ⁴	75 DUs	\$720,000 per Unit	\$54,000,000
Below Market Rate Units ^{3,5}	13 DUs	<i>Eligible for Tax Exemption</i>	\$0
East Lakes Subtotal	445 DUs		\$476,916,821
Total Project Assessed Valuation			\$905,766,821

(1) Preliminary Assessed Value Factors provided by Steelwave LLC.

(2) The below market rate units at Arroyo Lago are assumed to be attached ADUs, and the assessed value is assumed to be part of market rate unit value.

(3) Below market rate values are based on income limits included in the City of Pleasanton Inclusionary Housing Ordinance.

(4) Valuation of the market rate assisted living units is estimated using professional assumptions utilized for similar product types.

(5) The rents for the affordable assisted living units are anticipated to be set at 50-60% AMI, therefore the units are eligible for exemption.

Sources: HCD 2024 Income Limits for Alameda County; Steelwave LLC; Economic & Planning Systems, Inc.

Table 4
Property Tax and Property Tax In Lieu of VLF Estimate
Steelwave LLC Annexation FIA; EPS #241085

Item	County Project	City Project
Projected Assessed Value	\$905,766,821	\$905,766,821
Property Tax Revenue (1% Base Property Tax)	\$9,057,668	\$9,057,668
Allocation to County General Fund	24%	15%
County General Fund Revenue	\$2,183,806	\$1,377,629
Allocation to Pleasanton General Fund	0%	25%
Pleasanton General Fund Revenue	\$0	\$2,305,740
Property Tax In Lieu of VLF		
Existing Citywide Property Tax in Lieu of VLF ¹	\$9,039,000	\$9,039,000
Citywide Assessed Value ²	\$30,652,744,000	\$30,652,744,000
Project Net Assessed Value Increase ³	0.00%	2.95%
Property Tax In Lieu of VLF Revenue⁴	\$0	\$267,096

(1) FY 2024-2025 Citywide VLF sourced from 2024-25 Budget.

(2) Citywide assessed value sourced from CA Bureau of Equalization.

(3) Calculated by dividing the net new assessed value by citywide assessed value.

(4) Calculated by multiplying existing property tax in lieu of VLF by percentage increase in net assessed value.

Sources: City of Pleasanton FY 2024-25 Mid-Term Budget; Steelwave LLC; CA Bureau of Equalization; Economic & Planning Systems, Inc.

Table 5
Household Income and Retail Spending Potential
Steelwave LLC Annexation FIA; EPS #241085

Item	Assumptions	Estimate (2024\$)
<u>Estimated Annual Household Income</u>		
Arroyo Lago		
Single Family Homes	35% of income spent on housing	\$320,729
ADUS	Alameda County Income Limits	\$87,200
East Lakes Project ¹		
Market Rate Independent Living	54% of income spent on housing	\$161,912
BMR Independent Living ²	Alameda County Income Limits	\$149,500
Market Rate Assisted Living	54% of income spent on housing	\$132,498
BMR Assisted Living	Alameda County Income Limits	\$59,950
<u>Household Taxable Retail Spending³</u>		
Arroyo Lago		
Single Family Homes	14% of income	\$45,986
ADUS	27% of income	\$23,762
East Lakes Project		
Market Rate Independent Living	12% of income	\$20,210
BMR Independent Living	12% of income	\$18,661
Market Rate Assisted Living	12% of income	\$16,539
BMR Assisted Living	12% of income	\$7,483
Weighted Average Household Spending³		\$26,830

(1) This analysis assumes seniors spend a larger percent of their income on housing, based on US Bureau of Labor Statistics Consumer Expenditure Survey (Table 1300).

(2) Reflect income limits for a 2-person household.

(3) The percentage of household income spent on taxable goods is sourced from the Bureau of Labor Statistics Consumer Expenditure Survey.

(4) Household incomes are weighted based on the number of units.

Sources: U.S. Bureau of Labor Statistics; Economic & Planning Systems, Inc.

Table 6
Annual Sales Tax Revenue Estimate
Steelwave LLC Annexation FIA; EPS #241085

Item	Assumptions / Factor	County Project	City Project
<u>Household Taxable Spending</u>			
Number of Households		683	683
Annual Household Retail Spending	\$26,830 per household	\$18,324,765	\$18,324,765
Percent of Retail Sales Captured in Pleasanton ¹		50%	50%
Net New Retail Sales Captured in Pleasanton		\$9,162,382	\$9,162,382
<u>Employee Taxable Spending</u>			
Workers		328	328
Annual Worker Retail Spending Potential ²	\$24.89 per work day	\$4,779	\$4,779
Taxable Spending in Pleasanton	50% of retail expenditures	\$782,912	\$782,912
Less Existing Taxable Sales		\$0	\$0
Net New Taxable Retail Sales³		\$9,945,294	\$9,945,294
Total Sales Tax Revenue	0.95% of taxable sales	\$94,480	\$94,480

(1) Assumes 50% of household taxable spending occurs in the City of Pleasanton.

(2) International Council of Shopping Centers (ICSC) worker survey. Annual worker spending assumes 4 days in office per week over 48 weeks annually.

(3) This analysis only considers the taxable spending occurring in physical retail locations in the City of Pleasanton and does not consider revenue from online shopping.

Sources: State Board of Equalization; US Bureau of Labor Statistics; International Council of Shopping Centers (ICSC); Economic & Planning Systems, Inc.

Table 7
Business License Revenue Estimate
Steelwave LLC Annexation FIA; EPS #241085

Item	Allocation Factor	County Project	City Project
Employees Working in the City		0	328
Business License Tax	\$101 per employee		\$32,942
Total		\$0	\$32,942

Sources: City of Pleasanton FY 2024-25 Mid-Term Budget; Economic & Planning Systems, Inc.

Table 8
FY2024-25 Expenditure Budget Summary and Service Cost Estimating Factors
Steelwave LLC Annexation FIA; EPS #241085

Item	FY 2024-2025 General Fund Budget	County Project			City Project		
		Percent Variable ¹	Per Capita Expense	Total City General Fund Expenditures	Percent Variable ¹	Per Capita Expense	Total City General Fund Expenditures
Resident Population	75,960			1,419			1,419
Service Population	99,681			1,602			1,602
City General Fund Expenditures							
General Government	\$29,672,809	0%	\$0	\$0	25%	\$74	\$119,203
Community Development	\$11,272,853	0%	\$0	\$0	25%	\$28	\$45,286
Fire	\$28,084,507	0%	\$0	\$0	100%	\$282	\$451,289
Library and Recreation	\$16,847,841	50%	\$85	\$135,364	50%	\$85	\$135,364
Police	\$38,415,396	50%	\$193	\$308,648	100%	\$385	\$617,296
Public Works	<u>\$29,636,099</u>	90%	<u>\$268</u>	<u>\$428,599</u>	90%	<u>\$268</u>	<u>\$428,599</u>
Total Expenditures	\$153,929,505		\$545	\$872,611		\$1,122	\$1,797,036

(1) Percentage of costs that are service population-dependent, as opposed to fixed costs or costs recovered through fees or charges.

Sources: City of Pleasanton FY 2024-25 Mid-Term Budget; Economic & Planning Systems, Inc.

Table 9
Pleasanton Population, Employment, and Service Population
Steelwave LLC Annexation FIA; EPS #241085

Item	Amount	Sources
Housing Units	29,820	DOF Jan 1, 2024 Estimate
Occupied Households	28,716	DOF Jan 1, 2024 Estimate
Population	75,960	DOF Jan 1, 2024 Estimate
Persons/Household	2.62	DOF Jan 1, 2024 Estimate
Employment	57,192	2022 ACS 5-Year Estimate
Service Population ¹	99,681	DOF 2024, ACS

(1) Daytime population is calculated by adding total residential population and 41 percent of total employment.

Sources: OntheMap LEHD; State of California Department of Finance.

Appendix Table A-1
Employee to Resident Ratio Calculation
Steelwave LLC Annexation FIA; EPS #241085

Item	Existing		Weight ²	Weighted Average
	#	%		
Employment Status of Pleasanton Residents¹	<i>Formula:</i>	$a = b *$		
		$75,960$	b^1	c
Not in Labor Force	39,558	52.1%	100%	52.1%
Employed in the City	5,256	6.9%	50%	3.5%
Employed Outside of the City	<u>31,146</u>	41.0%	67%	<u>27.5%</u>
Total Residents	75,960	100.0%		83.1%
Residence Status of Pleasanton Employees¹	<i>Formula:</i>	$a = b *$		
		$57,192$	b^1	c
Live in the City	5,256	9.2%	50%	4.6%
Live Outside the City	<u>51,936</u>	<u>90.8%</u>	33%	<u>29.9%</u>
Total Jobs	57,192	100.0%		34.5%
Employee to Resident Equivalency Factor³			(34.5% / 83.1%) =	
			41%	

(1) Distribution based on data from U.S. Census (OnTheMap 2022). Total residents are based on 2024 estimates provided by DOF in Table 10. Total jobs are based on 2022 estimates from U.S. Census (OnTheMap 2022).

(2) Represents EPS estimate of how various types of residents and employees relate to each other in terms of demand for City Services.

(3) Equals weighted average of residents divided by weighted average of employees.

Sources: LEHD OnTheMap 2022, CA Department of Finance, and Economic & Planning Systems, Inc.

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- A0.0.1 STREET SCENES
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- A0.2 DEVELOPMENT STANDARDS 50X70
- A0.3 DEVELOPMENT STANDARDS 59.5X95
- A0.4 50X80 PERSPECTIVE
- A0.5 50X70 PERSPECTIVE
- A0.6 59.5X95 SINGLE STORY PERSPECTIVE

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 - A1.1 PLAN 1 FLOOR PLAN A
 - A1.1.1 PLAN 1 FLOOR PLAN B & C
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- A7.0 PLAN 7 FRONT ELEVATIONS
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 - A7.1.1 PLAN 7 FLOOR PLAN B & C
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- L-2 PARK ENLARGEMENT PLAN
- L-3 PLANT AND MATERIAL PALETTE

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- C1.0 EXISTING CONDITIONS
- C2.1 SITE PLAN
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- C5.1 OFFSITE UTILITY PLAN - SANITARY SEWER & WATER
- C5.2 OFFSITE GRADING AND DRAINAGE PLAN AND STORMWATER CONTROL PLAN



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DECEMBER 2, 2024



ARROYO LAGO

PLANNED UNIT DEVELOPMENT & VESTING TENTATIVE MAP

SUBDIVISION 8423

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



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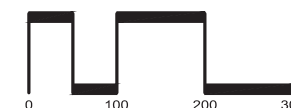
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CIVIL ENGINEERS SURVEYORS PLANNERS



EXISTING CONDITIONS

ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: DECEMBER 2024



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SHEET NO.
P-1
OF 1 SHEETS

JOB NO.: 3435-010



Elevation 4B(R) - Craftsman

Elevation 5XA - Farmhouse

Elevation 4C(R) - Contemporary Farmhouse

50x70 Lots



Elevation 2A(R) - Farmhouse

Elevation 3B - Craftsman

Elevation 1C - Contemporary Farmhouse

50x80 Lots

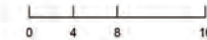


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330 LAND COMPANY, LLC

ARROYO LAGO
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
08/17/22



STREET SCENE

A0.0



Front Elevation 8DR-Modern Prairie

Front Elevation 7A -Farmhouse

Front Elevation 7B - Craftsman

59.5x95 Lots

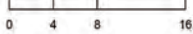


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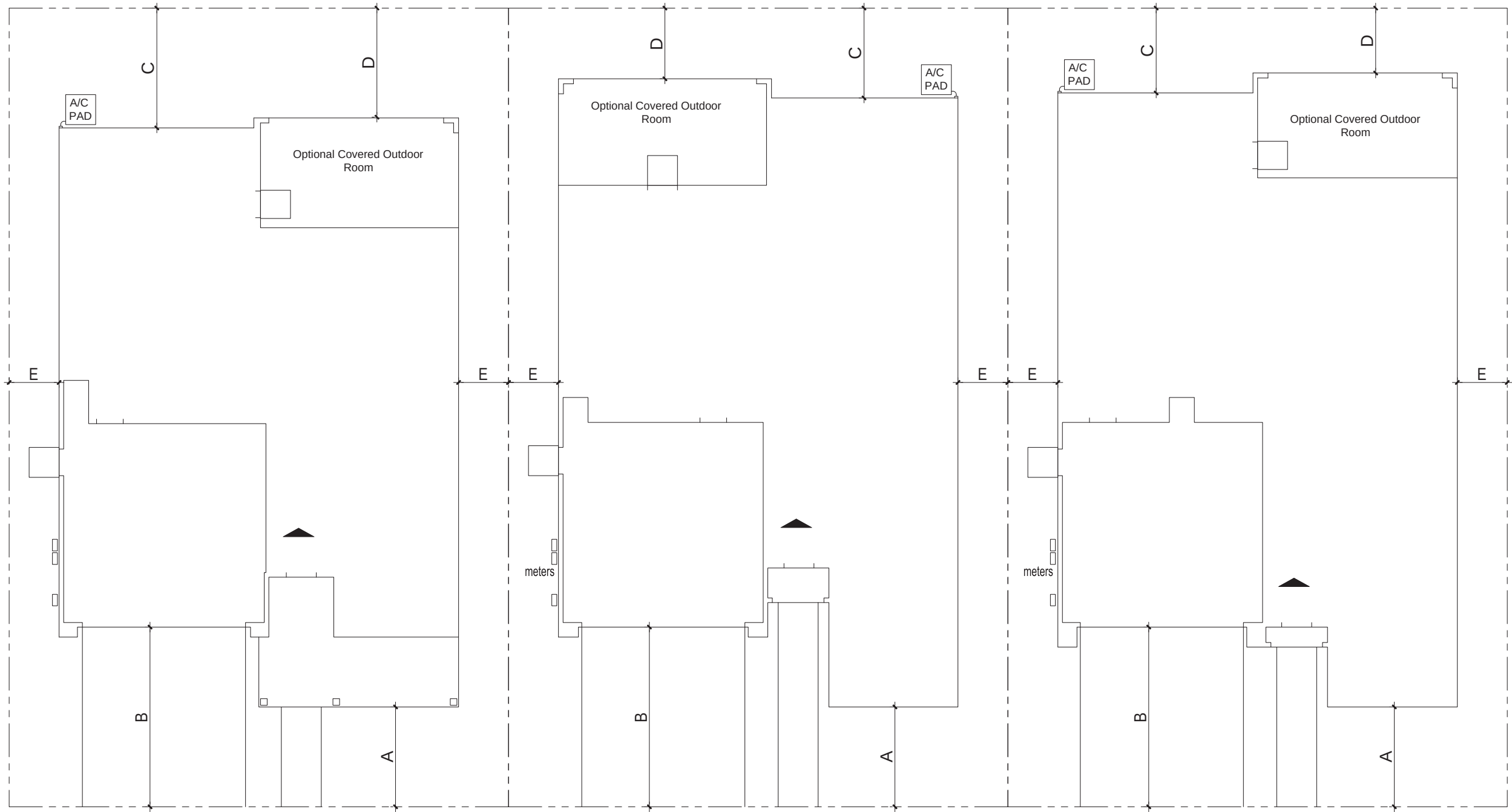
ARROYO LAGO - 59.5X95 LOTS
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
DECEMBER 2, 2024



STREET SCENE

A0.0.1



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	TRADITIONAL
	50 X 80
Min. Lot Size	4,000 S.F.
A Min. Front Setback to Structure	10'
B Min. Front Setback to Garage	18'
C Min. Rear Setback to Living	8'
D Min. Rear Setback to Covered Outdoor Patio	5'
E Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
Max. Coverage S.F.	2,400 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg. carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (eg. chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:

- ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING.
- FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.



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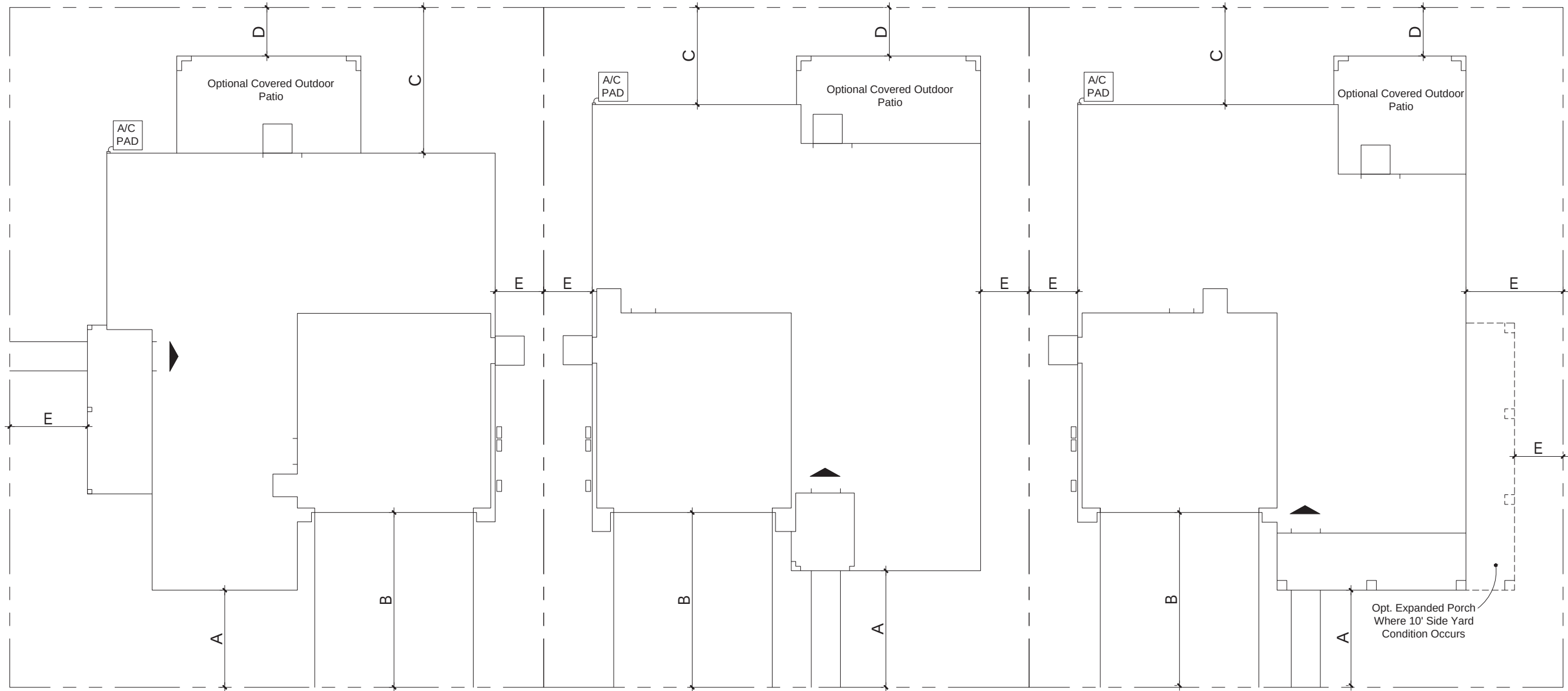
ARROYO LAGO - 50X80 LOTS
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
AUGUST 17, 2022



DEVELOPMENT STANDARDS

A0.1



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	COTTAGE
	50 X 70
Min. Lot Size	3,500 S.F.
A Min. Front Setback to Structure	10'
B Min. Front Setback to Garage	18'
C Min. Rear Setback to Living	10'
D Min. Rear Setback to Opt. Covered Outdoor Patio	5'
E Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
Max. Coverage S.F.	2,100 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg, carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (eg, chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:

- ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING
- FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.



