

HAPPY VALLEY SPECIFIC PLAN

Adopted by the
Pleasanton City Council

June 16, 1998

For more information regarding this document, please contact the Department of Planning and Community Development, 200 Old Bernal Avenue, P.O. Box 520, Pleasanton, California, 94566-0802; (925) 484-8023.

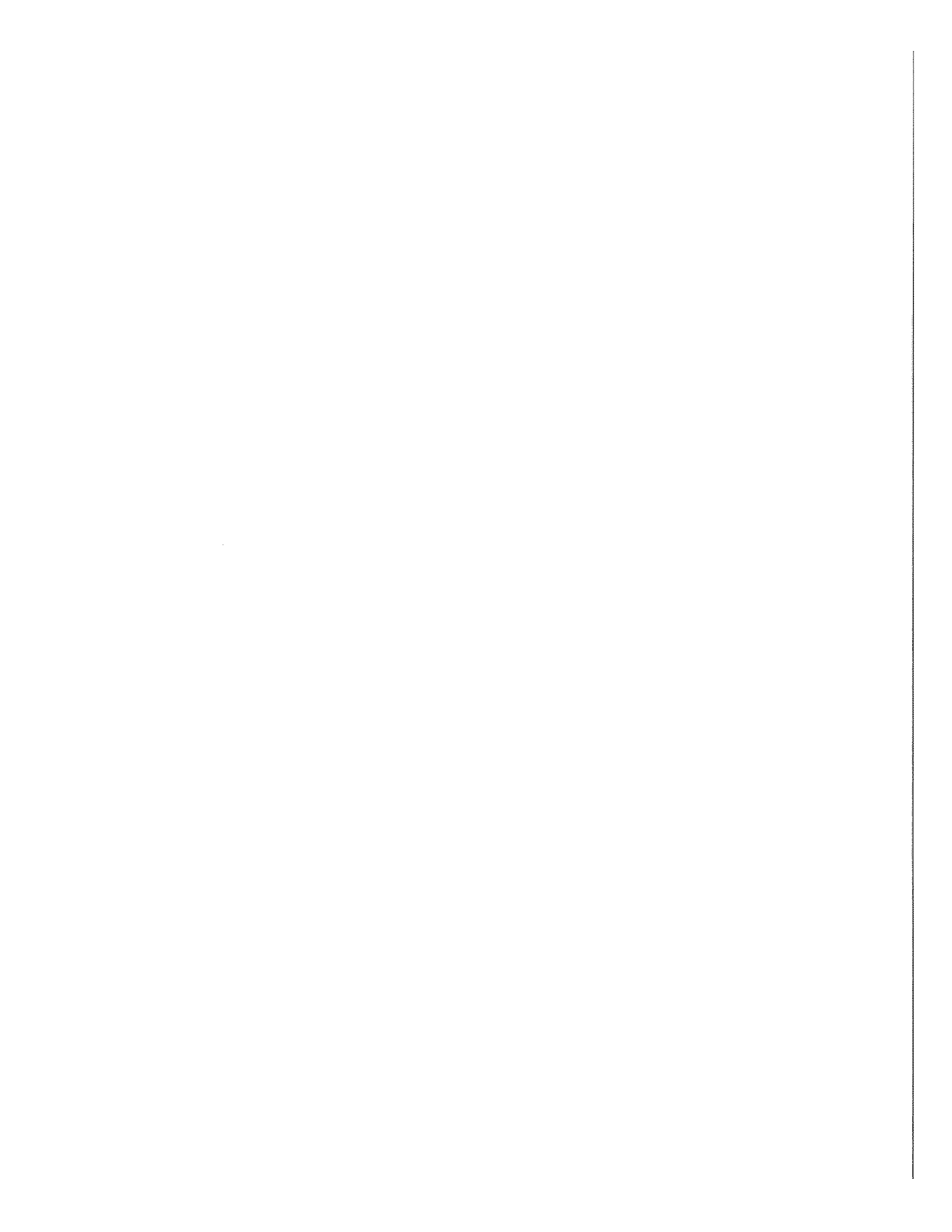


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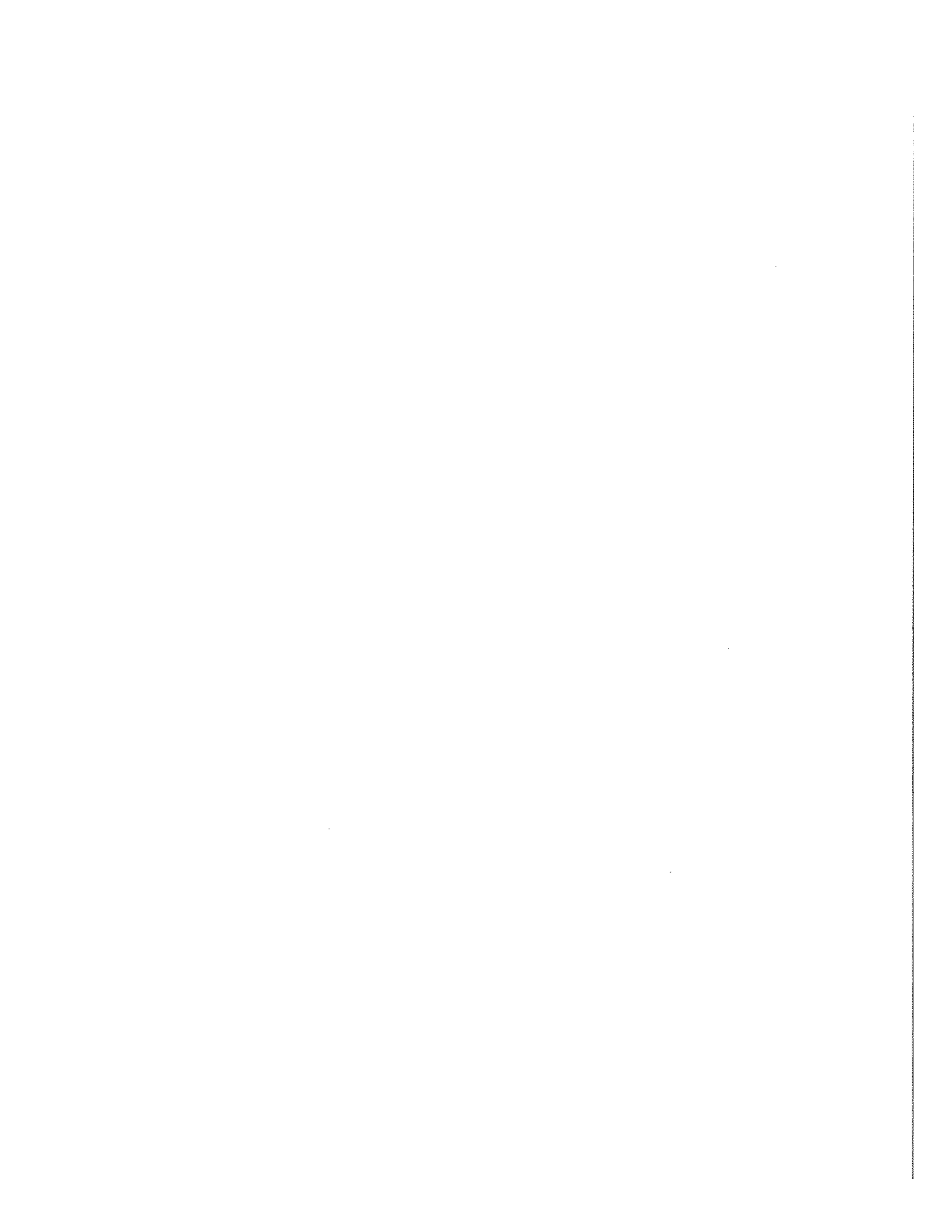
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I. INTRODUCTION

A. PLAN OVERVIEW

This document constitutes the Specific Plan for the 860-acre Happy Valley area in Pleasanton, California. The overall objective of the Plan is to provide guidance for coordinating land use and infrastructure planning in Happy Valley, following annexation to the City of Pleasanton. This Specific Plan sets forth policies, capital improvement requirements, and supporting programs for implementation. The Plan is consistent with and serves as an extension of the Pleasanton General Plan.

The Specific Plan process was initiated by the City Council as a means to develop a municipal golf course in Happy Valley, provide infrastructure opportunities for the Area residents, and balance the concerns of those wishing to develop their properties with those wishing to retain the existing semi-rural atmosphere of the area. Guidance from four primary sources were used to formulate the Plan: (1) the City's General Plan; (2) recommendations of the Happy Valley property owners and residents; (3) recommendations of the City's Golf Course Committee; and (4) recommendations from City staff and consultants.

The project-related environmental analysis for this Plan is contained in a separate companion document entitled "Environmental Impact Report — Happy Valley Specific Plan and Related Planning and Development Actions" (EIR). The EIR includes an analysis of potentially significant project-related environmental impacts, an analysis of possible project alternatives, and measures

for mitigating potentially significant environmental impacts.

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

B. STATUTORY AUTHORITY

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

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

1. The distribution, location, and extent of land uses, including open space, within the Plan Area;

2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, water, sewage, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the Plan Area and needed to support the land uses described in the Plan;
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources; and
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the Plan.

