



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, March 26, 2025
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

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

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

In Person at the City Council Chambers:

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

PUBLIC HEARING PROCEDURE

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

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

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

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

Notice

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

Accessible Public Meetings

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

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

1. Actions of the Zoning Administrator
2. Approve the minutes of February 12, 2025

MEETING OPEN TO THE PUBLIC

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

PUBLIC HEARINGS AND OTHER MATTERS

4. **P24-0596, Pleasanton Unified School District, 0 Vineyard Avenue** - Application for Vesting Tentative Map 8724, a 27-lot subdivision, an approximately 3-acre park lot with bioretention areas, and a lot for the internal streets

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

5. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
6. Actions of the City Council
7. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

SUBJECT: Actions of the Zoning Administrator

P24-0727, Terry Townsend

Application for Design Review approval to construct the following: 1) an approximately 6,291-square-foot two-story single-family residence, 2) an approximately 1,050-square-foot garage, and 3) an approximately 12'-7" tall 476-square-foot pavilion in the rear yard of a currently vacant lot with the site address of 6356 Inspiration Terrace.

Approved. Appeal period expires March 28, 2025. (*Jenny Soo 931-5615*)

P25-0071, Adam Jenkins / Proficient Landscape Inc

Application for Administrative Design Review approval to construct a detached, approximately 576-square-foot cabana with an approximate height of 12-feet at 3553 Milleford Court.

Approved. Appeal period expires April 16, 2025. (*Emily Carroll 931-5608*)

P25-0003, Hongyun Xu

Application to establish a Cottage Food Operation (Bliss Bakery) to prepare baked goods with direct sales to customers at 3027 Camino Del Cino.

Approved. Appeal period expires April 16, 2025. (*Diego Mora 931-5618*)

P23-0088, Michael Murphy / Ware Malcomb

Application for Design Review procedure to install a connecting trail segment along the eastern edge of a property located at 4747 Willow Road.

Approved. Appeal period expires April 16, 2025. (*Melinda Denis 931-5631*)

Wednesday, February 12, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7:01 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Wedge led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain, Vivek Mohan, Brandon Pace, Stephanie Wedge, and Chair Ken Morgan

Commissioners Absent:

Commissioner Mohan arrived at 7:04 p.m.

AGENDA AMENDMENTS

MOTION: It was m/s by Pace/Wedge to re-order the agenda so Item 5 is considered after Item 3. Motion passed by the following roll call vote:

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

CONSENT CALENDAR

1. Actions of the Zoning Administrator

Recommendation: Receive report.

2. Approve the meeting minutes of January 22, 2025

Recommendation: Approve the meeting minutes.

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

Commissioners Jain and Wedge abstained due to their absence from the January 22, 2025, meeting.

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

Ayes: Commissioners Mohan, Pace, and Chair Morgan
Noes: None
Absent: None

Abstain: Commissioners Jain and Wedge

MEETING OPEN TO THE PUBLIC

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

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

PUBLIC HEARING AND OTHER MATTERS

4. Selection of Planning Commission Vice Chair for 2025

Recommendation: Appoint Vice Chair for a one-year term beginning on January 1, 2025

MOTION: It was m/s by Pace/Jain to appoint Commissioner Mohan to the Vice Chair position for a one-year term beginning on January 1, 2025. Motion passed by the following roll call vote:

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

5. P25-0026, City of Pleasanton, PMC updates to the ADU chapter – Consider and provide a recommendation to City Council for adoption for proposed amendments to Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units, to comply with State Law, and consider inclusion of provisions to allow separate conveyance of accessory dwelling units as identified in State Law.

Recommendation: Approve Resolution No. PC-2025-05 to discuss draft amendments to the municipal code related to PMC 18.106 – Accessory Dwelling Units and recommend City Council adopt the proposed changes and deferring an ordinance allowing separate conveyance of ADUs until a greater number of jurisdictions similar to Pleasanton adopt such an ordinance.

Associate Planner Emily Carroll presented the item.

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

MOTION: It was m/s by Pace/Wedge to adopt Resolution No. PC-2025-05, as recommended. Motion passed by the following roll call vote:

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

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

Commissioner Jain reported attending a recent Bicycle, Pedestrian and Trails Committee meeting.

7. Actions of the City Council

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

8. Future Planning Calendar

Manager Denis provided a brief overview of the items listed in the report.

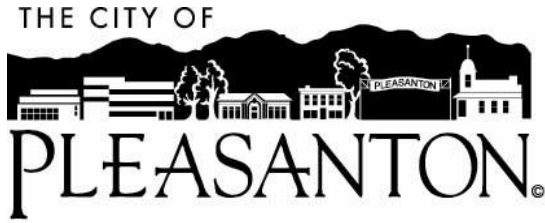
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 8:26 p.m.

Paul Eichenholtz, Recording Secretary



Planning Commission Agenda Report

March 26, 2025
Item 4

SUBJECT:	Vesting Tentative Map 8724
APPLICANT:	Trumark Homes
PROPERTY OWNER:	Pleasanton Unified School District
PURPOSE:	P24-0596: Application for Vesting Tentative Map 8724, a 27-lot subdivision, an approximately 3-acre park lot with bioretention areas, and a lot for the internal streets
LOCATION:	0 Vineyard Avenue, APN: 946-461-900-1. Site bounded by Vineyard Avenue, Manoir Lane, Thiessen Street, and Old Vineyard Avenue
GENERAL PLAN:	School, with a Housing Element Site Overlay (HESO)
ZONING:	PUD-Elementary School, with Housing Opportunity Zone overlay
SPECIFIC PLAN:	Vineyard Avenue Corridor Specific Plan, Elementary School
EXHIBITS:	<ul style="list-style-type: none">A. Draft Resolution Approving VTM 8724B. Vesting Tentative Map 8724C. Zoning Administrator ReportD. Location and Notification MapE. Public Comment

BACKGROUND

On March 18, 2025, the Zoning Administrator approved Trumark Homes' application for Housing Site Compliance Review approval pursuant to SB 330 to construct 27 single-family homes and an approximately 3-acre park on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site (P24-0596). The approximately 10.64-acre site is among the sites designated for housing in the 2023-2031 6th Cycle Housing Element. The Housing Site Compliance Review approval was based on findings of consistency with the City's adopted Objective Design Standards (ODS) for Housing Element Sites, and other applicable objective standards set forth by the City. For additional details on the Housing Site Compliance Review application, please refer to the Zoning Administrator staff report (Exhibit C),

At the same hearing, the Zoning Administrator recommended approval of the Vesting Tentative Map to the Planning Commission to subdivide the approximately 10.64-acre site into 27 residential lots, an approximately 3-acre park lot with bioretention areas, and a lot for the internal streets. A Vesting Tentative Map confers a vested right to proceed with a development in substantial compliance with the ordinances, policies, and standards in effect at the time an application for the map is deemed complete. Vesting tentative maps are reviewed in the same manner as regular tentative maps, and the Planning Commission is authorized to approve, conditionally approve, or disapprove vesting tentative maps (unless appealed or taken up for review by the City Council). Staff has found the Vesting Tentative Map for the project application to be complete and is forwarding it to the Planning Commission for its review.

General Plan and Zoning

The subject site has a General Plan land use designation of Community Facilities - Elementary School; it was designated with a Housing Element Site Overlay (HESO) as part of the 6th Cycle Housing Element and is referred to as Area 27 in the Housing Element. The site is zoned Planned Unit Development – Elementary School (PUD-Elementary School), with a Housing Opportunity Zone (HOZ) overlay. The site is also within the Vineyard Avenue Corridor Specific Plan Area. The specific plan designation for the site is Elementary School. In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan (VACSP), housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the ODS General Plan Land Use Element Policy 12 includes site-specific guidance for this site related to provision of a minimum amount of open space.

Staff notes that on February 18, 2025, the City Council approved amendments to the Vineyard Avenue Corridor Specific Plan to reflect the Housing Element’s housing designation for this site. The City Council also approved, by separate resolution, an amendment to Land Use Element Policy 12 to allow for the open space area to have a split configuration based on neighbor comments. The applicant submitted a revision to the project on March 12, 2025, incorporating the dual park design. Staff is currently reviewing this project.

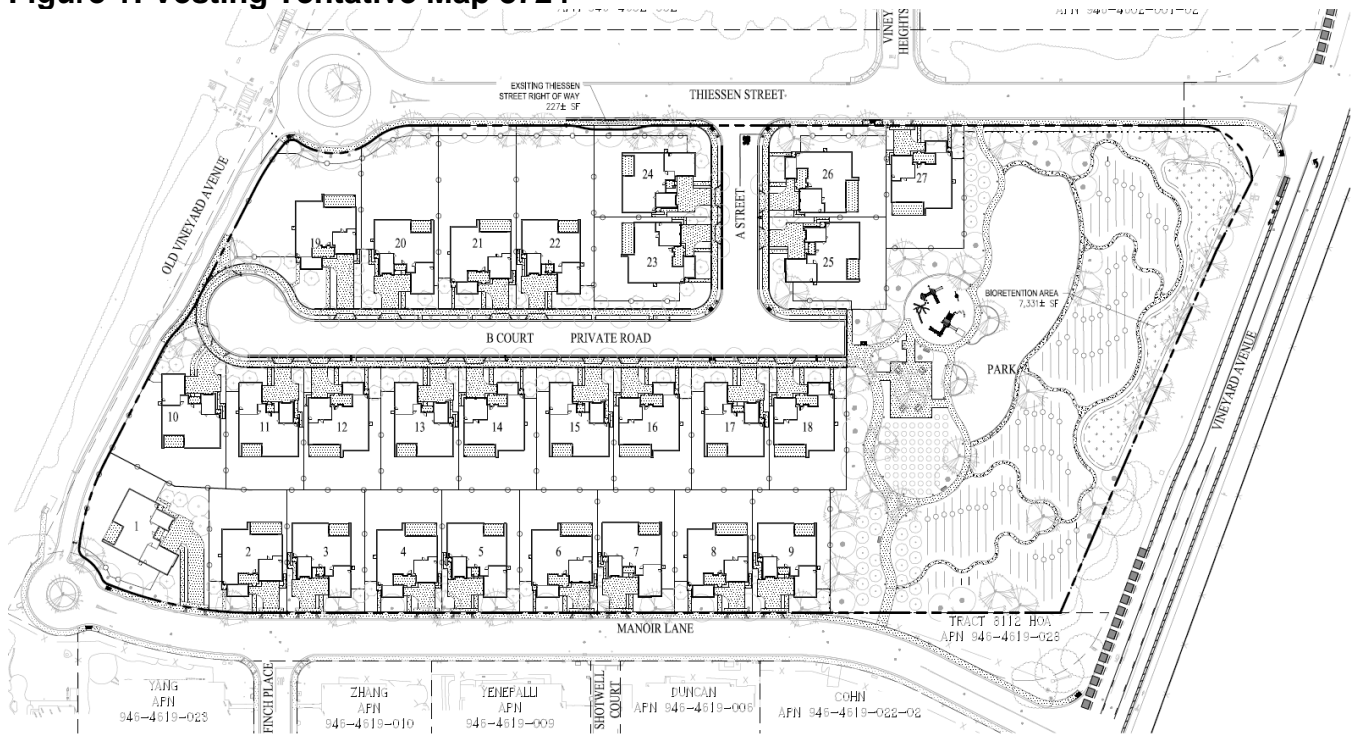
In order to meet terms and timing of its purchase agreement with PUSD, the applicant is seeking approval of this project as designed with a single park/open space area, but intends to submit a subsequent application to amend the site plan, reflecting an alternative design with the open space split into two areas, as allowed by the recent General Plan amendment.

PROJECT DESCRIPTION

The details of the requested Vesting Tentative Map (Figure 1) are summarized below:

- Create 27 residential lots.
- The park lot contains a park which will be privately maintained and publicly accessible via a public access easement. The park lot also contains a bio-retention area.
- A Homeowners Association (HOA) would be established and would own and maintain the roads and park.

Figure 1: Vesting Tentative Map 8724



DISCUSSION

Review of a tentative map is limited to reviewing its consistency with the approved Housing Site Compliance Review project and compliance with State-mandated findings. The Vesting Tentative Map is consistent with the Housing Site Compliance Review project approved by the Zoning Administrator, including the following key aspects:

- The layout of internal streets, project vehicular access points and lots is consistent with the Housing Site Compliance Review application.

Construction of the project would require implementation of all Conditions of Approval set forth in the Housing Site Compliance Review approval for the 27-home project, and a series of additional conditions are included in Exhibit A of Attachment 1 for the Vesting Tentative Map. Collectively, the project, as conditioned, would allow all the requisite findings for approval of the Vesting Tentative Map to be made.

Neighbor Comments and Issues

Staff acknowledges and notes previous concerns raised by neighbors with respect to issues including traffic volumes and speeds on Vineyard Avenue, and the ability to make safe turns from side streets. Concerns were also noted about illicit activity and loitering in the project vicinity. (These issues were noted during public comments to the Planning Commission at the hearing to consider the General Plan Amendment to accommodate a split park design.) The

Zoning Administrator considered these issues as part of his project review, including the results of traffic analysis and City Traffic Engineer's review, as well as input from Fire Marshal with respect to location of bollards that could help deter vehicles from accessing the southern side of the site. As documented in the Zoning Administrator Hearing report, the traffic conditions, and addition of project-related traffic do not meet the warrants to allow the City to require installation of a traffic signal at this location; appropriate striping modifications and other improvement will be made to safely accommodate project traffic and pedestrian and bicycle users in accordance with the City's standards. With respect to the positioning of bollards on the south end of the loop road, the Zoning Administrator supported the proposed site plan that includes bollards on both ends of the loop road based on its conformance to the Fire Department's requirement for access and turnarounds for its vehicles. As noted in the findings for approval of the VTM, the subdivision design would not cause public health or safety issues.

Future Dual Park Revision to VTM

Based on neighborhood feedback, the applicant pursued a General Plan Amendment to allow for a split-park design. This amendment was reviewed by the Planning Commission on January 22, 2025, and approved by the City Council on February 18, 2025. The applicant submitted a revision to the project on March 12, 2025, incorporating the dual park design. Staff is currently reviewing this project, and the revised VTM will come back before the Planning Commission for approval. Although Trumark's intent is to move forward with the dual park design, they are pursuing Tentative Map approval of the ODS, General Plan and Zoning Compliant single-park project design first in order to satisfy time-sensitive closing conditions for the purchase of the property.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit D for reference. The public notice was also published in *The Valley Times*. At the time this report was prepared, no comments were received. Previously submitted neighbor comments are included as Exhibit E and discussed above with respect to the related Zoning Administrator Site Conformance review.

VESTING TENTATIVE MAP FINDINGS

State law and the Zoning Ordinance of the Pleasanton Municipal Code (PMC) set forth the considerations to be addressed in reviewing a Vesting Tentative Map. The Planning Commission must make the following findings that Vesting Tentative Map 8724 conforms to the purposes of the PMC before making its action:

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

The Vesting Tentative Map and improvements conform to the Housing Site Compliance Review development plan (P24-0596) approved by the Zoning Administrator, which in turn was determined to be consistent with the General Plan land use designation for this site, as established in the 2023-2031 6th Cycle Housing Element. The map and improvements thus meet this finding.

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

As approved and conditioned in the Housing Site Compliance Review development plan, the homes in the project will comply with the City's residential Green Building Ordinance, Climate Action Plan 2.0, and the State's Title 24 Building Energy Efficiency Standards, and would be required to incorporate a series of renewable energy design and energy efficiency features. For this development, the homes will exceed Title 24 state energy conservation requirements and have humidity control systems installed.

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

P24-0596 was found to be consistent with the Pleasanton General Plan and Vesting Tentative Map 8724 was submitted based on the approved development. The proposed subdivision and its improvements are compatible with the applicable objectives, policies, land uses, and programs specified in the General Plan.

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

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

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

As part of the Housing Site Compliance Review application, the City found no potential for significant environmental effects through the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the project. P24-0596 includes conditions that require best management practices to be incorporated before and during construction to minimize impacts to groundwater and surface water quality.

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

The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., standards pertaining to public utilities and services, public road design and traffic safety, fire hazards and noise hazards). All public safety measures are addressed through the ODS-compliant design and conditions of approval for P24-0596 and the Vesting Tentative Map. The street design is satisfactory to the Livermore-Pleasanton Fire Department and Traffic Engineer. The homes will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.

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

There are no existing easements on the project site. This Vesting Tentative Map provides for easements including a public access easement, public service easement, and emergency access easement. The design of the subdivision and related improvements do not conflict with the proposed easements.

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

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

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

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

ENVIRONMENTAL ASSESSMENT

Pursuant to California Environmental Quality Act (CEQA) Guidelines, (Public Resources Code [PRC] § 21000, et seq.), an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP), were prepared and certified by the City of Pleasanton (City)

on January 26, 2023, (City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Final Environmental Impact Report, State Clearinghouse No. 2022040091).

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

Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the zoning action, general plan, or community plan, or (3) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

As illustrated by the attached Consistency Checklist, the proposed project is found to be in conformance with the analysis and conclusions of the Housing Element Update FEIR. This determination is based on the following criteria:

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

The following mitigation measures identified in the Housing Element Update FEIR are applicable to the proposed project, as described in each environmental topic:

- MM AIR-1a: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control

measures, and such plan shall be approved by the Director of Community Development or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines, and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.

- MM AIR-1b: The following measures pertain to project sites where residences would be located within distances where the Bay Area Air Quality Management District (BAAQMD) or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to Toxic Air Contaminants. For example, the current 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads within 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. Indoor Air Quality—In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:
 - locate sensitive receptors as far as possible within each project site from any freeways, major roadways or other non-permitted TAC sources (e.g., loading docks, parking lots);
 - incorporate tiered plantings of trees (such as redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors;
 - install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of MERV 13, including the following features: installation of high efficiency filter and /or carbon filter to filter particulates and other chemical matter from the building (either HEPA filters or ASHRAE 85 percent supply filters);
 - retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate air ventilation and the HVAC system intakes based on exposure modeling from pollutant sources;
 - install indoor air quality monitoring in buildings; and
 - applicants shall ensure that HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis. If the project includes for-sale units, then the applicant shall prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual shall be written for homeowners with operating

instructions and maintenance and replacement schedule for the HVAC system and filters, and that manual shall be distributed to owners.

Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a grading permit, or issuance of a building permit, whichever is sooner. The HRA shall be submitted to the Community Development Department for review and approval. For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as Conditions of Approval prior to issuance of grading or building permit, whichever is sooner.

Outdoor Air Quality—Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

- MM GEO-6: A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning. If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources to determine whether they are significant, and significant resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository where the collection shall be properly curated and made available for future research (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences).
- MM NOI-1: Prior to issuance of building permits for a project, for any development project on potential sites for housing that would include any noise-producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project-level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, as defined in Section 9.04.020 of the Municipal Code as “a vertical plane including the property line which determines the property boundaries in space”. If the analysis identifies that proposed mechanical system operations could result in an exceedance of this noise performance standard, then specific measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City’s Building & Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building

documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:

- The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City's operational noise standards.
 - The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City's noise performance standards as measured at the property line.
 - The project application shall relocate the proposed mechanical system further from property line to reduce operational noise levels to not exceed the City's noise performance standards as measured at the property line.
- MM NOI-2: Construction Vibration Reduction Plan For any future development projects that would use pile-driving within 200 feet of an offsite structure, prior to the issuance of grading permits for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City's Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that during grading and construction, the property owner/developer shall be responsible for requiring contractors to be monitored via onsite inspection by the Community Development Department to implement these measures to limit construction-related vibration impacts. For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of heavy construction equipment (i.e., construction equipment with a PPV at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11, Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City's Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Housing Element Update FEIR. Further, the Housing Element Update FEIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures

necessary to reduce project-specific impacts, and the proposed project would implement these mitigation measures.

At the March 18, 2025, meeting the Zoning Administrator found the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the project is adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA.

The proposed Vesting Tentative Map 8724 is consistent with the Housing Site Compliance Review approval. No new information or changed circumstances which require additional CEQA review has been identified. Therefore, no separate environmental document accompanies the staff report for this item.

CONCLUSION

The proposed subdivision is consistent with the Zoning Administrator-approved Housing Site Compliance Review plan and requirements of the Housing Site Compliance Review approval and would meet all of the findings for approval of a Vesting Tentative Map as described above. Therefore, staff recommends that Vesting Tentative Map 8724 be approved by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Vesting Tentative Map 8724 by taking the following actions:

1. Find the Project is exempt from additional environmental review under CEQA Guidelines Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the 2023-2031 (6th Cycle) Housing Element Update Program FEIR. No additional environmental review is required.
2. Make the tentative map findings as stated in this report; and
3. Approve Vesting Tentative Map 8724 subject to the draft conditions of approval stated in Attachment 1 to Exhibit A.

Primary Author:

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

Reviewed/Approved By:

Kimberly Cilley, Assistant City Attorney

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

Ellen Clark, Director of Community Development

RESOLUTION NO. PC-2025-06

**RESOLUTION OF THE PLANNING COMMISSION APPROVING VESTING
TENTATIVE MAP 8724, THE APPLICATION OF TRUMARK HOMES.**

WHEREAS, Trumark Homes has applied for Vesting Tentative Map approval to subdivide the approximately 10.64-acre site located at 0 Vineyard Avenue (APN: 946-461-900-1) into a 27-lot subdivision, a 3-acre park lot with bioretention areas, and a lot for the internal streets; and

WHEREAS, zoning for the property is zoned PUD-Elementary School (Planned Unit Development -Elementary School), with a Housing Opportunity Zone overlay and the General Plan designation is School, with a Housing Element Site Overlay (HESO); and

WHEREAS, at the March 18, 2025, meeting the Zoning Administrator found the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the project is adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA; and

WHEREAS, the proposed Vesting Tentative Map 8724 is consistent with the Housing Site Compliance Review application (P24-0596) approved by the Zoning Administrator at the March 18, 2025 hearing; and

WHEREAS, at the March 18, 2025 hearing, the Zoning Administrator recommended Planning Commission approval of Vesting Tentative Map 8724; and

WHEREAS, at its duly noticed public hearing of March 26, 2025, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the Zoning Administrator and City staff concerning this request.

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

Section 1: Recommended Findings for California Environmental Quality Act (CEQA)

With respect to CEQA, the Planning Commission finds it has independently reviewed and analyzed the 15183 Consistency Checklist prepared for the Project pursuant to the City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Environmental Impact Report (SCH# 2022040091) (Housing Element Update Final EIR or FEIR) and has considered the information contained therein, prior to recommending approval of the Project. The Planning Commission further finds the CEQA Guidelines Section 15183 Consistency Checklist prepared for the Project pursuant to the City of Pleasanton Housing Element Update Environmental Impact Report (FEIR) satisfies the

requirements of CEQA and represents the independent judgment and analysis of the City of Pleasanton as lead agency for the Project.

Accordingly, the Planning Commission recommends the City Council make the following findings for adoption of the 15183 Consistency Checklist prepared for the Project pursuant to the City of Pleasanton Housing Element Update Environmental Impact Report (FEIR):

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

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Pleasanton Housing Element Update FEIR, subject to the mitigation measures included in the Conditions of Approval, shown in Attachment 1, attached hereto and made a part of this case by reference.

Section 2: Findings for Vesting Tentative Map Approval

The Planning Commission makes the following findings for Vesting Tentative Map 8724, the application of Trumark Homes to subdivide the approximately 10.64-acre site located at 0 Vineyard Avenue (APN: 946-461-900-1) into a 27-lot subdivision, a 3-acre park lot with bioretention areas, and a lot for the internal streets:

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

The Vesting Tentative Map and improvements conform to the Housing Site Compliance Review development plan (P24-0596) approved by the Zoning Administrator, which in turn was determined to be consistent with the General Plan land use designation for this site, as established in the 2023-2031 6th Cycle Housing Element. The map and improvements thus meet this finding.

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

As approved and conditioned in the Housing Site Compliance Review development plan, the homes in the project will comply with the City's residential Green Building Ordinance, Climate Action Plan 2.0 and the State's Title 24 Building Energy Efficiency Standards and would be required to incorporate a series of renewable energy design and energy efficiency features. For this development, the homes will exceed Title 24 state energy conservation requirements and have humidity control systems installed.

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

P24-0596 was found to be consistent with the Pleasanton General Plan and Vesting Tentative Map 8724 was submitted based on the approved development. The proposed subdivision and its improvements are compatible with the applicable objectives, policies, land uses, and programs specified in the General Plan.

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

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

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

As part of the Housing Site Compliance Review application, the City found no potential for significant environmental effects through the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the project. P24-0596 includes conditions that require best management practices to be incorporated before and during construction to minimize impacts to groundwater and surface water quality.

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

The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., standards pertaining to public utilities and services, public road design and traffic safety, fire hazards and noise hazards). All public safety measures are addressed through the Objective Design Standards compliant design and conditions of approval for P24-0596 and the Vesting Tentative Map. The street design is satisfactory to the Livermore-Pleasanton Fire Department and Traffic Engineer. The homes will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The

site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.

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

There are no existing easements on the project site. This Vesting Tentative Map provides for easements including a public access easement, public service easement and emergency access easement. The design of the subdivision and related improvements does not conflict with the proposed easements.

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

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

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

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

Section 3:

The Planning Commission approves Vesting Tentative Map 8724, the application of Trumark Homes to subdivide the approximately 10.64-acre site located at 0 Vineyard Avenue (APN: 946-461-900-1) into a 27-lot subdivision, a 3-acre park lot with bioretention areas, and a lot for the internal streets, subject to the conditions shown in Attachment 1, attached hereto and made part of this case by reference.

Section 4:

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

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on March 26, 2025 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

DRAFT

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
P24-0596, VTM 8724
0 Vineyard Avenue, APN: 946-461-900-1
March 26, 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 are required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for a Housing Site Compliance Review and Vesting Tentative Map 8724 (P24-0596) approval to construct 27 single-family homes and a 3-acre park on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site pursuant to SB 330; located on Assessor Parcel No. 946-461-900-1 at 0 Vineyard Avenue. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by SDG Architects, Inc, CBG Civil Engineers and Gates and Assoc for Trumark, dated "Received" on March 4, 2025, and kept on file in the Planning Division of the Community Development Department.
- b. Arborist Report prepared by Horticultural Associates for Trumark, dated November 23, 2024, and kept on file in the Planning Division of the Community Development Department.
- c. Traffic Impact Analysis prepared by Hexagon Transportation Consultants, Inc. for Trumark, dated November 19, 2024, and kept on file in the Planning Division of the Community Development Department.
- d. Geotechnical Engineering Report prepared by Aftershock Geotechnical for Trumark dated April 15, 2024 (Job No. 24.108.100), dated "Received" on October 2, 2024, and kept on file in the Planning Division of the Community Development Department.
- e. Phase I Environmental Assessment prepared by ENGEO Inc., for Trumark, dated June 28, 2024 (Project No. 24773.002.001), dated "Received" on October 2, 2024, and kept on file in the Planning Division of the Community Development Department.