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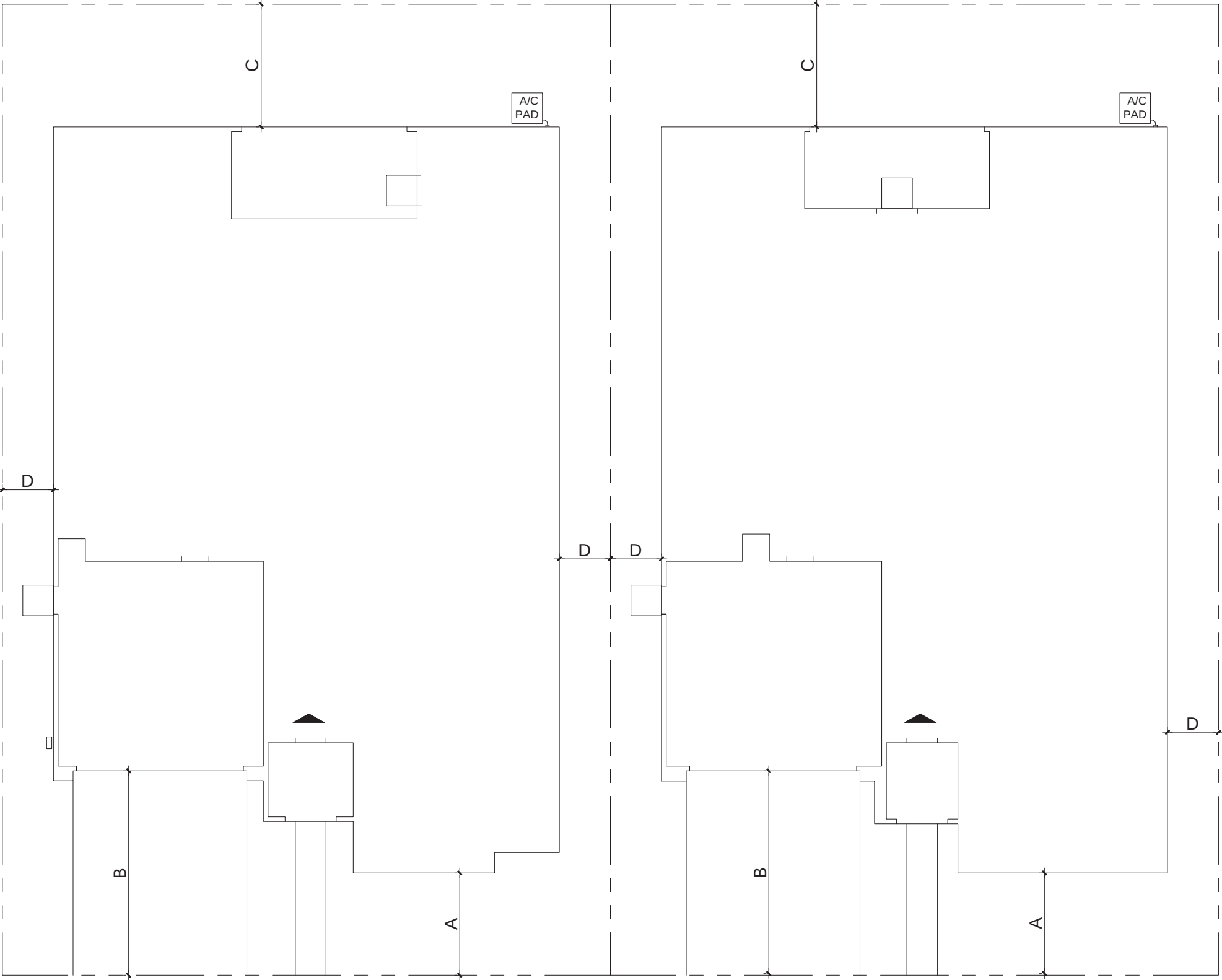
ARROYO LAGO - 50X70 LOTS
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
AUGUST 17, 2022



DEVELOPMENT STANDARDS

A0.2



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	FARMHOUSE
Min. Lot Size	59.5 X 95 5,652.5 S.F.
A Min. Front Setback to Structure	10'
B Min. Front Setback to Garage	18'
C Min. Rear Setback to Living	10'
D Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
Max. Coverage S.F.	3,391.5 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg, carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (eg, chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING

2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.



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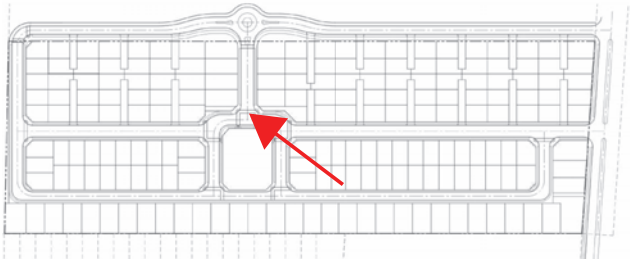
ARROYO LAGO - 59.5X95 LOTS
2020-1091

SCHEMATIC DESIGN
DECEMBER 2, 2024



DEVELOPMENT STANDARDS

A0.3



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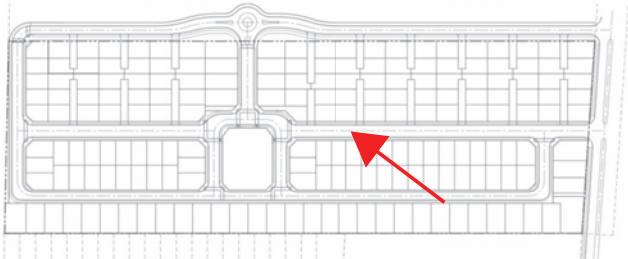
ARROYO LAGO
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
09-16-2022

0 4 8 16

PERSPECTIVE RENDERING
50X80 LOTS

A0.4

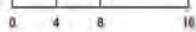


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ARROYO LAGO
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
09-16-2022



PERSPECTIVE RENDERING
50X70 LOTS

A0.5



NOTES:
Landscape show for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only, see color and material boards for specific selections.



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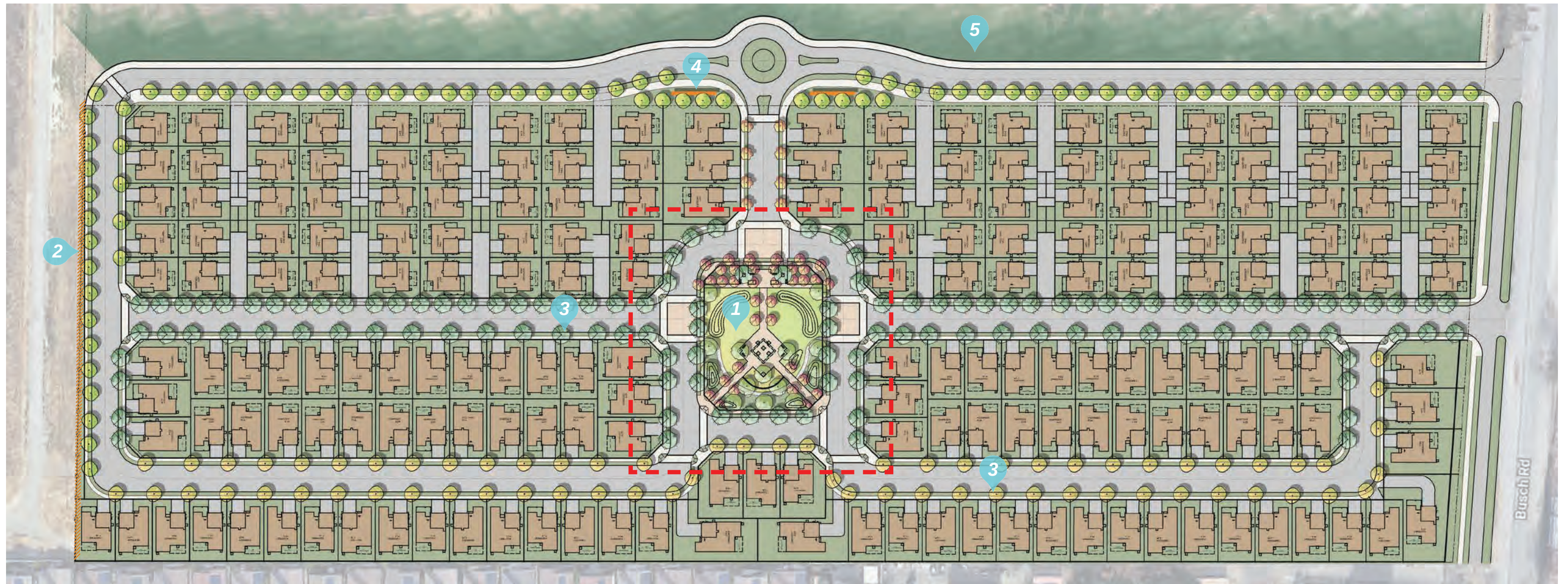
330 LAND COMPANY, LLC

ARROYO LAGO
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
12/2/2024

PERSPECTIVE RENDERING
59.5'X95' LOTS
SINGLE-STORY

A0.6



- 1 Park Enlargement see next page
- 2 Ornamental Fence at Trail Edge
- 3 Street Trees

- 4 Monument Sign
- 5 Hydroseed



TREES



Lagerstroemia 'Muskogee'
Crape Myrtle



Pistachia chinensis
Chinese Pistache



Quercus spp.
Native Oak Species



Rhamnus 'Majestic Beauty'
Indian Hawthorn



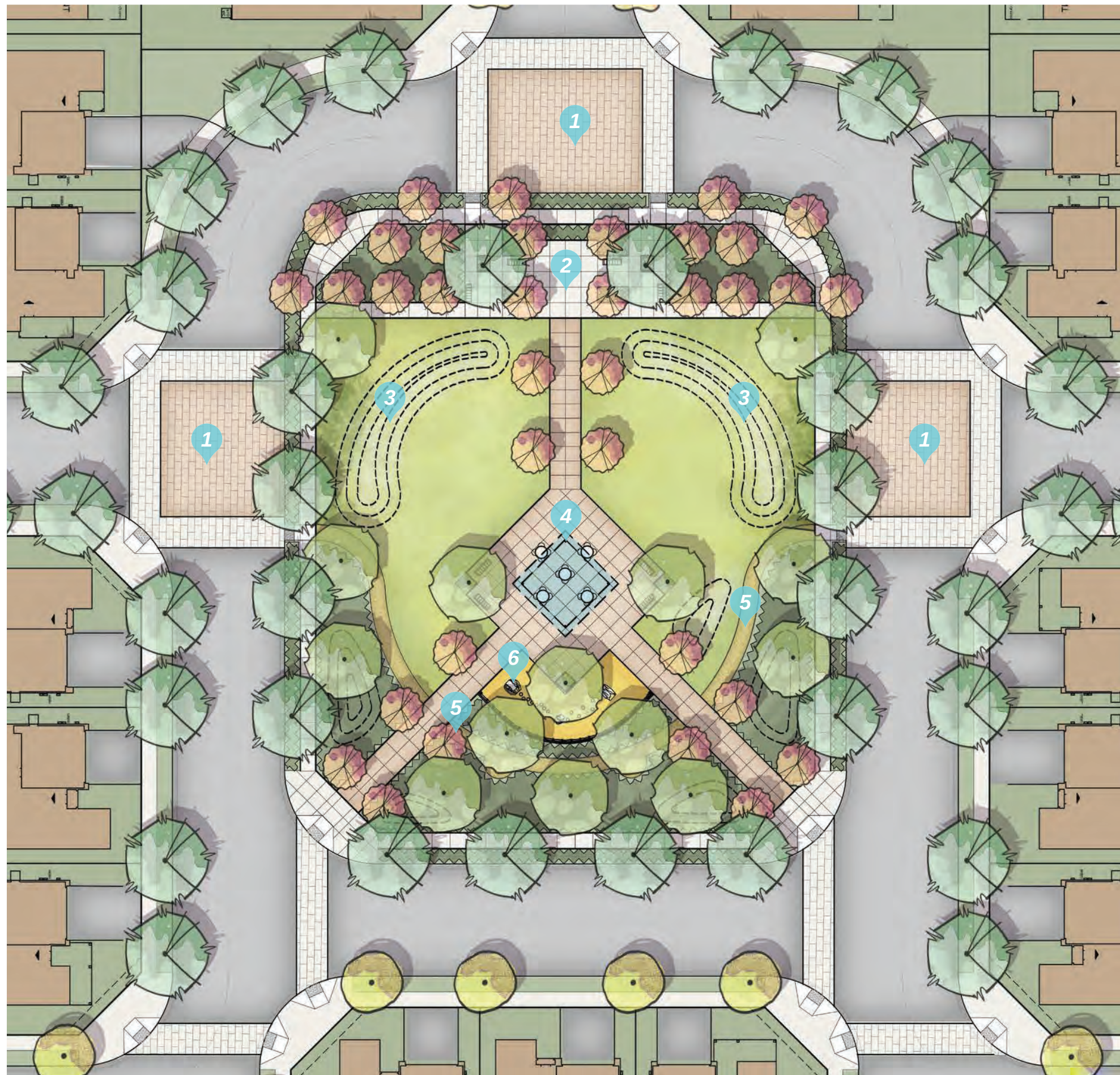
Tilia cordata
Littleleaf Linden



Ulmus parvifolia
Chinese Elm



0 30' 60' 120'



- 1 Accent Paving
- 2 Entry Plaza
- 3 Bermed Lawn
- 4 Center Picnic Plaza with Shade Structure

- 5 Garden with Decomposed Granite Path
- 6 Natural Play Tot Lot



TREES



Lagerstroemia 'Muskogee'
Crape Myrtle



Pistachia chinensis
Chinese Pistache



Quercus spp.
Native Oak Species



Raphiolepis 'Majestic Beauty'
Indian Hawthorn



Tilia cordata
Littleleaf Linden



Ulmus parvifolia
Chinese Elm

SHRUB AND GROUNDCOVERS



Calamagrostis x a. 'Karl Forester'
Feather Reed Grass



Dietes grandiflora 'Variegata'
Fornight Iris



Erigeron karvinskianus
Mexican Daisy



Festuca mairei
Atlas Fescue



Lavandula angustifolia
Lavender



Lomandra logifolia 'Breeze'
Breeze Dwarf Mat Rush



Rosmarinus spp.
Rosemary



Coprosma kirkii 'Variegata'
Striped Coprosma



Muhlenbergia capillaris
Pink Cloud Muhly Grass



Salvia l. 'Santa Barbara'
Mexican Bush Sage

MATERIALS PALETTE

PAVING



Accent Paving at Crossing

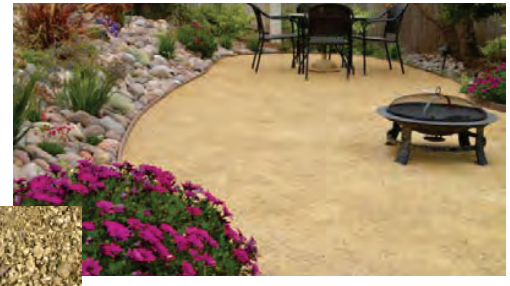


Concrete

FENCING



Ornamental Fencing



Decomposed Granite



Play Border

SITE FURNISHINGS



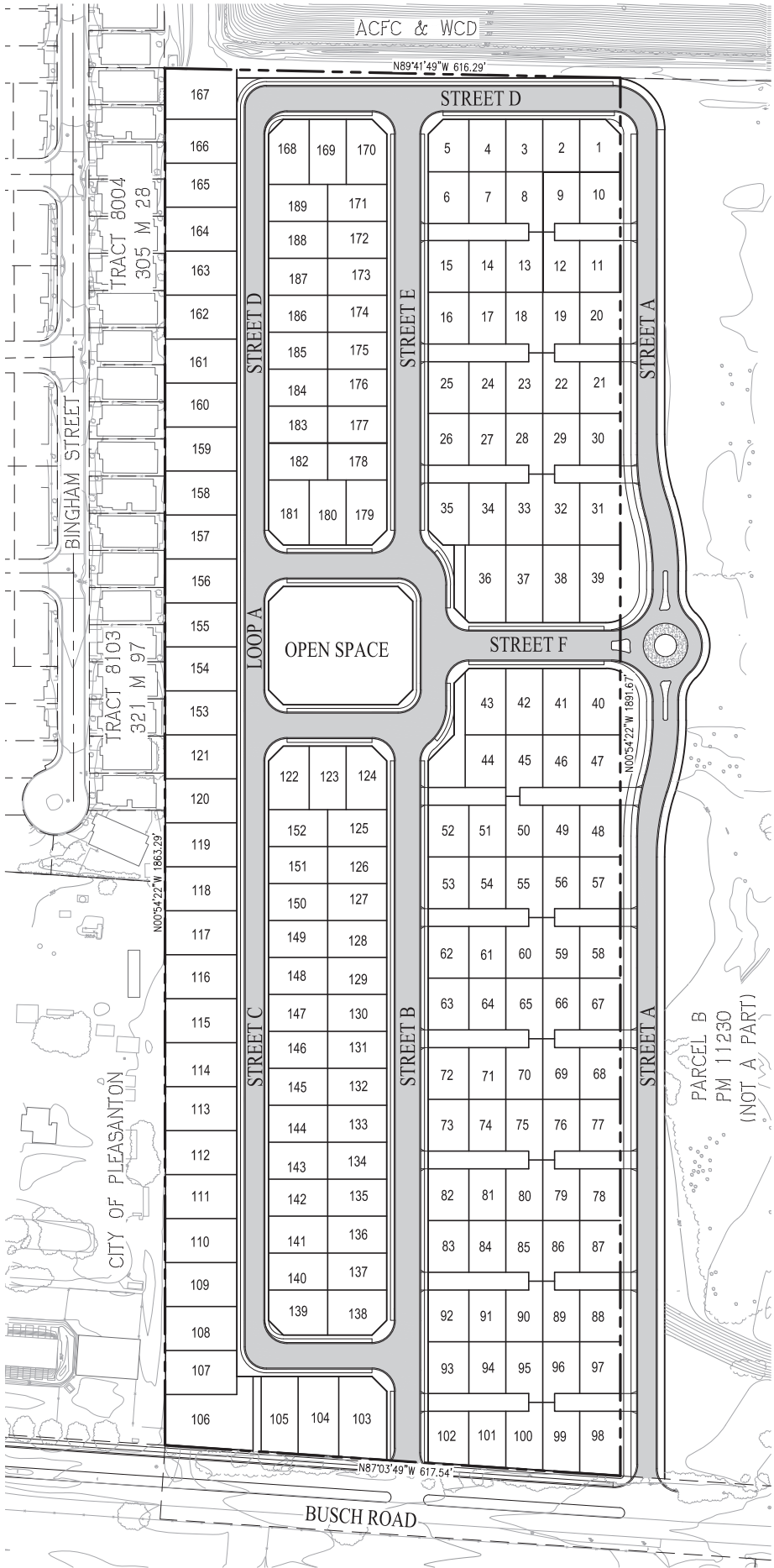
Backless Bench



Backed Bench



Picnic Table and Chairs



GENERAL NOTES

1. DEVELOPER:

330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
(925) 368-3128
STEVE REILLY
2. CIVIL ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
LEE ROSENBLATT, R.C.E 65469
3. GEOTECHNICAL ENGINEER

ENGE0
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
BROOKS RAMSDELL, CEG
4. ASSESSORS PARCEL NO.:

946-4634-001
5. SITE ADDRESS:

3030 MOHR AVENUE
6. SITE AREA:

26.6± ACRES
2.9± ACRES (STREET A)
29.5± ACRES (TOTAL)
7. EXISTING GENERAL PLAN:

EAST COUNTY AREA PLAN – MEDIUM DENSITY RESIDENTIAL (ALAMEDA COUNTY)
8. PROPOSED GENERAL PLAN:

MDR – MEDIUM-DENSITY RESIDENTIAL (CITY OF PLEASANTON)
9. EXISTING ZONING:

AGRICULTURE
10. PROPOSED ZONING:

PUD – PLANNED UNIT DEVELOPMENT
11. BENCHMARK:

AN NGS BRASS DISK SET IN BRIDGE SIDEWALK, DESIGNATION P. 929 RESET, PID A18711, HAVING AN NGVD29 PUBLISHED ELEVATION OF 361.6 FEET.
12. STREETS:

ALL STREETS WITHIN THE SUBDIVISION INCLUDING STREET A (ADJACENT N/S STREET) WILL BE PUBLIC STREETS MAINTAINED BY CITY OF PLEASANTON. DRIVE AISLES WILL BE PRIVATE AND MAINTAINED BY THE HOA.
13. FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP, MAP NUMBER 06001C0336G.