C. SPECIFIC PLAN HISTORY

The first coordinated land use study of the Happy Valley Area by the City was initiated in 1983. Area residents worked with City officials to develop alternatives for annexing while retaining a semi-rural lifestyle. Although significant progress was made, the project ended with a division of opinion among the residents and an ultimate decision not to adopt a plan. The primary issue raised by the study was the high cost of providing City water.

In 1988, the Pleasanton Unified School District and other area property owners requested that a specific plan process be initiated for the northern 135 acres of Happy Valley (North Sycamore Specific Plan Area). The District was the owner of a 42.5-acre parcel, the largest single parcel in this area. It had held this land in reserve as a future

school site, but it ultimately determined that the site was no longer needed for school purposes and, therefore, became interested in selling it.

With the help of a citizens advisory committee, the North Sycamore Specific Plan was subsequently prepared by City staff and consultants and adopted by the City Council in June of 1992. Annexation of the 135-acre area to the City followed shortly thereafter.

The concept of developing a municipal golf course in the southern portion of Happy Valley then became a topic of considerable community discussion beginning in 1994. Informal Neighborhood meetings, City/property owner negotiations, and General Plan Update meetings all addressed such a use during this time. In May 1996, the Pleasanton City Council directed staff to initiate a formal City/Neighborhood planning process. The objective was to seek input for narrowing the alternatives for a possible golf course while also considering surrounding land use, traffic circulation, water and sewer service, and possible annexation. City/Neighborhood meetings were held between July and October of 1996. The Council subsequently directed staff and City consultants to proceed with the preparation of a specific plan and EIR in March of 1997.

A second series of City/Neighborhood meetings was then conducted between March and June of 1997 in an effort to gather further Neighborhood input on a variety of issues. City staff and consultants followed this effort with the preparation of this Specific Plan and EIR.

D. SPECIFIC PLAN PROCESS

Adoption of the Happy Valley Specific Plan required the following governmental actions:

Circulation of the Draft Specific Plan and Draft Environmental Impact Report. The Draft Specific Plan and companion Draft Environmental Impact Report (DEIR) were circulated for review and written comments by the public and governmental agencies for a period of 45 days following the date of release.

Parks and Recreation Commission Review. During the 45-day public review period, the Parks and Recreation Commission conducted a public hearing to review and comment on the Draft Specific Plan with particular emphasis on public open space and trails issues.

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

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

Further Planning Commission Review. The Planning Commission next conducted two formal public hearings to receive public comments on the Project and formulate recommendations regarding the FEIR, related General Plan amendments, Specific Plan, and pre-zoning.

City Council Review. The City Council completed the process by conducting a formal public hearing to receive public comments and take final action on the FEIR, General Plan amendments, Specific Plan, and pre-zoning.

E. PLAN ORGANIZATION

This Specific Plan is organized into the following chapters:

- I. **Introduction** - provides a plan overview, presents the State statutory authority for preparing specific plans, provides the Specific Plan history, outlines the process for adopting the Plan, and presents the Plan organization.
- II. **Executive Summary** - provides a summary of the Specific Plan land use, circulation, and infrastructure components.
- III. **Planning Area Context** - describes the site regional and local setting, site characteristics, parcelization and ownership, and site constraints and opportunities for Project development.
- IV. **Specific Plan Goals and Objectives.**
- V. **Land Use** - describes the land use program, provides development standards and design guidelines for the various subareas which compose the Plan Area, provides standards for the keeping of farm animals, and provides standards for construction.

- VI. **Circulation** - describes the existing and proposed vehicular circulation and trail systems.
- VII. **Public Facilities** - describes the water, sanitary sewer, storm drainage, gas and electric, telephone and cable television, fire protection, and solid waste disposal programs for the Plan Area.
- VIII. **Environmental Protection** - provides guidance for preserving the natural environment and potential archaeological/historical sites.
- IX. **Financing and Implementation** - presents a summary of public facility financing responsibilities and timing required to implement the Specific Plan and presents the Specific Plan Preparation Fee.
- X. **Plan Relationship to the General Plan and Other Policies and Regulations** - discusses the pertinent plans and policies relevant to the Specific Plan.

II. EXECUTIVE SUMMARY

The Specific Plan concept includes an 18-hole municipal golf course and not more than 34 new, approximately half-acre home sites on the Golf Course Properties.⁽¹⁾ The Upper Spotorno Valley Area is designated with 15 acres of Medium Density Residential (MDR) and five acres of Low Density Residential (LDR). Housing density in the Greater Happy Valley is generally one home per two acres. The remaining hillside areas that surround Happy Valley are designated for agriculture and open space use.

Vehicular access to the south Happy Valley area is to be provided by a Bypass Road designed to "country road" standards. Temporary access to serve the Golf Course Properties from the Happy Valley Loop may be necessary until such time as the Bypass Road can be constructed.