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

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed 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 – DESIGN REVIEW: This design review approval shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.
3. CONDITIONS OF APPROVAL CHECKLIST: The applicant shall submit a “Conditions of Approval Checklist” indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. APPEAL PERIOD: The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
5. LIABILITY AND INDEMNIFICATION: To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys’ fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

6. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.
7. PAVING MATERIALS: The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review for conformance to the Objective Design Standards.
8. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.

9. **FENCE/WALL:** All fencing and walls shall be shown on the construction plans with the building permit submittal in conformance with the Approved Plans. Any proposed modifications shall be subject to review for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.
10. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the building permit submittal in conformance with the Approved Plan. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. Any proposed modifications shall be subject to review for conformance to the Objective Design Standards by the Planning Division prior to issuance of building permits.
11. **BUILDING SURVEY:** The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct sites, grading, paving, drainage, and utilities.
12. **PAD AND SETBACK CERTIFICATION:** The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.
13. **BUILDING HEIGHT CERTIFICATION:** The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown in Exhibit B or as otherwise conditioned.
14. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy.
15. **TRANSFORMERS:** New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.
16. **MECHANICAL EQUIPMENT – SCREENING:** The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building in conformance with the Approved Plan and Objective Design Standards. Screening details shall be shown on the plans submitted for building permit. All required screening shall be installed prior to final occupancy.
17. **RECYCLING AND COMPOSTING PROGRAMS:** The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs and Pleasanton Municipal Code Chapter 9.23 Organics Reduction and Recycling.

Green Building and Sustainability Measures

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

Construction Practices and Noticing

19. WORK HOURS: All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
20. 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).
21. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
22. 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.
23. PORTABLE TOILETS: Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.
24. 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.
25. 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.

26. **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.
27. **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

28. **FEES:** The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the SB 330 Preliminary application was submitted, September 16, 2024.
29. **WATER FEES AND WATER METER CONNECTION FEES:** The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
30. **SEWER FEES:** The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer connection fees prior to building permit issuance.
31. **SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION:** Applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project’s long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to offset this project’s reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

32. RECORDED DISCLOSURES: All lots covered by this approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:
- Additions and/or modifications to the structures and garages are prohibited.
 - Residents, tenants, guests, etc., are prohibited from parking on the driveway apron.
 - Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on-site.
 - 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.
 - Per the Vineyard Avenue Corridor Specific Plan restrictive covenant and disclosures relating to City Approvals and Nearby Uses, including agriculture, airport, planned development within the Vineyard Corridor Specific Plan, public trail, regional park, City park subdrains and gravel, quarry and asphalt batch plant operations.
33. CONDITIONS OF APPROVAL: The applicant shall provide all initial buyers with copies of the final project conditions of approval.

Environmental

34. Project must comply with the Mitigation Monitoring and Reporting Program including the following mitigations:
- MM AIR-1a: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines, and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.
 - MM AIR-1b: The following measures pertain to project sites where residences would be located within distances where the Bay Area Air Quality Management District (BAAQMD) or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to Toxic Air Contaminants. For example, the current 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads within 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Indoor Air Quality—In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:

- A. locate sensitive receptors as far as possible within each project site from any freeways, major roadways or other non-permitted TAC sources (e.g., loading docks, parking lots);
- B. incorporate tiered plantings of trees (such as redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors;
- C. install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of MERV 13, including the following features: installation of high efficiency filter and /or carbon filter to filter particulates and other chemical matter from the building (either HEPA filters or ASHRAE 85 percent supply filters);
- D. retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate air ventilation and the HVAC system intakes based on exposure modeling from pollutant sources;
- E. install indoor air quality monitoring in buildings; and
- F. applicants shall ensure that HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis. If the project includes for-sale units, then the applicant shall prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual shall be written for homeowners with operating instructions and maintenance and replacement schedule for the HVAC system and filters, and that manual shall be distributed to owners.

Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a grading permit, or issuance of a building permit, whichever is sooner. The HRA shall be submitted to the Community Development Department for review and approval. For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as Conditions of Approval prior to issuance of grading or building permit, whichever is sooner.

Outdoor Air Quality—Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

- **MM GEO-6:** A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning. If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the

qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources to determine whether they are significant and significant resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository where the collection shall be properly curated and made available for future research (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences).

- **MM NOI-1:** Prior to issuance for building permits for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project-level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, as defined in Section 9.04.020 of the Municipal Code as “a vertical plane including the property line which determines the property boundaries in space”. If the analysis identifies that proposed mechanical system operations could result in an exceedance of this noise performance standard, then specific measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City’s Building & Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:
 - The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City’s operational noise standards.
 - The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.
 - The project application shall relocate the proposed mechanical system further from property line to reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.

- **MM NOI-2: Construction Vibration Reduction Plan**

For any future development projects that would use pile-driving within 200 feet of an off-site structure, prior to the issuance of grading permits for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City’s Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development

Department, to implement these measures to limit construction-related vibration impacts.

For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of heavy construction equipment (i.e., construction equipment with a PPV at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11, Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City's Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

35. Prior to the issuance of a grading or building permit, the project applicant shall submit an air quality construction plan that includes BAAQMD basic Best Management Practices.
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 - Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
 - Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

HOUSING DIVISION – 925-931-5007

36. **AFFORDABLE HOUSING AGREEMENT:** The applicant shall execute an approved Affordable Housing Agreement which sets forth the methodology for the applicant's compliance with Pleasanton Municipal Code Chapter 17.44 requirements. Staff will draft the Agreement and forward to applicant for review.

BUILDING AND SAFETY DIVISION – 925-931-5300

37. **BUILDING AND FIRE CLEARANCE:** Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.
38. **PHASED OCCUPANCY:** If building occupancy is proposed to be phased, the applicant shall submit a phasing plan to the Chief Building and Safety Official for review and approval.
39. **DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS:** The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than one month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased projects, 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.
40. **UNIVERSAL DESIGN – 15 OR MORE UNITS:** Unless otherwise approved by the Director of Community Development, all units, including those otherwise required to be adaptable, shall provide the following features:
- a. Pre-wire for both audible and visual capability of doorbell within unit.
 - b. Balcony/patio floor level not more than one-half inch lower than floor level within the unit at doorway.
 - c. Windows considered suitable for viewing shall have an approximately 36-inch maximum sill height above finish floor.
 - d. Approximately 44-inch minimum hallway width and approximately 32-inch minimum clear door opening width for all doorways within units (baseboard may encroach into the minimum hallway width).
 - e. Lever-type handles on all doors.
 - f. An approximately 18-inch minimum clear floor space beside door on pull side at the latch jamb.
 - g. All receptacle or other wall outlets, approximately 18-inch minimum height to bottom of outlet box above finish floor.
 - h. Rocker type light switches installed approximately 44 to 48 inches to top of outlet box above finish floor, and thermostats approximately 48-inch maximum height to all operating buttons or features.
 - i. Variable height (approximately 28 to 42 inches above finish floor) work surfaces such as cutting boards, countertops, sinks, and/or cooktops in kitchens. A minimum of two approximately 15-inch-wide cutting boards at variable heights may satisfy this requirement.
 - j. Loop handle pulls on drawers and cabinet doors or touch hardware instead of knobs.
 - k. Full-extension pull-out drawers, shelves, and racks in base cabinets.
 - l. Full height pantry storage, with easy access pull-out and/or adjustable height shelves.
 - m. Front-mounted controls on all appliances where practical and whenever requested by residents.

- n. Adjustable height closet rods and shelves, or the installation of backing to provide for future adjustable height rods and shelves as needed by residents.
 - o. Single-lever water controls at all plumbing fixtures and faucets.
 - p. Hand-held shower head, or combination shower head with hand-held capability.
 - q. Blocking in walls around toilet, tub, and shower for future installation and/or relocation of grab bars.
41. UNIVERSAL DESIGN – 15 OR MORE UNITS – ADDITIONAL CRITERIA: Unless otherwise approved by the Director of Community Development, a minimum of one unit for each bedroom type offered (one-bedroom, two-bedroom, etc.) and a minimum of five percent of all units required to be adaptable shall provide the following features:
- a. A roll-in shower.
 - b. Variable height (28 to 42 inches above finish floor) permanently fixed work surfaces such as countertops, sinks, and/or cooktops in kitchens with a minimum of one 30-inch-wide countertop. Pull-out countertops or cutting boards will not satisfy this requirement.

TRAFFIC DIVISION

42. 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.
43. 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.
44. 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.
45. 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.
46. TRAFFIC IMPACT FEES: The applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

47. 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.

48. **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.
49. **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).
50. **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.
51. **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 Public Works and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.
52. **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.
53. **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

54. 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.
55. 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

Trees

56. TREE REPORT: The applicant shall comply with the recommendations of the tree report prepared by John C. Meserve with Horticultural Associates, dated September 13, 2024, and including the addendum dated November 23, 2024. 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.
57. TREE REMOVAL MITIGATION: Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. A credit for replanting trees shall be as follows:
 - a. \$250 credit for a 15-gallon size replacement tree;
 - b. \$500 credit for a 24-inch box size replacement tree; and
 - c. \$1,000 credit for a 36-inch box size replacement tree.
58. 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
59. 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 Public Works, 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 \$200,000, 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.

60. **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.
61. **ROOT CONTROL BARRIER:** The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.
62. **TREE PRUNING:** Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.
63. **TREE PROTECTION FENCING:** Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot-tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a "stop work order."

FIRE DEPARTMENT – 925-454-2361

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

- 64. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
- 65. FIRE CODE: All construction shall conform to the requirements of the 2022 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
- 66. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.
- 67. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2022 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.
- 68. 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.
- 69. 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.
- 70. 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.
- 71. 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.
- 72. FIRE LANE MARKING: On-site access ways, turnarounds, 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

73. **EMERGENCY VEHICLE ACCESS ROADS:** Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.
74. **PREMISES IDENTIFICATION:** Address numbers shall be installed on the front or primary entrance for all buildings. The 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.
75. **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.
76. **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.

PUBLIC WORKS -ENGINEERING DIVISION

77. **CONDITIONS OF APPROVAL:** These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Address this condition prior to plan approval)
78. **ENGINEERING DIVISION FEES FOR SERVICE:** The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to plan approval)
79. **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 from 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 specifications 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 plan approval)

80. AGRICULTURE MITIGATION FEE: The subject property is identified as Lot 19a in the Vineyard Avenue Corridor Specific Plan adopted on 6-01-1999 (City Council Resolution 99-074). This is one of several lots within the Plan area that is subject to an Agriculture Mitigation Fee. The fee amount is available in the City's adopted Master Fee Schedule and is payable prior to subdivision map approval. (Address this condition prior to subdivision map approval)
81. All streets, utilities, and facilities within the development including A Street and B Court shall be designated as private and maintained by the HOA. (Address this condition prior to subdivision map approval)

Design

82. ADHERENCE TO CITY STANDARDS: All public improvements shall be designed and constructed 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: <https://www.cityofpleasantonca.gov/our-government/public-works/engineering/> (Address this condition during all aspects of design and construction)
83. STREETLIGHTS: Streetlights, to be owned and maintained by the City, shall include a light-emitting diode (LED) lamp and driver compliant with UL 1598. The luminaire must be dark-sky compliant with correlated color temperature (CCT) not greater than 4,000K.

For safety lighting at signalized intersections, electricity for the lights shall come from a dedicated circuit fed from the traffic signal's electrical panel. The circuit shall be controlled by a photocell that energizes the light only during nighttime hours.

For free-standing streetlights on dedicated poles, the electricity shall be fed from an unmetered secondary electrical circuit provided by PG&E. A photocell on each fixture shall control the operation of the lamp. Free-standing fixtures are subject to PG&E's LS2A "Customer-owned Street and Highway Lighting" rate schedule. The applicant shall provide verification of total energy consumption of luminaire to PG&E prior to connection. Billing for LS2A electricity consumption must be transferred to the City upon acceptance of the streetlight installation.

Streetlights must have an electronic type photo control meeting ANSI standard C136.10 with a turn on value of 1.0 foot-candles and a turn off value of 1.5 foot-candles. Electro-mechanical or thermal type photo controls and not allowed.

Streetlights must have badge numbers on each pole. Badge numbers must be affixed to the pole 9 feet from ground level facing the street-side and be legible from the ground.

A streetlight wattage sticker needs to identify the actual total wattage consumed, be visible from the ground, be of a size and type acceptable to PG&E showing total fixture energy use in watts

and must be installed on each fixture.

Streetlights connected to existing joint utility poles are generally not allowed unless authorized by the City Engineer.

All streetlights that serve private roads shall be privately owned and maintained by the HOA with connection to a PG&E electric meter.

Streetlights on Thiessen Street shall follow City Standard Drawing 507 for post-top acorn-style decorative lights, while those located on Manoir Lane shall follow city Standard drawing 508 for lantern-style decorative lights. (Address this condition prior to plan approval)

84. PEDESTRIAN CONNECTIVITY. Parcel D of Tract 8112 (APN 946-4619-28) is a triangular (teardrop) parcel located at the western corner of the Manoir Lane at Vineyard Avenue intersection abutting the applicant's property. According to the final map, Parcel D was reserved by the subdivider (Toll CA GP Corp) "...for the purposes of public open space, trails, vineyards, or agriculture". At present, the parcel contains a masonry wall, landscaping, and a monument sign that reads, "The Reserve". Maintenance of this area is presumably performed by the homeowner's association for Tract 8112.

For pedestrian connectivity, a walkway connection between the west side of Manoir Lane and the walkway network within the planned park is recommended across Parcel D. This walkway connection relies on property rights being granted by the Parcel D owner. The subdivider shall use reasonable and diligent good faith efforts to acquire needed property rights from the owner of Parcel D for said walkway connection. If the subdivider is unable to acquire property rights after good faith effort, documentation of this effort shall be provided to the City. The City will consider waiving this condition based on the documentation provided. (Address this condition prior to subdivision map approval)

Clean Water Program

85. OPERATION AND MAINTENANCE AGREEMENT: Regulated projects are subject to a Stormwater Treatment Measure Maintenance Agreement between the City and property owner to assure long-term maintenance of the installed measures. The City will provide a template agreement. Once executed, the agreement must be recorded against the property. (Address this condition prior to project acceptance)

Geotechnical

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

Mapping/Surveying

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

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

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

89. 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)

90. SUBDIVISION IMPROVEMENT AGREEMENT: Subdivision 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 required subdivision 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)

91. 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)

92. DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument:
- a. For final maps, right-of-way dedications for roadways or similar access shall be offered irrevocably to the City as an easement for public purposes pursuant to California Government Code Section 66439(d)(3) including the right to install and operate public utilities. Right-of-way is defined in Pleasanton Municipal Code §13.04.010.
 - b. Public Service Easements (PSE) shall be granted to the City in accordance with the 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, 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..."
 - c. Dedications for public access over sidewalk or driveway areas shall exclude the City's obligation for maintenance pursuant to California Streets and Highways Code §5610.
 - d. A perpetual non-exclusive easement for emergency vehicle access (EVAE) for emergency service vehicles, public safety personnel, related equipment, and emergency response activities on, over and across.

Grantor shall be obligated to continuously maintain the EVAE in serviceable condition, provide clear unobstructed access for the full width and horizontal extent, as well as the vertical height and weight needed for the passage and operation of emergency vehicles and equipment as required by the Pleasanton Municipal Code, including the California fire code as adopted by reference.

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

93. PARK. The park shall be owned, operated, and maintained by the HOA with a Public Access Easement (“PAE”) granted to the City across the entirety of the park parcel. The PAE language shall be subject to review and approval by the City Attorney. (Address this condition prior to final map approval)
94. 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)
95. 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).
96. THIESSEN STREET RIGHT-OF-WAY: According to the Grant Deed recorded on 4-07-2004 (Series No. 2004146924), the right-of-way line on Thiessen Street at Lot 22 and 24 widens for no current purpose. The applicant shall ask the City to vacate this widened area such that the width of Thiessen Street is consistent from end to end. The procedure prescribed by California Streets and Highways Code §8330 et seq. can be followed since the original purpose for the widened area was never utilized by the public. (Address this condition prior to approval of the subdivision map)

Utilities

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

<https://acffloodcontrol.org/the-work-we-do/the-work-we-do-hydrology-manual/>

The City is located in Zone 7, and its storm drainpipe network is considered a secondary facility. Any connections to, additions, or upgrades to the City’s pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented in a format consistent with the “Calculation Form – District Rational Method” available in the manual. The calculations shall demonstrate adequate freeboard given the design storm event assuming all bioretention areas are overflowing. Said calculations shall be prepared, stamped, and signed by a California-licensed civil engineer. (Address this condition prior to plan approval)

98. SANITARY SEWER DESIGN STANDARDS: Connections to the City's sanitary sewer network shall conform to Pleasanton Municipal Code Title 15 "Sewerage". All buildings inhabited by human beings which are not more than 250 feet from the City's sewer network shall be connected. All premises, parcels, and/or lots shall have independent connections to the City's sewer network except under the following conditions:
- If a private on-site treatment system has been authorized by both the City and Alameda County Department of Environmental Health.
 - If multiple premises are located on a single parcel or lot which cannot be subdivided and are all under one ownership.

The public sanitary sewer system shall be designed to satisfy the following minimum standards:

- a. Minimum Manning Coefficient (n) within the pipe = 0.013
- b. Minimum flow velocity = 2 feet per second at least once per day
- c. Maximum flow velocity = 10 feet per second
- d. Maximum depth of flow to pipe diameter (d/D) = 0.75 for dry weather flow conditions
- e. Minimum pipe sizes:
 - i. Laterals = 4 inches diameter
 - ii. Main = 8 inches diameter
 - iii. Force main = 6 inches diameter
- f. Minimum slope per table:

Pipe size in diameter	Minimum slope
4 inches	0.02 (lateral)
6 inches	0.005 (lateral)
8 inches	0.003
10 inches	0.0025
12 inches	0.0020
15 inches or larger	0.0015
- g. Maximum manhole spacing = 350 feet
- h. Minimum curvature for curved sewer mains: 200 feet or not less than recommended by pipe manufacturer
 - i. Minimum pipe cover = 5 feet
- i. Peaking factor shall be Peak Wet Weather Flow divided by Average Dry Weather flow (PF = PWWF/ADWF). Referring to the City's Wastewater Master Plan from August 2007, PF shall be the average of the three events shown on Table 4.5 "Inflow and Infiltration Analysis" for each subbasin. The Basin I.D. is from Figure ES-3. Minimum allowable PF = 2.0.
- j. Backflow prevention devices must be installed if the lowest plumbing fixture if the building is lower than the downstream cleanout overflow device or manhole to assure effluent discharge outside of the building in case the downstream pipe network becomes obstructed.
- k. Fats, Oils, and Grease (FOG) controls: Discharge of FOG to the City's sanitary sewer system shall conform to Pleasanton Municipal Code Chapter 15.44. In addition to other controls, a sampling manhole must be provided immediately downstream of any grease interceptor in accordance with City Standard Drawing 402.
(Address this condition prior to plan approval)

99. **SANITARY SEWER NETWORK:** Fees are due to both the City of Pleasanton and DSRSD for new connections to the sewer network. Said fee amounts appear in the City's Adopted Master Fee Schedule. (Address this condition prior to plan approval)

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

- a. Minimum number of valves:
 - i. 3 at cross intersections
 - ii. 2 at "T" intersections
 - iii. 500 feet maximum spacing
 - iv. 1 valve at each fire hydrant lateral
 - v. Pressure regulating valve station required between pressure zones
- b. Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LFPD) Fire Marshal:
 - i. 1 hydrant within 250 feet of any existing or proposed structure
 - ii. 2 hydrants within 500 feet of any commercial, multi-family residential, industrial, or school building
- c. Minimum pipe size: 8-inch diameter
- d. Minimum depth of cover over pipe: 42 inches
- e. Blowoff requirements:
 - i. At all dead ends whether temporary or permanent
 - ii. At all low points in the line
- f. Maximum flow velocity: 10 feet per second (fps)
- g. Minimum fire flows in gallons per minute (gpm):
 - i. 1,500 gpm for 2 hours (rural residential)
 - ii. 2,000 to 2,500 gpm for 2 hours (single family residential)
 - iii. 2,500 gpm for 2 hours (multi-family residential)
 - iv. 2,500 gpm for 2 hours (social/recreation)
- h. Minimum pressures:
 - i. 40 psi (peak hour demand)
 - ii. 20 psi (maximum day demand plus fire flows)
- i. Dwelling unit equivalent flows:
 - i. 160 gallons per day (single family residential)
 - ii. 130 gallons per day (multi-family residential)

(Address this condition prior to plan approval)

101. **POTABLE WATER SERVICE:** The City purchases water wholesale from Zone 7 Water Agency. Fees are due to both the City of Pleasanton and Zone 7 for new connections to the pipe network. Said fee amounts appear in the City's Adopted Master Fee Schedule. For more information about water usage in Pleasanton, refer to Pleasanton Municipal Code Title 14. (Address this condition prior to building permit issuance)

102. IRRIGATION BACKFLOW PREVENTION ASSEMBLY: Irrigation Backflow preventer assembly shall be designed and installed in accordance with current City Standard Drawings 706; State Health and Safety Code (Title 17); and as required by the Public Works Department. Backflow Preventers (BFP) shall be selected from the latest "List of Approved Backflow Prevention Assemblies" available from the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City. Testing will be performed at the time City water is turned on to the site. An all-weather cover shall be placed over all backflow prevention assemblies 4 inches and smaller. (Address this condition prior to plan approval)
103. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer. (Address this condition prior to plan approval)
104. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, streetlights, 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.

Permits

105. 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 (typically a Class "A" General Engineering Contractor license or appropriate Class "C" Specialty Contractor license as issued by the California Contractors State License Board), insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)
106. 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)

Construction

107. **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 Flagger are utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand evidence of said training before allowing said personnel into the right-of-way.

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

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

108. **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)

109. **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)

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

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)

114. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners, that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)
115. 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)

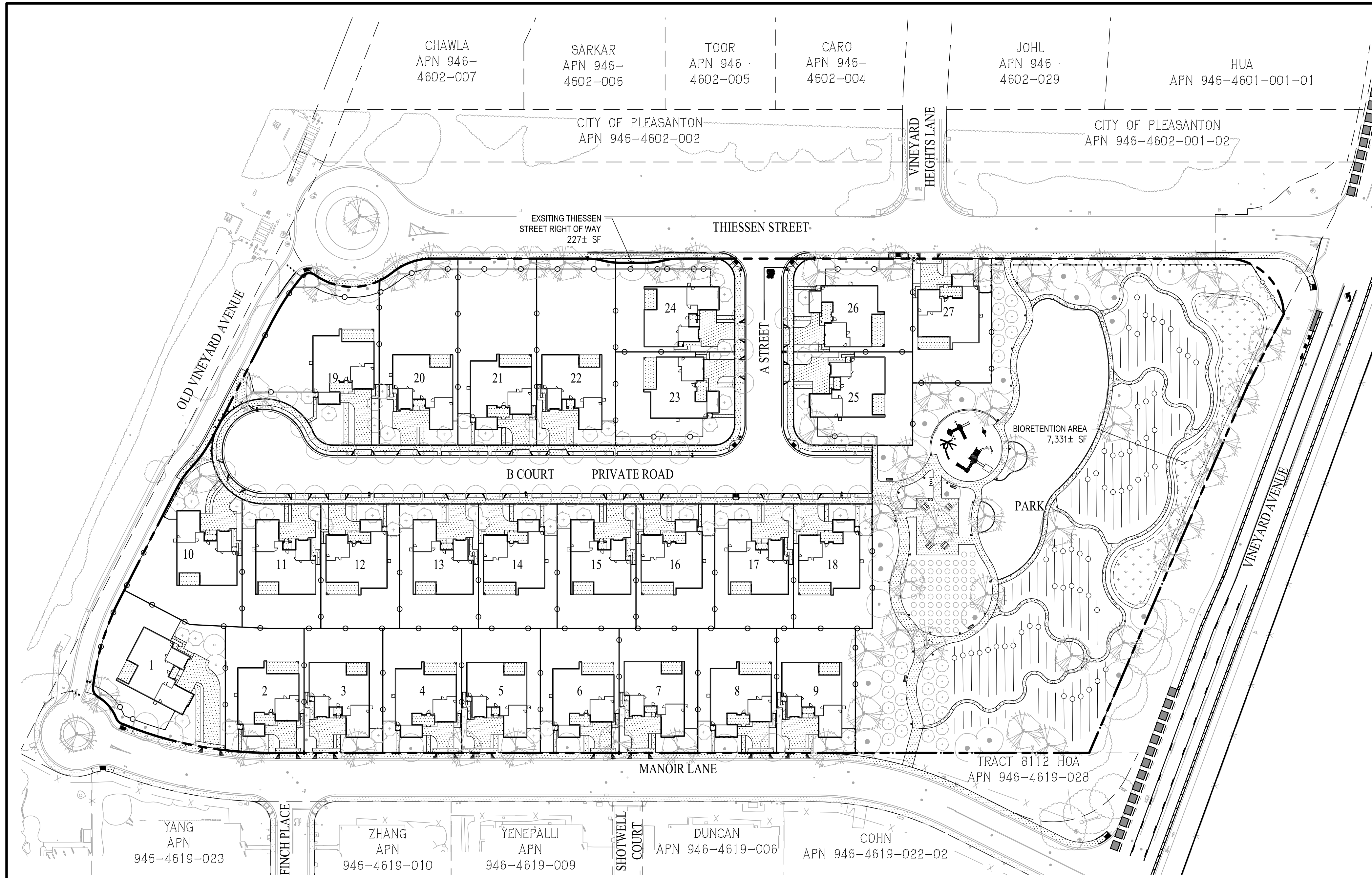
Post Construction

116. GEOTECHNICAL FINAL REPORT: At the conclusion of construction, the applicant shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations have been strictly followed. The applicant shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)
117. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publish 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 an 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)
118. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The applicant shall repair damage to existing public or private improvements on and near the project site and along the

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

END

DRAFT

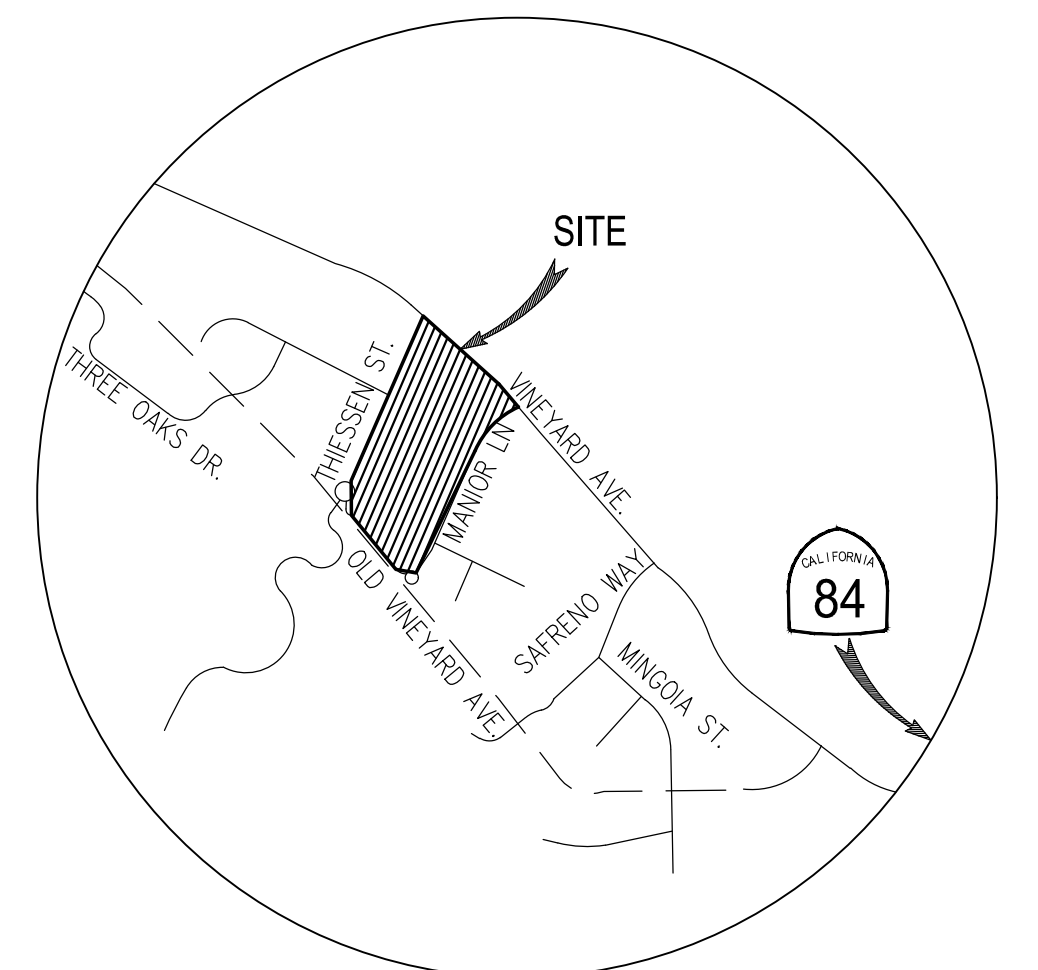


GENERAL NOTES

- OWNER/DEVELOPER: TRUMARK HOMES
3001 BISHOP DRIVE, SUITE 100
SAN RAMON, CA 94583
CONTACT: HEIDE ANTONESCO
(925) 999-3967
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: JUSTIN R. DEKNOBLOUGH, P.E.
(925) 866-0322
- ARCHITECT: SDG ARCHITECTURE INC.
3361 WALNUT BLVD. SUITE 130
BRENTWOOD, CA 94513
CONTACT: JEFF POTTS
(925) 634-7000
- LANDSCAPE ARCHITECT: GATES & ASSOCIATES
1655 N. MAIN STREET, SUITE 365
WALNUT CREEK, CA 94566
CONTACT: RUSTY CASE
(925) 736-8176
- CURRENT USE: VACANT
- PROPOSED USE: RESIDENTIAL
- EXISTING ZONING: PUD-ELEMENTARY SCHOOL
- PROPOSED ZONING: R-1-8,500
- BENCHMARK: ALAMEDA COUNTY BENCHMARK 128. AN OLD STANDARD ALAMEDA COUNTY DISK IN A CONCRETE MONUMENT 1 FOOT NORTH OF THE SOUTH RIGHT OF WAY FENCE OF VINEYARD AVENUE, AT AN ANGLE POINT, 430 FEET EASE OF A CULVERT AT MILE 2.26 ELEVATION 438.102 (NAVD 29)
- TOPOGRAPHY: TOPOGRAPHIC INFORMATION SHOWN BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN SEPTEMBER, 2023. ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NAVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW.