DATED: AUGUST 3, 2009
14. WATER:

PUBLIC-CITY OF PLEASANTON
15. SANITARY SEWER:

PUBLIC-CITY OF PLEASANTON
16. STORM DRAIN:

PRIVATE-HOA
17. GAS & ELECTRIC:

PG&E
18. TELEPHONE:

AT&T / COMCAST
19. DIMENSIONS:

ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.

ABBREVIATIONS

- CL

CENTERLINE
- BNDY

BOUNDARY
- EX

EXISTING
- FC

FACE OF CURB
- FL

FLOW LINE
- INV

INVERT
- HP

HIGH POINT
- L

LENGTH
- LF

LINEAR FEET
- LP

LOW POINT
- LS

LANDSCAPE
- PL

PROPERTY LINE
- PUE

PUBLIC UTILITY EASEMENT
- R

RADIUS
- R/W

RIGHT-OF-WAY
- S

SLOPE
- SD

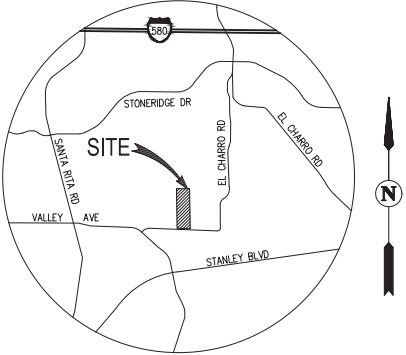
STORM DRAIN
- SS

SANITARY SEWER
- SW

SIDEWALK
- TC

TOP OF CURB
- W

WATER



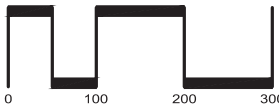
VICINITY MAP
NOT TO SCALE

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
		RIGHT OF WAY
		LOT LINE
		SPOT ELEVATIONS
		STORM DRAIN LINE (PRIVATE)
		SANITARY SEWER (PUBLIC)
		WATER (PUBLIC)
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		STREETLIGHT
		LOT NUMBER / PARCEL NUMBER
		PAD ELEVATION
		APPROXIMATE STREET SLOPE

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	SITE PLAN
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C5.1	OFFSITE UTILITY PLAN – SANITARY SEWER & WATER
C5.2	OFFSITE GRADING AND DRAINAGE PLAN AND STORMWATER CONTROL PLAN

VESTING TENTATIVE MAP
TITLE SHEET
ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: DECEMBER 2024

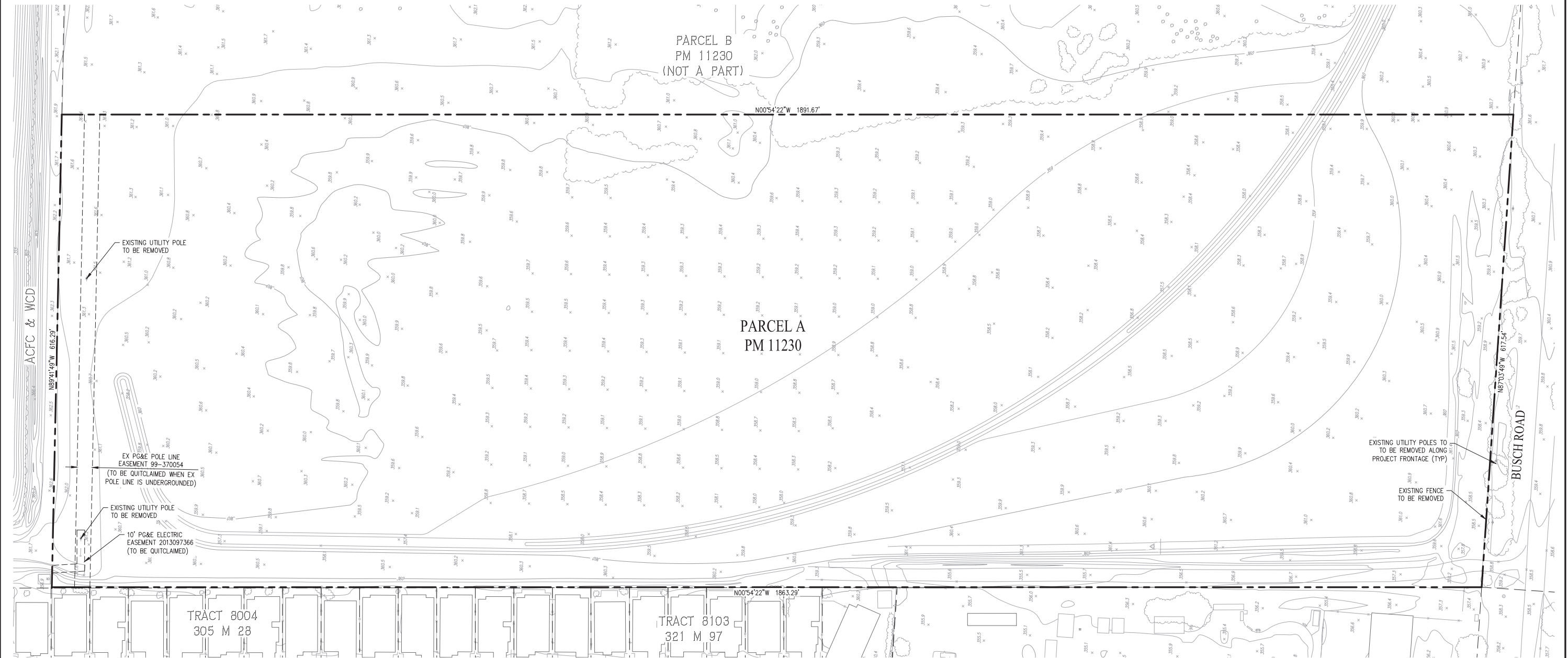


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ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

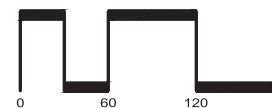
JOB NO.: 3435-010

SHEET NO.
C0.0
OF 10 SHEETS



VESTING TENTATIVE MAP
EXISTING CONDITIONS
ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: DECEMBER 2024

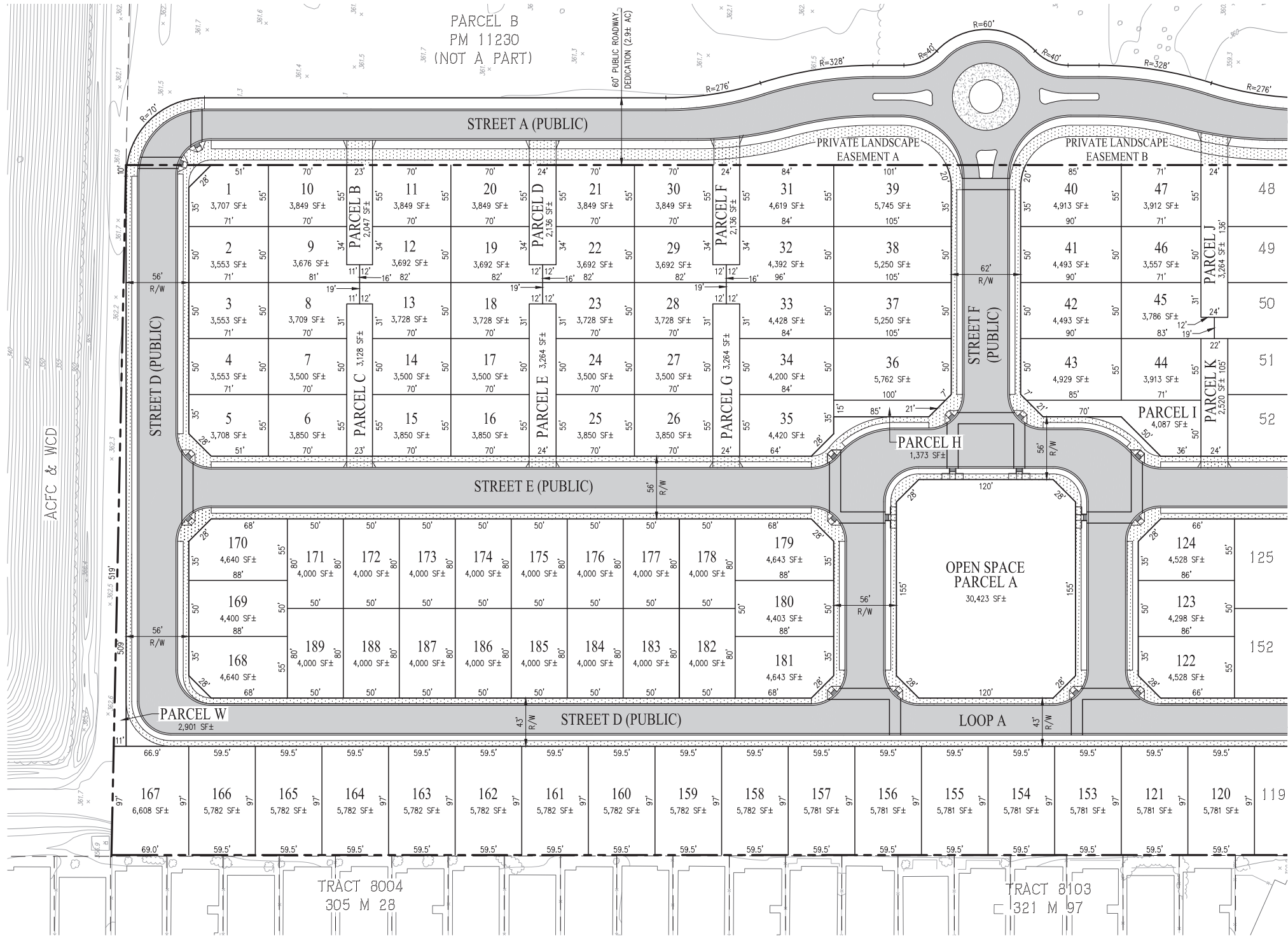


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CIVIL ENGINEERS SURVEYORS PLANNERS

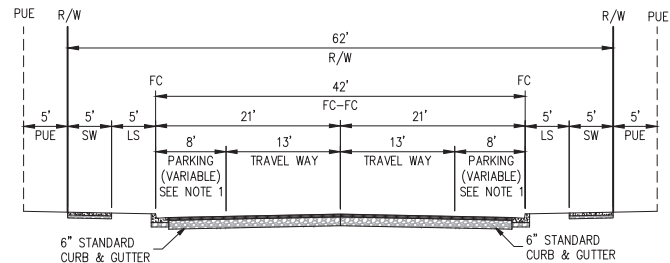
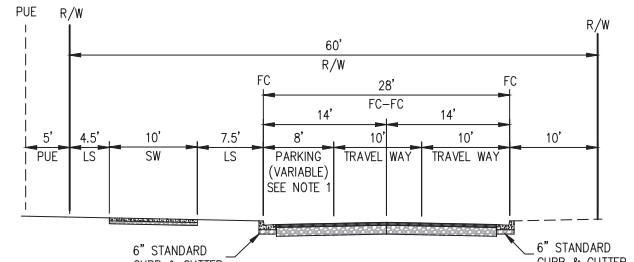
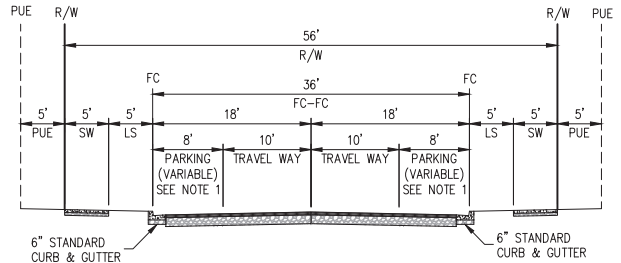
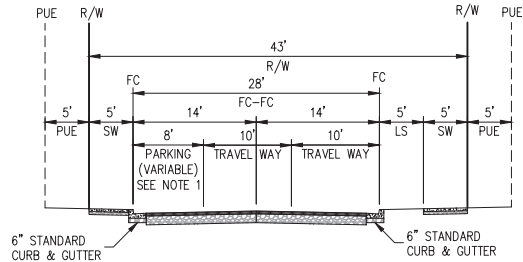
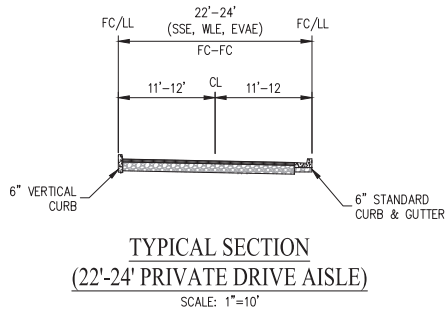
JOB NO.: 3435-010

SHEET NO.
C1.0
OF 10 SHEETS



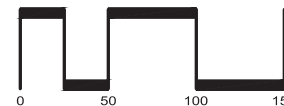
PARCEL AREA SUMMARY	
PARCEL NAME	AREA (SF)
PARCEL A	30,423±
PARCEL B	2,047±
PARCEL C	3,128±
PARCEL D	2,136±
PARCEL E	3,264±
PARCEL F	2,136±
PARCEL G	3,264±
PARCEL H	1,373±
PARCEL I	4,187±
PARCEL J	3,264±
PARCEL K	2,310±
PARCEL W	2,901±

- NOTES:
- SEE STREET SECTIONS FOR LOCATIONS OF PROPOSED STREET PARKING. PROPOSED PARKING SHALL NOT INTERFERE WITH DRIVEWAY APPROACHES OR FIRE HYDRANTS.
 - ALL STRUCTURES WILL BE EQUIPPED WITH FIRE SPRINKLERS.
 - PARCELS B, C, D, E, F, G, J, K, L, M, N, O, P, Q, R, S, T, AND U SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. EACH PARCEL LISTED PREVIOUSLY SHALL HAVE A PUE AND EVAE.