A summary of the land use and circulation characteristics of the Plan is presented in Table II-1. The Specific Plan Land Use Map is illustrated in Figure V-2.

**Table II-1
Land Use and Vehicular Circulation Summary**

AREA	PLANNED LAND USE	DEVELOP- ABLE ACREAGE (ac.)	EXISTING HOMES	MAXIMUM NEW HOMES	VEHICULAR ACCESS TO NEW DEVELOPMENT	
					HAP. VAL. LOOP	BYPASS ROAD
Golf Course Properties	• 18-hole golf • LDR ^(a)	165 20	1 2	0 34		X X
Spotorno Upper Valley Area	MDR ^(b) LDR ^(c)	15 5	0 1	75 5		X X
Greater Happy Valley Area	SRDR ^{(d)(e)}	279	102	69	X (47)	X (22)
Agriculture/ Open Space Area	Agriculture/ Open Space ^(f)	376	5	0	X	
Total		860	111	183		

^(a) Low Density Residential (two homes per acre).

^(b) Medium Density Residential (five homes per acre).

^(c) Low Density Residential
(approximately one home per acre).

^(d) Semi-Rural Density Residential (generally one home per two acres).

^(e) Includes 33-acre Spotorno Flat Area next to Alisal Street.

^(f) Not developable with additional housing

⁽¹⁾ The "Golf Course Properties" consists of Lots 101-106 and a ten-acre portion of Lot 110.

Cost-sharing of public water and sewer facilities is generally proposed on a pro-rata share basis from the City for the Golf Course, future residential developers for the homes they build, and participating existing homeowners.

Water and sanitary sewer services will be extended by the City to the Golf Course

Properties. Other future developers within the Specific Plan Area will be required to extend these services to the sites they develop. Current property owners will have the option of extending these services to their homes. Storm water drainage improvements such as detention basins are proposed for the Golf Course and Spotorno Properties in order to reduce the peak storm water flow and decrease the risk of area flooding.

III. PLANNING AREA CONTEXT

A. REGIONAL LOCATION

The 860-acre Specific Plan Area is located immediately south of the City of Pleasanton in the unincorporated portion of Alameda County. It is situated adjacent to and east of Interstate 680, and approximately 4.5 miles south of the Interstate 680/Interstate 580 interchange. The regional location of the site is illustrated in Figure III-1.

B. LOCAL SETTING

The Plan Area is located south of Sycamore Road, east of the Rosepointe and Carriage Gardens neighborhoods, west of the Foley Ranch, and north of the Koopmann Ranch. The Pleasanton city limits form the northern and western boundaries. The area location relative to the outlying City of Pleasanton is shown in Figure III-2, and the surrounding land uses are illustrated on Figure III-3.

Primary vehicular access to the Plan Area is provided by way of Sycamore Road, Alisal Street, and Happy Valley Road, otherwise known as the Happy Valley Loop. The Happy Valley Loop is a narrow 22-foot wide paved county road within a 40-foot right-of-way. It contains no standard curbs, gutters, or sidewalks.

C. GENERAL SITE CHARACTERISTICS

1. Current Development Patterns

The Happy Valley is generally characterized by one-half- to five-acre ranchettes inside the Happy Valley Loop, and one- to

fifteen-acre ranchettes. The only non-residential/agricultural use in the Plan Area is the Faith Chapel which is located near the south end of Alisal Street. The hills and ridgelines which surround the Area are mostly undeveloped.