NAVD29 ELEVATION= TENTATIVE MAP ELEVATION - 2.70'
- 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
H. SOLID WASTE:	PLEASANTON GARBAGE SERVICE



VICINITY MAP

NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CENTER LINE
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	CURB, GUTTER, AND SIDEWALK
---	---	WHEEL CHAIR RAMP
---	---	DRIVEWAY
---	---	STORM DRAIN
---	---	STORM DRAIN MANHOLE
---	---	CATCH BASIN
---	---	FIELD INLET
---	---	SANITARY SEWER
---	---	SANITARY SEWER MANHOLE
---	---	WATER LINE
---	---	WATER VALVE
---	---	FIRE HYDRANT
---	---	STREET LIGHT
---	---	STREET SIGN
---	---	RETAINING WALL
---	---	BIORETENTION AREA

SHEET INDEX

Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS & TOPOGRAPHY
3	VESTING TENTATIVE MAP
4	PRELIMINARY SITE PLAN & PARKING
5	CONCEPTUAL GRADING & DRAINAGE PLAN
6	PRELIMINARY UTILITY PLAN
7	PRELIMINARY STORMWATER TREATMENT PLAN
8	PRELIMINARY STORMWATER TREATMENT DETAILS
9	EMERGENCY VEHICLE ACCESS PLAN
10	PRELIMINARY SIGNING & STRIPING PLAN
11	CONTEXT MAP & SITE PHOTOS
12	CONTEXT MAP & SITE PHOTOS
13	CONTEXT MAP & SITE PHOTOS

PROJECT DATA / DEVELOPMENT STANDARDS

PROJECT INFORMATION			
SITE ADDRESS	1 VINEYARD AVENUE		
ASSESSOR'S PARCEL NUMBER	946-4691-1		
PROPOSED UNITS	27		SF
SITE AREA	10,35±		AC
IMPERVIOUS SURFACE ²	196,346	SF	43.5 %
ZONING	PUD-ELEMENTARY SCHOOL		R-1-8500
ZONING STANDARD	REQUIRED (R-1-8500)		PROPOSED
MIN LOT AREA	8,500	SF	8,513 SF
MIN LOT WIDTH	75	FT	75 FT
MIN LOT WIDTH (CORNER)	80	FT	89 FT
MIN LOT DEPTH	100	FT	113.5 FT
MIN LOT FRONTAGE	35	FT	75 FT
MIN SETBACKS			
FRONT	23	FT	23 FT
FRONT (GARAGE)	15	FT	15 FT
SIDE	5	FT	5 FT
SIDE AGGREGATE	15	FT	17 FT
SIDE STREET	10 MIN.	FT	25.8 FT
REAR	20	FT	21.2 FT
MAX HEIGHT	30	FT	36 FT
MAX DENSITY PER GP (MEDIUM DENSITY)	8	DU/AC	3.6 DU/AC
MAX LOT COVERAGE ¹	40	%	39.8 %
MIN. VEHICLE PARKING ³	54	SPACES	209 SPACES
MIN. BICYCLE PARKING ³	6	SPACES	6 SPACES

ABBREVIATIONS

AC	ACRE	R	RADIUS
CY	CUBIC YARD	ROW	RIGHT-OF-WAY
DBH	DIAMETER AT BREST HEIGHT	SD	STORM DRAIN
D/W	DRIVEWAY	SF	SQUARE FOOT
EG	EXISTING GRADE	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EX	EXISTING	TB	TOP OF BASIN
FC	FACE OF CURB	TC	TOP OF CURB
FG	FINISHED GRADE	TSM	TOP OF SOIL MIX
FI	FIELD INLET	TYP	TYPICAL
GB	GRADE BREAK	W	WATER
GR	TOP OF GRATE ELEVATION		
HP	HIGH POINT		
JT	JOINT TRENCH (BY OTHERS)		
LL	LOT LINE		
LP	LOW POINT		
LS	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
PL	PROPERTY LINE		
PAE	PUBLIC ACCESS EASEMENT		
PSE	PUBLIC SERVICE EASEMENT		

ADDITIONAL NOTES:

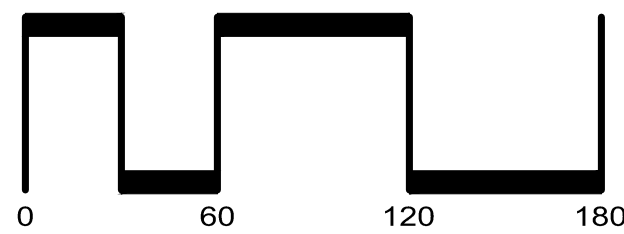
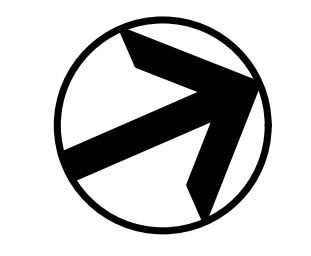
- SEE SHEET 3, 4, AND ARCHITECTURAL PLANS FOR SQUARE FOOTAGE BREAKDOWN.
- SEE SHEET 7 FOR IMPERVIOUS SURFACE BREAKDOWN.
- SEE SHEET 4 FOR PARKING BREAKDOWN.

TENTATIVE MAP - TRACT 8724

TITLE SHEET

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: FEBRUARY 5, 2025



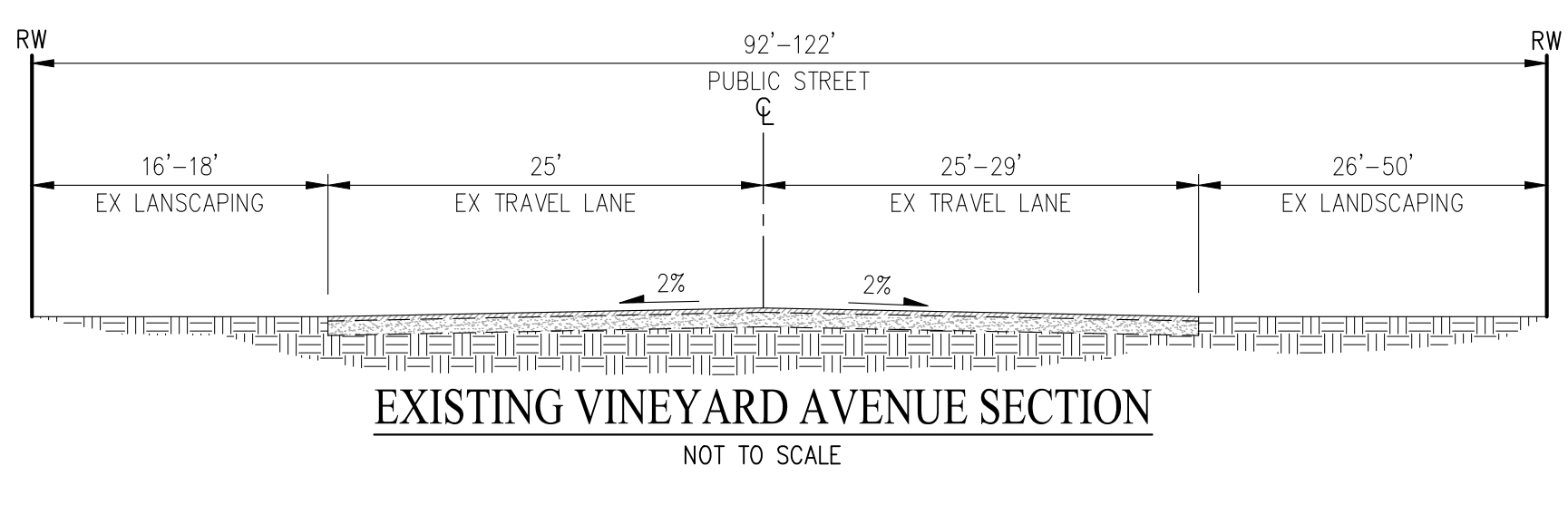
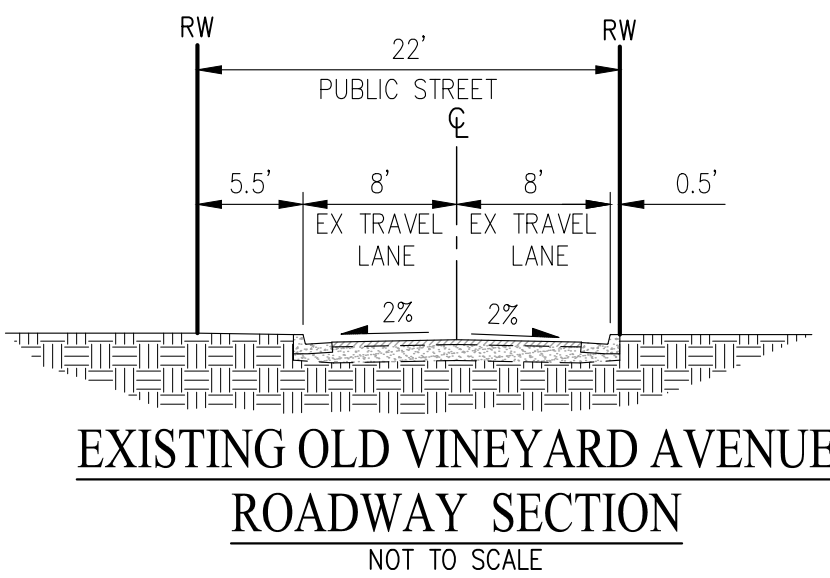
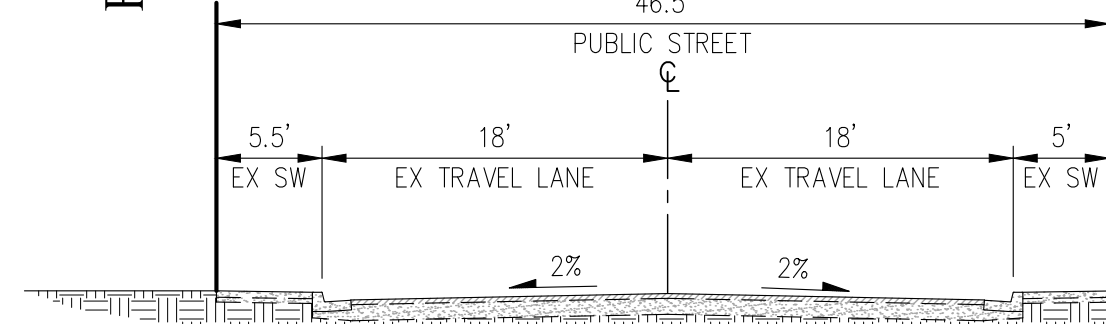
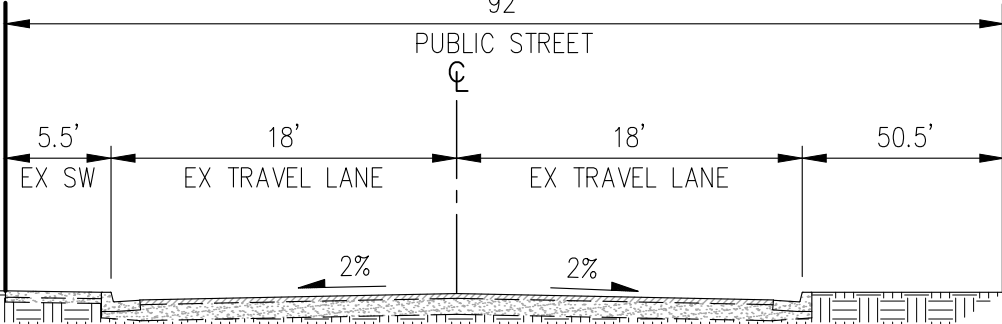
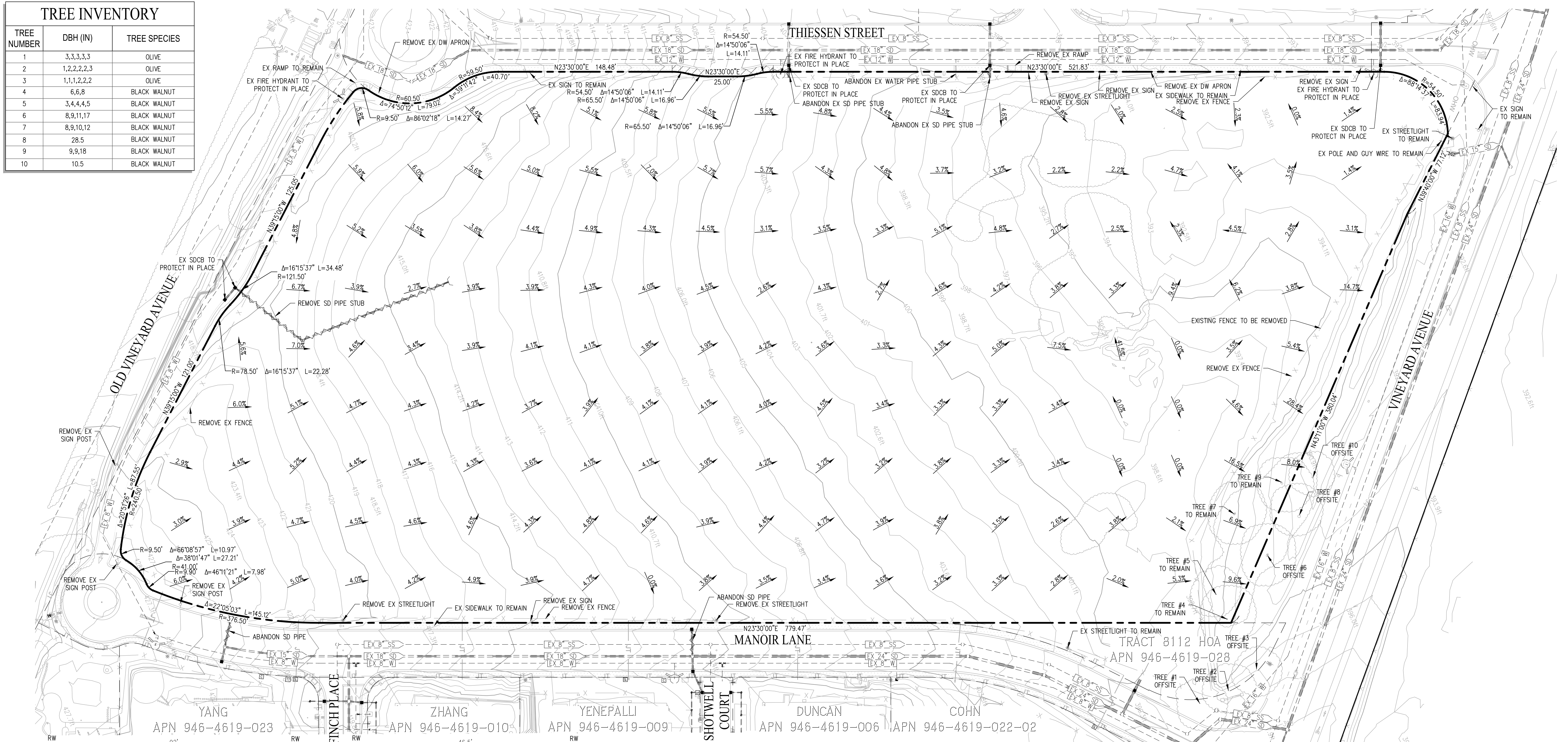
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1
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JOB NO.: 3876-00

TREE INVENTORY

TREE NUMBER	DBH (IN)	TREE SPECIES
1	3,3,3,3,3	OLIVE
2	1,2,2,2,2,3	OLIVE
3	1,1,1,2,2,2	OLIVE
4	6,6,8	BLACK WALNUT
5	3,4,4,4,5	BLACK WALNUT
6	8,9,11,17	BLACK WALNUT
7	8,9,10,12	BLACK WALNUT
8	28.5	BLACK WALNUT
9	9,9,18	BLACK WALNUT
10	10.5	BLACK WALNUT



EXISTING CONDITIONS & TOPOGRAPHY

SCALE: 1" = 40'

LEGEND

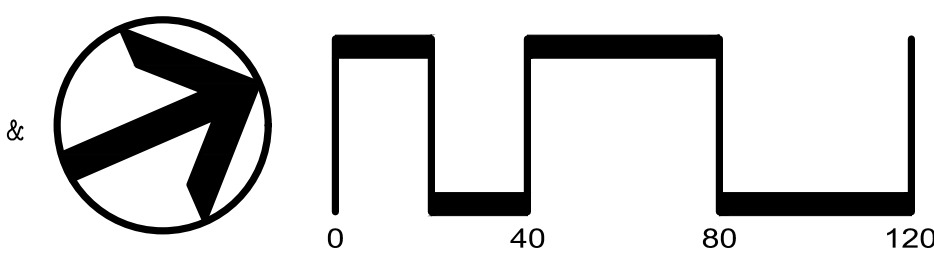
- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EX 8" SS- EXISTING SANITARY SEWER
- EX 8" W- EXISTING WATER
- EX 18" SD- EXISTING STORM DRAIN
- J- EXISTING JOINT TRENCH
- P- EXISTING PIPE TO BE REMOVED
- S- EXISTING SIDEWALK TO BE REMOVED
- EXISTING STORM DRAIN FIELD INLET
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING SIGN

NOTES:

1. THE EXISTING SITE SLOPE IS LESS THAN 10% THE AVERAGE EXISTING SITE SLOPE IS 3.8%± SOUTH TO NORTH & 0.9%± EAST TO WEST.
2. ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NGVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW.
NAVD 29 ELEVATION = TENTATIVE MAP ELEVATION - 2.70'
3. TREES PER ARBORIST REPORT DATED SEPTEMBER 13, 2024. PREPARED BY JON MESERVE, HORTICULTURAL ASSOCIATES, CERTIFIED ARBORIST WE#0478A.

TENTATIVE MAP - TRACT 8724
EXISTING CONDITIONS & TOPOGRAPHY
1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 5, 2025

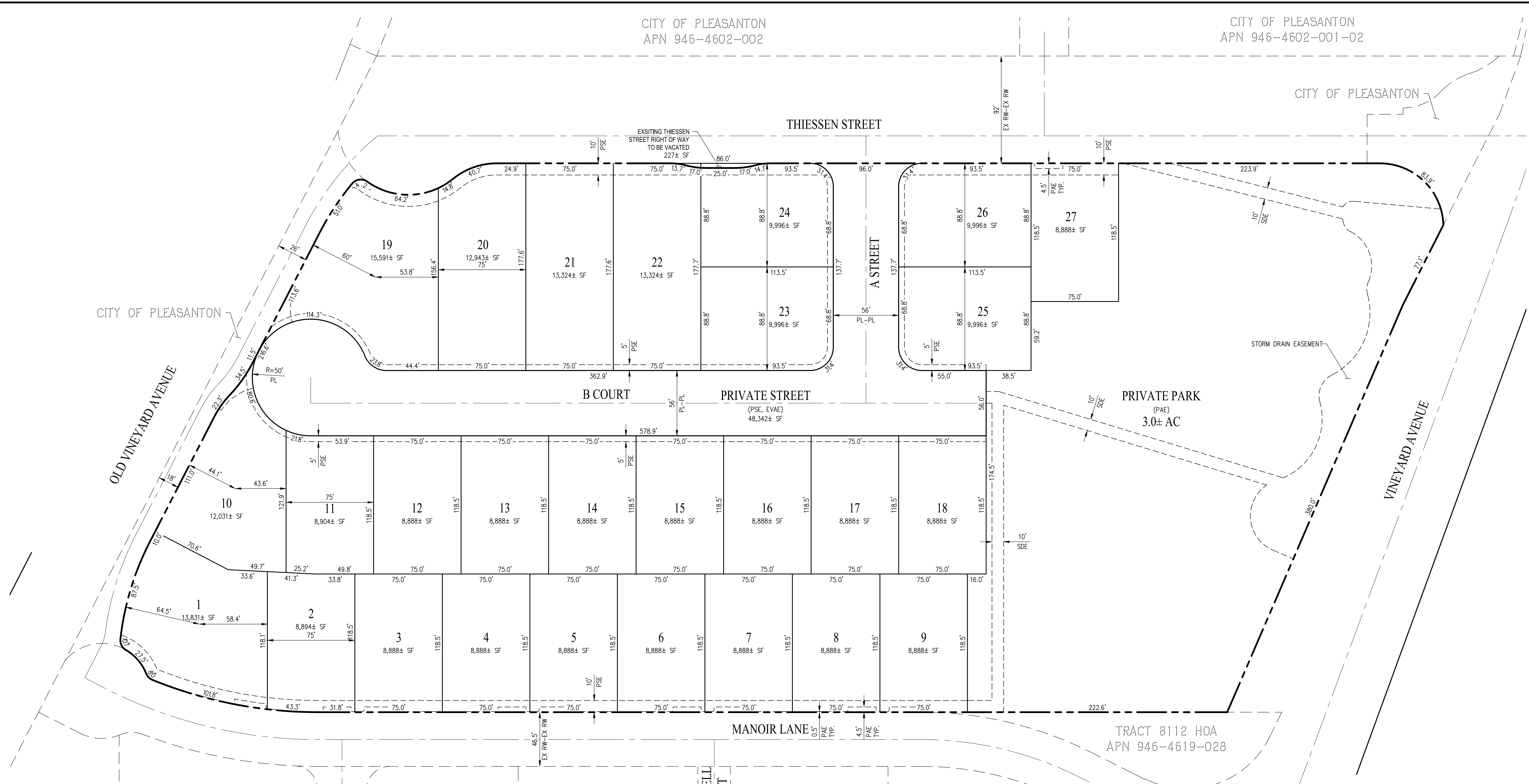


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SHEET NO.
2
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CITY OF PLEASANTON
APN 946-4602-002

CITY OF PLEASANTON
APN 946-4602-001-02



CITY OF PLEASANTON

CITY OF PLEASANTON

OLD VINEYARD AVENUE

VINEYARD AVENUE

YANG
APN 946-4619-023

FINCH PLACE
ZHANG
APN 946-4619-010

YENEPALLI
APN 946-4619-009

SHOTWELL COURT

DUNCAN
APN 946-4619-006

COHN
APN 946-4619-022-0?