VESTING TENTATIVE MAP SITE PLAN ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: DECEMBER 2024

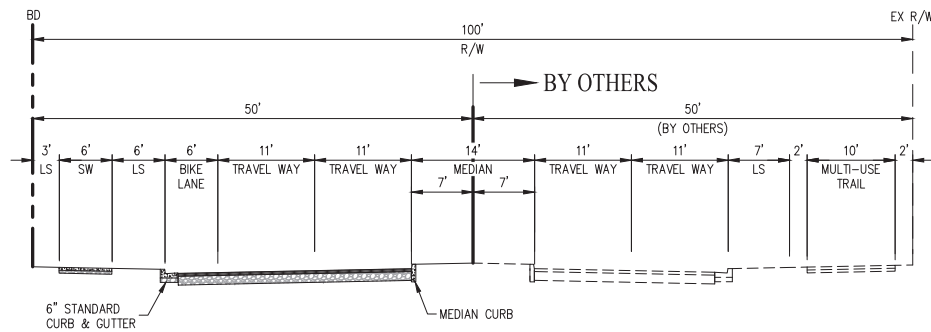
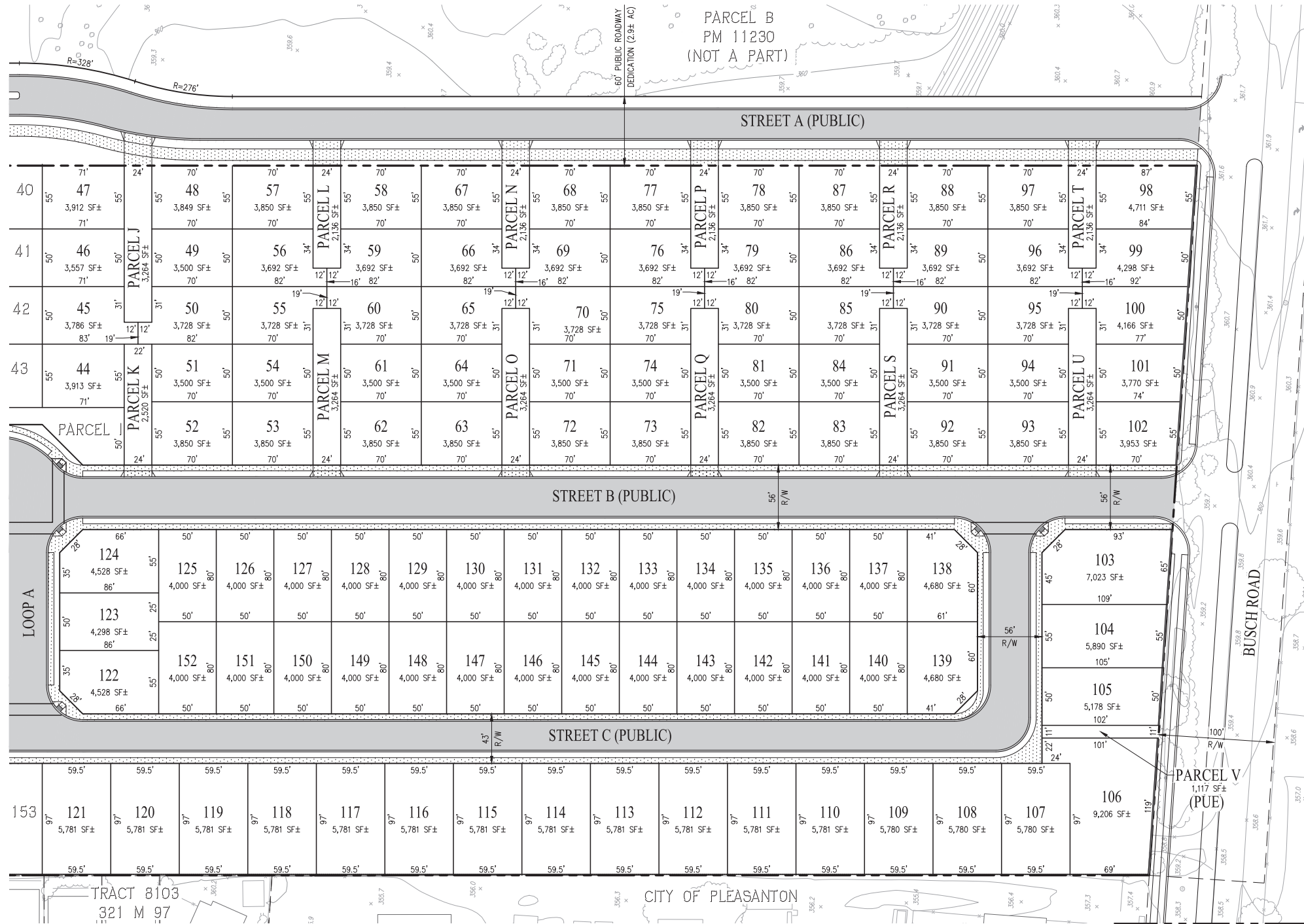


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ROSEVILLE (916) 788-4456
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JOB NO.: 3435-010

SHEET NO.
C2.1
OF 10 SHEETS

SEE SHEET C2.1



- NOTES:
- SEE STREET SECTIONS FOR LOCATIONS OF PROPOSED STREET PARKING. PROPOSED PARKING SHALL NOT INTERFERE WITH DRIVEWAY APPROACHES OR FIRE HYDRANTS.
 - ALL STRUCTURES WILL BE EQUIPPED WITH FIRE SPRINKLERS.
 - PARCELS B, C, D, E, F, G, J, K, L, M, N, O, P, Q, R, S, T, AND U SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. EACH PARCEL LISTED PREVIOUSLY SHALL HAVE A PUE AND EVAE.

VESTING TENTATIVE MAP SITE PLAN ARROYO LAGO

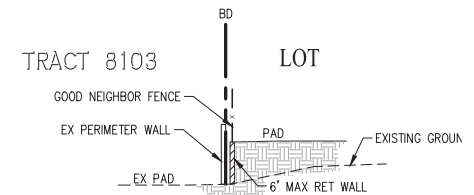
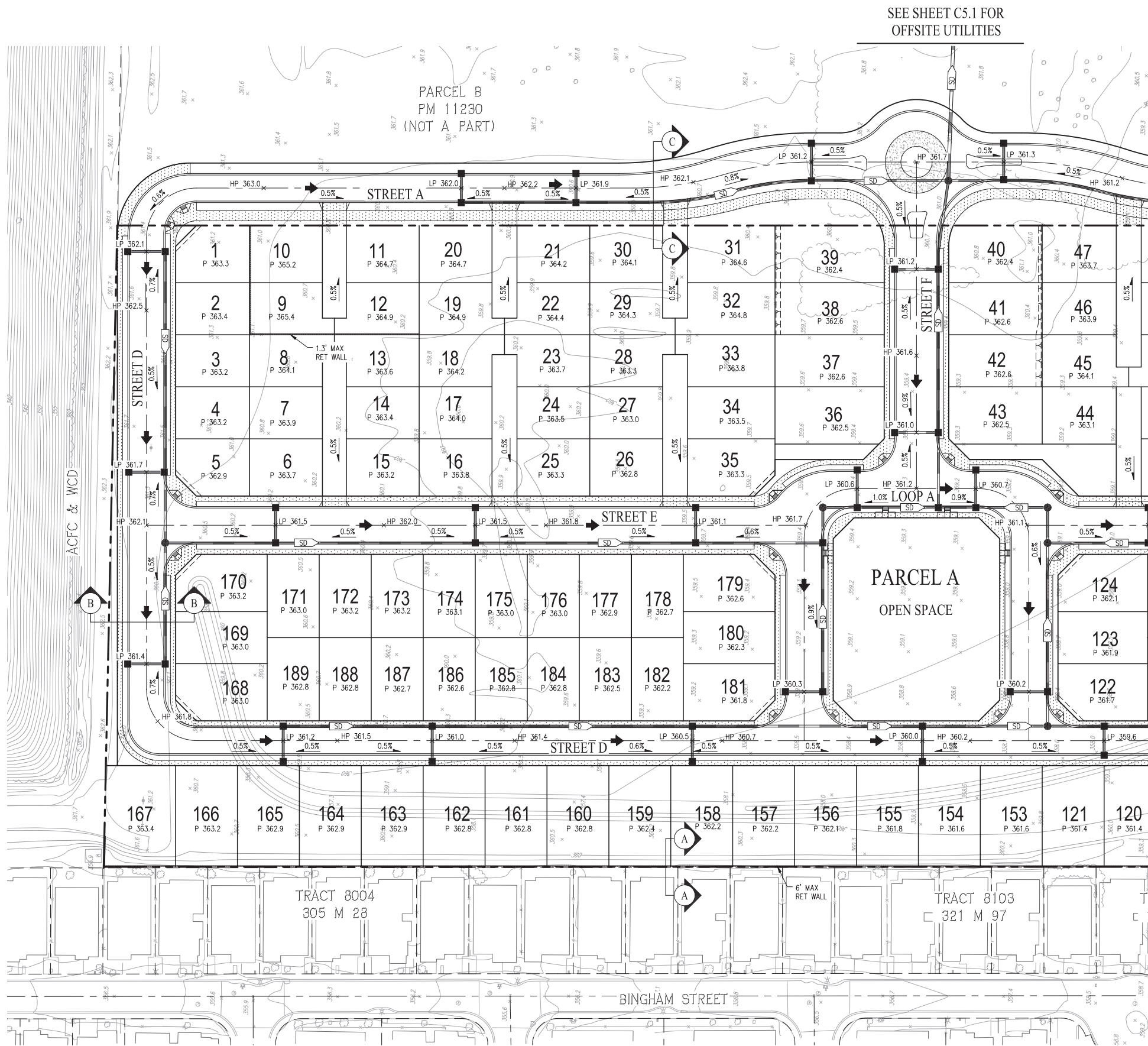
CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: DECEMBER 2024

CIVIL ENGINEERS SURVEYORS PLANNERS

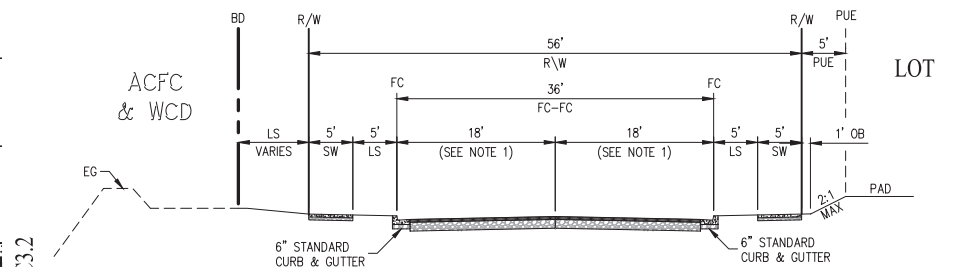
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SHEET NO.
C2.2
OF 10 SHEETS

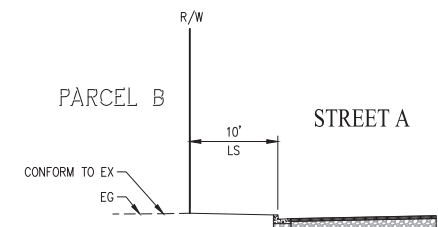
JOB NO.: 3435-010



SECTION A-A
SCALE: 1"=10'



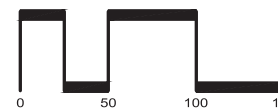
SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'

VESTING TENTATIVE MAP GRADING PLAN ARROYO LAGO

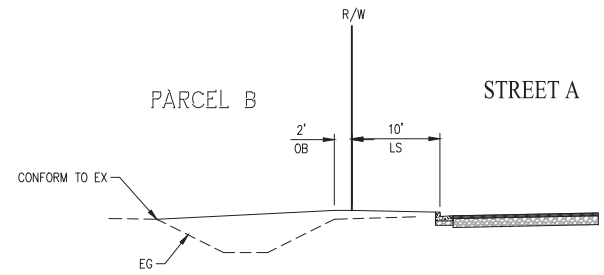
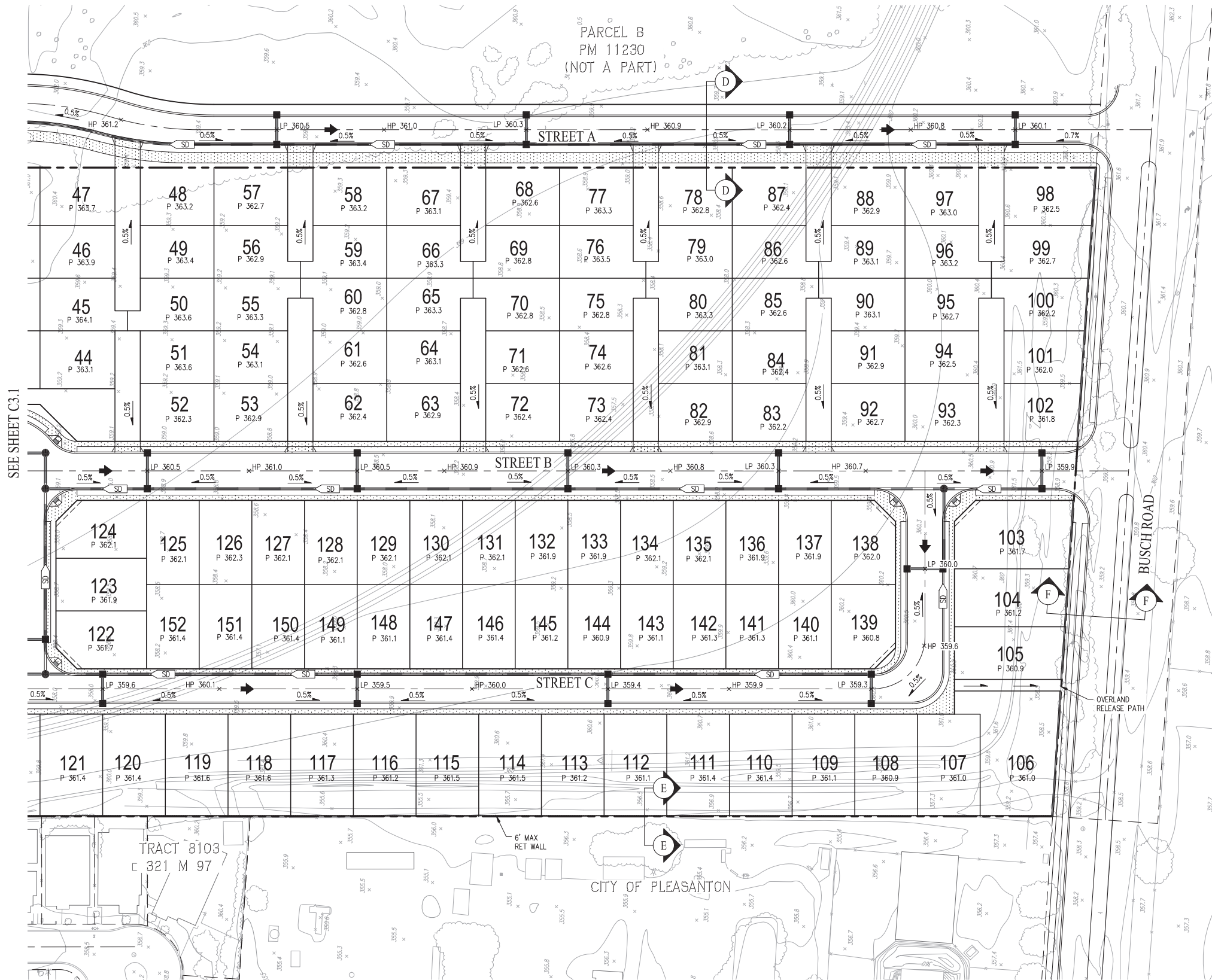
CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: DECEMBER 2024



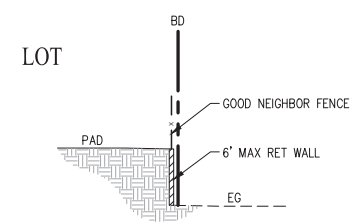
SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C3.1
OF 10 SHEETS

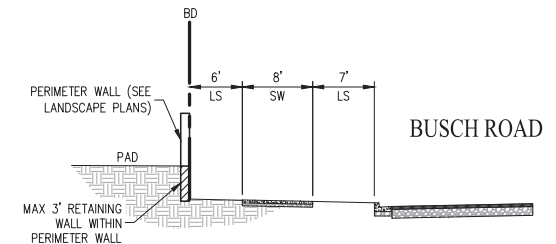
JOB NO.: 3435-010



SECTION D-D
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'

VESTING TENTATIVE MAP GRADING PLAN ARROYO LAGO

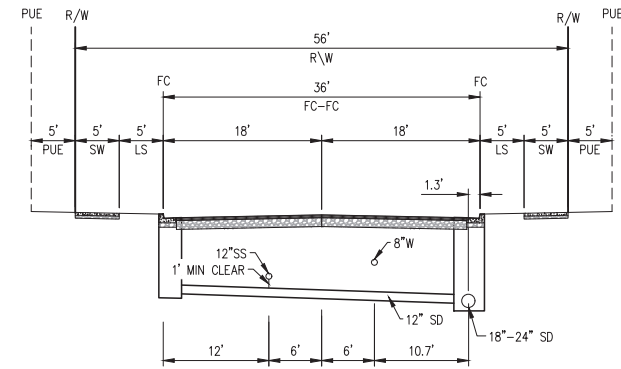
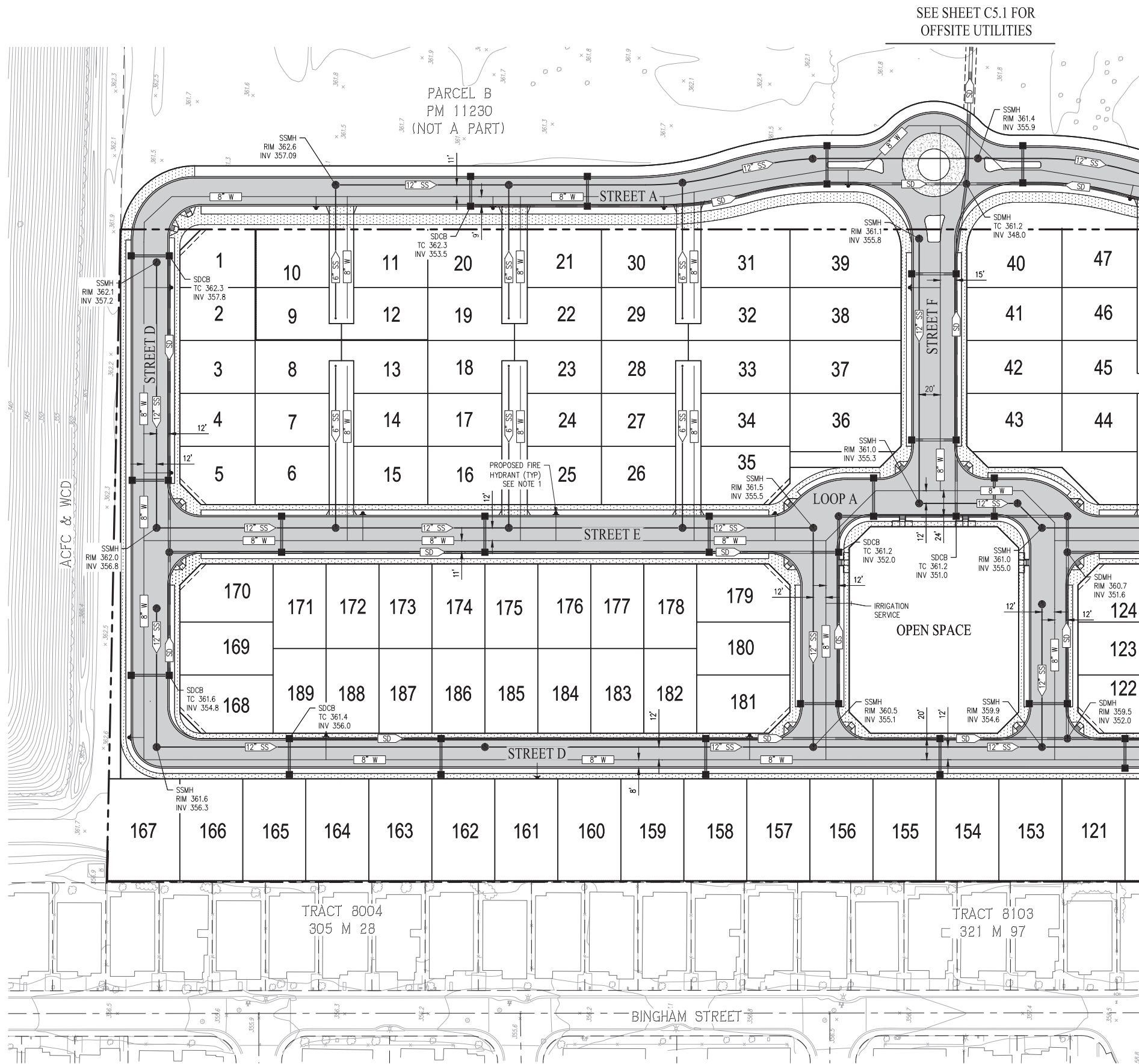
CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: DECEMBER 2024