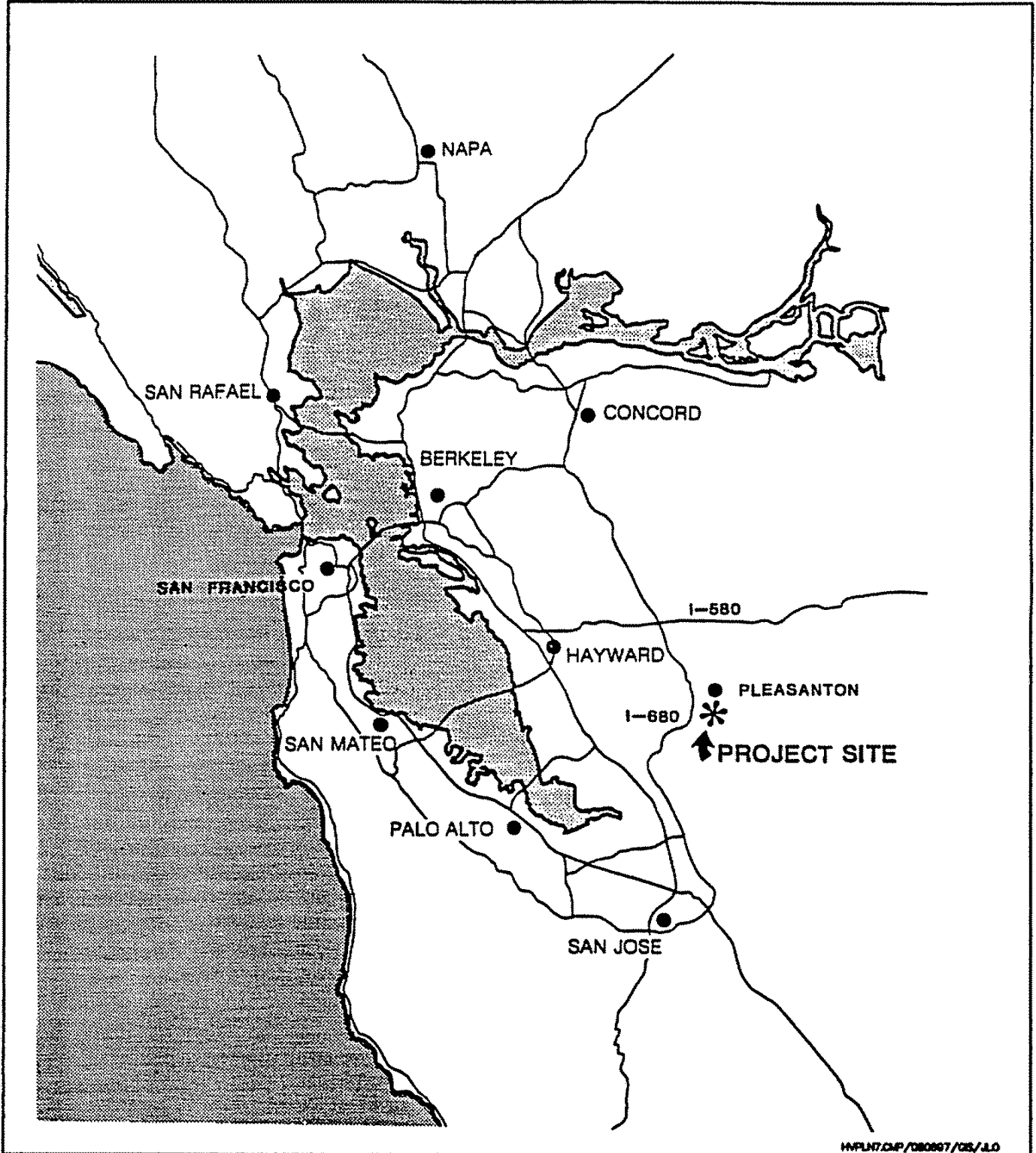
2. Site Features

The hills to the east and south generally exceed slopes of 25 percent and contain little development. The southern hills are vegetated with a variety of trees, shrubs, and grasses. Several homes exist in this area. The eastern hills contain mostly grassland with limited stands of oak trees. The only development here consists of the Spotorno home and limited agricultural buildings.

Land within the Happy Valley floor area is mostly flat with a variety of native and non-native vegetation and approximately 100 homes.

Just north of Happy Valley Road, along Happy Valley Creek, the valley floor slopes deeply downward in some areas to the Creek. The Creek is generally unimproved, well-vegetated, and flows in a westerly direction until it eventually empties off-site into the Arroyo de la Laguna. It is a valuable environmental amenity which adds to the area's wildlife habitat and neighborhood character. The existing creek channel is smaller than the capacity required to accommodate major storms.