TRACT 8112 HOA
APN 946-4619-028

TENTATIVE MAP - TRACT 8724

VESTING TENTATIVE MAP

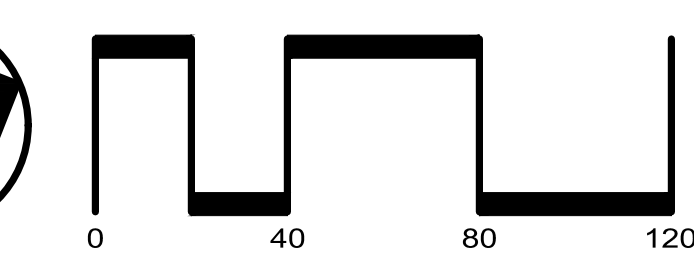
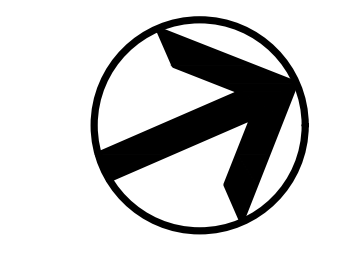
1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 5, 2025

LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
1	1B	3,360	13,831	24.3%
2	2A	3,555	8,894	40.0%
3	1C	3,360	8,888	37.8%
4	2B	3,555	8,888	40.0%
5	1C	3,360	8,888	37.8%
6	2A	3,555	8,888	40.0%
7	1B	3,360	8,888	37.8%
8	2C	3,555	8,888	40.0%
9	1A	3,360	8,888	37.8%
10	1A	3,360	12,031	27.9%
11	1C	3,360	8,904	37.7%

LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
12	2B	3,555	8,888	40.0%
13	1A	3,360	8,888	37.8%
14	2A	3,555	8,888	40.0%
15	1C	3,360	8,888	37.8%
16	2B	3,555	8,888	40.0%
17	1A	3,360	8,888	37.8%
18	2C	3,555	8,888	40.0%
19	2C	3,555	15,591	22.8%
20	1A	3,360	12,943	26.0%
21	2B	3,555	13,324	26.7%
22	1C	3,360	13,324	25.2%

LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
23	2A	3,555	9,996	35.6%
24	1C	3,360	9,996	33.6%
25	1B	3,360	9,996	33.6%
26	2A	3,555	9,996	35.6%
27	2B	3,555	8,888	40.0%

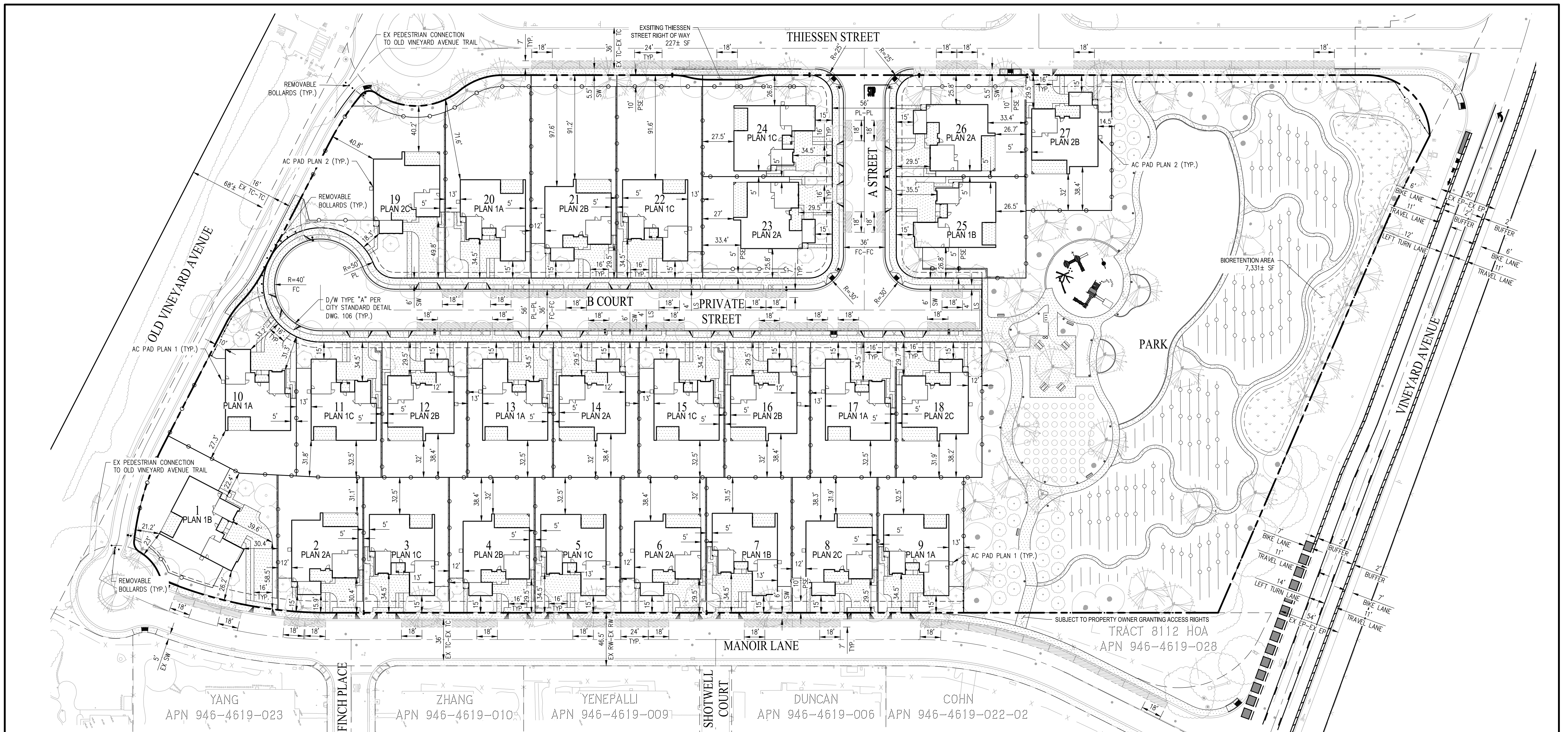


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H:\3876-00\ACAD\TMS\INGLE PARK\TMS3.DWG



SUBJECT TO PROPERTY OWNER GRANTING ACCESS RIGHTS
 TRACT 8112 HOA
 APN 946-4619-028

ARCHITECTURAL PROGRAM

PLAN TYPE	BUILDING FOOTPRINT (SF)	LIVING SPACE (SF)	GARAGE SPACE (SF)	ADU SPACE (SF)	GROSS SPACE (SF)	NUMBER OF PLAN TYPE	2ND FLOOR % OF FOOTPRINT	BEDS	BATHS	GARAGE STALLS	NOTES
PLAN 1A	2,923	3,360	860	611	4,220	5	59%	4	3.5	3	ATTACHED ADU
PLAN 1B	2,923	3,360	860	611	4,220	3	59%	4	3.5	3	ATTACHED ADU
PLAN 1C	2,925	3,360	860	611	4,220	6	59%	4	3.5	3	ATTACHED ADU
PLAN 2A	2,910	3,555	736	594	4,291	5	57%	5	4.5	3	ATTACHED ADU
PLAN 2B	2,899	3,555	721	594	4,276	5	57%	5	4.5	3	ATTACHED ADU
PLAN 2C	2,900	3,555	721	594	4,276	3	57%	5	4.5	3	ATTACHED ADU

PARKING NOTES:

- REQUIRED PARKING: PMC 18.88.030, A.1, ONE-FAMILY DWELLING UNITS SHALL HAVE AT LEAST TWO PARKING SPACES PER UNIT. 27 UNITS x 2 PARKING SPACES = 54 PARKING SPACES REQUIRED. PMC 18.88.030 A.4, AT LEAST ONE SPACE PER DWELLING UNIT SHALL BE LOCATED IN A GARAGE OR CARPORT. 27 UNITS x 1 PARKING SPACE = 27 GARAGE PARKING SPACES REQUIRED (SITE PROVIDES 81 GARAGE SPACES).
- PER PMC 18.88.030 A.1., THERE IS NO REQUIREMENT FOR GUEST PARKING FOR ONE FAMILY DWELLING UNITS.
- REQUIRED PARKING ADU'S: PMC 18.106.060, 7.C.iii, PARKING FOR AN ADU SHALL NOT BE REQUIRED IF ADU IS LOCATED IN PART OF AN EXISTING PRIMARY RESIDENCE. ALL ADU'S ARE LOCATED WITHIN A PRIMARY RESIDENCE. PARKING REQUIRED = 0.

PRELIMINARY PARKING SUMMARY

PARKING TYPE	REQUIRED	PROVIDED	TYPICAL DIMENSION
GARAGE	54	81	20' X 20', 14' X 20'
DRIVEWAY	0	54	16' X 30'
IN-TRACT STREET	0	27	7' X 24', 7' X 18'
THIESSEN STREET (FRONTAGE)	0	20	7' X 24', 7' X 18'
MANOIR LANE (FRONTAGE)	0	27	7' X 24', 7' X 18'
TOTAL PARKING STALLS	54	209	
BIKE PARKING	6	6	

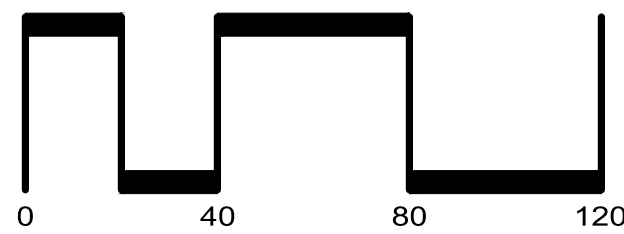
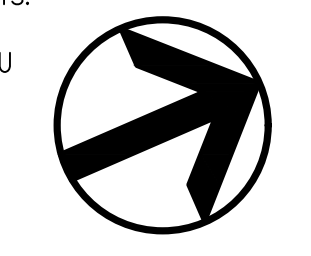
ADDITIONAL NOTES:

- ALL SIGNING AND STRIPING SHALL BE CAT TRACKED AND REVIEWED BY THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION.

TENTATIVE MAP - TRACT 8724

PRELIMINARY SITE PLAN & PARKING
1 VINEYARD AVENUE

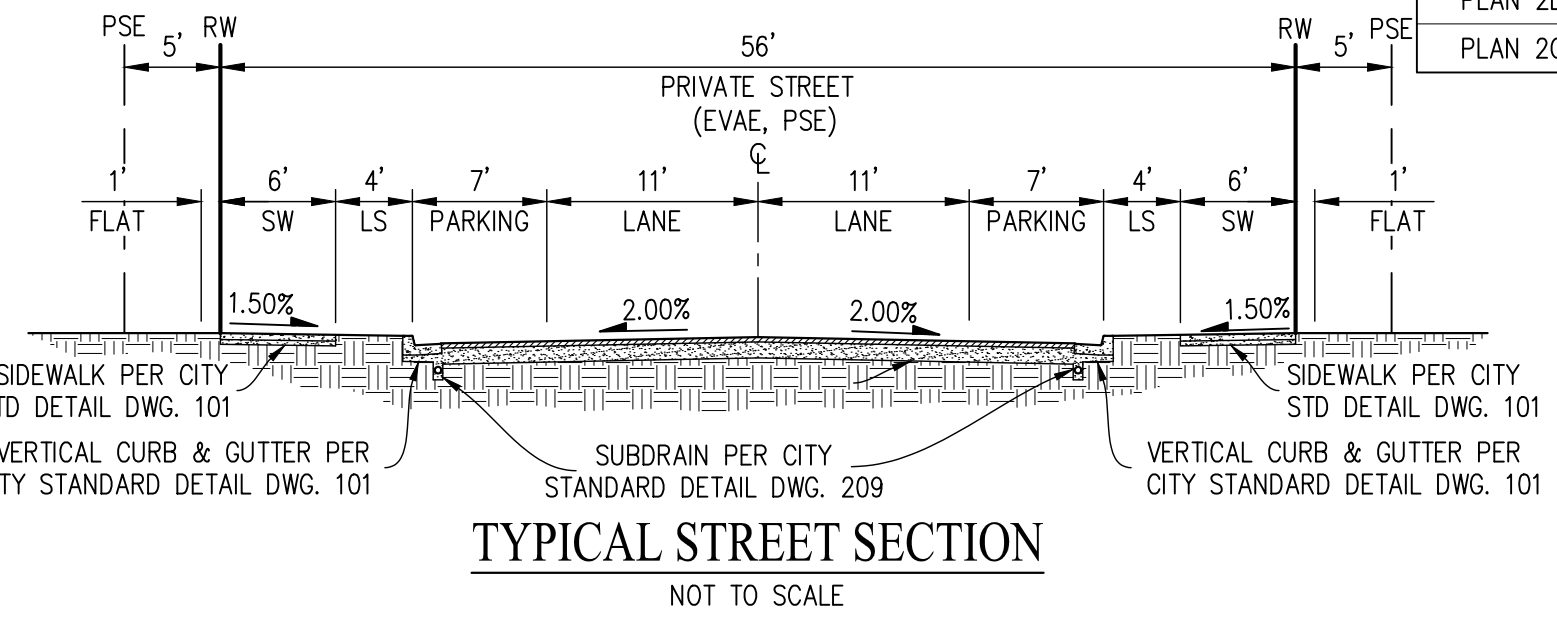
CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025



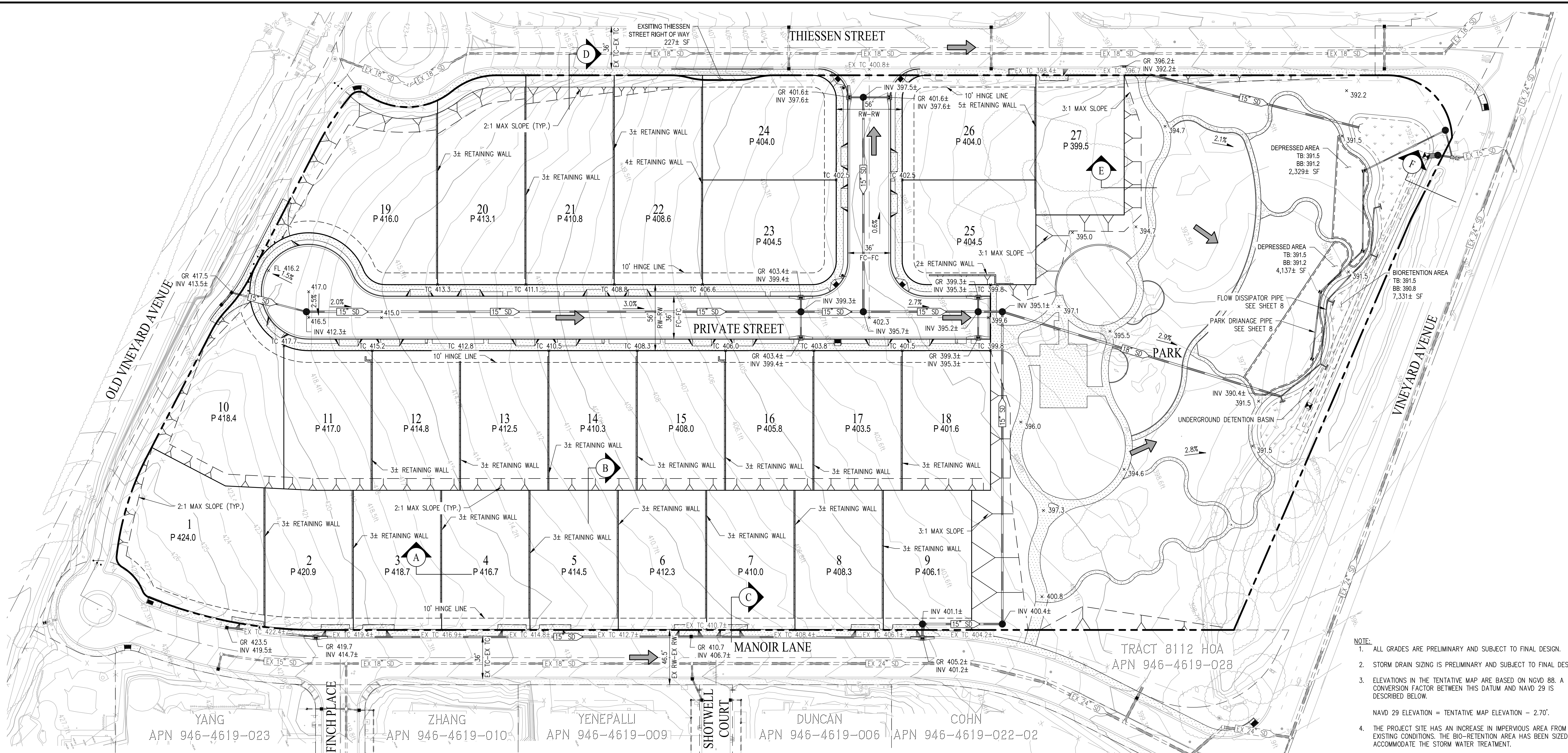
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TYPICAL STREET SECTION
 NOT TO SCALE

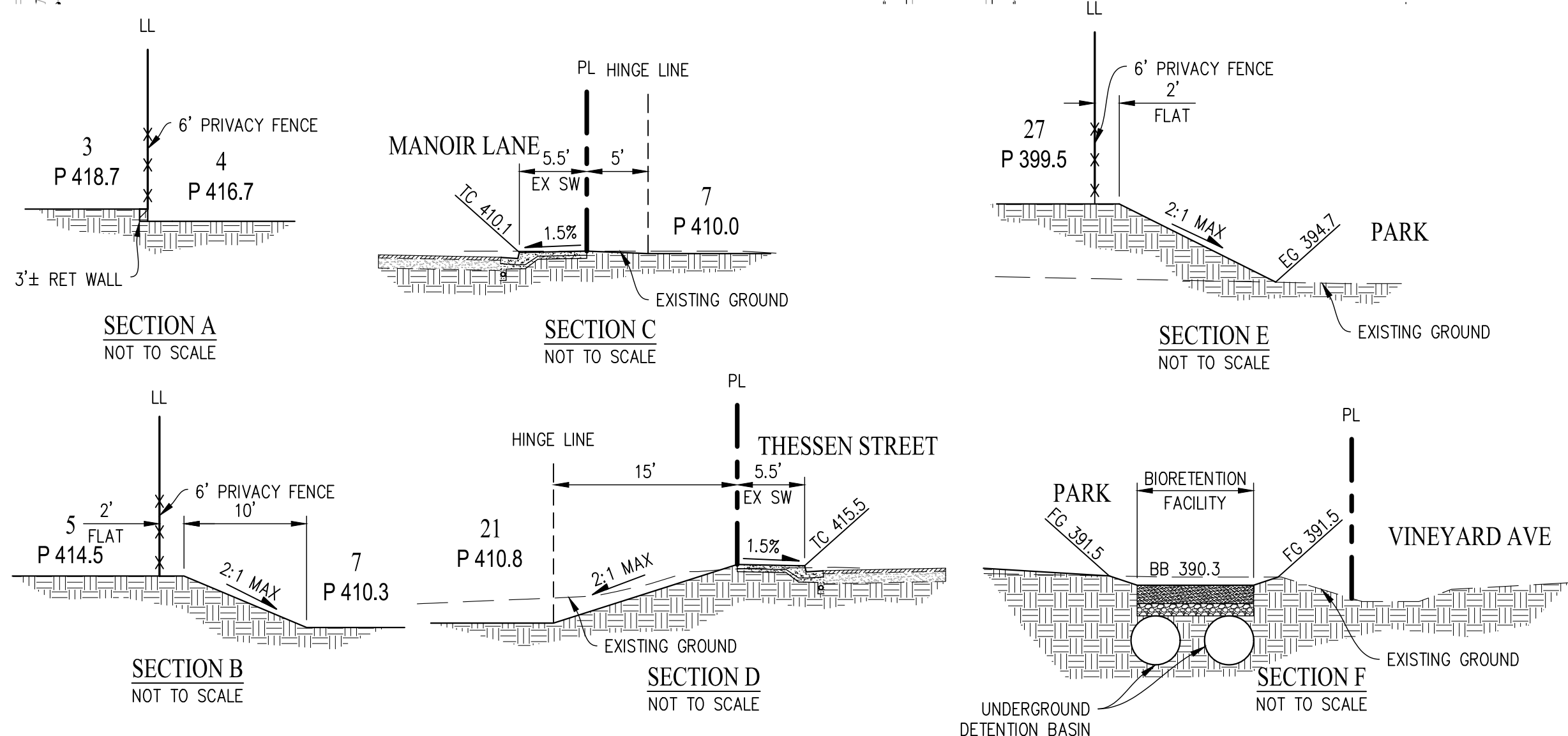
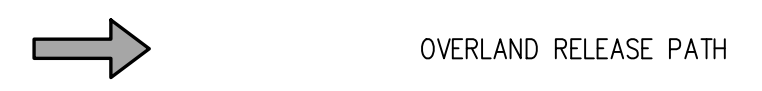


- NOTE:**
1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 3. ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NGVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW.
NAVD 29 ELEVATION = TENTATIVE MAP ELEVATION - 2.70'.
 4. THE PROJECT SITE HAS AN INCREASE IN IMPERVIOUS AREA FROM EXISTING CONDITIONS. THE BIO-RETENTION AREA HAS BEEN SIZED TO ACCOMMODATE THE STORM WATER TREATMENT.

EARTHWORK SUMMARY			
	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING*	18,268	17,841	427 (CUT)
SHRINKAGE (10% OF CUT)	0	1,827	1,827 (FILL)
UTILITY SPOILS	1,400	0	1,400 (CUT)
TOTAL	19,668	19,668	0

NOTE:
* ROUGH GRADING INCLUDES BIORETENTION SPOILS

LEGEND

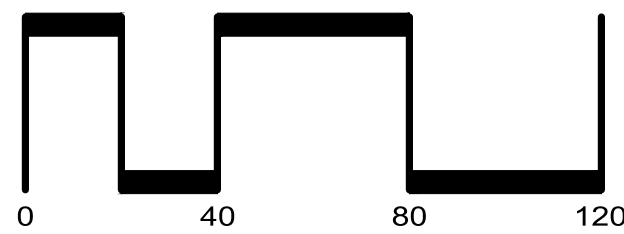
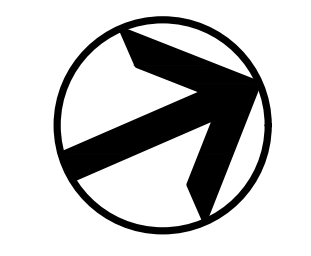