CIVIL ENGINEERS SURVEYORS PLANNERS

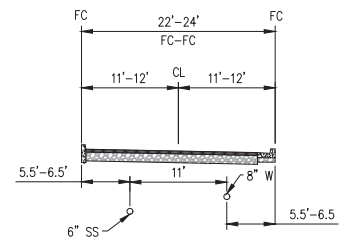
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SHEET NO.
C3.2
OF 10 SHEETS

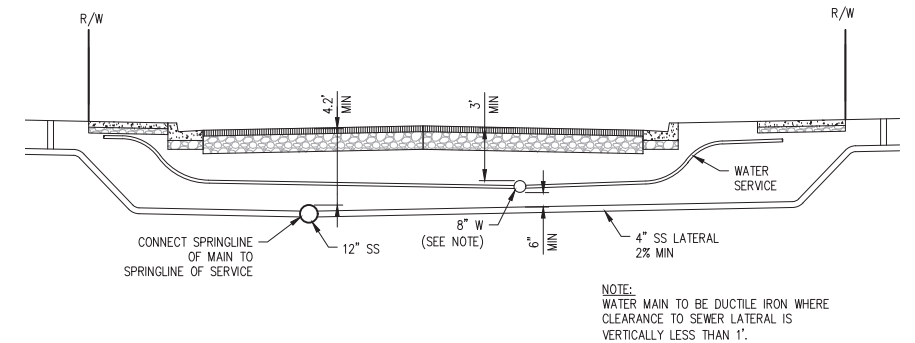
JOB NO.: 3435-010



TYPICAL UTILITY SECTION
(56' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



TYPICAL UTILITY SECTION
(22'-24' PRIVATE DRIVE AISLE)
SCALE: 1"=10'



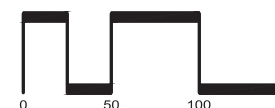
TYPICAL UTILITY LATERAL DETAIL
SCALE: 1"=5'

NOTES:

1. THERE SHALL BE NO PARKING IN FRONT OF PROPOSED FIRE HYDRANTS. RED CURB SHALL BE PROVIDED IN FRONT OF EACH FIRE HYDRANT.
2. MINIMUM PROPOSED SLOPE FOR 12" SS = 0.0020
3. MINIMUM PROPOSED SLOPE 8" SS = 0.0030
4. MINIMUM PROPOSED SLOPE 6" SS = 0.0050

VESTING TENTATIVE MAP UTILITY PLAN ARROYO LAGO

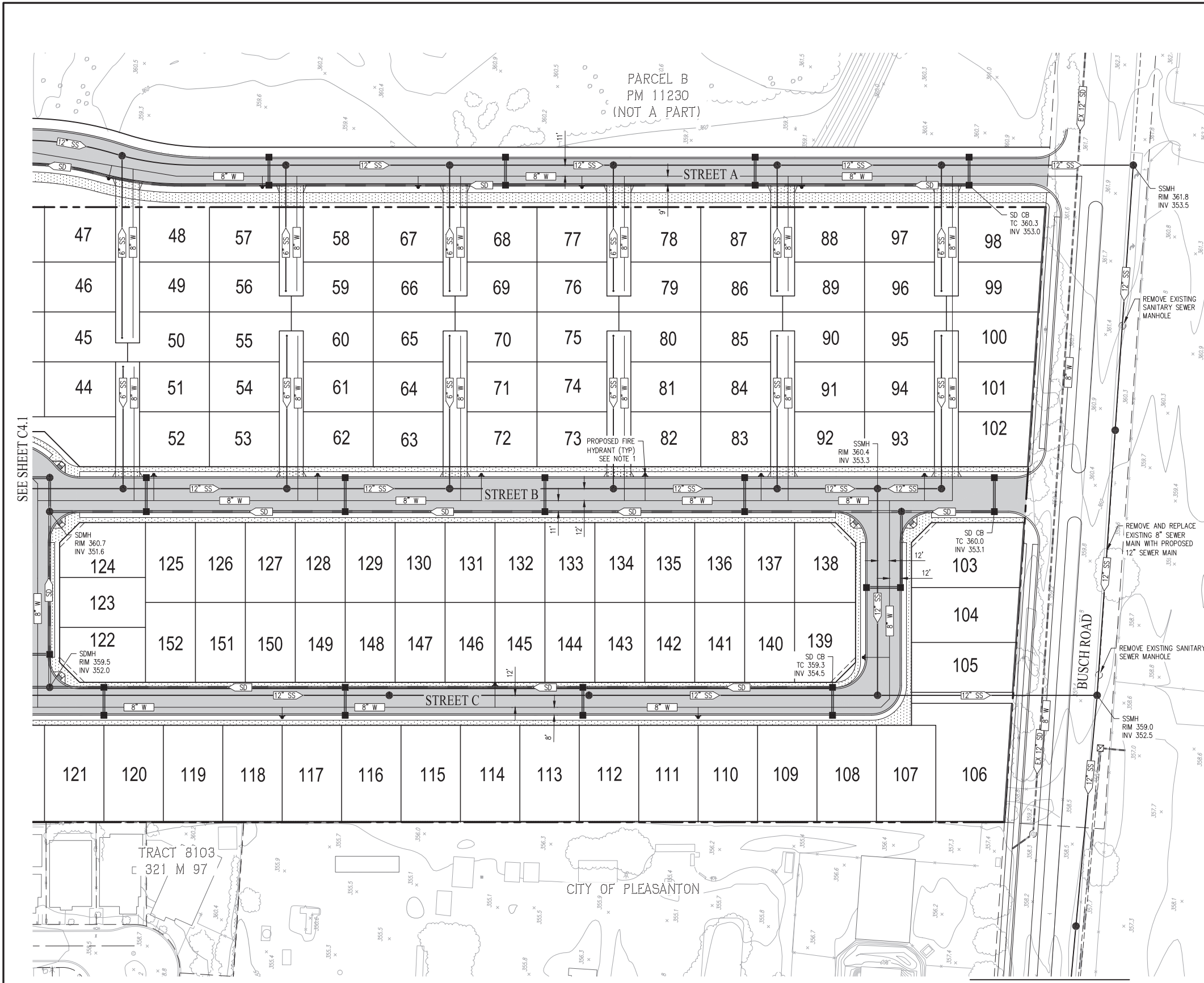
CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1"= 50' DATE: DECEMBER 2024



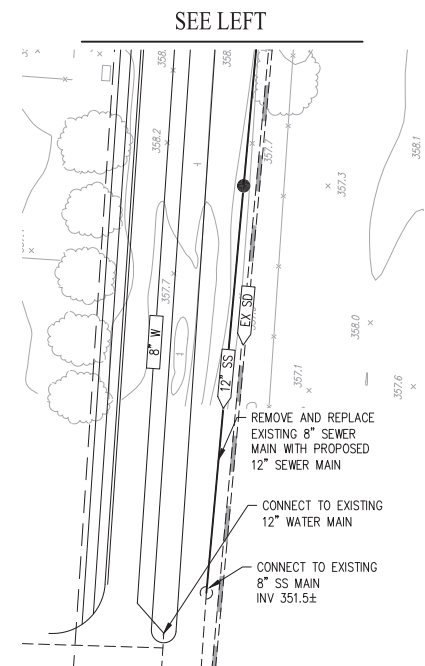
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C4.1
OF 10 SHEETS

JOB NO.: 3435-010



- NOTES:
1. THERE SHALL BE NO PARKING IN FRONT OF PROPOSED FIRE HYDRANTS. RED CURB SHALL BE PROVIDED IN FRONT OF EACH FIRE HYDRANT.
 2. MINIMUM PROPOSED SLOPE FOR 12" SS = 0.0020
 3. MINIMUM PROPOSED SLOPE 8" SS = 0.0030
 4. MINIMUM PROPOSED SLOPE 6" SS = 0.0050



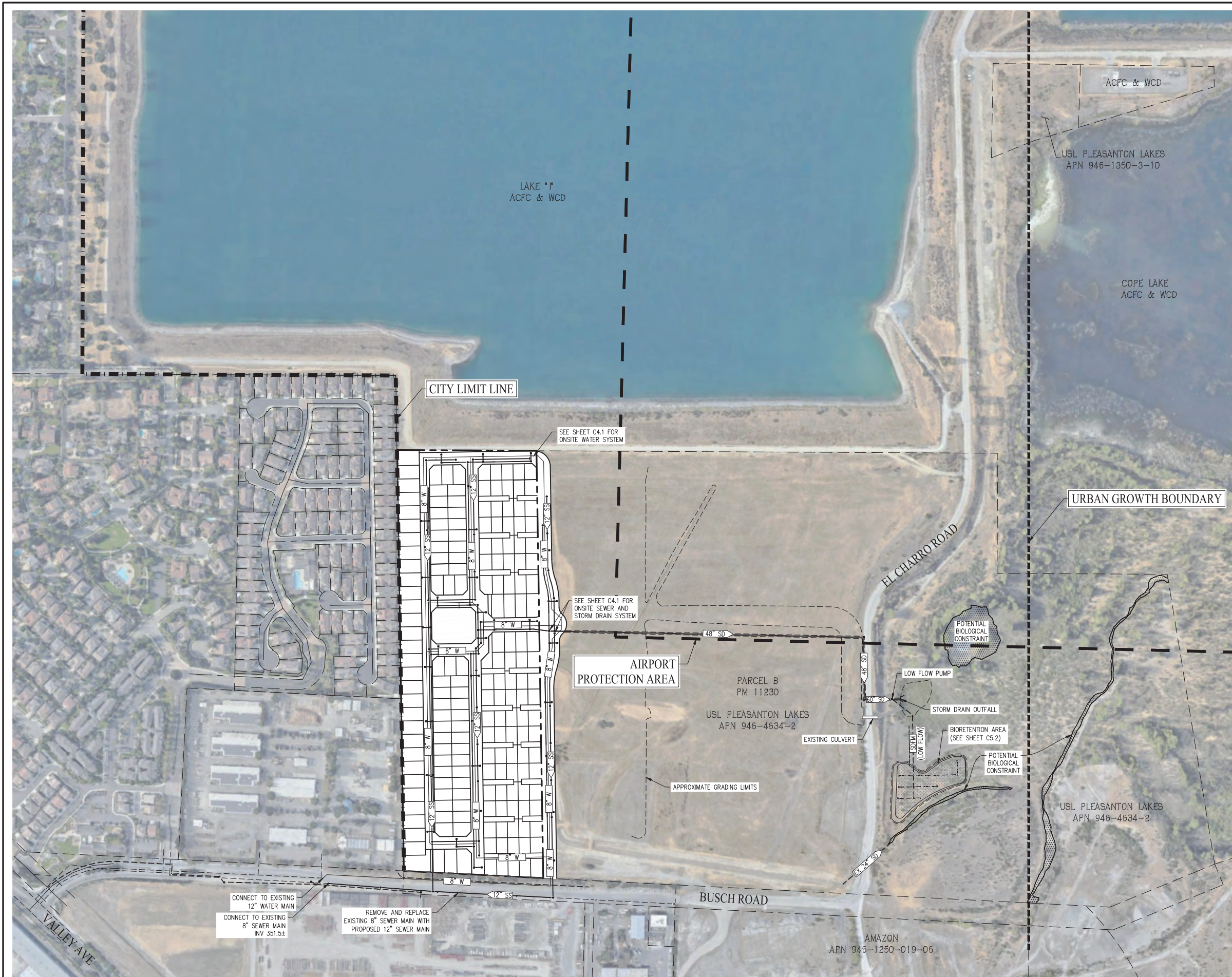
VESTING TENTATIVE MAP UTILITY PLAN ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: DECEMBER 2024

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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C4.2
OF 10 SHEETS



LEGEND

- PROJECT BOUNDARY
- CITY LIMIT LINE
- URBAN GROWTH BOUNDARY
- AIRPORT PROTECTION AREA
- STORM DRAIN LINE (PRIVATE)
- SANITARY SEWER (PUBLIC)
- WATER (PUBLIC)
- POTENTIAL BIOLOGICAL CONSTRAINT

NOTES:
1) PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

VESTING TENTATIVE MAP
OFFSITE UTILITY
PLAN - SANITARY
SEWER & WATER
ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 200' DATE: DECEMBER 2024

cbg

CIVIL ENGINEERS

SAN RAMON

ROSEVILLE

(925) 866-0322

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SURVEYORS

PLANNERS

↑

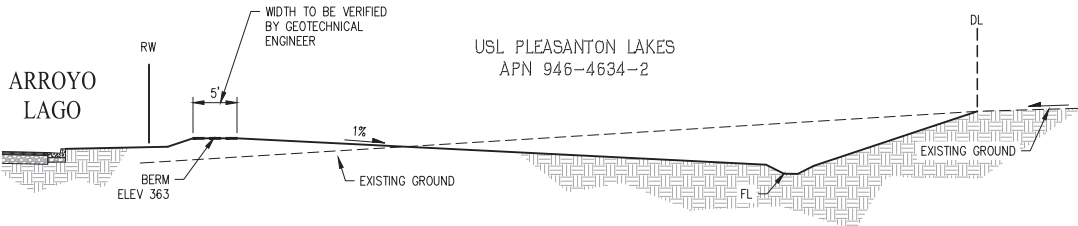
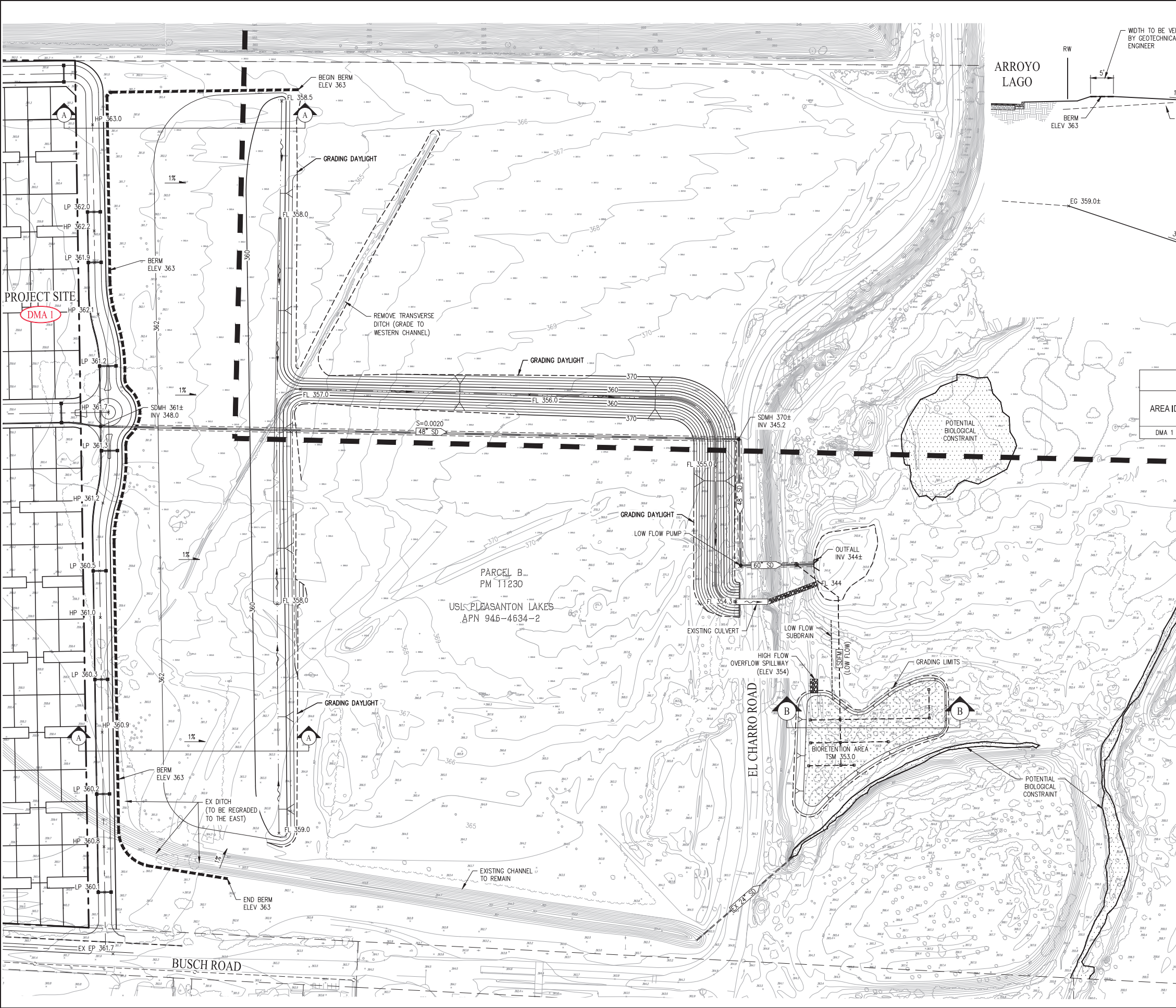
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JOB NO.: 3435-010

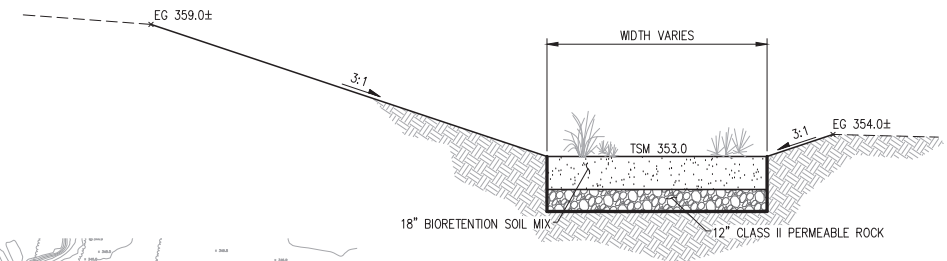
SHEET NO.

C5.1

OF 10 SHEETS



SECTION A-A



SECTION B-B

DRAINAGE MANAGEMENT AREA SUMMARY					
AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	922,043	361,248	958,168	38,327	41,000

- NOTES
- VALUES IN THE TABLE ABOVE ARE ESTIMATED BASED UPON THE AVAILABLE INFORMATION AT THE TIME OF THIS TENTATIVE MAP.
 - REQUIRED TREATMENT AREAS CALCULATED USING THE 4% RULE WITH A FACTOR OF 1.0 FOR IMPERVIOUS AREAS AND 0.1 FOR PERVIOUS AREAS.