REGIONAL LOCATION MAP



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FIGURE III - 1

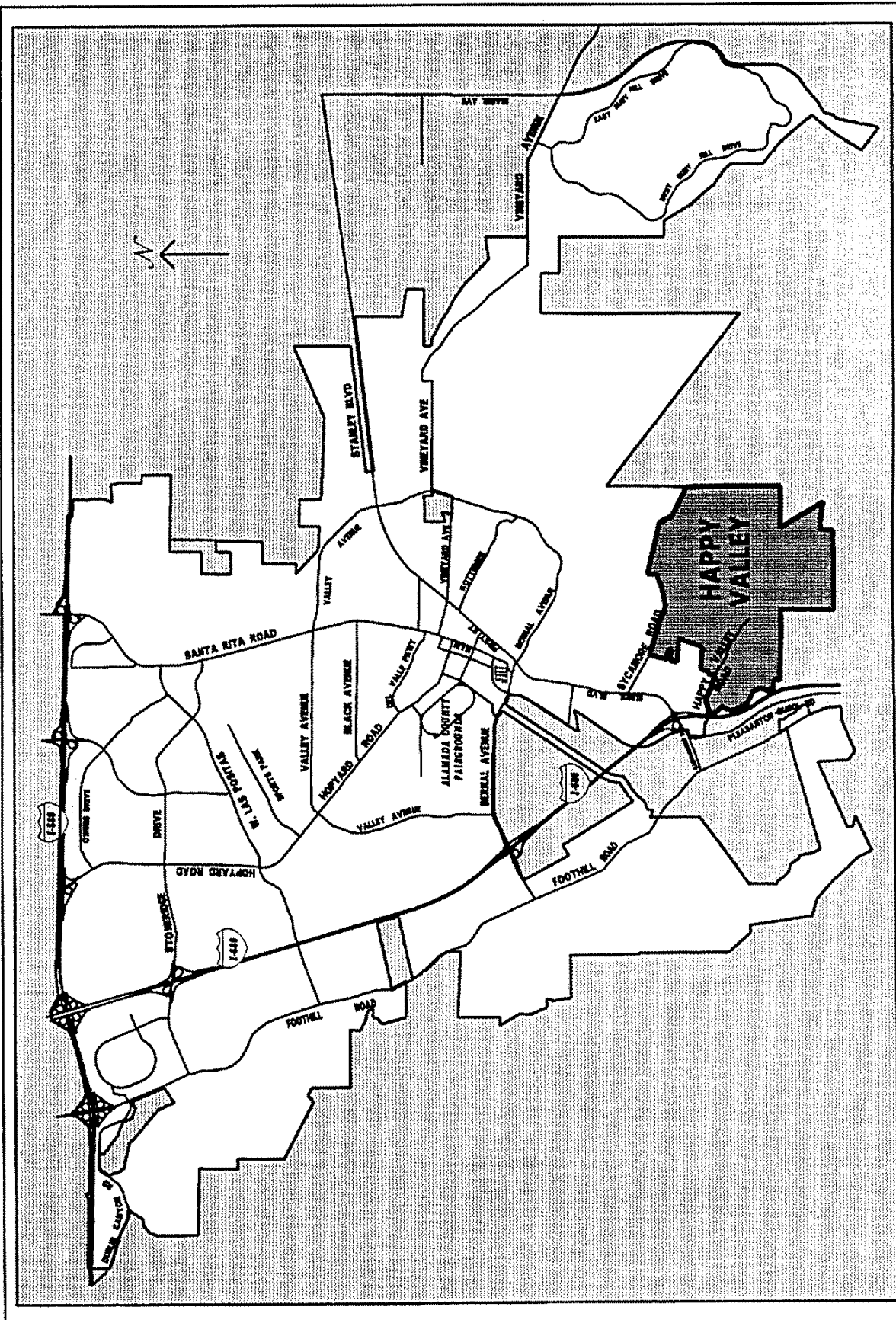




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FIGURE III - 2

HAPPY VALLEY LOCATION MAP



SURROUNDING LAND USES

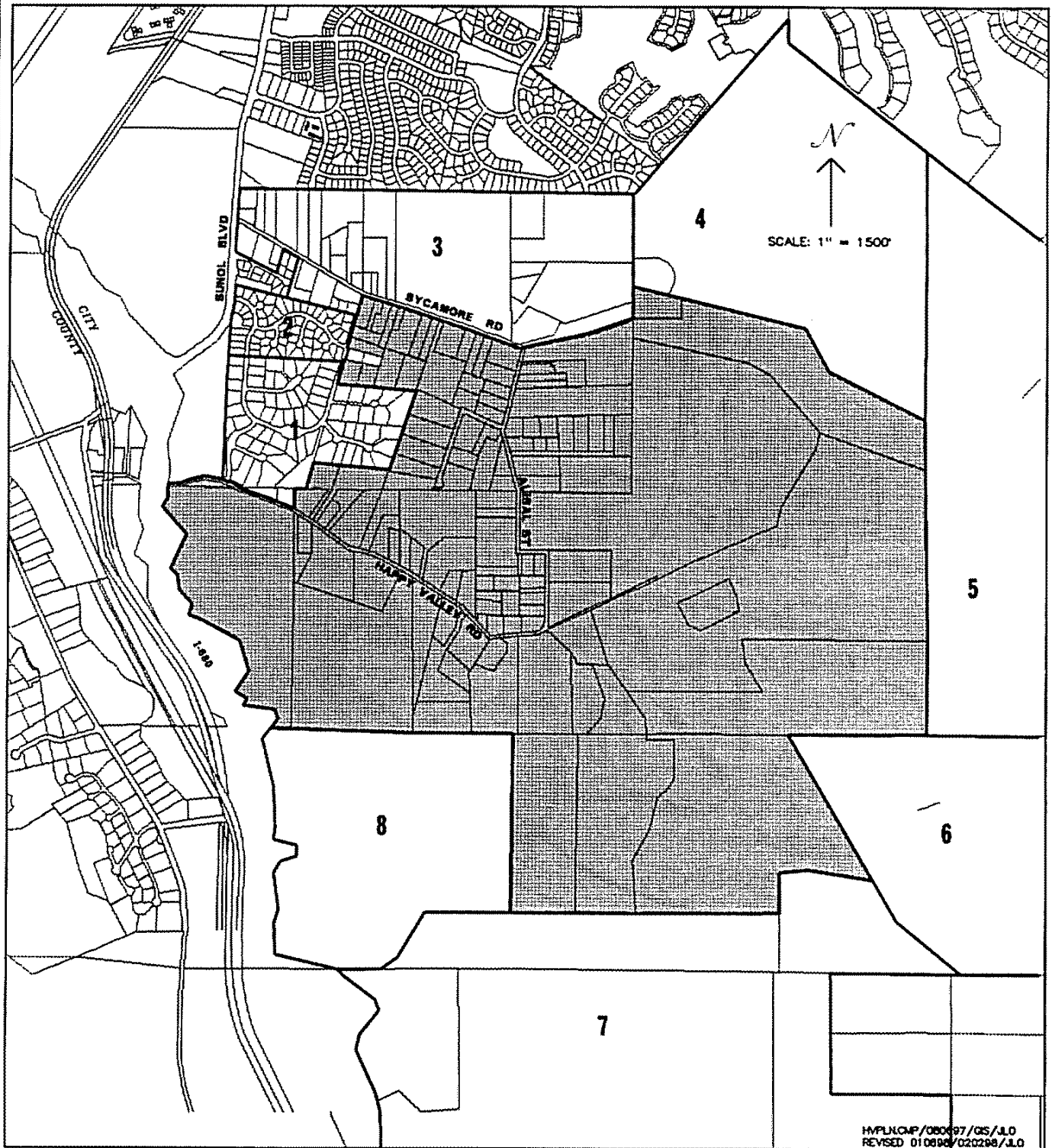


FIGURE III - 3

LEGEND



Happy Valley Specific Plan Area

1. Carriage Gardens Neighborhood
2. Rosepointe Neighborhood
3. North Sycamore Specific Plan Area

4. Lund Ranch
5. Foley Ranch
6. G.E. Co. (Vallecitos Facility)
7. Koopman Ranch
8. Charvo Ranch



D. PARCELIZATION AND OWNERSHIP

The existing parcelization of the Plan Area is mapped on Figure III-4. There are presently 125 recorded lots within the Area. The

current owner of each parcel along with the Assessor's Parcel Number, acreage, and address are provided on Table III-1.

**Table III-1
Happy Valley Parcel Ownership**

Lot No.	Assessor's Parcel Number	Acres	Owner	Address
1	949 0006 004 05	1.21	Herman P. Lewis	671 Sycamore Rd.
2	949 0006 005 06	0.3	Margarete Avilla	715 Sycamore Rd.
3	949 0006 005 03	0.53	Ella Coffin	727 Sycamore Rd.
4	949 0006 006 00	0.91	Richard R. and Sylvia L. McKewon	739 Sycamore Rd.
5	949 0006 004 03	0.53	D.D. and Judith A. Jackson	6140 Amber Ln.