TENTATIVE MAP - TRACT 8724

CONCEPTUAL GRADING & DRAINAGE PLAN

1 VINEYARD AVENUE

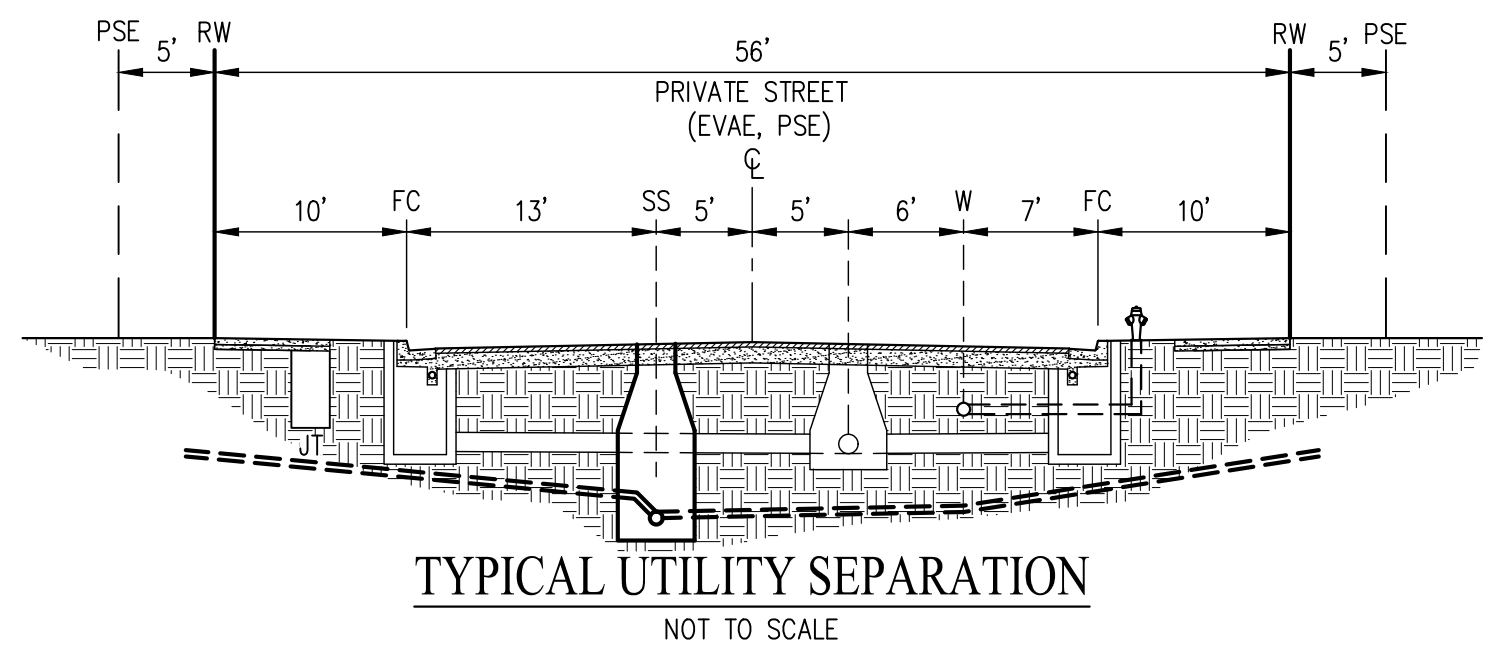
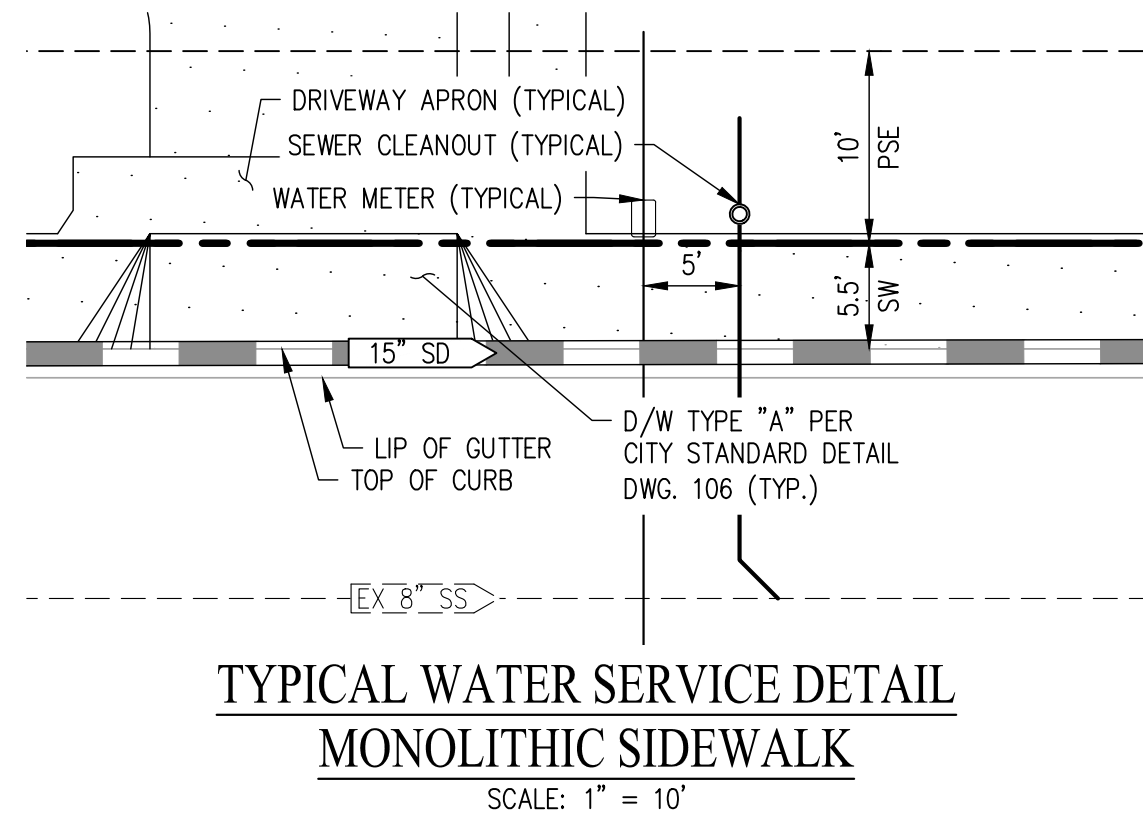
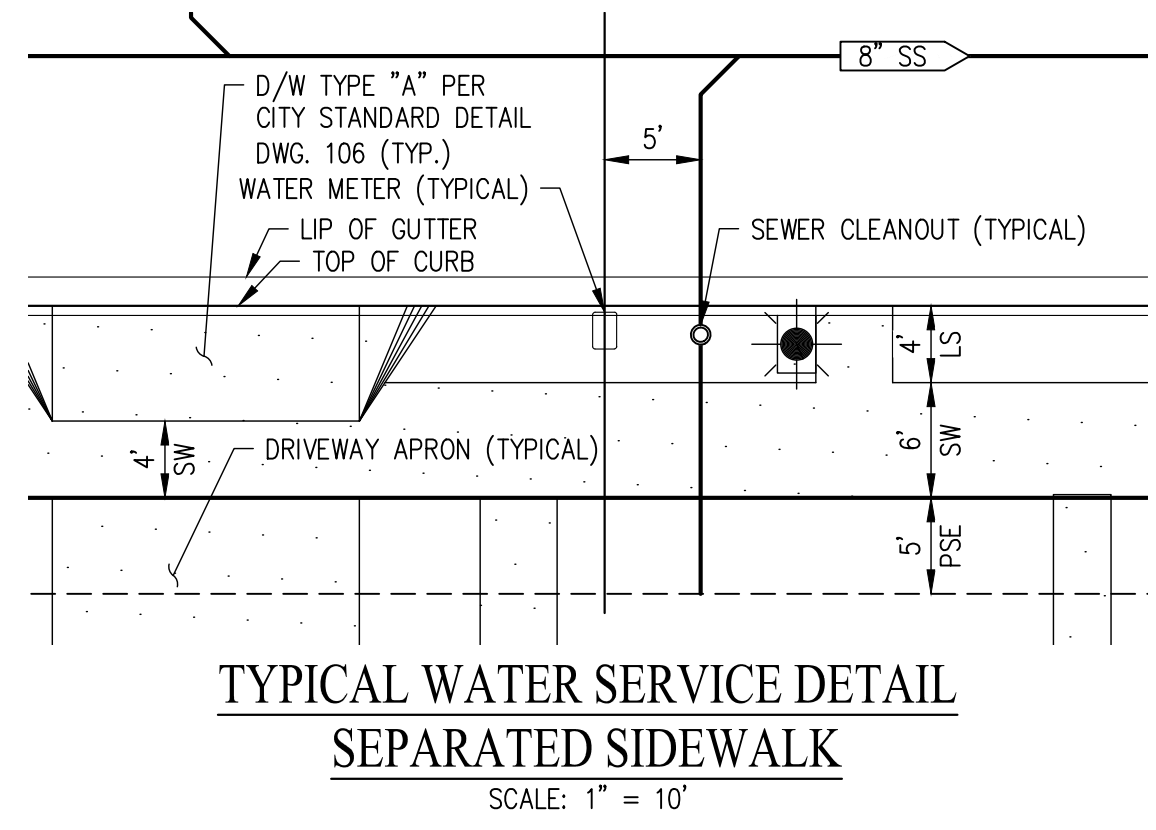
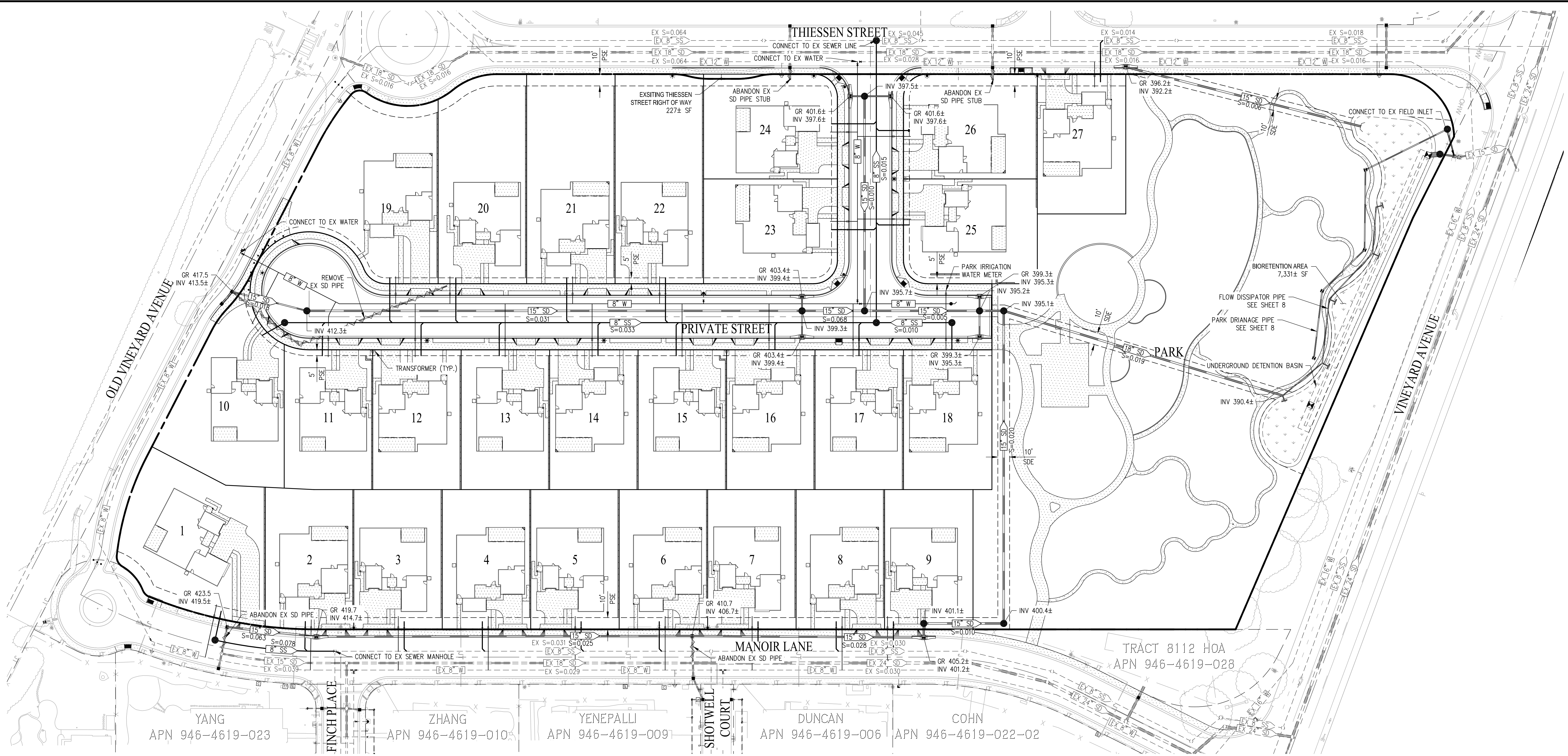
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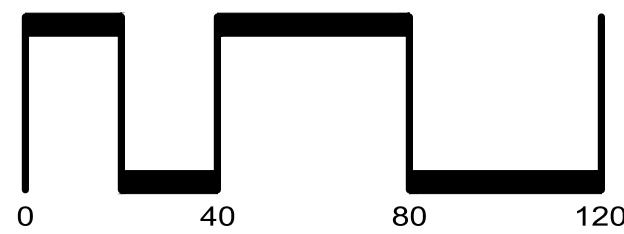
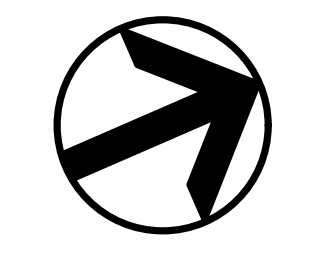
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NOTES:
 1. ALL UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
 2. ALL PROPOSED UTILITIES ARE PUBLIC.

TENTATIVE MAP - TRACT 8724
PRELIMINARY UTILITY PLAN
 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025









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SHEET NO.
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LEGEND

-  DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
-  DRAINAGE MANAGEMENT AREA
-  SELF RETAINING AREA
-  BIORETENTION AREA
-  PERVIOUS AREA
-  IMPERVIOUS AREA



DRAINAGE MANAGEMENT AREA SUMMARY TABLE

DRAINAGE MGMT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT BASED ON FLOW AND VOLUME (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	361,934	222,355	139,579	236,313	6,816	7,331

SELF RETAINING AREA SUMMARY TABLE

SELF RETAINING AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	TREATMENT AREA PROVIDED (SF)
DMA 2	120,736	13,783	106,953	7,374

SITE RUNOFF AREA SUMMARY

	ROADS		ROOF		SIDEWALK		DRIVEWAYS		IMPERVIOUS TOTAL		MAIN SITE LANDSCAPE		PARK LANDSCAPE		PERVIOUS TOTAL		SITE TOTAL*		IMPERVIOUS (%)	PERVIOUS (%)	TOTAL (%)
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)			
PRE-PROJECT	32,095	0.74	0	0.00	0	0.00	0	0.00	32,095	0.74	450,845	10.35	0	0.00	450,845	10.35	482,940	11.09	6.8	93.2	100.0
POST-PROJECT	60,433	1.39	78,715	1.81	72,350	1.66	24,730	0.57	236,228	5.42	139,759	3.21	106,953	2.46	246,712	5.66	482,940	11.09	40.5	59.5	100.0

THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE VERSION 8.2, DATED MAY 19, 2024, AND THE FOLLOWING CRITERIA:
 A) THE TREATMENT BASED ON FLOW AND VOLUME IS CALCULATED BASED THE ALAMEDA COUNTY C.3 WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD WITH A 6" PONDING DEPTH.
 B) 10% OF THE PERVIOUS AREAS ARE INCLUDED IN THE EFFECTIVE IMPERVIOUS AREA

THE PROVIDED CALCULATIONS ASSUME AN ADDITIONAL 10% IMPERVIOUS AREA PER LOT FOR LANDSCAPING FLATWORK. THE PROPOSED PONDING DEPTH AND FLOW PLATE IS BASED ON HYDRAULIC SIZING REQUIRED TO REDUCE FLOWS BELOW PRE-PROJECT LEVELS, MODELED THROUGH THE BAY AREA HYDRAULIC MODEL (BAHM). THE STORMWATER TREATMENT AND FLOW MITIGATION MEASURES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE. THE OWNER RESERVES THE RIGHT TO CHANGE THESE CONSISTENT WITH THE PROVISIONS AND REQUIREMENTS OF THE MUNICIPAL REGIONAL PERMIT.

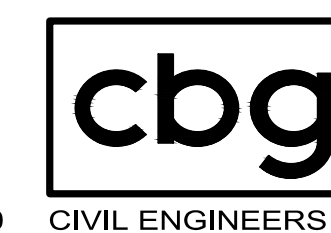
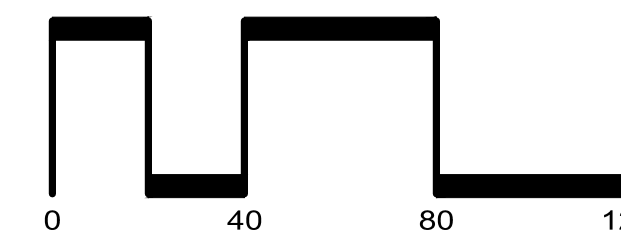
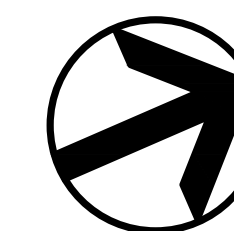
- NOTE:
- DRAINAGE AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 - MAINTENANCE OF THE BIORETENTION AREA SHALL BE PERFORMED BY THE HOA.
 - IMPERVIOUS AREA SUMMARY CALCULATIONS INCLUDE OFFSITE AREAS TO BE TREATED BY PROJECT FACILITIES.

PRELIMINARY STORMWATER TREATMENT PLAN

SCALE: 1" = 40'

TENTATIVE MAP - TRACT 8724
PRELIMINARY STORMWATER TREATMENT PLAN
1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025



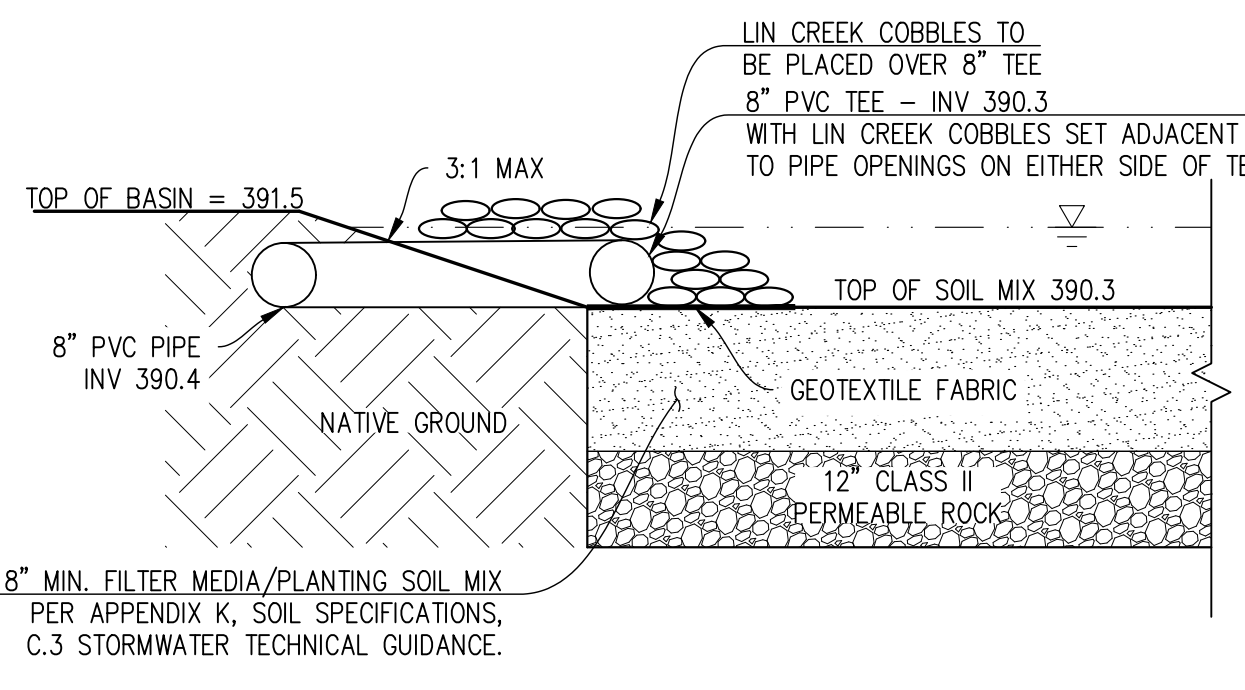
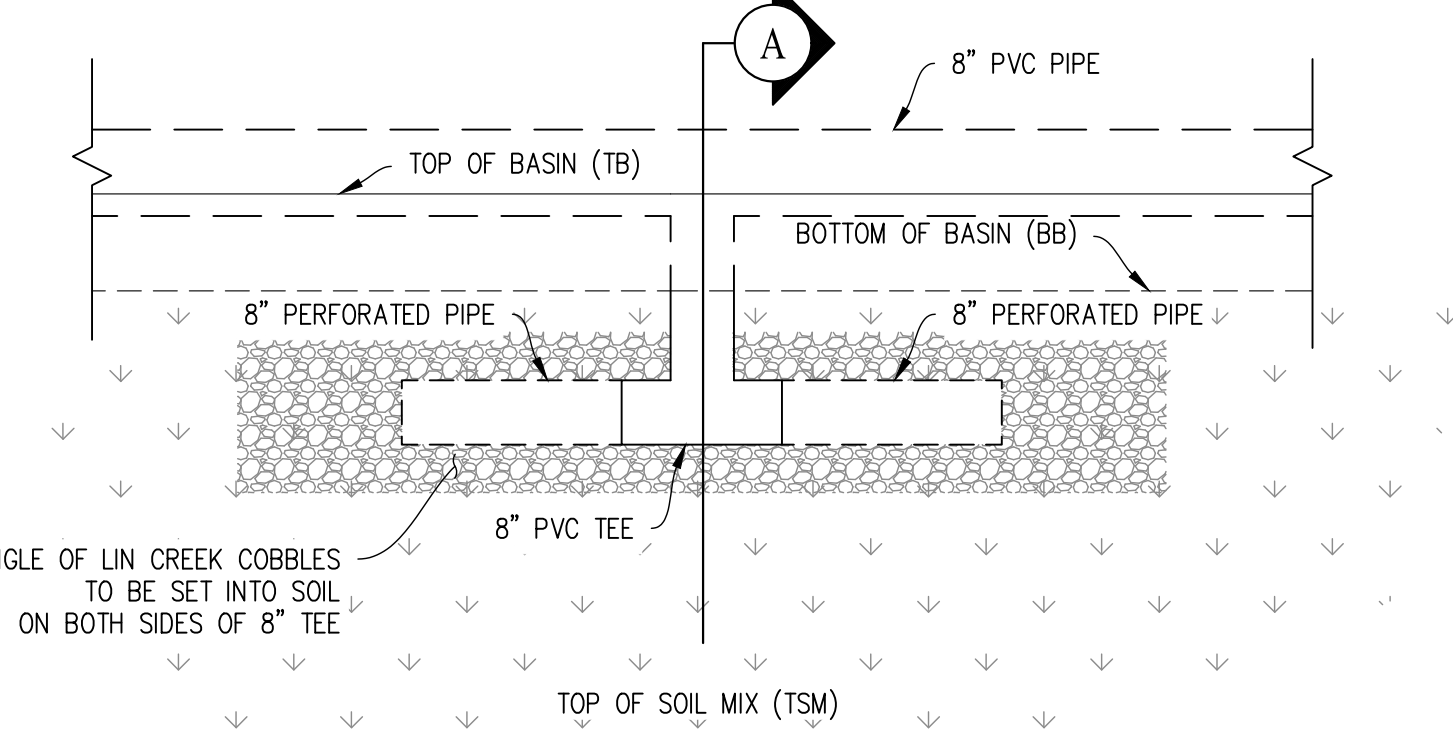
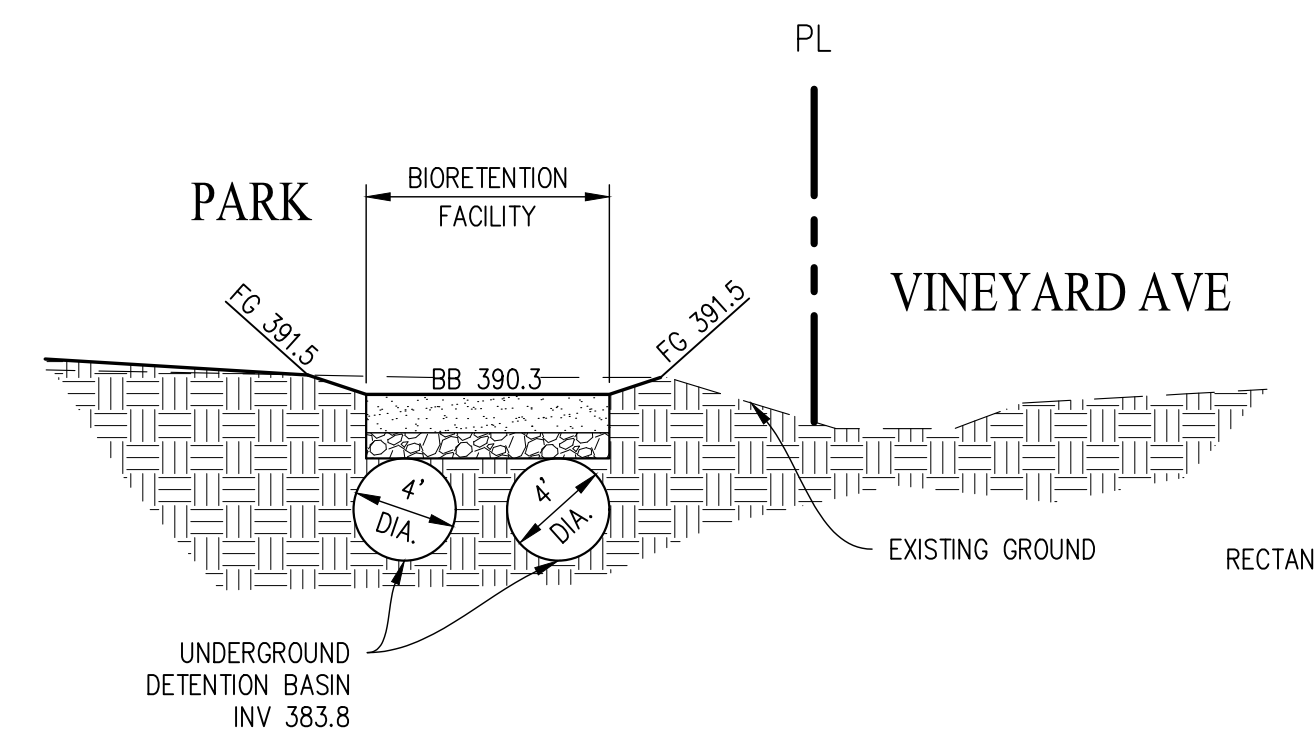
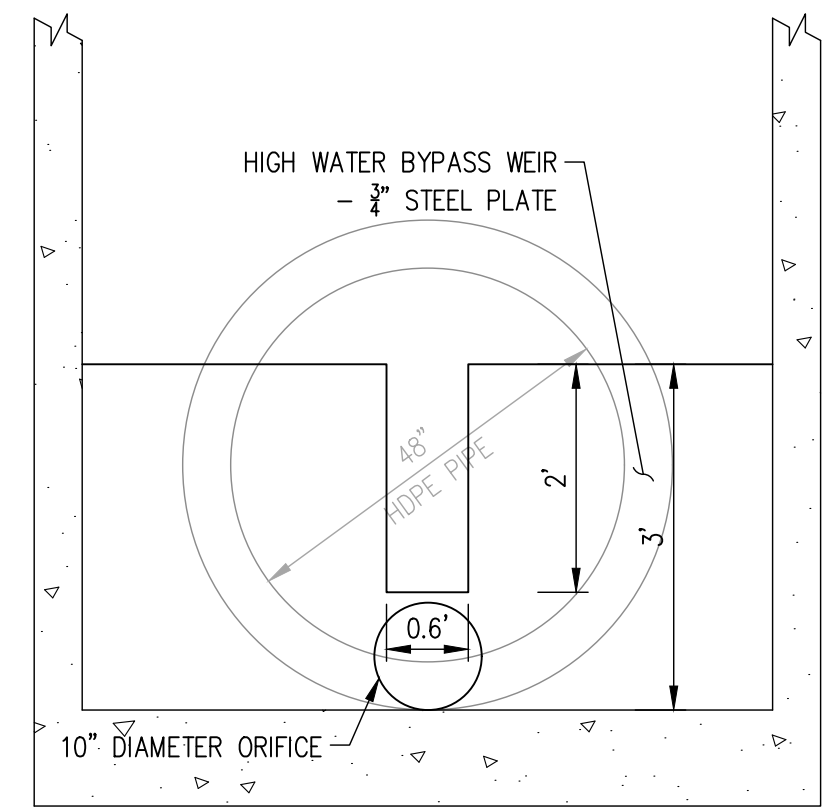
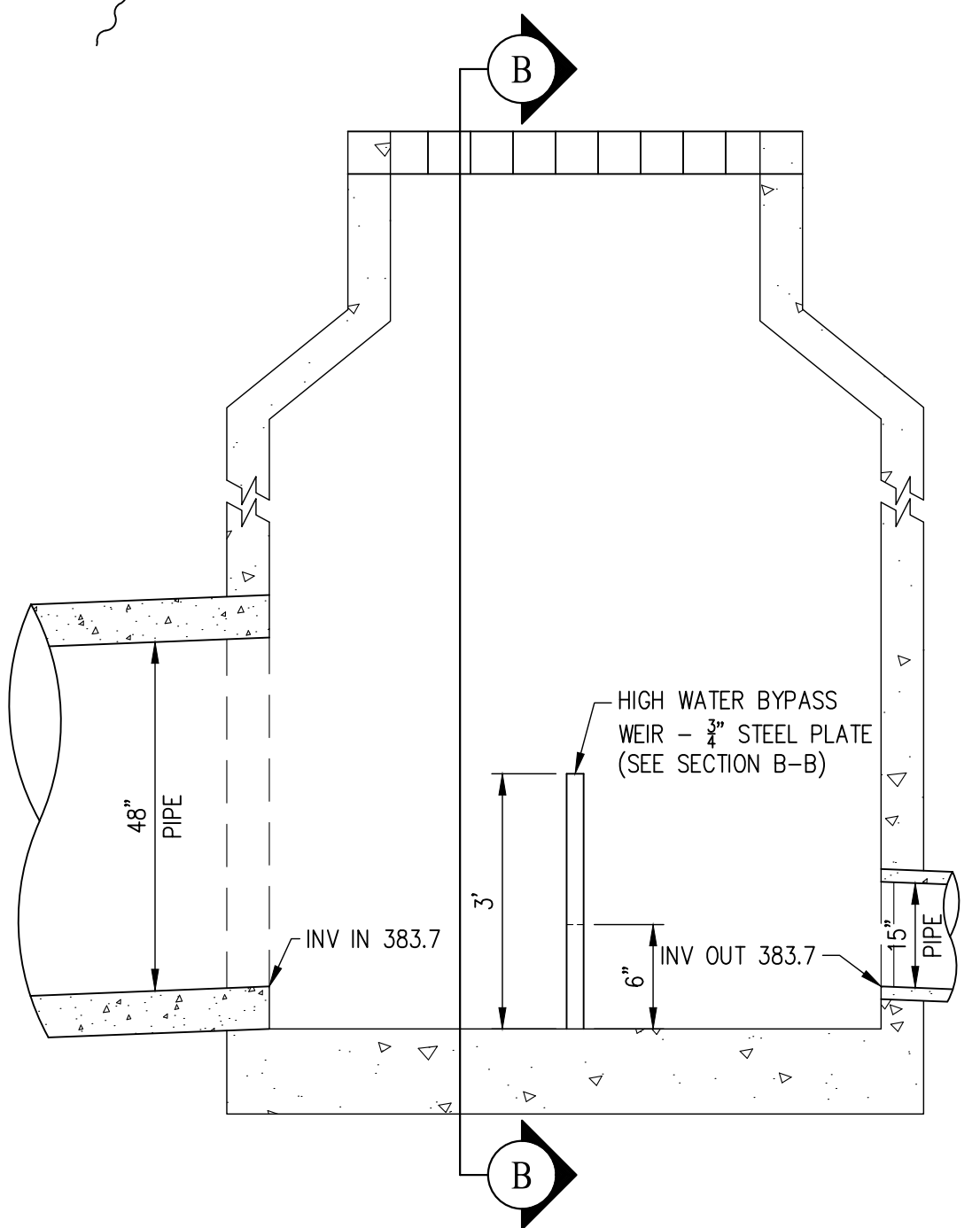
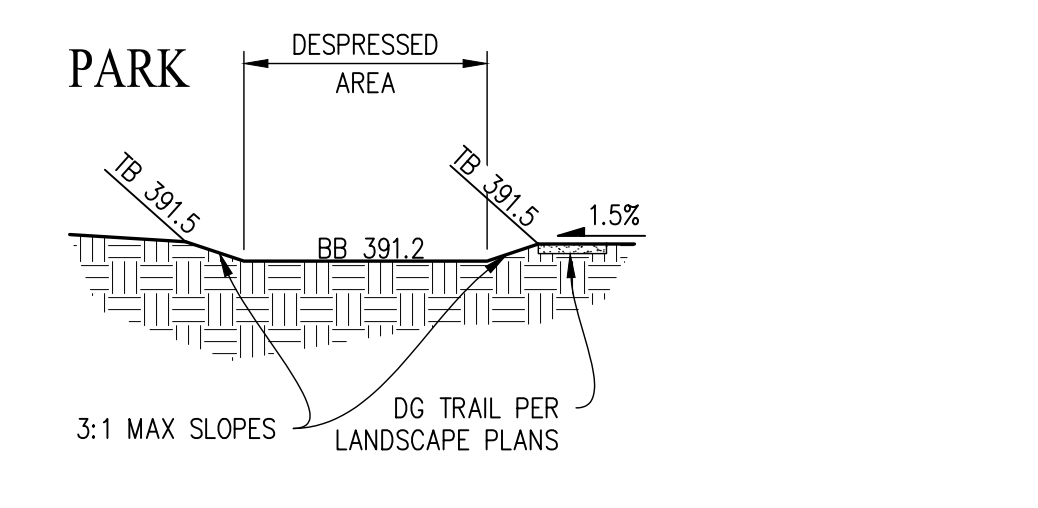
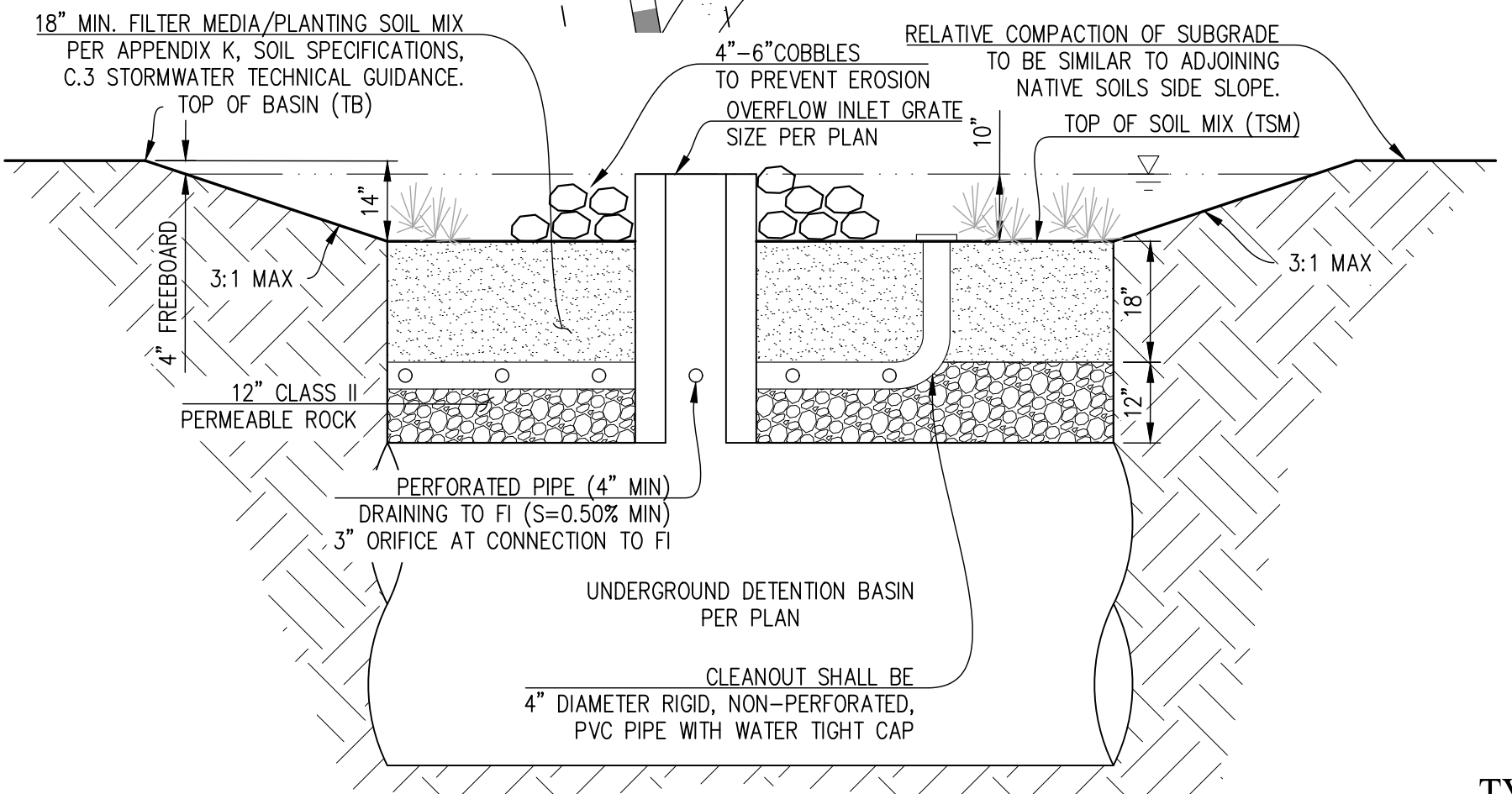
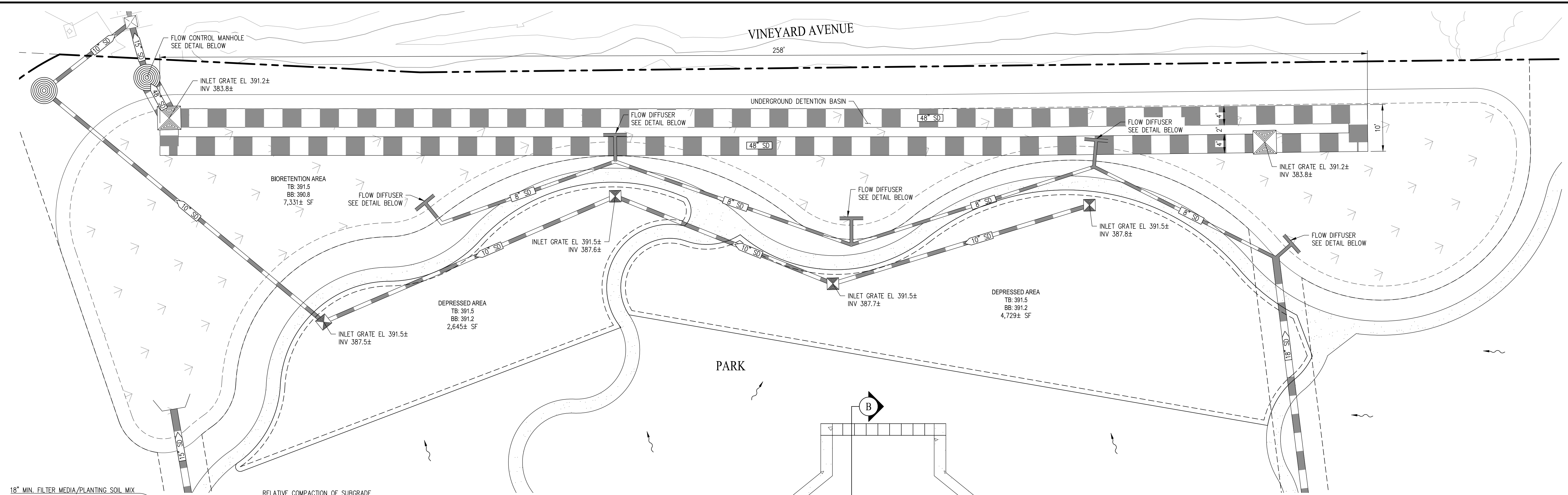
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JOB NO.: 3876-00