- LEGEND
- BIORETENTION AREA
 - DRAINAGE MANAGEMENT AREA

VESTING TENTATIVE MAP
OFFSITE GRADING AND DRAINAGE
PLAN AND STORMWATER
CONTROL PLAN
ARROYO LAGO

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: DECEMBER 2024

CIVIL ENGINEERS SURVEYORS PLANNERS

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JOB NO.: 3435-010

SHEET NO.
C5.2
OF 10 SHEETS

GROSS ACRES	
A. MARKET RATE - WEST	11.7
B. MARKET RATE - NORTHEAST QUADRANT	22.1
C. MARKET RATE- FAR SOUTHEAST	05.1
SUBTOTAL	38.9
D. ACTIVE ADULT- SOUTHEAST QUADRANT	18.3
E. AFFORDABLE MULTI-FAMILY	3.0
TOTAL	60.2

UNIT COUNT	
A. MARKET RATE - WEST COURT HOMES	
NORTH-WEST	50
SOUTH-WEST	50
SUB-TOTAL	100
B. MARKET RATE - NORTH-EAST	
MARKET RATE SMALL LOTS (30X60)	88
3-STORY TOWNHOMES TYPE 1 (Shallow)	138
3-STORY TOWNHOMES TYPE 2 (Deep)	129
SUB-TOTAL	355
C. MARKET RATE - FAR SOUTHEAST	
SFD SMALL LOTS (30X60)	35
SUB-TOTAL	35
MARKET RATE TOTAL	490

D. ACTIVE ADULT- SOUTHEAST QUADRANT	
SFD SMALL LOT COURTS	24
SFD FRONT LOADED (50 X 90 LOTS)	39
SFD FRONT LOADED (48 X 85 LOTS)	44
ACTIVE ADULT TOTAL	107

E. AFFORDABLE MULTI-FAMILY	100
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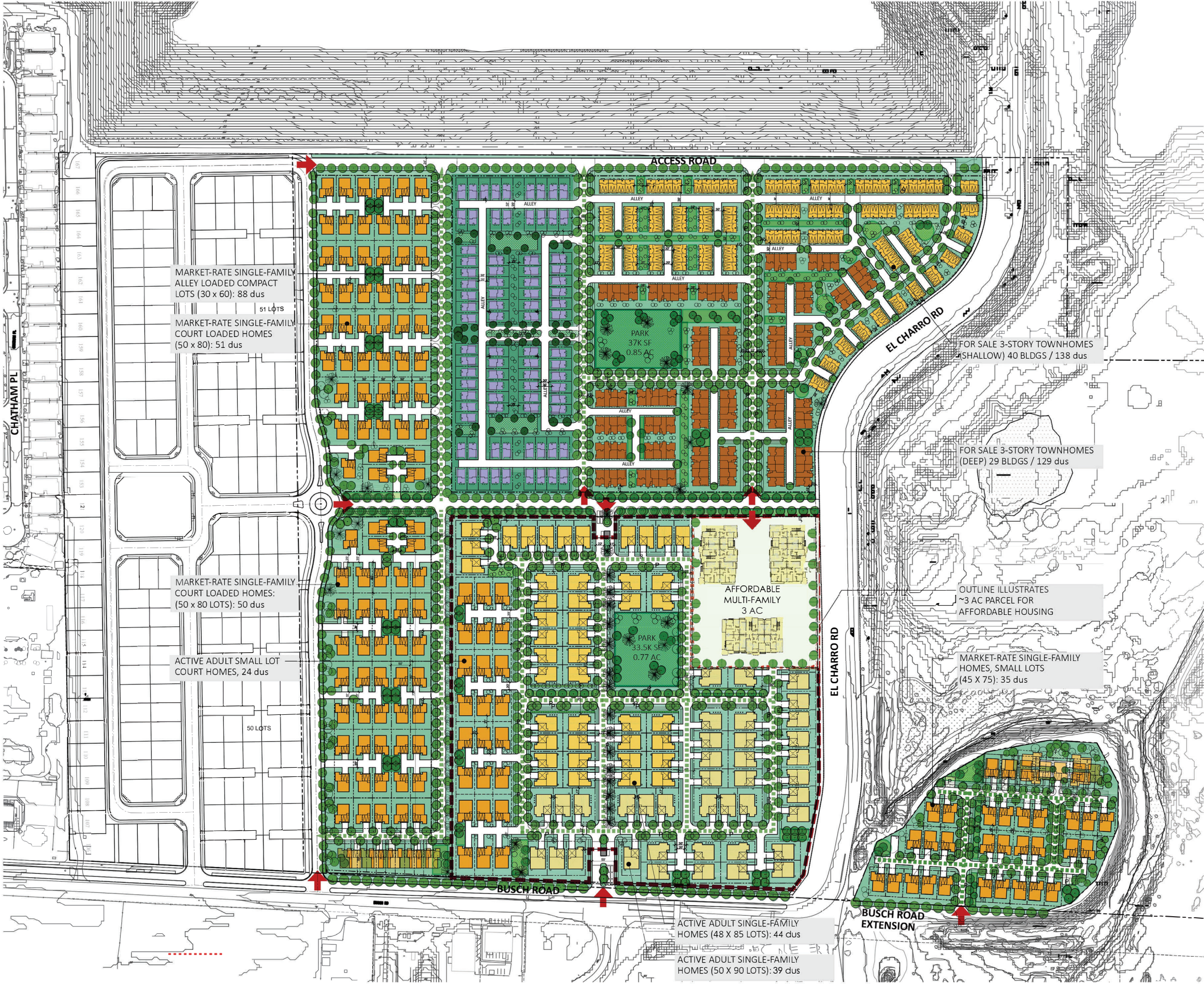
UNIT TOTAL	697
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PARKING

1. ALL DWELLING UNITS ARE PARKED AT 2 CARS PER UNIT IN PRIVATE GARAGES.
2. GUEST PARKING ASSUMED AT 1 PER 4 DWELLING UNITS (25% OF TOTAL OFF STREET PARKING), EVENLY DISTRIBUTED THROUGHOUT. GUEST PARKING IS ASSUMED TO BE MOSTLY PARALLEL "ON STREET" WITH SOME PERPENDICULAR PARKING PODS

STREET TYPE NOTES

- ALL RESIDENTIAL STREETS (.....) FEATURE:
-A 5 FT PLANTING STRIP BOTH SIDES
-A 5 FT WIDE MIN SIDEWALK BOTH SIDES
-2-WAY DRIVE LANES AT 11 FT WIDE
- STREET TYPE A (65FT MIN R.O.W.)
PARALLEL PARKING BOTH SIDES
10-12 FT WIDE SIDEWALK ON ONE SIDE FOR DBL ROW OF TREES OR RAIN GARDEN.
- STREET TYPE B (58 FT R.O.W.)
PARALLEL PARKING BOTH SIDES
- STREET TYPE C (50 FT R.O.W.)
PARALLEL PARKING ONE SIDE ONLY
- ALLEYS
2-WAY DRIVE LANES AT 10 FT EA.
5FT PLANTING STRIP EACH SIDE
- COURTS
2-WAY DRIVE LANES AT 10 FT EA.



A. MARKET RATE SINGLE-FAMILY HOMES	
WEST COURT HOMES (50 X 72 LOT)	37
DUET COURT HOMES (41 X 60 LOT)	84
SOUTH-EAST ALLEY SMALL LOT HOMES	112
SOUTH-EAST QUAD TOWNS SHALLOW	120
SOUTH-EAST QUAD TOWNS DEEP	153
FAR SOUTH-EAST HOMES (45 X 75 LOT)	34
SUB-TOTAL	540

ASSISTED & MEMORY CARE UNITS	88
TOTAL MARKET RATE (A)	540
TOTAL SENIOR LIVING MF (B)	88
TOTAL UNITS	628

1. ALL SINGLE FAMILY DWELLING UNITS ARE PARKED AT 2 CARS PER UNIT IN PRIVATE GARAGES.
2. SENIOR LIVING MULTI-FAMILY UNITS ARE PARKED AT 1 CAR PER UNIT.
2. GUEST PARKING AT 1 PER 4 DUS (25% OFF STREET PARKING), IS EVENLY DISTRIBUTED THROUGHOUT IN THE FORM OF PARALLEL "ON STREET" PARKING AND SOME PERPENDICULAR PARKING.

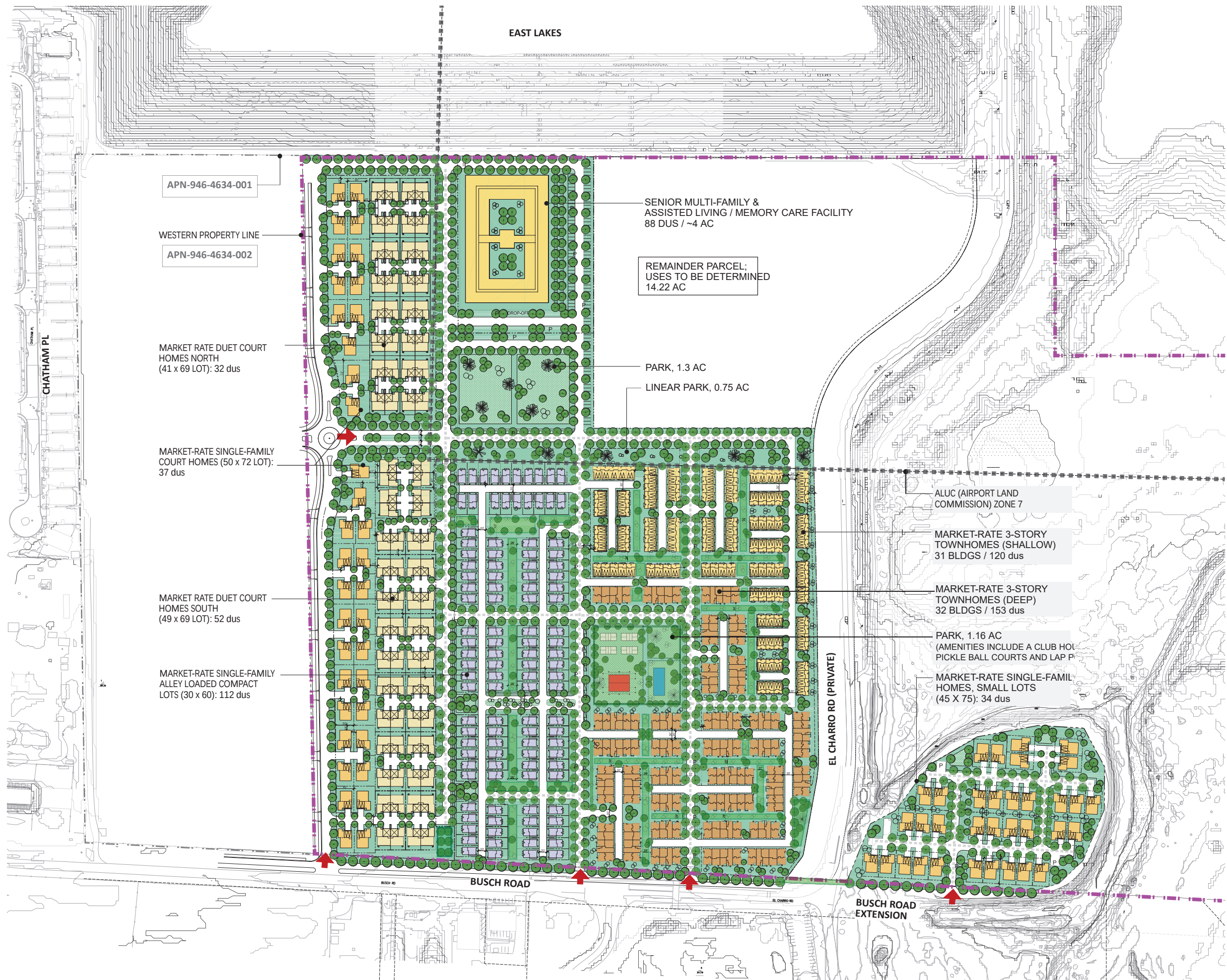
ALL RESIDENTIAL STREETS () FEATURE:
 -A 5 FT PLANTING STRIP BOTH SIDES
 -A 5 FT WIDE MIN SIDEWALK BOTH SIDES
 -2-WAY DRIVE LANES AT 11 FT WIDE

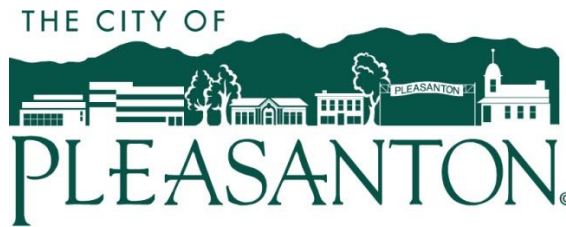
STREET TYPE A (65FT MIN R.O.W.)
 PARALLEL PARKING BOTH SIDES
 10-12 FT WIDE SIDEWALK ON ONE SIDE FOR DOUBLE
 ROW OF TREES OR RAIN GARDEN.

STREET TYPE B (58 FT R.O.W.)
 PARALLEL PARKING BOTH SIDES

STREET TYPE C (50 FT R.O.W.)
 PARALLEL PARKING ONE SIDE ONLY

COURTS
2-WAY DRIVE LANES AT 10 FT EA.





Via Email:
sdunn@steelwavelc.com

December 11, 2024

Steven M. Dunn, Senior Managing Director
Steelwave LLC/USL Pleasanton Lakes, L.P.
101 California St. Suite 800
San Francisco CA 94111

Subject: East Pleasanton Senior Residential Project

Dear Steve,

Note: This letter supersedes and replaces the East Pleasanton Senior Residential Project letter dated December 9, 2024.

This letter provides comments from the City of Pleasanton Planning Division, Traffic Division, and Public Works Departments on the proposed Senior Residential project in East Pleasanton. These comments aim to clearly identify City expectations for the proposed project as you prepare a revised “City Alternative” preliminary plan for City consideration.

Planning Division Comments

Planning Division comments are based on adopted City policies and standards found in the Objective Design Standards (ODS), the General Plan (GP), the Bicycle & Pedestrian Master Plan (BPMP), the Trails Master Plan (TMP), the Climate Action Plan (CAP). Relevant City policies and standards are noted below in parenthesis following individual comments.

Internal Street Network

- Continue to avoid cul-de-sacs in new City alternative (ODS A4.8)
- Continue to limit block lengths (150 feet ideally) in the City alternative. (ODS A1.9.b)
- Consider including alleys to provide primary vehicle entry to individual lots, with garages and driveways located in the side or rear yards (ODS A7.c)
- Consider providing an internal street connection from homes east of El Charro to the main development area (ODS A1.9.d). If a street connection is infeasible, provide a bicycle and pedestrian connection.

Internal Street Design

Provide internal streetscape design consistent with ODS, as follows:

- Sidewalk width: minimum 6 feet (A3.1)
- Planting Strip: minimum 6 feet (A3.1)

COMMUNITY DEVELOPMENT
www.cityofpleasantonca.gov

P. O. BOX 520 · 200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Planning	Building & Safety	Code Enforcement	Permit Center	Traffic Engineering
(925) 931-5600	(925) 931-5300	(925) 931-5620	(925) 931-5630	(925) 931-5677
Fax: 931-5483	Fax: 931-5478	Fax: 931-5478	Fax: 931-5478	Fax: 931-5487

- Street Trees: Average spacing of 25 feet with no individual spacing exceeding 40 feet (A3.4)
- Plant high branching trees to form a canopy and provide shade (A4.a)
- Lighting: Consistent with ODS A3.7
- Provide decorative paving and pedestrian street crossings (A1.4)

Busch Road Streetscape Design

- Provide street trees in landscape strips with average spacing of 25 feet with no individual spacing exceeding 40 feet (ODS A3.4)
- Provide lighting consistent with ODS A3.7
- Minimize visibility of sound wall with berms and/or landscaping. (GP CCE 9.6, Policy 10).

Commercial Use

- Locate market/drug store closer to Busch Road and allow unrestricted public access (GP LUE 1.2, 1.5, CE 15, AQCC Policy 2)
- Maximize bicycle and pedestrian access/facilities (BPMP 2-2B, Goal 4)
- Fully integrate commercial use into overall site design (not a side appendage). Design as a neighborhood focal point with visual and functional linkages to surrounding residential uses. (GP CCE 15.3)
- Create “outdoor rooms” with amenities, entries connecting to sidewalks and trails, defined pedestrian circulation, minimize visual prominence of parking (GP CCE 15.3)

Open Space and Amenities

- In general, provide a greater number and variety of shared outdoor resident amenities. Reduce private open space and increase common open space (ODS Vision Statement, paragraph 2; A8 introduction)
- Integrate amenities throughout the development – not concentrated in one single location. Distribute pocket parks, paseos, and similar smaller usable open spaces throughout the development. (ODS Vision Statement, paragraph 2; A8 introduction)
- Provide a diversity of type of open spaces for a variety of functions including social gatherings, individual relaxation, and recreational activities. (ODS Vision Statement, paragraph 2; A8 introduction)
- Include improvements and amenities within usable open space, such as benches and tables, bar-beques, pedestrian lighting, generous landscaping. (ODS Vision Statement, paragraph 2; A8 introduction)

Pedestrian and Bicycle Facilities

- In general, enhance pathways, trails, and bicycle routes with connections to internal and external destinations (existing and planned). (GP CE 7.3, Policy 22, Policy 23, CAP E3)
- Provide connections to Iron Horse Trail via Busch Road, Arroyo Mocho Trail via El Charro and potential future public trails to the north in the Chain of Lakes area. (TMP Figure 3-2, ODS A1.c, GP CE 8.4, BPMP Policy 1-2, CAP E3)

- Provide a north-side bicycle and pedestrian connection from Busch Road to Lake “I” (TMP Figure 3-2, CAP E3)
- Provide a publicly accessible bicycle and pedestrian connection from Arroyo Lago to the envisioned El Charro Trail. (TMP Figure 3-2, CAP E3)
- Provide pedestrian connections to the street abutting Arroyo Lago, maximum spacing 400 feet. (ODS A1.6).
- For all housing types (including duet clusters if proposed in City Alternative), provide pedestrian circulation from primary entry to adjacent sidewalk separate from vehicle drive aisles. (ODS A1.2, A1.3)
- Provide bicycle facility on Busch Road (GP CE 8.4, TMP Figure 3-2, CAP E3)
- Provide bike/ped connection from interior of property to Busch Road every 250 feet or less. (GP CE 7.3)

Housing Types and Building Design

- Consider increasing the variety of housing types with attached and courtyard housing that replaces private rear yards with shared outdoor open space and amenities (ODS Vision Statement, paragraph 2; A8 introduction)
- Limit length of street frontage occupied by single housing type (e.g., north-south street parallel to El Charro Road. (CCE Policy 17)
- Integrate (harmonize) design of assisted living building with neighborhood homes so that it feels part of the neighborhood.
- Eliminate or reduce visual prominence of street-facing garages. (GP CCE Program 17.1)
- For all home types, recess garages accessed from the street a minimum of 6’ behind the closest building mass fronting on the street. (ODS B2.5)
- Limit garages facing street to maximum widths specified in B1.4.
- For all home types, locate front doors in a porch scaled to a minimum of 20% percent of the frontage width of the building (ODS B2.4). Include usable front porches. (GP CCE 17.1)

Landscaping

- Provide enhanced landscaping at project entries to create a sense of arrival and place.