6	949 0006 003 00	1.08	Alvin H. and Geneva Kahler	6152 Amber Ln.
7	949 0006 001 06	1.19	Bernhard G. and Julia H. Roth	720 Mockingbird Ln.
8	949 0006 001 05	1.03	Kenneth A. Bredlau and Karen E. Marliengo	728 Mockingbird Ln.
9	949 0006 007 04	0.42	Edward J. and Carol E. Bush	753 Sycamore Rd.
10	949 0006 007 05	2.47	H.C. and Alice J. Bruns	777 Sycamore Rd.
11	949 0006 001 04	2.21	Ingegorg Jechart and Christopher B. Darrow	744 Mockingbird Ln.
12	949 0006 001 01	2	James S. and Deborah W. Loney	760 Mockingbird Ln.
13	949 0006 008 00	1.22	Ronald A. and Guadalupe Cardoza	849 Sycamore Rd.
14	949 0006 009 00	0.94	Lester B. Close	871 Sycamore Rd.
15	949 0007 016 02	4.92	Kamil and Nadereh Navai	Sycamore Rd.
16	949 0007 016 03	1.86	Ronald J. and Russey J. Guerra	893 Sycamore Rd.
17	949 0007 016 04	1	Ronald J. and Russey J. Guerra	901 Sycamore Rd.
18	949 0007 001 02	1.04	Henry, Jr., and Elsie V. Aboud	911 Sycamore Rd.
19	949 0007 001 03	1.04	Henry, Jr., and Elsie V. Aboud	925 Sycamore Rd.
20	949 0007 001 07	1.97	Elisa B. and Michael D. Demas	969 Sycamore Rd.
21	949 0007 001 04	1.5	Ronald A. and Laura E. King	6187 Alisal St.
22	949 0007 002 08	1.04	Beulah M. Trimmer	6192 Alisal St.