VINEYARD AVENUE

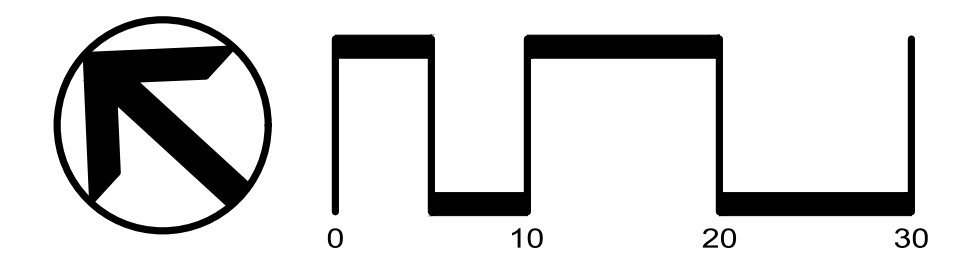
258'



TENTATIVE MAP - TRACT 8724
PRELIMINARY STORMWATER TREATMENT DETAILS
 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=10' DATE: FEBRUARY 5, 2025

DETENTION BASIN SIZING
 STORAGE REQUIRED: 6,283 CF±
 PIPE STORAGE VOLUME: 6,534 CF±
 PIPE DIAMETER: 4 FT
 LINEAR FOOTAGE: 520 LF±
 BARREL SPACING: 2 FT

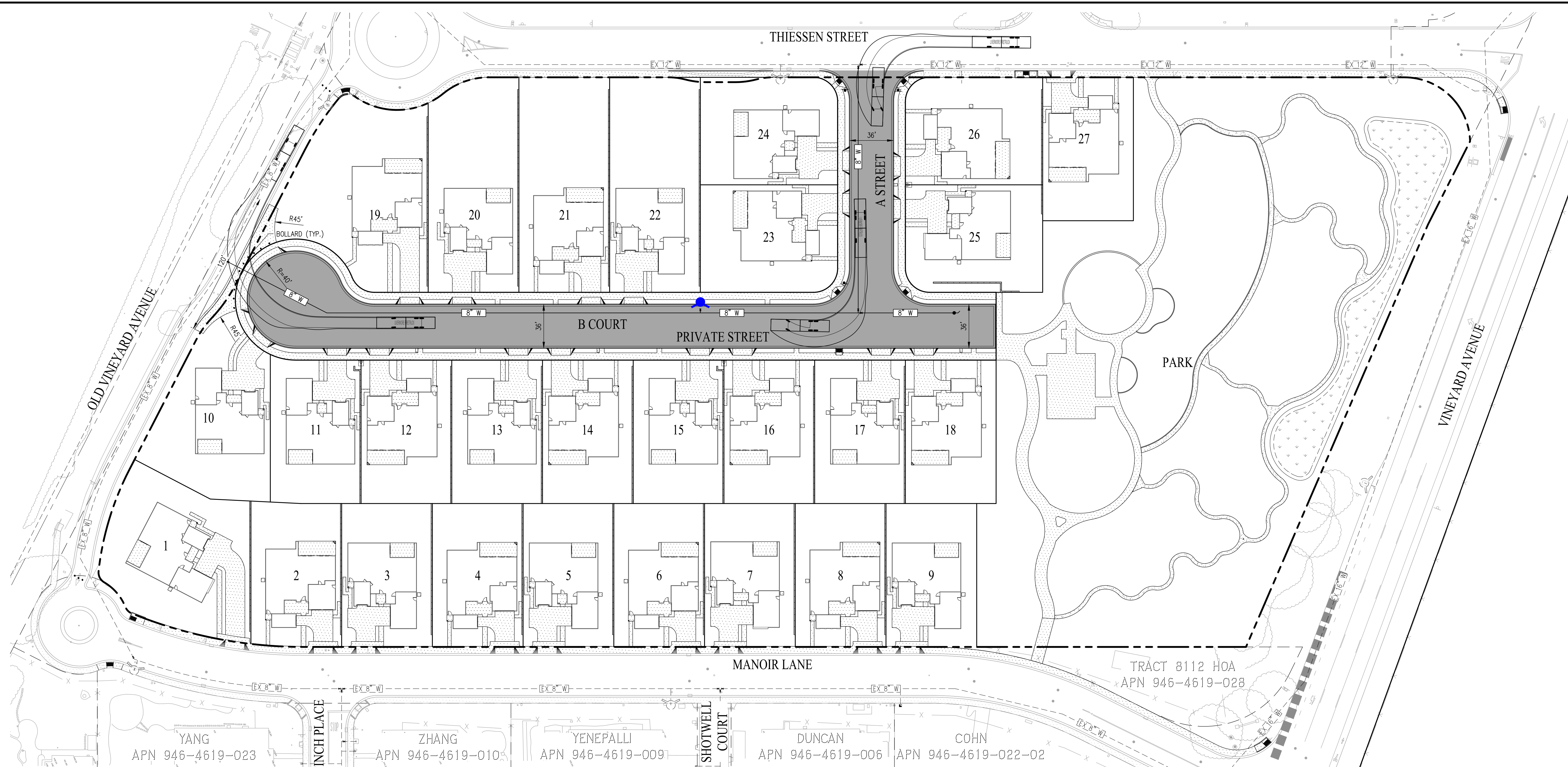


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JOB NO.: 3876-00



TRACT 8112 HOA
APN 946-4619-028

YANG APN 946-4619-023 INCH PLACE ZHANG APN 946-4619-010 YENEPALLI APN 946-4619-009 SHOTWELL COURT DUNCAN APN 946-4619-006 COHN APN 946-4619-022-02

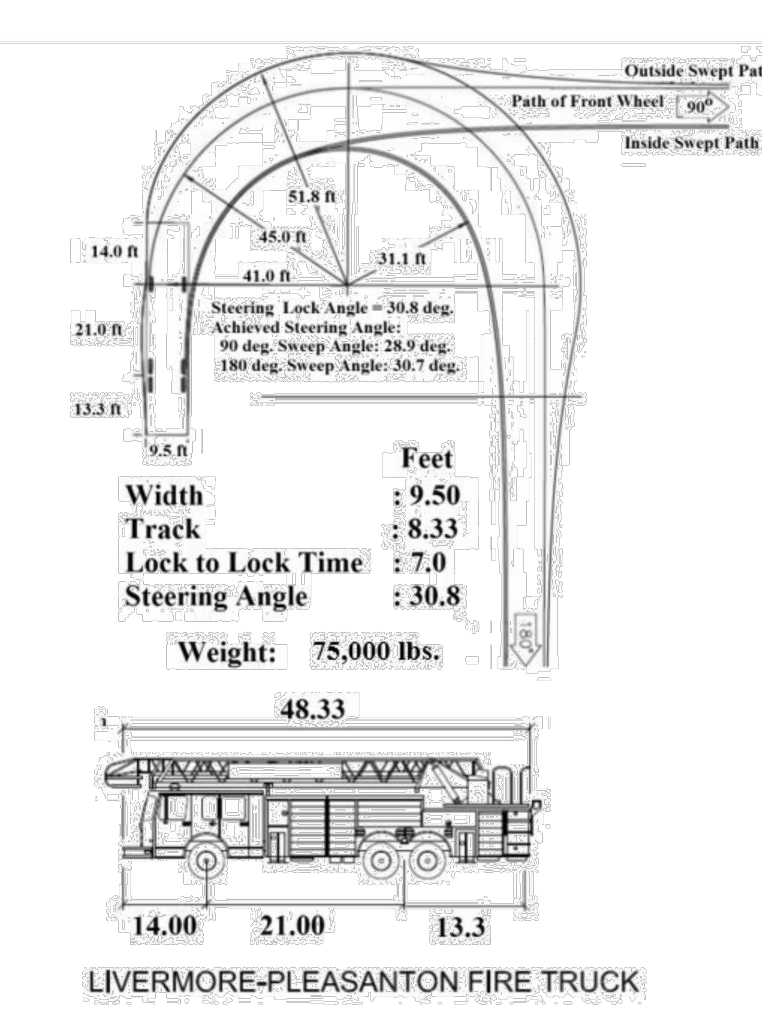


Figure 1

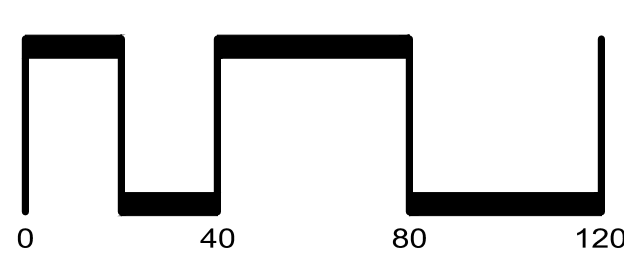
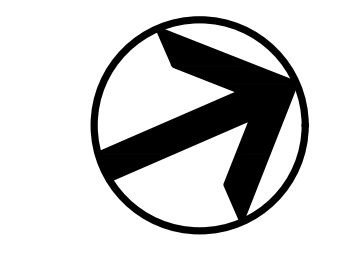
- LEGEND**
- EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED FIRE ACCESSIBLE ROADWAY

TENTATIVE MAP - TRACT 8724

EMERGENCY VEHICLE ACCESS PLAN

1 VINEYARD AVENUE

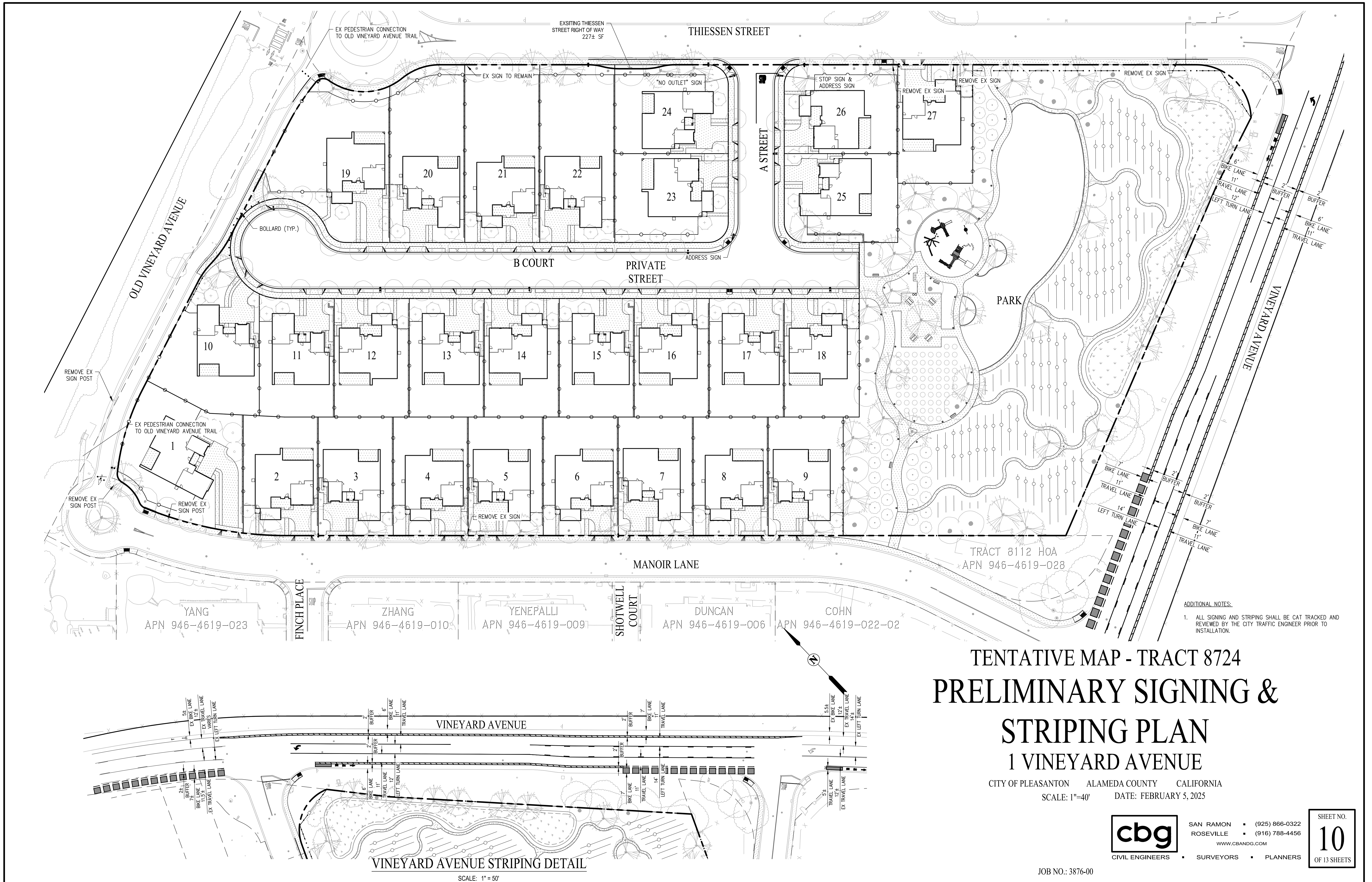
CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 5, 2025



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ADDITIONAL NOTES:
 1. ALL SIGNING AND STRIPING SHALL BE CAT TRACKED AND REVIEWED BY THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION.

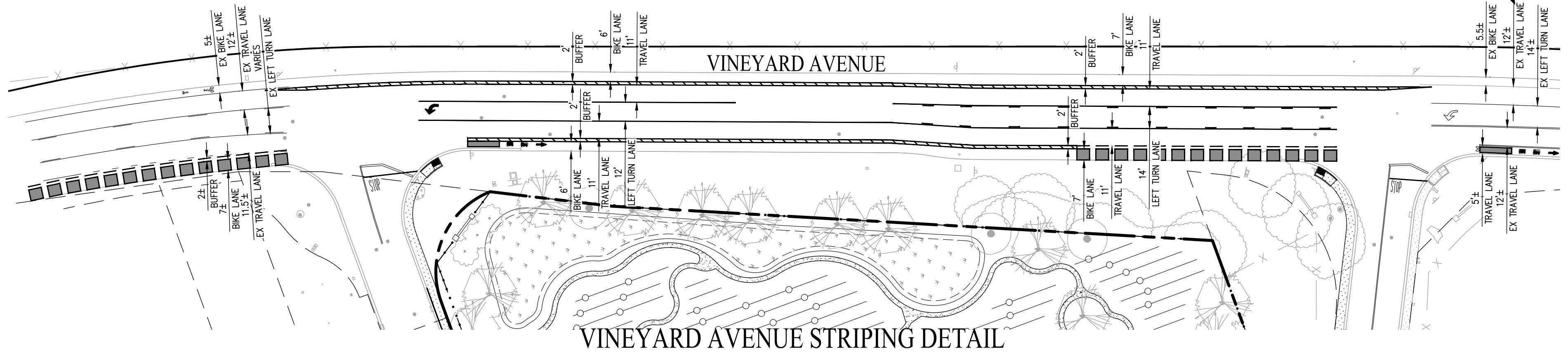
TENTATIVE MAP - TRACT 8724 PRELIMINARY SIGNING & STRIPING PLAN 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025

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JOB NO.: 3876-00



VINEYARD AVENUE STRIPING DETAIL

SCALE: 1" = 50'