Parking

- Consider adding alleys to eliminate street-facing garage doors (ODS A7.c)
- If street-facing garage doors are maintained, provide individual garage doors for 70 percent of units where multiple stall garages fronting a street (ODS A7.12)
- Screen surface parking areas serving the senior multifamily from the sidewalk with landscaping and low walls (A7.2)
- Provide shade trees in surface parking lots consistent with ODS A7.7 and A7.8.
- Provide location for weather-protected secured bike parking in multifamily dwellings (ODS A7.9, A7.10, A7.11)

Sustainability

- Consider incorporating sustainable development features that exceed minimum requirements, such as including all-electric buildings, high energy efficiency buildings, battery energy storage, micro-grid energy distribution, on-site renewable energy generation, water-efficient landscaping, rainwater capture system, water efficiency measures, and green stormwater infrastructure (CAP Section 3, GP AQCC Goal 2)

Gated Community

The Senior Residential project is proposed as a gated community. General Plan Circulation Element Program 7.4 calls for the City to “discourage new gated communities” and Community Character Element Program 17.1 calls for “neighborhoods open and accessible to one another.” Given these policies, City staff encourages you to consider a project that is not gated. In general, the City aims to achieve new neighborhoods that are physically interconnected with adjacent neighborhoods, retail and public uses, and not internally focused enclaves surrounded by soundwalls. One option is to include an entry-restricted area for a portion of the project (such as the assisted living building) with the remaining areas open to the general public. City staff also requests you to consider the following project revisions:

- Increase the number of publicly accessible street connections to the north/south street abutting the proposed Arroyo Lago project.
- Consider allowing for unrestricted non-resident vehicle access to development.
- Allow for non-resident access to internal pathways and amenities.
- Provide usable open space open to the general public that is connected to and accessible from surrounding areas. Integrate this space with the proposed commercial use to create a publicly accessible neighborhood focal point.

Traffic Division Comments

Busch Road Improvements

- Incorporate frontage improvements consistent with the Kiewit project, including 6’ landscape strip at curb, 6’ sidewalk on the north side, buffered bikes lanes both directions, 12’ travel lanes and 14’ mixed use path (10’ paved with 2’ DG buffers each side).

El Charro Road

- The EIR for the project will need to address the El Charro extension, including the necessity/timing of its construction and how it will be funded
- We expect that the development of the properties in East Pleasanton will trigger the need to construct El Charro Road and that Santa Rita Road and Valley Avenue will be unable to carry the increase in volume from the East Pleasanton projects.
- The City’s Traffic Development Fee includes a cost allocation of 50 percent East Pleasanton Developers and 50 percent Traffic Impact Fee.
- We expect the project will be required to be included in a community facilities district created for El Charro Road construction.

Public Works Department Comments

The City of Pleasanton operates water, sanitary sewer, and storm drainage utilities according to Pleasanton Municipal Code Chapters 14, 15 (including 9.30), and 9.14 respectively. Before connections to these utility services are permitted or extensions of these networks is allowed, the City requires confirmation that the proposed uses will not adversely impact the performance of the networks and/or the networks' ability to remain in regulatory compliance. Let me discuss each utility individually:

- **Water:** The City's water network is described in the *Water Distribution System Capacity Master Plan* from May 2024 as authored by Akel Engineering Group. Although the subject project is not currently within Pleasanton's jurisdictional boundary, a land use was evaluated as part of those properties titled "East Pleasanton" in the master plan (see Appendix B). The land use was based on gross assumptions from the City of Pleasanton's 2023-2031 Housing Element and therefore should not be assumed accurate based on the current development proposal. Nonetheless, the master plan provides some useful insight. To fully understand the potential network impact, a new scenario must be built within the master plan's computer model based on the specific land use proposed with the development. For network redundancy and water quality, a future water main connection between Busch Road and Stoneridge Drive should also be assumed. This scenario could be used to allocate costs for the future water main among the various properties within East Pleasanton based on their development potential.

In addition, California Senate Bill 610 as codified in California Water Code Sections 10910 et seq. requires 'projects' as defined in the statute proposing more than 500 dwelling units to prepare a water supply assessment. Although a water supply assessment was prepared as part of the 2023-2031 Housing Element, the subject property was not included in the assessment. Any water supply assessment prepared as part of a complimentary development application in Alameda County would not apply in Pleasanton since the proposed water purveyor for development in the county is independent of the City. As such, a water supply assessment in accordance with Section 10910 will be needed based on the City's ability to provide water for the development.

- **Sanitary Sewer:** The City's sanitary sewer network is described in the *Sewer Capacity Evaluation Report* dated November 2024 as authored by Woodard & Curran. Similar to the water network analysis, a land use for the subject property was assumed from the Housing Element. The evaluation report identified a needed project titled "Capacity Project 4" that is caused by future development (see Section 6.3.4 "Capacity Project 4 – Upsize Sewer in Kamp Drive and Stoneridge Drive"). The estimated cost of the project is \$2,019,000. To fully understand the potential network impacts, a new scenario must be built within the evaluation report's computer model based on the specific land use proposed with the development. This scenario could be used to allocate costs for the future project costs among the various properties within East Pleasanton based on their development potential. In the absence of the future project, connections to the network would violate the City's performance standards.

December 11, 2024

- Storm Drainage: The City currently has no capacity evaluation report for storm drainage and instead relies on project-specific analyses prepared in conformance with the *Alameda County Hydrology and Hydraulic Manual* dated 2018 as available from the Alameda County Flood Control and Water Conservation District. Stormwater discharge is also regulated by the State of California under the National Pollution Discharge Elimination System (NPDES) Permit known as the *Municipal Regional Permit* (Order WQ 2018-0007-EXEC), as well as the *Construction General Permit* (Order WQ 2022-0057-DWQ). These California regulations prohibit certain discharges of stormwater containing pollutants to waters of the United States.

Historically, the subject property drained north to Lake I as owned and operated by Zone 7 Water Agency. It is assumed that this drainage pattern will change with stormwater collected into a pipe network for discharge to a bioretention area that will then drain to Cope Lake. Cope Lake is also owned and operated by Zone 7 Water Agency. In their letter to Alameda County dated November 8, 2024, in response to the DEIR for the adjoining Arroyo Lago development, Zone 7 staff state the following:

“The project has stormwater being directed to a bioretention basin within the lower elevation portion adjacent to Cope Lake. Stormwater from the development is at risk of containing PFAS, pesticides, nitrates, TPH, among other contaminants. Engineered bioretention basins are not currently designed to remove PFAS. In addition, bioretention basins require continued maintenance and are not a one-time solution. The plan does not address the ongoing maintenance needs for standard treatment and does not address PFAS.” The letter continues, “Both Lake I and Cope Lake are closed to the public and there are no current plans to make these lakes accessible for...access.”

The application needs to address stormwater pollution issues as well as access to areas currently owned and operated by Zone 7 Water Agency if stormwater will be collected, concentrated, and then conveyed. The current proposal anticipates stormwater discharge in a manner that does not follow historic drainage patterns and that could violate regulations promulgated by the State of California and/or ownership rights held by Zone 7 Water Agency.

We look forward to discussing this further with you and look forward to receiving your City Alternative Plan for the site. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen Clark". The signature is fluid and cursive, with the first name "Ellen" and last name "Clark" clearly distinguishable.

Ellen Clark
Director of Community Development



Via Email:

elizabeth.mcelligott@acgov.org

housing.element@acgov.org

November 6, 2024

Liz McElligott, Assistant Planning Director
Alameda County Planning Department
224 W. Winton Avenue, Rm 111
Hayward, CA 94544

Subject: Alameda County Housing Element Draft 3.5

Dear Ms. McElligott,

Thank you for the opportunity to review and comment on Draft 3.5 of the Alameda County Housing Element, dated October 31, 2024. The City of Pleasanton has reviewed the Housing Element draft and has comments concerning two sites included in the County's sites inventory: the proposed Arroyo Lago project at 3030 Mohr Avenue (APN 946-4634-1) and the adjacent proposed Senior Residential project (APN 946-4634-2). Both of these sites are located in unincorporated Alameda County but within the City of Pleasanton's Planning Area and Urban Growth Boundary.

First, the City requests confirmation that the County has added the Senior Residential site to the Housing Element sites inventory. Figure B-36H in Appendix B (Sites Inventory and Methodology) shows the Senior Residential site as a mixed-income site currently in the development process and proposed for rezoning. However, this site is not listed in B-4 (Entitled and Proposed Projects) nor in Table B-53 (Vacant and Nonvacant Parcels Proposed for Rezoning). The City notes that the Senior Residential Site was not included in prior drafts of the County's 6th Cycle Housing Element. If the County does intend to add this site to the sites inventory, the City requests clarification as to the number of assumed units by income level.

The City also notes a number of potential discrepancies related to the Senior Residential site:

- Housing Element Tables III-1 and III-2 (Residential Development Potential) both show 1,439 units in the "Entitled/Proposed" projects line, whereas Table B-4 shows 897 units listed – a difference of 667 units.
- Appendix F, Page F-13 discusses a 569-unit Builder's Remedy project in Unincorporated East County.
- The Draft Sites Inventory tab on the County's Housing Element Update webpage includes a link to the sites inventory Excel spreadsheet. This spreadsheet includes APN 946-4634-2 with 445 units (356 Above Moderate and 89 Very Low/Low Income units).

The City requests clarification regarding these discrepancies and that corrections to the draft Housing Element be made as needed.

In addition, the City is compelled to raise questions regarding the suitability of the Arroyo Lago and Senior Residential sites in the County's sites inventory. As you are aware, the Draft EIR for the Arroyo Lago project is currently in circulation for public review. The proposed Arroyo Lago project, as analyzed in the EIR, would rely on privately constructed, operated, and maintained offsite infrastructure and utilities, including a wastewater treatment plant, a water storage and booster pump facility, a recycled water storage facility and an agricultural irrigation recycled water spray fields. The City of Pleasanton has significant concerns regarding the desirability of and environmental impacts from the proposed offsite infrastructure, as reflected in the numerous comments previously submitted to the County during the CEQA review process. The City has also expressed concerns about the project's reliance on City streets and public services, without the ability to mitigate such issues through typical methods such as construction of improvements or payment of local impact fees or property taxes.

The Arroyo Lago Draft EIR includes an alternative for the Arroyo Lago property to be annexed into Pleasanton with the project approved by the City. With annexation into Pleasanton, the project would connect to City water and sewer systems and offsite infrastructure and utilities would not be needed, and would be able to more effectively mitigate impacts to City services. The Draft EIR analyzes environmental impacts of the annexation alternative and finds that the alternative "would result in fewer impacts as compared to the proposed project and would reduce a significant and unavoidable impact to a less than significant level with the incorporation of mitigation." (Arroyo Lago Draft EIR, page 6-24).

The Senior Residential site landowner has submitted a SB 330 Preliminary and Builders Remedy application that is currently pending with the County. While detailed project plans have not yet been submitted, the City understands that the Senior Residential site, if developed in the County, would require the same offsite infrastructure and utilities as the Arroyo Lago project. The City's concern with these facilities for the Senior Residential Project are the same as, if not greater than, the Arroyo Lago project, given the larger overall size of this project.

The City has been in communication with Arroyo Lago and Senior Residential applicant about annexing both sites into Pleasanton; and at the direction of the City Council, our staff is conducting an evaluation of the pros and cons of annexation, working cooperatively with the applicant to review and discuss potential project modification to reflect annexation and connections to City utilities. However, we also understand the applicant is continuing to pursue their County applications and believes the development of their projects in Alameda County is feasible.

Given the environmental and other benefits of annexation, and applicant interest in this option, the City respectfully requests further discussion with the County on how these sites are described in the County's Housing Element. The City believes that the County Housing Element should reflect preferred development scenarios for these sites consistent with both City and County land use policies.

The City recognizes the challenges associated with the County's 6th Cycle Housing Element update and particularly this cycle's increased RHNA. We wish to be a partner with you in our shared planning for growth and development in East Pleasanton and look forward to further discussion with the County regarding the development of these two sites.

November 6, 2024

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen Clark". The signature is fluid and cursive, with the first name "Ellen" and the last name "Clark" clearly distinguishable.

Ellen Clark

Director of Community Development

cc.

Albert Lopez, Director of Planning, Alameda County CDA

Olivia Ortiz, Planner III, Alameda County CDA

Gerry Beaudin, Pleasanton City Manager

Dan Sodergren, Pleasanton City Attorney



Via Email:
albert.lopez@acgov.org

November 26, 2024

Albert Lopez, Planning Director
Alameda County Community Development Agency
224 West Winton Avenue, Room 111
Hayward, CA 94544

Subject: Alameda County 6th Cycle Housing Element – East Pleasanton Sites

Dear Albert,

Thank you, Director Rivera, and other Alameda County staff, for meeting with City of Pleasanton staff on November 21, 2024 to discuss the Alameda County Housing Element Update, and the two properties currently proposed for residential development in Alameda County, just east of the Pleasanton City Limit.

The City recognizes the challenges associated with identifying adequate sites to comply with state housing element law. The City supports the County in its efforts to complete the update process and receive HCD certification. As we have recently discussed, in August 2024, the City Council directed staff to study the potential pros and cons of developing and annexing East Pleasanton properties into the City of Pleasanton, and since then staff has commenced more detailed analysis and engaged in discussion with the property owner and developer on this topic.

While Pleasanton's City Council has not yet provided formal direction as to the pursuit of annexation of these sites, City staff believes that, if these properties are to develop, annexation would likely provide the most beneficial outcomes in several respects, and would be most consistent with policy goals shared by the City and the County. Particularly, annexation minimizes environmental impacts; would result in the most efficient and effective provision of public services, including infrastructure and critical public safety services; would avoid the creation of new urbanized "islands" in the unincorporated County; and would support our shared, longstanding commitment to achieving logical and orderly patterns of growth in eastern Alameda County. The City has expressed some of its significant concerns about the potential environmental effects of the proposed Arroyo Lago development (and the related, compounding effects of development of the Senior Residential project) in recent comments on the Draft EIR, noting the conclusion of the County's own environmental document that annexation represents the "environmentally superior alternative" for this project. Concerns have also been raised by other responsible agencies, including Zone 7, which has noted in its comments that the proposed onsite wastewater treatment plan and spray fields may conflict with water agency plans and policies.

However, more immediately, the City wishes to formally state its request and concerns about how the Senior Residential project, in particular, is represented in the County's Draft Housing Element. With respect to the County's forthcoming Housing Element, the City is aware of provisions of the Government Code 65584.07(d) related to transfer or reallocation of RHNA between the City and County with annexation, and would look forward to engaging with the County in that process if and when annexation proceeds.

As stated in the City's November 6, 2024 comment letter, the City remains concerned that the County has included the Senior Residential / Builders Remedy project site (APN 946-4634-2) and the entire increment of proposed units for that project in the Housing Element sites inventory. As Pleasanton staff has previously noted, a 445-unit residential project constructed in unincorporated Alameda County, without connections to municipal water and sewer systems, would result in significant environmental impacts, potentially conflict with Zone 7's plans and policies, and place demands on public safety and services that could not be efficiently met by the County Sheriff's Office or Alameda County Fire Department. We further note that, while the Builders Remedy provisions of the Housing Accountability Act remove the ability of a local agency to deny a project based on inconsistency with zoning or the General Plan, they do not relieve a project from undertaking CEQA review or remove an agency's ability to consider legitimate public health and safety concerns when making a project approval.

If the Arroyo Lago (APN 946-4634-1) and Senior Residential projects are developed, City staff believes it would be most beneficial for these properties to connect to municipal water and sewer services and be served by Pleasanton public safety and other services, which requires annexation into Pleasanton. The City is concerned that the updated County Housing Element, as currently drafted, creates barriers to this outcome.

The City further believes that it is unrealistic, even if the County were to overcome the above obstacles, that the entire complement of units could be feasibly developed in the remainder of the Housing Element period. To date, the Arroyo Lago project has taken almost two-and-a-half years to process and has yet to be brought before the County Board of Supervisors for approval. Considering the early proposal status of the much larger Senior Residential project (to date, only a preliminary application has been filed), the requirement to undertake a comprehensive EIR, secure regulatory permits, complete necessary geotechnical remediation, and prepare design and development plans for the complex off-site utilities in addition to the more typical improvement building plans, the City believes that no more than half of the project's units are likely to be built by the end of the Housing Element period.

To address these concerns, the City respectfully requests the following changes to the County's draft Housing Element:

- In Tables B-4 and B-53 in Appendix B (Sites Inventory Methodology), limit the Senior Residential Project to 178 above moderate units and 45 very low/low units (223 units total), which is half the assumed unit count in the current inventory.
- Add to Section B.2.2 (Entitled and Proposed Developments) in Appendix B a discussion of the Arroyo Lago and Senior Residential properties and their potential annexation into Pleasanton, as

November 26, 2024

well as more comprehensive discussion of the necessary steps and entitlements for approval of these project in Alameda County.

The City does not request changes to the Arroyo Lago site's inventory numbers as we recognize this site is zoned by the County for residential development, is substantially more advanced in its entitlement, and was included in prior drafts of the updated Housing Element. City staff understands the County needs to identify this site to meet the County's RHNA. Likewise, the City recognizes the County may need to include some portion of the Senior Residential units in the inventory to satisfy HCD requirements. For that reason, the City proposes the County include in the inventory one-half of the total number of units identified in the pending Builder's Remedy application for the site. Given the substantial buffer included in the current inventory (figures based on 11-18-2024 Planning Commission Agenda Report), which includes almost 600 excess above-moderate units than required to meet RHNA, 139 excess moderate-income units, and 270 excess low/very-low income units, this modest request can be accommodated without modifying the inventory for other sites, or altering HCD's ability to certify the Housing Element.

As we discussed on November 21, it is important to the City that the County incorporate the requested revisions into the Housing Element prior to adoption and certification. The City believes these revisions are reasonable, relatively modest, and will not jeopardize HCD certification. The City requests these revisions in the spirit of partnership and cooperation as we work together to plan for responsible development in the East Pleasanton area.

Sincerely,



Ellen Clark
Director of Community Development

cc.