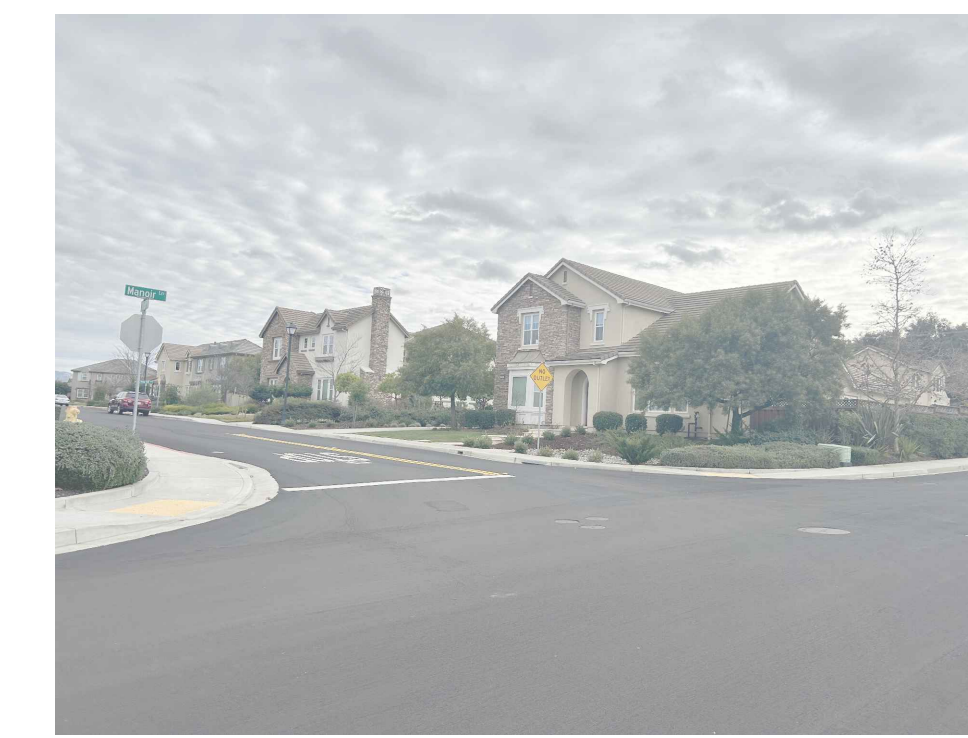


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

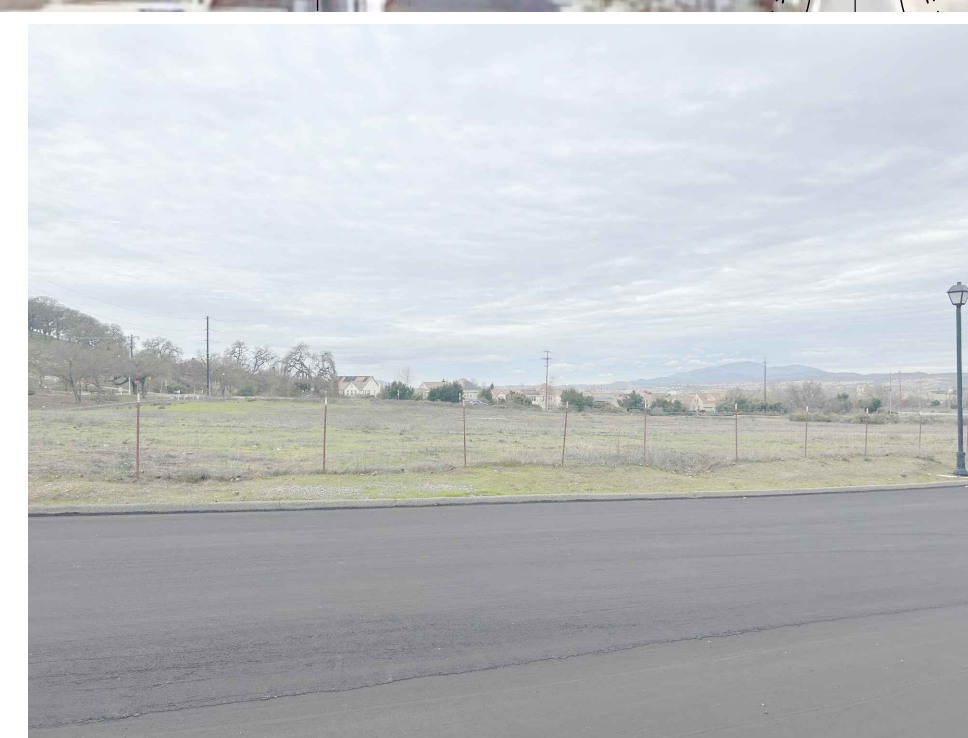


PHOTO 8



PHOTO 9

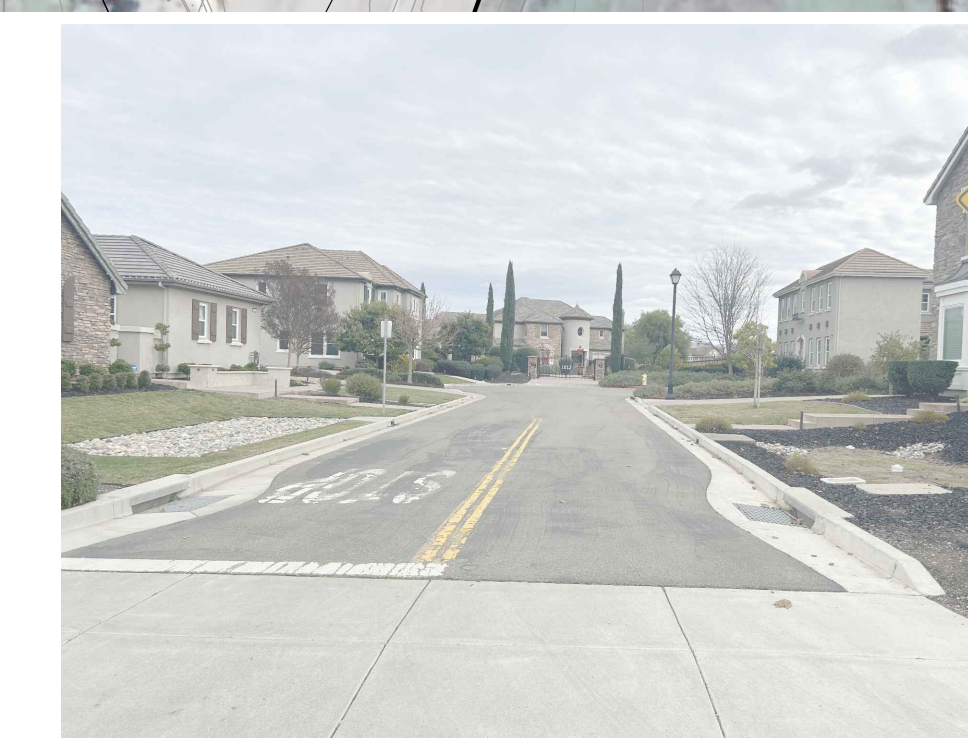


PHOTO 10



PHOTO 11

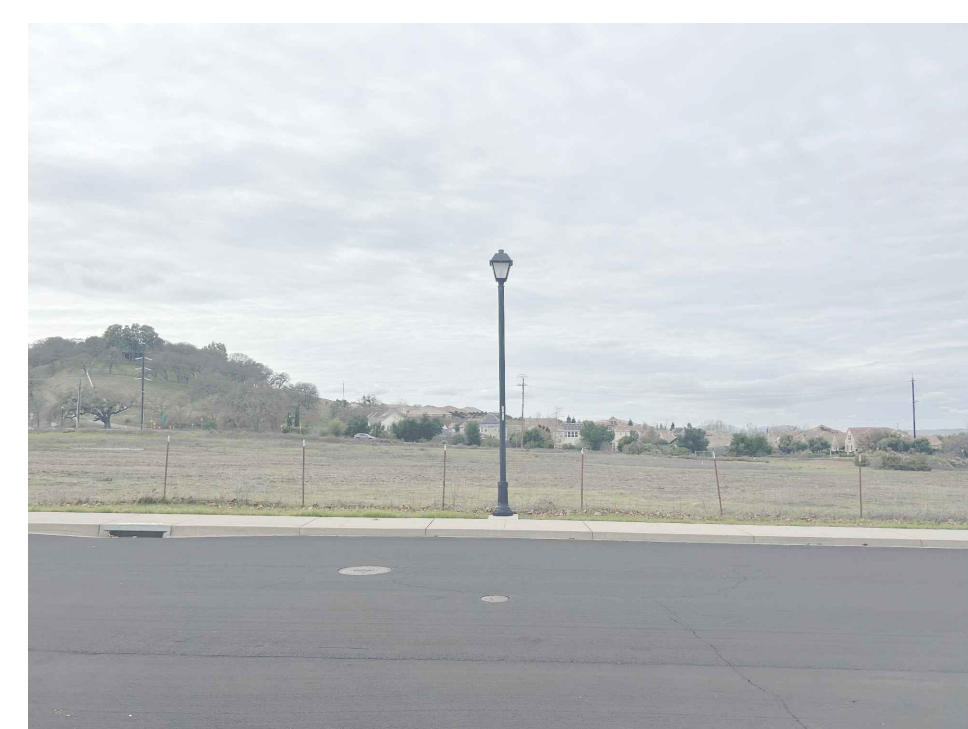


PHOTO 12



PHOTO 13

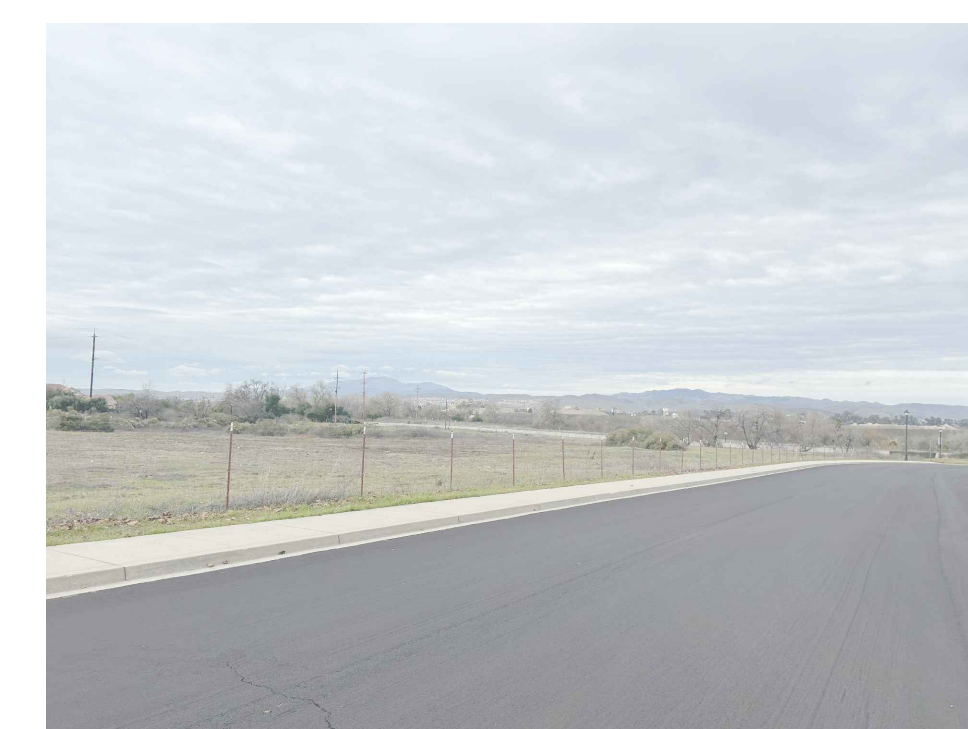


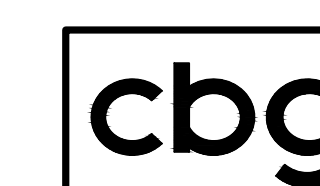
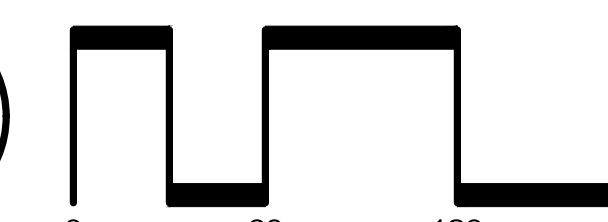
PHOTO 14

TENTATIVE MAP - TRACT 8724

CONTEXT MAP & SITE PHOTOS

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
DATE: FEBRUARY 5, 2025



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SHEET NO.
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JOB NO.: 3876-00



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19

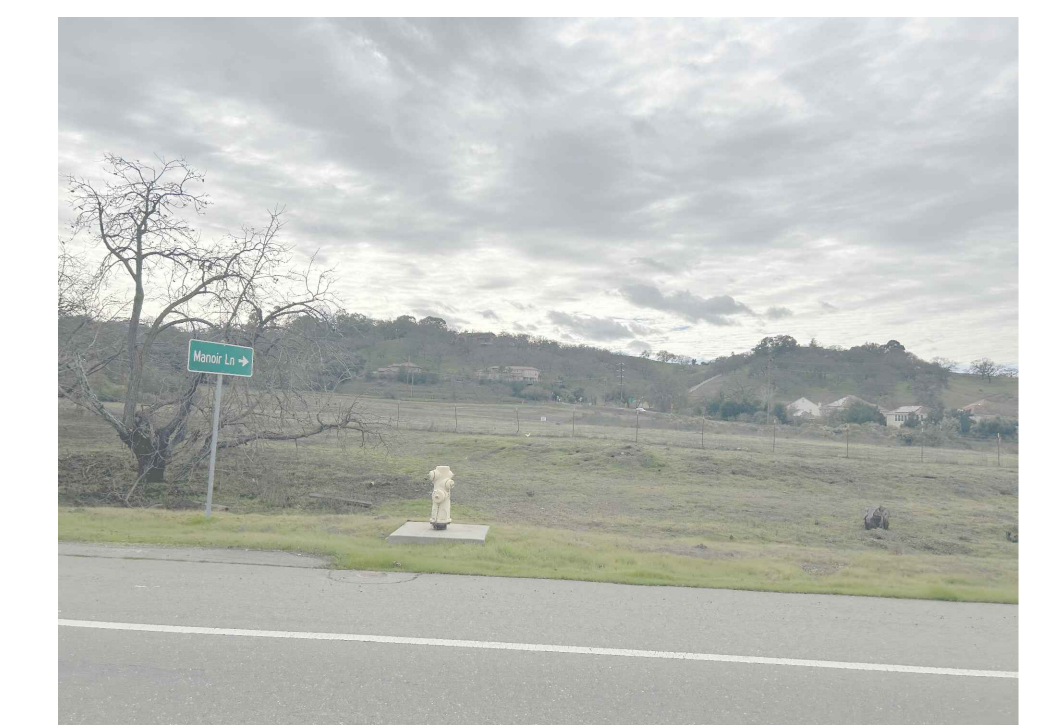


PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25



PHOTO 26



PHOTO 27



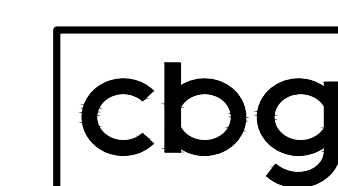
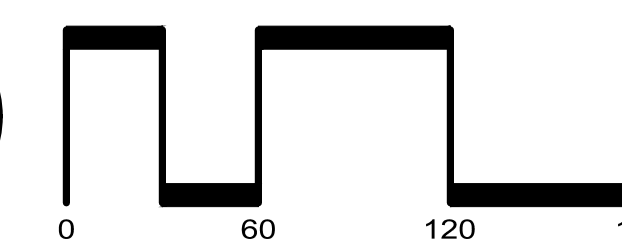
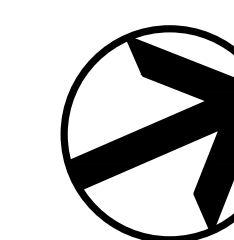
PHOTO 28

TENTATIVE MAP - TRACT 8724

CONTEXT MAP & SITE PHOTOS

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
DATE: FEBRUARY 5, 2025



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OF 13 SHEETS

JOB NO.: 3876-00



PHOTO 28



PHOTO 29



PHOTO 30



PHOTO 31



PHOTO 32



PHOTO 33



PHOTO 7



PHOTO 34

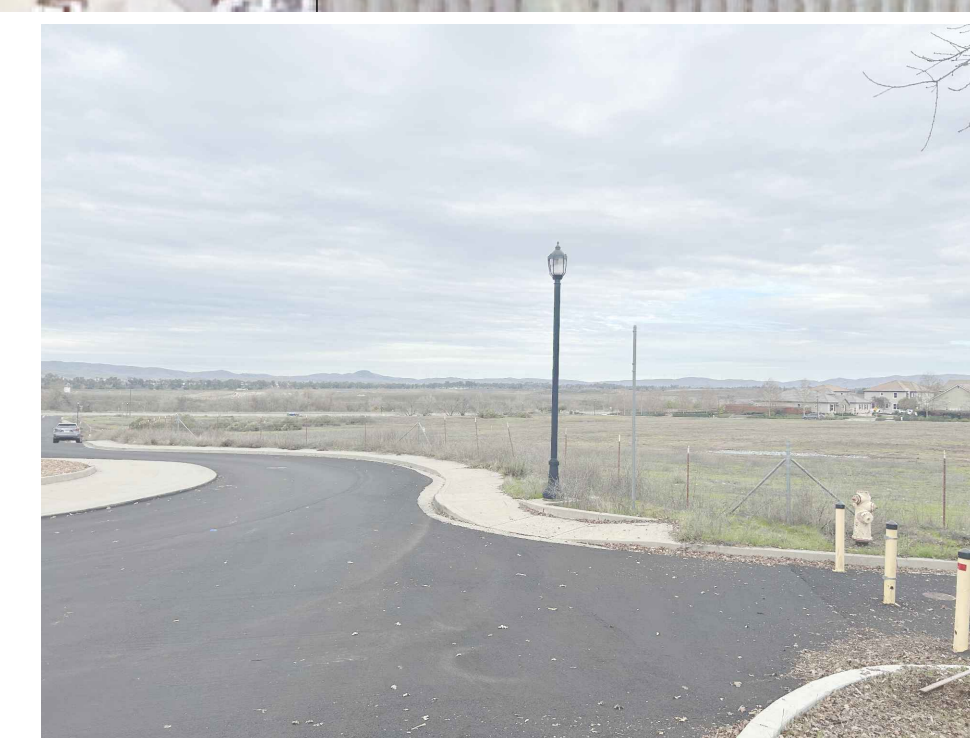


PHOTO 35



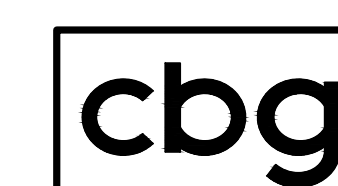
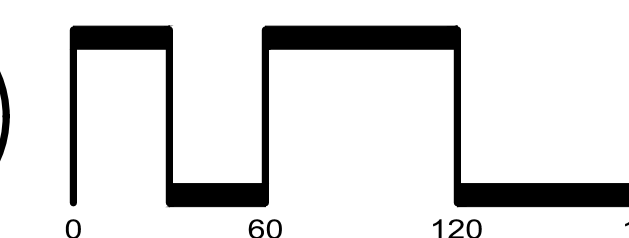
PHOTO 36

TENTATIVE MAP - TRACT 8724

CONTEXT MAP & SITE PHOTOS

1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
DATE: FEBRUARY 5, 2025

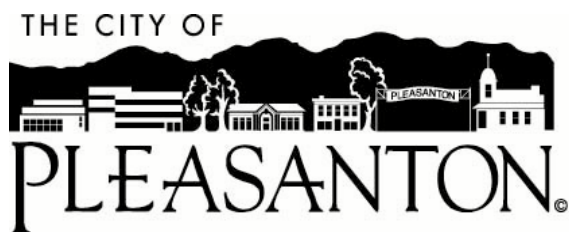


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SHEET NO.
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OF 13 SHEETS

JOB NO.: 3876-00



Zoning Administrator Agenda Report

2:00 p.m. March 18, 2025
Virtual Zoom Meeting

SUBJECT:	P24-0596
APPLICANT:	Trumark Homes
PROPERTY OWNER:	Pleasanton Unified School District
PURPOSE:	Application for Housing Site Compliance Review to construct 27 single family homes and a 3-acre park on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site pursuant to SB 330.
LOCATION:	0 Vineyard Avenue, APN: 946-461-900-1, site bounded by Vineyard Avenue, Manoir Lane, Thiessen Street and Old Vineyard Avenue
GENERAL PLAN:	Community Facilities – Elementary School, with a Housing Element Site Overlay (HESO)
ZONING:	PUD-Elementary School, with Housing Opportunity Zone overlay
SPECIFIC PLAN:	Vineyard Avenue Corridor Specific Plan, Elementary School
EXHIBITS:	
A.	Draft Conditions of Approval
B.	Plans dated “March 4, 2025”
C.	CEQA Guidelines Section 15183 Consistency Checklist for the PUSD Vineyard project
D.	Public comment
E.	Notification and Radius Map

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator:

1. Find the 2023-2031 (6th Cycle) Housing Element Update Program EIR CEQA Guidelines Section 15183 Consistency Checklist for the PUSD Vineyard project is adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA; and
2. Approve the Housing Site Compliance Review (HSCR) application, filed as P24-0596, based on the required findings and subject to the draft conditions of approval in Exhibit A; and

3. Recommend approval of Vesting Tentative Tract Map (VTM) 8724 to the Planning Commission.

EXECUTIVE SUMMARY

The project consists of the subdivision of the approximately 10.64-acre project site, identified by Assessor's Parcel Number (APN) 946-4619-1, into 27 residential lots and one lot containing a publicly accessible park ("park lot"). Each residential lot would be developed with a single-family residence, each with a two-car garage and a one-car garage, as well as an accessory dwelling unit (ADU). The proposed project would also include amenities, such as a three-acre publicly accessible, privately maintained park/open space area located in the northern three acres of the project site. The park area would include a gathering space, open play turf area, and tot lot.

The Zoning Administrator (ZA) may approve, approve with conditions, or deny the application. As proposed and conditioned, staff believes findings can be made to approve the project, including findings of conformance to all relevant objective design and development standards.

In order to meet terms and timing of its purchase agreement with PUSD, the applicant is seeking approval of this project as designed with a single park/open space area but has submitted a revision reflecting an alternative design with the open space split into two area, which is currently being reviewed by staff.

BACKGROUND

Site Area and Description

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

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

Figure 1: Aerial Photograph



General Plan and Zoning

The subject site has a General Plan land use designation of Community Facilities -Elementary School; it was designated with a Housing Element Site Overlay (HESO) as part of the 6th Cycle Housing Element and is referred to as Area 27 in the Housing Element. The site is zoned Planned Unit Development – Elementary School (PUD-Elementary School), with a Housing Opportunity Zone (HOZ) overlay. The site is also within the Vineyard Avenue Corridor Specific Plan Area. The specific plan designation for the site is Elementary School. In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan (VACSP), housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. Housing Element sites shall follow the Objective Design Standards. General Plan Land Use Element Policy 12 includes site-specific guidance for this site, related to provision of a minimum amount of open space.

Staff notes that on February 18, 2025, the City Council approved amendments to the Vineyard Avenue Corridor Specific Plan to reflect the Housing Element’s housing designation for this site. The City Council also approved, by separate Resolution, an amendment to Land Use Element Policy 12, to allow for the open space area to have a split configuration, based on neighbor comments. The applicant submitted a revision to the project on March 12, 2025 incorporating the dual park design. Staff is currently reviewing this project.

In order to meet terms and timing of its purchase agreement with PUSD, the applicant is seeking approval of this project as designed with a single park/open space area, but intends to submit a subsequent application to amend the site plan, reflecting an alternative design with the open space split into two areas, as allowed by the recent General Plan amendment.

The City has adopted Objective Design Standards (ODS) to implement development consistent with the Housing Element. Objective standards are defined in State Law as “uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” The ODS are applicable to each of the Housing Element sites and include standards that regulate height, setbacks, massing, site planning, lighting, landscaping and building design to ensure projects will be compatible with their surroundings, attractively designed and landscaped, and minimize impact to aesthetic resources. The project is subject to the ODS.

Analysis of the project’s conformance to the General Plan, HOZ District and ODS is provided in the “Discussion” section, below.

PROJECT DESCRIPTION

The proposed project would include subdividing the southern seven acres of the project site into 27 residential lots ranging in size between 8,513 to 15,591 square feet. Each lot would be developed with a single-family residence, each with one two-car garage, one one-car garage, as well as an ADU. Each single-family residence would range between 3,360 to 3,555 square-feet and would follow one of two floor plan types, while each ADU would range between 611 and 594 square-feet in size. The primary homes would include private open space as well as a porch and patio for each unit. The proposed project would also include common amenities, including a park/open space area located in the northern portion of the project site, adjacent to Vineyard Avenue, which would provide a gathering space, open play turf area, and tot lot. The proposed project would also include a bioretention area located along the northern site boundary. Primary site access would be provided by a new driveway off Thiessen Street, which would connect to an internal roadway system.

OBJECTIVE DESIGN STANDARD (ODS) CONFORMANCE

The project conforms to the ODS as further described below.

Site Layout & Pedestrian and Vehicular Access

The lots will be served by Thiessen Street, Manoir Lane and two internal streets, Street A and Court B. The internal streets are designed similar to Public Streets and provide sidewalks, street trees, and pedestrian-scale lighting per ODS A1.1. Internal sidewalks have a minimum width of 6-feet with 4-foot planters per ODS A3.1. The project will construct sidewalks along its Manoir and Thiessen Street frontages that will provide connectivity to the Old Vineyard Trail per ODS A1.5.

Development Standards

The ODS development standards require that projects with densities of between two and five dwelling units per acre conform to the R-1-8,500 Zoning District standards, as provided in Pleasanton Municipal Code (PMC) Chapter 18.84. The subject site has a specified density range of 3-4 dwelling units per acre. As proposed, and illustrated in the table below, the project complies with the development standards required in the R-1-8,500 district.

Standard	Required by R-1-8500	Provided by project
Lot Size (Min.)	8,500 square feet	~8,888 to ~15,591 square feet
Lot Width (Min.)	75 feet	75 feet to ~101 feet
Lot Depth (Min.)	100 feet	~113.5 feet to ~177.7 feet

Front Setback (Min.)	23 feet	23 feet to ~50 feet <i>*garage setback for garage entered parallel to the street may be 15 feet</i>
Side Setbacks (Min.)	5 foot minimum, 15 foot cumulative	5 foot minimum provided, cumulative side yards range from 17 feet to ~33.6 feet
Rear Setback (Min.)	20 feet	~27.3 feet to ~91 feet
Floor Area Ratio (Max.)	40%	22.8% to 40%
Height (Max.)	30 feet	29.5 feet

Figure 2: Site Plan



Vehicle Parking

PMC Section 18.88.030 A(1) requires that each home have at least two parking spaces. The project will provide three covered parking spaces per lot, with a standard, EV-ready two-car garage, plus a one-car garage that parallels the street. PMC 18.106.060 C(7) requires one covered or uncovered parking space per ADU, the ADU parking is provided by the third garage parking space. On street parallel parking is provided on both sides of A Street and B Court consistent with Figure 7 of the ODS, pedestrian pathways have been provided at parallel parking locations that have two or more parking spaces next to each other per ODS A4.3.

Architecture and Design

The project provides two primary floor plans, with three different color and material schemes. The front doors directly face the public and internal streets, and are located within a porch element that is a minimum of 20% of the façade per ODS B2.3 and B2.4. The residential floor area for the second floor is no more than 75% of the ground floor per ODS B1.5(a). The window placement organizes the façade and creates additional detailing by recessing the

windows two inches from the plane of the exterior building wall and providing trim that projects from the face of the building per ODS B3.1.

Figure 3: Building Elevations



Lighting

Lighting on the site is designed per the ODS standards. The ODS lighting standards are in place to ensure that lighting enhances security, contributes to attractive site design, and makes efficient use of energy, with the objective of being designed such that people can safely see their travel path and surroundings in the dark. The project meets the photometric standards outlined in ODS A10.1 and 10.2. Per A10.3 the lighting fixture height does not exceed 25 feet and light will be entirely contained on the site.

Landscaping

The project includes extensive on-site landscaping, including planting street trees in the landscape wells along the Thiessen Street, Manoir Lane, Street A and Court B frontages meeting the ODS requirements listed in A9. The project conforms with the Landscape standards outlined in section A9, including compliance with the Water Efficiency Landscape Ordinance, Bay Friendly design and tree and shrub species selection that conforms with the “Very Low” and “Low” rating on the Water Use Classification of Landscape Species database. The project includes a 3-acre park/open space area at the front of the site, abutting Vineyard Avenue, as required by General Plan Land Use Policy 12. The open space/park area contains vineyards with naturalistic walking paths, a lavender field, a tot lot and central green. The park and open space will be privately maintained, with a public access easement.

Utilities

The project has been designed to meet the utility and service standards prescribed by the ODS A11, minimizing the impact of utility and mechanical equipment on site. The project would include the installation of all required on-site utilities with connections to municipal systems to serve the new development. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. Adequate access would be provided to the structures for police, fire, and other emergency response vehicles. Stormwater run-off from the site will be appropriately treated before leaving the site.

Inclusionary Zoning Ordinance (IZO) and Affordable Housing

PMC Section 17.44.040(A) provides that for all new single-family residential projects of 15 units or more, at least 15 percent of the project’s dwelling units shall be affordable to very low, low-income and/or moderate-income households with such units provided on-site. Such units shall also meet the affordability requirements set forth in the ODS, in terms of affordability levels and bedroom mix, as applicable. However, the IZO effective at the time of the SB330 application provides that the applicant may pay the City’s Affordable Housing in-lieu fee in-lieu of providing on-site units. The applicant proposes to pay the in-lieu fee and forgo providing

affordable units on site. The project is conditioned to provide the fee at the time of issuance of a building permit.

CONFORMANCE TO OTHER POLICIES AND STANDARDS

General Plan and Housing Element Conformance

The subject site has a General Plan designation of Community Facilities -Elementary School; it was designated with a Housing Element Site Overlay (HESO) which permits residential uses at a density range of 3 to 4 dwelling units per acre; thus, the project would be consistent with the General Plan Land Use Designation. The project conforms with General Plan Land Use policy 12, which requires that a 3-acre park/open space be provided. Below are some of the General Plan Goals, Programs, and Policies the project is consistent with or would promote:

Sustainability

- Program 2.8: Require land development that is compatible with alternative transportation modes and the use of trails, where feasible.

Overall Community Development

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

Climate Action Plan (CAP) Strategies

- Encourage and facilitate more walking and cycling trips.