Sandra Rivera, Director, Alameda County CDA

Liz McElligott, Assistant Planning Director, Alameda County CDA

Olivia Ortiz, Planner III, Alameda County CDA

Gerry Beaudin, City Manager

Pamela Ott, Assistant City Manager

Dan Sodergren, City Attorney

January 28, 2025

To: Mayor Balch and City Council Members:

Subject: Feb 4 City Council Meeting re. annexation and update on Residential Development proposals

The residents of East Pleasanton, particularly in the Ironwood communities which include the Village at Ironwood, the Estates, Gardens, and Classics, have been very vocal in 2024 in response to the Arroyo Lago development Draft EIR. I received copies of most letters from Alameda County (Aubrey Rose) who provided them as publicly available documents. I had help internally in organizing the Letters into the three categories below: (click or right-click to open the hyperlinks.)

- Comment letters from the Village at Ironwood Residents –
[Submitted by the Village \(Click Here\)](#)
- Comment letters from other Community Residents –
[Submitted by Others \(Click Here\)](#)
- Comments from Legal and Government organizations –
[Submitted by Organizations \(Government, Law Firms, etc.\)](#)

There was also a link to a video of the important Public Meeting held on October 29, 2024, on the Alameda County website, however it was taken down and should be back up according to the County.

I think that all of the comments to the proposed development should be included in your evaluation of the current plans for Arroyo Lago, as well as for many ENVIRONMENTAL CONCERNS and HEALTH ISSUES which are of concern for the current proposal for use of the unincorporated property. Some of these concerns might be ameliorated if the property is annexed by the City. However, traffic, noise, hazards, emergency services, public services, soil contamination, water quality, privacy concerns, etc. might or might not be impacted by annexation.

I look forward to receiving any information on aspects of annexation and property plans that are being considered. Please note that some of the present Draft EIR development plans, such as the water treatment plan for the proposed Arroyo Lago development, are clearly objectional. Also, there are numerous comments that are included in the links above which enumerate other concerning issues for the elderly Ironwood residential communities, as well as for the others.

Thank you for your consideration and review of this critical information that is provided here and in the links to the issues discussed in the referenced comment letters.

Sincerely,

Tom Grudkowski, PhD

██████████ (The Village at Ironwood resident)

Pleasanton, CA 94566

██

East Pleasanton Residential Projects City Council Update and Direction on Potential Annexation

City Council, February 4, 2025



1

Request

Receive update on residential development proposals on two properties in East Pleasanton, outside the City Limits and:

- 1) Provide direction to proceed with applications for annexation and development in Pleasanton
- 2) Provide feedback on key issues with respect to the two projects
- 3) Approve key terms regarding processing of applications for the Arroyo Lago Project;
- 4) Approve key terms regarding processing of applications for the East Lakes Project



2

Residential Applications in Alameda County



- **Arroyo Lago**
 - 26.6 acres
 - Designated MDR in County General Plan
 - 194 residential units plus ADUs
- **East Lakes**
 - 61.6 acre site
 - Designated Large Parcel Agriculture
 - 445 senior residential units proposed under “builders remedy”



3

Progress Since August, 2024

- August 20 City Council Direction: Further analyze issues, pros and cons of annexation
 - Infrastructure and Fiscal
 - Design/Impacts to Village at Ironwood
 - RHNA
- Preliminary Technical Studies
 - Fiscal Impact Analysis
 - Water Infrastructure
 - Sewer Infrastructure
 - Traffic Analysis
- Review and Feedback to Applicant on Project Design
- Outreach to Alameda County Staff
 - RHNA and County Housing Element (County Housing Element Adopted & Certified, December 2024)
 - Arroyo Lago Draft EIR



4

Discussion and Analysis: Issues Applicable to Both Projects/East Pleasanton Development Generally



5

Fiscal Impact Analysis (EPS)

- Arroyo Lago, East Lakes and "Parcel H" Industrial
- City General Fund revenues vs. expenditures if same project developed in City vs. County
- **Estimated Net Positive Revenue with Annexation: \$903,000/ Annually**
 - Arroyo Lago: \$289,000
 - East Lakes: \$500,000
 - Parcel H: \$114,000
- Negative Fiscal Impact of -\$778,000 in County
- Difference mostly attributable to increased property tax revenue, while expenditures are relatively comparable
- On a pro-rata basis, fiscal benefit generally increases with more units
- "Point of Sale" designation for construction would augment sales tax

Item	County Project	City Project
<u>General Fund Revenues</u>		
Property Tax	\$0	\$2,306,000
Property Tax in Lieu of VLF	\$0	\$267,000
Sales Tax	\$94,000	\$94,000
Business License Tax	\$0	\$33,000
General Fund Revenue	\$94,000	\$2,700,000
<u>General Fund Expenditures</u>		
General Government	\$0	\$119,000
Community Development	\$0	\$45,000
Fire	\$0	\$451,000
Library and Recreation	\$135,000	\$135,000
Police	\$309,000	\$617,000
Public Works	\$429,000	\$429,000
Total General Fund Expenditures	\$873,000	\$1,797,000
NET Annual General Revenues	-\$778,000	\$903,000

Note: Totals may not sum due to rounding.



6

Infrastructure Studies: Approach

- Applicant funded, City directed studies
- Considered cumulative impact of Arroyo Lago and East Lakes projects + other anticipated development in East Pleasanton (Kiewit, Amazon)
- No substantial deficiencies or constraint to City system connections, with appropriate improvements
- New sewer, water infrastructure (pipes and downstream improvements), and roads (extensions and improvements) will be needed to support the new development
- Current studies do not analyze water supply or sewer treatment capacity:
 - Related recent studies (e.g. Housing Element Water Supply Assessment, Housing Element Program EIR) suggest that water supply and WWTP capacity will be adequate
 - Further analysis part of CEQA and project evaluation, considered as part of annexation approval



7

Water and Sewer Infrastructure

Water (Akel Engineering)

- New 12" water pipeline required from south end of El Charro @ Stoneridge Dr, to Busch Road
- Extended pipeline meets best engineering practice for operational redundancy and water quality
- Cooperation and cost sharing among properties served by the new pipeline (Assumes City would not be required to contribute funding)

Sewer (Woodard & Curran)

- Upsizing of approximately 5,300 SF of existing downstream sewer pipe
- Upsize existing sewer siphon under Arroyo Mocho @ Santa Rita
- Cooperation and cost sharing among properties served by the new pipeline (Assumes City would not be required to contribute funding)



8

Traffic Analysis (Fehr & Peers)

Needed improvements to address project traffic and other long-term increases in traffic volumes:

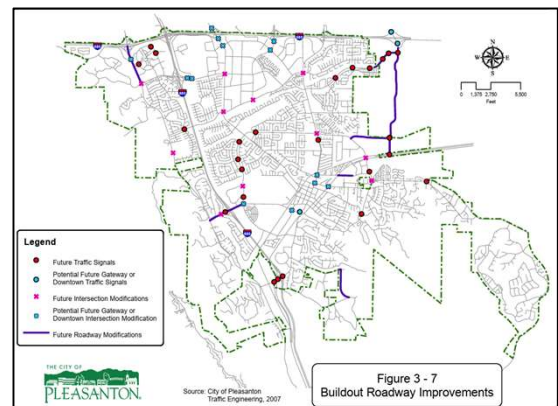
- Busch Road Improvements: Two lanes with roundabouts, or four+ lanes at intersections. ROW reserved for future 4-lane width
- Santa Rita Road at Valley Ave: Add 3rd SB left-turn lane, and 2nd WB left turn lane
- El Charro Road: Extend El Charro from Stoneridge Drive to Stanley Blvd, up to 4 lanes
- Iron Horse Trail: New East-West trail on South Side of Busch; North-South Trail along El Charro to connect IHT to Arroyo Mocho Trail



9

Traffic Analysis: El Charro Extension

- 2005-2025 General Plan includes El Charro extension as a key future improvement:
 - Accommodate traffic from East Pleasanton growth and relieve other congestion
 - Policy concern that new El Charro should not induce/attract more cut-through traffic
- Santa Rita/Valley Avenue intersection most impacted by East Pleasanton traffic
- Further study/traffic modeling underway to analyze:
 - Timing/triggers for the need to construct El Charro
 - Effect of El Charro construction on existing and future cut-through traffic
 - Effect of extending El Charro to Stanley

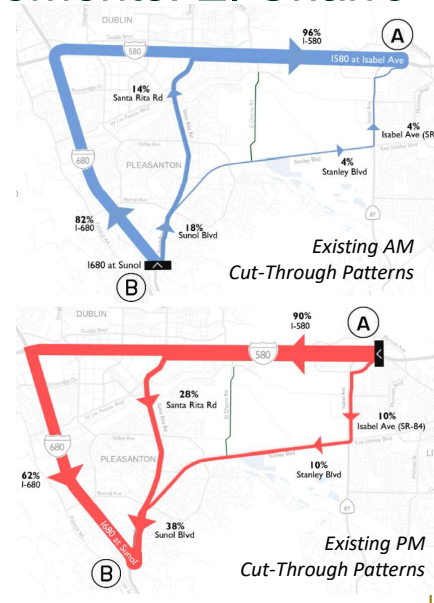


10

Traffic and Roadway Improvements: El Charro

Preliminary Findings:

- Addition of Kiewit project traffic causes Valley/Santa Rita Intersection to drop below LOS D, even with improvements; other project traffic worsen this condition
- El Charro extension is a necessary improvement to accommodate the new traffic from East Pleasanton development
- El Charro will neither solve, nor induce, cut-through traffic, but benefits circulation by re-locating trips from (congested) Santa Rita to the new El Charro
- Connecting El Charro south from Busch to Stanley significantly improves congestion relief at Valley/Santa Rita; but southern segment adds considerable design complexity and cost



11

Infrastructure Financing

- Infrastructure design, construction, and maintenance should be approached comprehensively for efficiency and long-term sustainability
- On-Site Infrastructure: Constructed by developer, City can determine whether it accepts long-term maintenance as part of public system
- Offsite Infrastructure: Improvements necessary to serve the project constructed by developer. Cost-sharing opportunity where improvements benefit multiple properties, or the broader City
- City may contribute to infrastructure that provides broader public benefits, such as alleviating traffic congestion
- City can use impact fees, capital funds, or special funding districts to help finance its share of infrastructure projects – or can fund projects up-front, with a reimbursement mechanism from benefitting private properties.



12

Infrastructure Financing

Option - Community Facilities District (CFD):

- Widely used mechanism by public agencies to finance shared infrastructure, via municipal bonds repaid through special taxes on benefiting properties.
- Formation of a CFD may be an appropriate strategy for East Pleasanton infrastructure
- Staff recommends exploring this concept further in collaboration with East Pleasanton property owners:
 - Engage specialist CFD consultant
 - Continue study of infrastructure needs and costs
 - Develop fair-share cost estimates and agreements



13

County RHNA and Property Tax Sharing

RHNA:

- With annexation, City and County required to negotiate “transfer” of RHNA
 - Benefits the City’s ability to meet housing targets if negotiated RHNA transfer from County is less than actual number of units that can be reported by City in future years APRs
- December 2024, County Adopted and HCD Certified Housing Element
 - County “Pipeline” Inventory Assumes:
 - Arroyo Lago: 189 Above Moderate Units
 - East Lakes: 445 Units, of which 89 affordable/BMR
- City submitted comments on Draft Housing Element, requesting adjustment to pipeline assumption for East Lakes – County declined to make changes
- City will re-open discussion with County in 2025

Property Tax Sharing:

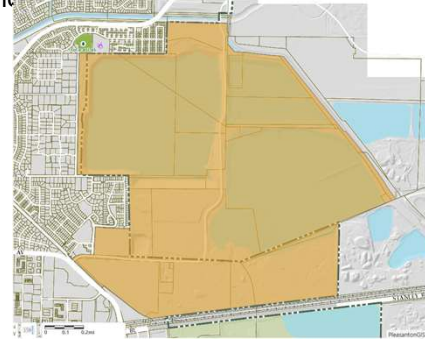
- All recent past annexations have included a similar tax-sharing formula
- Based on average City-wide share (for existing incorporated parcels): 25% of 1% Assessed Value



14

General Plan Policy Framework

- Lack of overarching vision or policy framework for East Pleasanton development: General Plan defers to an intended future Specific Plan process
- Beneficial to develop a planning policy framework for East Pleasanton to ensure development occurs in a cohesive/coordinated manner
- Opportunity to address/revisit key policy items from 2015 Draft Specific Plan (e.g. open space recreation opportunities, PGS facility, UGB)



Recommendation:

- **Initiate Focused General Plan Amendments to incorporate vision and policies for 1,100-Acre East Pleasanton Area**
- **Current applications not required to “pause” – project outcomes integrated/reflected in General Plan framework**



15

Recommendations Applicable to Both Projects/East Pleasanton Development Generally

Based on the analysis and results of technical study, staff recommends that City Council should take the following actions:

- 1. Direct staff to accept and process development applications for the Arroyo Lago and East Lakes projects.**
- 2. Direct staff and the applicants to work collaboratively towards creating a mechanism for property owners benefiting from new public infrastructure, to help finance the East Pleasanton infrastructure.**
- 3. Direct staff to initiate a process to amend the General Plan, to incorporate a vision and expanded and updated policies for the East Pleasanton area**



16

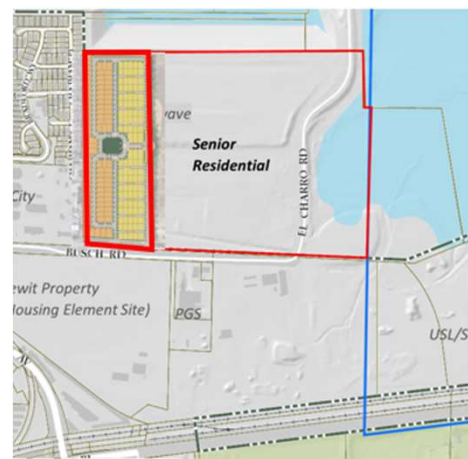
Discussion and Analysis: Arroyo Lago Project



17

Arroyo Lago: Project Status

- County application in process for 2+ years
- County Draft EIR Circulated, FEIR in process
- County Planning Commission, Board of Supervisors hearings in ~May 2025
- Applicant-proposed alternative “City” project in response to City comments and neighbor concerns



18

Revised “City” Application: Arroyo Lago

- Connects to City Utilities
- Lots adjacent to Village at Ironwood:
 - Increased lot size (59.5' x 95' vs. 50' x 80')
 - Increased rear setback from 10 to 14 feet
 - Single Story homes
 - Reduced width of “Street D” (parking one side, reduce landscape buffer)
 - Unit count reduced (189 vs. 194 units)



19

Arroyo Lago: Project Design

- Further substantial changes to site plan, home sizes, or number of units not acceptable to applicant
- City can provide flexibility through PUD to deviate from typical standards
- Staff finds deviations from City design standards acceptable, with the exception of rear setbacks from Village at Ironwood

Recommendation:

Accept project “City” alternative substantially as proposed, with modification to increase rear setback for lots abutting Village at Ironwood to 15 feet.



20

Arroyo Lago: Key Terms

- Applicant intends to enter into a Pre-Annexation and Development Agreement (PADA) with the City
- Request for Tonight's Meeting: Approve Application Processing Terms
 - Scope of City Applications
 - CEQA Review
 - Target Schedule
- City and Applicant in discussion about key PADA terms – return at a future meeting for Council review/approval

Recommendation:

Approve application processing terms, as outlined in Attachment 1, and direct staff to continue discussion of PADA key terms with applicant



21

Discussion and Analysis: East Lakes Project



22

East Lakes: Project Status

- County “Builders Remedy” Preliminary Application Submitted in June, 2024; Updated/Resubmitted October 2024
- City feedback to applicant on County project design for gated, age-restricted community
 - General Plan policies seeks to avoid new gated communities and encourage “open and accessible neighborhoods”
 - Existing design lacks connectivity, relationship to other new neighborhoods, and misses opportunities for shared open space, multi-modal connections and amenities
- Applicant provided two alternative project concepts in response to staff comments



23

Revised “City” Alternatives: East Lakes Mixed Market Rate and Senior Housing



697 Units

- 490 Non-Age Restricted (Courtyard, Townhome and Small Lot SFR)
- 107 Age-Restricted / Active Adult
- 100 Multi-Family/Affordable
- Distributed open space



628 Units

- 540 Non-Age Restricted (Duets, Quads and Small Lot SFR)
- 88 Assisted Living/Memory Care
- Distributed open space
- No residential development in northeast area



24

East Lakes: “City” Project Alternatives

- Staff has not completed in-depth review of alternatives
- No direction sought on a preferred option, but City Council input sought on :
 - Whether a 100% age-restricted project is preferred
 - Affordable housing approach

Recommendation:

- **East Lakes project should provide either a mix of market rate and age-restricted units (as proposed in both City Alternatives) or a project with all market-rate units.**
- **Affordable Inclusionary units, consistent with City’s Inclusionary Zoning Ordinance, should be constructed on-site.**



25

East Lakes: Key Terms

- Applicant intends to enter into a Pre-Annexation and Development Agreement (PADA) with the City
- City and Applicant in discussion about key PADA terms – return at a future meeting with key terms
- Request for Tonight's Meeting: Approve Application Processing Terms
 - Scope of City Applications
 - CEQA Review
 - Target Schedule

Recommendation:

Approve application processing terms (Attachment 2), and direct staff to continue discussion with applicant on PADA terms



26

Summary of Recommendations



27

Recommendations: Overall Annexation and Development in Pleasanton

1. City should accept and process development applications for the Arroyo Lago and East Lakes projects, due to the relative environmental and fiscal benefits of these projects developing in Pleasanton, and opportunity to achieve a coordinated approach to planning and provision of infrastructure.
2. Direct staff and the applicants to work collaboratively toward creating a mechanism for property owners benefiting from new public infrastructure to help finance the East Pleasanton infrastructure.
3. Direct staff to initiate a process to amend the General Plan, to incorporate a vision and expanded and updated policies for the East Pleasanton area (applications may proceed concurrently with planning)



28

Recommendations: Arroyo Lago

4. Accept deviations from all non-compliant ODS standards except for the minimum 15-foot rear setback standard. Direct the applicant to modify the project to provide a minimum 15-foot rear setback for lots abutting the Ironwood community, with the expectation that such modifications do not require significant re-design of the project.

5. Approve Key Terms in Attachment 1, with respect to the anticipated Arroyo Lago application process, including required discretionary entitlements, CEQA review, and schedule.



29

Recommendations: East Lakes

6. Provide feedback to the applicant on whether age-restricted housing is desired in the proposed project.

7. Provide feedback that inclusionary units, consistent with City's Inclusionary Zoning Ordinance, should be constructed on-site.

8. Approve the Key Terms as outlined in Attachment 2, with respect to the City's intended process for the East Lakes application, including required discretionary entitlements, CEQA review, and schedule.



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East Pleasanton Residential Projects City Council Update and Direction on Potential Annexation

City Council, February 4, 2025