Housing Element

- Policy 1.3: Encourage residential and mixed-use projects to be designed at the maximum building height permitted consistent with standards to be adopted in the Objective Design Standards.
- Policy 2.3: In conformance with the Inclusionary Zoning Ordinance, require each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate- income households or, if the Ordinance criteria are met, to contribute to the Lower Income Housing Fund or propose alternative methods to facilitate the construction of housing affordable to these groups. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to lower- and moderate-income households. The City will continue to offer incentives to encourage and facilitate the production of affordable inclusionary units, as a component of the Ordinance.
- Policy 6.3: Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.
- Policy 6.5: Encourage new housing to be located in areas well-served by public transit and the active transportation network (e.g., pedestrian and bicycle facilities), and seek to improve these facilities throughout the city, in order to improve access to all modes of transportation and reduce Vehicle Miles Travelled (VMT) associated with new development.

Zoning and Specific Plan Conformance

The subject site is zoned Planned Unit Development – Elementary School (PUD-Elementary School), with a Housing Opportunity Zone (HOZ) overlay, which references the Housing Element as to allowable density for this and other Housing Element sites. The site is also within the VACSP area. The specific plan designation for the site is Elementary School. In addition to the uses permitted pursuant to the Vineyard Avenue Corridor Specific Plan, housing is also allowed as a permitted use pursuant to the 6th Cycle Housing Element. The project is consistent with the zoning and VACSP, since it proposes residential uses, in conformance with the Housing Element’s allowable density for the site.

Grading and Drainage

The subject site is relatively level, sloping down on the southwest corner of the site. The applicant is proposing to cut approximately 19,668 cubic acres and fill approximately 19,668 cubic acres on site. The applicant proposes to create 3 foot retaining walls between lots 2 through 9, 12 through 18, 20 through 21 and an approximately 5 foot retaining wall between lots 26 and 27. Site drainage will be directed towards landscaped bio-retention planters located in the park/open space area at the north of the site retention and treatment before draining into the City’s storm drain system. As conditioned, staff finds the proposed grading and drainage plan to be acceptable and in compliance with applicable grading and stormwater runoff requirements.

Climate Action Plan 2.0

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

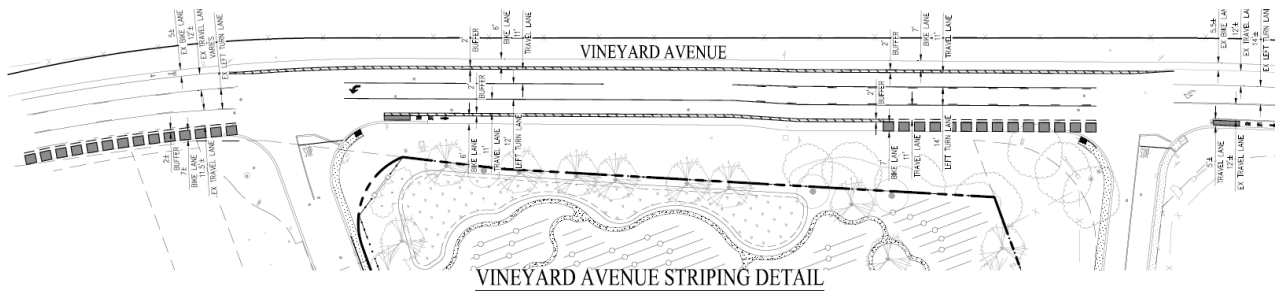
Staff completed an analysis of how the proposed project is consistent with or implements the applicable measures outlined in the City of Pleasanton’s CAP. The project will provide EV ready parking spaces. In addition, several Strategies and Supporting Actions related to water and energy conservation from the CAP are implemented in the proposed project, including that the proposed homes would be all electric and not contain any new gas facilities.

Traffic

Several residents have expressed concerns about traffic safety along Vineyard Avenue, particularly at the intersections of Thiessen Street and Manoir Lane. A traffic analysis conducted for the project determined that the addition of 27 new homes, and traffic conditions along Vineyard Avenue do not meet the criteria for a traffic signal at either location, since the signal warrants were not met (see Appendix H in Exhibit C). Since the criteria are not met, the City cannot require the project install a traffic signal.

However, as part of the project, and shown in Figure 4, Vineyard Avenue will be re-stripped in accordance with the Pleasanton Pedestrian and Bicycle Master Plan. These improvements will include narrower travel lanes, buffered bike lanes, and shared bike-and-right-turn pockets with green pavement markings in advance of Thiessen Street and Manoir Lane. These enhancements aim to improve accessibility for all road users.

Figure 4: Striping Detail



Public Safety

At hearings for the General Plan Amendments and Vineyard Avenue Corridor Specific Plan Amendments related to this project, members of the public raised concerns about public safety at the lot and on the trail. Neighbors noted that the loop road and cul-de-sacs are often used to park vehicles associated with unwelcome behaviors. The design of the project implements two key aspects of crime prevention through environmental design principles (CPTED): natural surveillance and natural access control. By building homes on this vacant parcel there will be more “eyes on the street,” which increases perceived risk to offenders. Additionally, in response to neighbor concern, the applicant is installing bollards on the south end of the loop road, so that people may not drive their vehicles behind the project site.

OBJECTIVE DESIGN STANDARDS FINDINGS AND ANALYSIS

The Zoning Administrator considers and renders a decision regarding whether a project reviewed under the Objective Design Standards with up to 50 residential units complies with applicable objective design standards and related environmental mitigation measures.

Project approval shall be granted when the Zoning Administrator finds that the following findings are met:

- 1. The project complies with the requirements of the objective design standards and any other applicable objective standard established with adopted City plans and documents;**

The purpose of the Objective Design Standards is to ensure projects will be compatible with their surroundings, attractively designed and landscaped, and minimize impact to aesthetic resources. As detailed in this report, the project complies with the Objective Design Standards, the Climate Action plan, and objective standards in the PMC.

- 2. The project complies with mitigation measures of any applicable environmental document;**

Section 21081.6 of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15097 require a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it certifies an Environmental Impact Report in conjunction with a project approval. The purpose of the MMRP is to ensure compliance with the mitigation measures occurs during project implementation.

Pursuant to CEQA Guidelines Public Resources Code Section 21000, et seq., an Environmental Impact Report (EIR) was certified and a Mitigation Monitoring and Reporting Program (MMRP), was adopted by the City of Pleasanton (City) on January 26, 2023 (City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Final Environmental Impact Report, SCH No. 2022040091).

The Consistency Checklist prepared for the proposed PUSD Vineyard Project concluded that project implementation would be consistent with the development evaluated in the EIR and further identified relevant mitigation measures from the EIR that are applicable to the project. This MMRP documents how and when the mitigation measures adopted by the Lead Agency as part of the MMRP for the EIR will be implemented for the proposed project and confirms that potential environmental impacts associated with the proposed project are reduced to less than significant levels as identified in the Consistency Checklist. The Consistency Checklist is attached to this report as Exhibit C. The project is conditioned to implement the project specific mitigations.

3. Findings Pursuant to Government Code Section 65863 (No Net Loss)

The proposed project would include 27 above-moderate income residential units and 27 ADUs; in comparison, the inventory of sites included in the 6th Cycle Housing Element projected this Property (listed as Area 27 in Table B-14) would provide up to 25 above-moderate income residential units. The Project would provide 27 above-moderate income residential units, which is 2 more above-moderate income units than projected.

ENVIRONMENTAL ASSESSMENT

Pursuant to California Environmental Quality Act (CEQA) Guidelines, (Public Resources Code [PRC] § 21000, et seq.), an Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program (MMRP), was prepared and certified by the City of Pleasanton (City) on January 26, 2023 (City of Pleasanton 2023-2031 (6th Cycle) Housing Element Update Program Final Environmental Impact Report, State Clearinghouse No. 2022040091).

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

Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the zoning action, general plan, or community plan, or (3) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to

the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

As illustrated by the attached Consistency Checklist, the proposed project is found to be in conformance with the analysis and conclusions of the Housing Element Update FEIR. This determination is based on the following criteria:

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

The following mitigation measures identified in the Housing Element Update FEIR are applicable to the proposed project, as described in each environmental topic:

- MM AIR-1a: Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development or designee. Air quality construction measures shall include (1) Basic Construction Mitigation Measures, as approved by the Bay Area Air Quality Management District (BAAQMD) in 2017, or the then currently adopted guidelines, and, (2) where construction-related emissions would exceed the applicable thresholds as demonstrated by a qualified consultant conducted pursuant to methodologies considered acceptable at that time, Additional Construction Mitigation Measures, as recommended by the BAAQMD, shall be implemented to reduce emissions to acceptable levels. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction and for access roads, parking areas, and staging areas at construction sites.
- MM AIR-1b: The following measures pertain to project sites where residences would be located within distances where the Bay Area Air Quality Management District (BAAQMD) or the California Air Resources Board (ARB) recommends not siting residential uses due to exposures to Toxic Air Contaminants. For example, the current 2005 ARB Land Use Book recommends that agencies avoid siting new sensitive land uses within 500 feet of a freeway, urban roads within 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Indoor Air Quality—In accordance with the recommendations of the BAAQMD, appropriate measures (refer to Section 5 of the BAAQMD CEQA Guidelines) shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs, including, but not limited to:
 - A) locate sensitive receptors as far as possible within each project site from any freeways, major roadways or other non-permitted TAC sources (e.g., loading docks, parking lots);

- B) incorporate tiered plantings of trees (such as redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and sensitive receptors;
- C) install, operate and maintain in good working order a central heating ventilation and air conditioning (HVAC) system or other air take system in the building, or in each residential unit, that meets or exceeds an efficiency standard of MERV 13, including the following features: installation of high efficiency filter and /or carbon filter to filter particulates and other chemical matter from the building (either HEPA filters or ASHRAE 85 percent supply filters);
- D) retain a qualified HVAC consultant or Home Energy Rating System (HERS) rater during the design phase of the project to locate air ventilation and the HVAC system intakes based on exposure modeling from pollutant sources;
- E) install indoor air quality monitoring in buildings; and
- F) applicants shall ensure that HVAC systems and air ventilation systems are maintained, repaired, or replaced on an ongoing and as-needed basis. If the project includes for-sale units, then the applicant shall prepare two operation and maintenance manuals for the HVAC systems and the filters: one manual shall be included in the recorded Conditions Covenants and Restrictions (CC&Rs) that shall be recorded, and the manual shall be distributed to building maintenance staff; the other manual shall be written for homeowners with operating instructions and maintenance and replacement schedule for the HVAC system and filters, and that manual shall be distributed to owners.

Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a grading permit, or issuance of a building permit, whichever is sooner. The HRA shall be submitted to the Community Development Department for review and approval.

For individual projects, the HRA shall be completed and identified recommendations in order to reduce exposure to TACs below BAAQMD thresholds of significance, if any, in the HRA shall be incorporated into design and construction documents as Conditions of Approval prior to issuance of grading or building permit, whichever is sooner.

Outdoor Air Quality—Individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

- MM GEO-6: A professional paleontologist, approved by the City of Pleasanton, shall conduct a site-specific paleontological resources survey on the potential sites for rezoning.

If any of the potential sites for rezoning are found to be underlain by older Quaternary deposits, or any other soil with the potential to contain vertebrate fossils due to their high paleontological sensitivity for significant resources, applicants, owners and/or sponsors of all future development or construction projects shall be required to perform or provide paleontological monitoring, if recommended by the qualified paleontologist. Should significant paleontological resources (e.g., bones, teeth, well-preserved plant elements) be unearthed by a future project construction crew, project activities shall be diverted at least 15 feet from the discovered paleontological resources until a professional paleontologist has assessed such discovered resources to determine whether they are significant and significant resources shall be salvaged in a timely manner. The applicant/owner/sponsor of said project shall be responsible for diverting

project work and providing the assessment including retaining a professional paleontologist for such purpose. Collected fossils shall be deposited by the applicant/owner/sponsor in an appropriate repository where the collection shall be properly curated and made available for future research (e.g., University of California Museum of Paleontology (UCMP), California Academy of Sciences).

- MM NOI-1: Prior to issuance for building permits for a project, for any development project on potential sites for housing that would include any noise producing mechanical systems located within 25 feet of a property line, the project applicant shall retain a Noise Specialist to conduct a site-specific project-level noise analysis to evaluate compliance with Section 9.04.030 of the Municipal Code, which prohibits noise levels in excess of 60 A-weighted decibel (dBA) at any point outside the property plane, as defined in Section 9.04.020 of the Municipal Code as “a vertical plane including the property line which determines the property boundaries in space”. If the analysis identifies that proposed mechanical system operations could result in an exceedance of this noise performance standard, then specific measures to attenuate the noise impact shall be outlined in the analysis. The analysis shall be submitted to the City’s Building & Safety Division for review and approval prior to issuance of building permits. The final noise-reduction measures shall be included on all final construction and building documents and/or construction management plans and submitted for verification to the City. Specific measures may include, but are not limited to, the following measures or design features:

- The project applicant shall utilize quieter mechanical systems that would not result in an exceedance of the City’s operational noise standards.
- The project applicant shall enclose mechanical systems in a sound-attenuating structure or shall install sound barriers adjacent to the proposed system that would reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.
- The project application shall relocate the proposed mechanical system further from property line to reduce operational noise levels to not exceed the City’s noise performance standards as measured at the property line.

- MM NOI-2: Construction Vibration Reduction Plan

For any future development projects that would use pile-driving within 200 feet of an off-site structure, prior to the issuance of grading permits for a project, the project sponsor shall retain a Noise Specialist to prepare a Construction Vibration Reduction Plan for submittal to the City’s Planning Director for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

For any future development projects that would necessitate the use of large vibratory rollers within 30 feet of an off-site structure, or the use of heavy construction equipment (i.e., construction equipment with a PPV at 25 feet [inches per second] rating of 0.051 or greater as shown in Table 3.11-3 in Section 3.11, Noise, in this Program EIR) within 15 feet of an off-site structure, the project sponsor shall retain a Noise Specialist to prepare

a Construction Vibration Reduction Plan for submittal to the City's Director of Community Development for review and approval that identifies specific techniques, such as the depth and location of temporary trenching, that would reduce potential vibration impacts to less than significant for any impacted structures. Upon approval by the City, the construction vibration reduction measures shall be incorporated into the construction documents. A note shall be provided on grading and building plans indicating that, during grading and construction, the property owner/developer shall be responsible for requiring contractors, to be monitored via on-site inspection by the Community Development Department, to implement these measures to limit construction-related vibration impacts.

This evaluation concludes the proposed project qualifies for an exemption from additional environmental review under Section 15183 because it is consistent with the development density and land use characteristics established by the City, as analyzed by the Housing Element Update FEIR. Further, the Housing Element Update FEIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project-specific impacts, and the proposed project would implement these mitigation measures.

PUBLIC NOTICE / PUBLIC COMMENT

Notice of the application was sent to the surrounding property owners and tenants within a 1,000-foot radius of the site. The applicant also posted an on-site project notification sign pursuant to the on-site project notification policy. Staff has received a number of comments during the planning phase of the project related to concerns with traffic along Vineyard Avenue and public safety concerns related to the loop road at the rear of the site (see Exhibit D).

CONCLUSION

Staff finds that the proposed site plan, design, architecture and positioning of the buildings are compliant with the Objective Design Standards. The project also would provide 27 housing units, plus ADUs, which assists the City in meeting its housing goals.

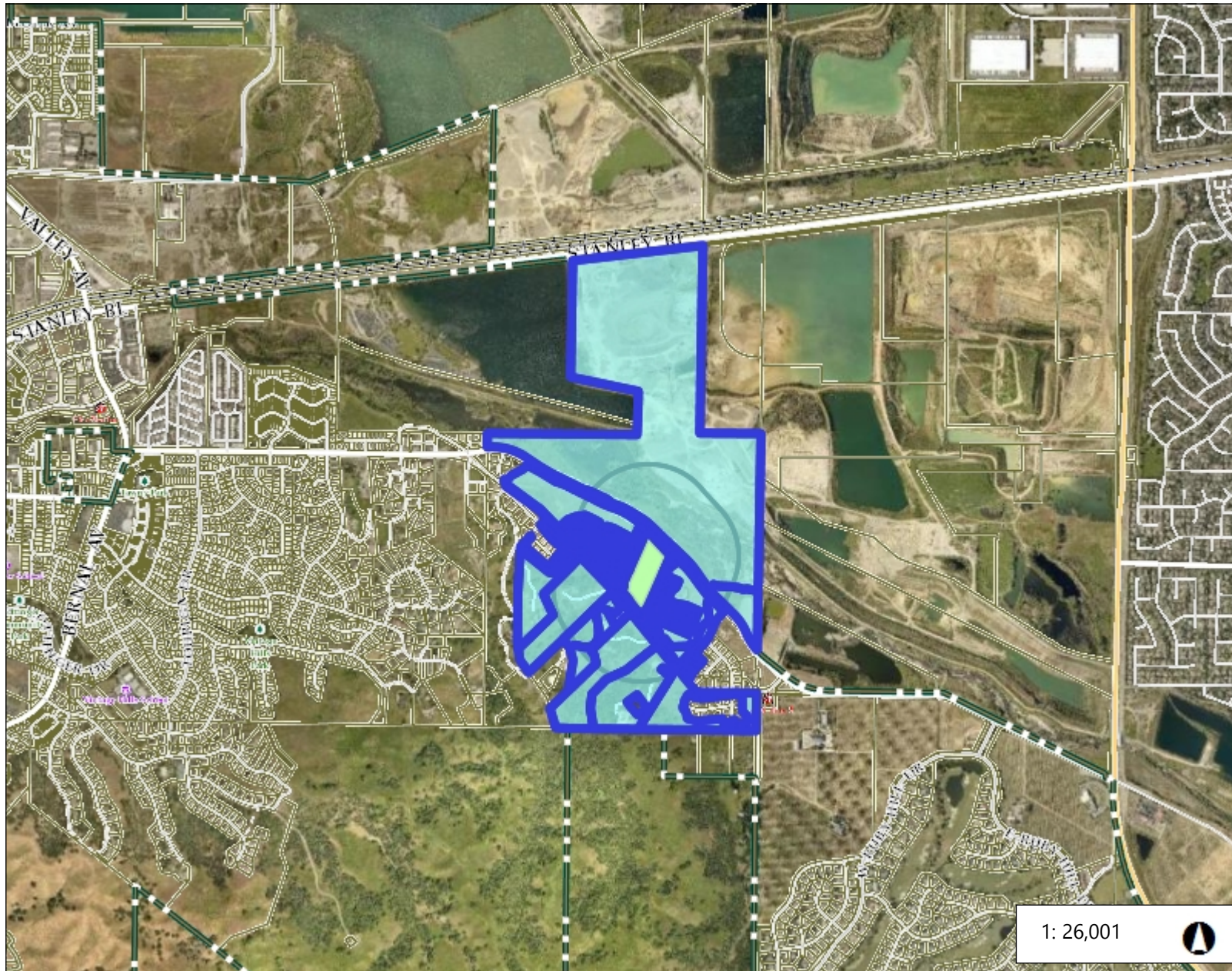
Primary Author: Emily Carroll, Associate Planner, 925-931-5608 or ecarroll@cityofpleasantonca.gov.

Reviewed/Approved By:





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

0 VINEYARD AVENUE

EXHIBIT D



Legend

-  Fire Station
-  School
-  Park
-  Parcels
- AerialOrtho2017cache

Notes

Notes

4,333.5 0 2,166.77 4,333.5 Feet

From: Igor Ginzburg <[REDACTED]>
Sent: Monday, March 17, 2025 1:51 PM
To: Emily Carroll <ecarroll@cityofpleasantonca.gov>

[REDACTED]

Subject: Neighbor feedback for 3/18/2025 Zoning Administrator hearing on PUSD Vineyard P24-0596

Dear Pleasanton Zoning Administrator, Pleasanton Planning Commission, Pleasanton City Council, Pleasanton City Engineer, and Trumark Homes,

I'm writing on behalf of the 40 residents (cc-d) of neighborhoods next to the Neal property (including a majority of the households in the Reserve at Pleasanton and Winding Oaks neighborhoods) that signed the June 2023 letter (attached), to provide feedback for the 3/18/2025 Zoning Administrator hearing on PUSD Vineyard (the Neal property).

It's great to see that many of the points we raised in (and since) our June 2023 letter have been addressed in the [Project Plans](#). In particular:

1. The "Removable Bollards (TYP.)" on Page 4 between the Manoir Ln cul-de-sac and the access road behind the Neal Property should reduce the nuisance uses of that access road, addressing Point #7 in our June 2023 letter.

By the way, page 45 of the Project Plans does not depict those bollards (while labelling the bollards on the other end of the access road). Hopefully this is just an oversight.

2. The vines along Vineyard Ave will make this development fit with the “Vineyard Village” concept in the Vineyard Avenue Corridor Specific Plan (Point #6 in our June 2023 letter).

3. On page 43, the proposed trees in the middle of the Manoir Ln and Thiessen St cul-de-sacs sound great and will match the Chateau Heights Ct cul-de-sac.

Some of the neighbors have been asking for adding a Wheels bus stop at the Thiessen St cul-de-sac that students can use to get to the middle and high schools. **Please make sure the landscaping in the Thiessen St cul-de-sac does not preclude this possibility.**

We also have some suggestions for improvement:

1. As we said in Point #5 in the June 2023 letter (and many times since), it would be much safer and more accessible to move the playground and other park amenities next to Old Vineyard Trail and away from the high speed Vineyard Ave. We’re glad the City approved a general plan amendment to make this possible and are looking forward to seeing a project plan incorporating that change.
2. On Page 44 the Item 13 mentions a trash bin. That sounds great, as long as there’s a plan for how the bin will be emptied. The existing trash bins on Old Vineyard Trail are presumably emptied by the City. **Would the City also be able to take care of this bin, especially if it moves next to Old Vineyard Trail with the split-park design?** Alternatively, how would the new neighborhood’s HOA be able to empty that bin in a cost-effective manner?
3. We think more can and should be done to improve the road safety of intersections at Thiessen St & Vineyard Ave, and Manoir Ln & Vineyard Ave (point #10 in the June 2023 letter).
 - a. On Page 45, we’re concerned that the proposed QUL and PLA trees next to the intersection of Thiessen St and Vineyard Ave may reduce visibility for drivers making a left turn onto Vineyard Ave. **Would it be possible to move those trees further away from Vineyard Ave?**
 - b. The attached "Preliminary Signing and Striping Plan" shows better marking for the right-hand turns lanes onto Thiessen St and Manoir Ln. **Would it be possible to adjust the marking to make the turns lanes a bit wider and also longer?** This would make it easier for residents making a right turn to safely get out of the way of the high-speed through traffic. To make the turn lanes wider you may need to shift over the median a bit more.
 - b. For residents making left turns out of Thiessen St and Manoir Ln on to Vineyard Ave, **please draw a middle pocket**, like the one for Safreno Way. The way it’s marked today as a center turn lane encourages high-speed through traffic to use it as a passing lane, risking a head-on collision.
 - b. Even with the better marking, we’re concerned that the high speed through traffic will continue crossing double yellows and doing other unsafe maneuvers as we enter or exit our neighborhoods. A raised concrete median would significantly improve safety by preventing this behavior. We ask Trumark and the City to work together on adding such a **raised median along the Neal property.**

- b. **Please fix the “Your Speed” sign** ahead of Vineyard Terrace and consider adding one ahead of Thiessen St.

On Page 44 in the Project Plans, there’s a trail going through property owned by the Reserved at Pleasanton HOA with the marking “Trail Connection Subject To Property Owner Granting Access Rights”. **Please reach out to Jennifer Jacklich, [REDACTED] (cc-d), the HOA’s manager.**

Also, please consider our June 2023 letter and subsequent letters and public comments regarding PUSD Vineyard as comments for the 3/18/2025 meeting.

On a personal note, the Playground Design Option 1 on page 65 looks very nice.

Thanks,
Igor Ginzburg
On behalf of the residents that signed the June 2023 letter (cc-d)

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

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

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

Civic Arts Commission

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

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

Committee on Energy and the Environment

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

Meeting Time: Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location: Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact: Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

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

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

Heritage Tree Board of Appeals

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

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

Human Services Commission

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

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

Library Commission

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

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

Parks and Recreation Commission

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

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

Youth Commission

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

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

SUBJECT: Actions of the City Council

February 18, 2025

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt a resolution amending the Housing Element and Land Use Element of the General Plan to allow for the required 3-acre park/open space of Housing Element Area 27 to be split into more than one area of the site, within the approximately 10.64-acre site at 0 Vineyard Avenue (APN 946-4619-1) [P24-0720]

Adopt a resolution amending the Vineyard Avenue Corridor Specific Plan to to align with Housing Element permitted uses for the property (APN 946-4619-1), and make other conforming changes [P24-0747]

Council approved the consent calendar, as recommended.

Public Hearing:

Continued from February 4, 2025 - 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

Council provided direction and feedback and approved the terms, as recommended.

March 4, 2025

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Council approved the consent calendar, as recommended.

March 18, 2025

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt a resolution approving the Annual Progress Report on implementation of the General Plan Housing Element for calendar year 2024 and authorize submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research

Approve and authorize the City Manager to execute a Professional Services Agreement with Hexagon Transportation Consultants in the amount of \$244,838 to provide planning and engineering services for an update to the Pleasanton Bicycle and Pedestrian Master Plan, including a 20 percent contingency of \$48,968, for a total cost of up to \$293,806, funded by the Alameda County Measure BB fund in the Bicycle and Pedestrian-related Improvements project, CIP No. 23543

Council approved the consent calendar items listed above, as recommended.

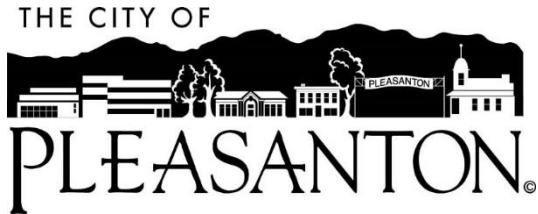
Introduce an ordinance amending Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units and junior accessory dwelling units, to comply with State law, and consider inclusion of provisions to allow separate conveyance of accessory dwelling units as identified in State law [P25-0026]

Council continued the item to a future meeting date at the recommendation of staff.

Public Hearing:

Review and provide initial input on applicant-proposed East Lakes Residential Development Project in East Pleasanton

Council provided feedback, as recommended.



Planning Commission Agenda Report

March 26, 2025
Item 7

SUBJECT: Future Planning Calendar

P23-0480 & Vesting Tentative Map 8680 (3300 Busch Road) - Consideration of: 1) Approval for Applications for Housing Site Compliance Review (Design Review Case No. P23-0480) and Vesting Tentative Map 8680 approval pursuant to SB 330 for the construction of: a) 310 detached two-story single-family residential homes with 62 junior accessory dwelling units (JADU); b) 102 multiple-family rental units in five, three-story buildings which include 101 affordable housing units and one manager unit; c) a two-acre park owned/maintained by the development's Homeowners Association (HOA) with access to the general public; d) and on- and off-site improvements; 2) Adoption of CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FEIR); and 3) Recommendation to the City Council to enter into an Affordable Housing Agreement for the proposed project.

Street Names for 3200 Hopyard Road - Approve public street names for Design Review (P23-0177) and Vesting Tentative Tract Map 8672, Hopyard Road.