Lot No.	Assessor's Parcel Number	Acres	Owner	Address
23	949 0007 002 03	1.08	Bruce N. and Dora E. Brogden	6245 Alisal St.
24	949 0007 002 05	1.05	Robert L. and Ruth L. Antraccoli	6249 Alisal St.
25	949 0007 002 07	1.13	Rick A. and Debra J. Spencer	924 E. Mockingbird Ln.
26	949 0007 002 10	1.2	Vivian E. Johnson	910 E. Mockingbird Ln.
27	949 0007 017 02	3.57	Robert S. and Ardis D. Philis	909 E. Mockingbird Ln.
28	949 0007 018 02	2.9	Mary Muriel Thompson	6293 Laura Ln.
29	949 0007 019 02	2.77	Jesse J. Scott	6305 Laura Ln.
30	949 0007 023 00	2.02	Michael E. and Esther M. Zierau	6311 Laura Ln.
31	949 0007 024 00	2.02	William and Elizabeth Siamas	6317 Laura Ln.
32	949 0007 026 00	2.03	John P. and Georgia A. Ferreri	6330 Laura Ln.
33	949 0007 025 00	1.26	Stan and Jane Demarta	6300 Laura Ln.
34	949 0007 021 00	2.03	Robert A. and Janet M. Morris	6290 Laura Ln.
35	949 0007 003 14	0.95	Donald L. and Katherine E. Comerford	999 E. Mockingbird Ln.
36	949 0007 003 09	2.88	James L. and Ursula K. Kaschmitter	6291 Alisal St.
37	949 0007 004 01	0.92	J.A. and Linda K. Tinkham	6409 Alisal St.
38	949 0007 004 02	1.1	Maurice C. and Susanne V. Cook	6443 Alisal St.
39	949 0007 005 00	2	Earl W. and Georgia Simpson	6511 Alisal St.
40	949 0007 006 02	1	Rennie C. and Phyllis M. Couper	6525 Alisal St.
41	949 0007 006 01	5.59	Donald H. and Carol A. Dahleheim	6615 Alisal St.
42	949 0007 009 10	1	Donald H. and Carol A. Dahleheim	Alisal St.
43	949 0007 009 20	0.24	George R. and Linda A. Hendrix	6500 Alisal St.
44	949 0007 007 00	1.19	Hans H. and Eva M. Negd	6639 Alisal St.
45	949 0007 008 00	0.87	K.W. and Beverly J. Howell	6651 Alisal St.
46	949 0007 009 05	1	P.M. and Marjorie D. Bailey	6699 Alisal St.
47	949 0007 009 21	0.42	George R. and Lynda A. Hendrix	Alisal St.
48	949 0007 009 14	1.02	Ferrell S. and Carol F. Fletcher	6745 Alisal St.
49	949 0007 009 11	1.07	John C., Jr., and Dianne H. McMichael	6767 Alisal St.
50	949 0007 010 01	1	Thomas M. and Carol D. Smith	1070 Happy Valley Rd.
51	949 0007 010 06	1	Milton O. and Marjorie J. Jones	976 Happy Valley Rd.

Lot No.	Assessor's Parcel Number	Acres	Owner	Address
52	949 0007 009 22	1.08	Oran M., Jr., and Mary C. Barlow	6723 Alisal St.
53	949 0007 009 19	1.03	George R. and Lynda A. Hendrix	6627 Alisal St.
54	949 0007 009 13	0.73	George R. and Lynda A. Hendrix	Alisal St.
55	949 0007 009 17	0.6	John K. and Bette G. Samuli	962 Happy Valley Rd.
56	949 0007 009 06	1	John K. and Bette G. Samuli	962 Happy Valley Rd.
57	949 0007 010 05	0.57	Richard and Mary Blair, and David L. and Terri D. Johnson	970 Happy Valley Rd.
58	949 0007 010 03	0.47	Richard and Mary Blair, and David L. and Terri D. Johnson	968 Happy Valley Rd.
59	949 0007 009 07	0.06	George R. and Lynda A. Hendrix	Happy Valley Rd.
60	949 0007 011 00	1.14	Kosla and Suguna Vepa	948 Happy Valley Rd.
61	949 0007 012 00	1.13	Clifford F. and Sheila Smedley	936 Happy Valley Rd.
62	949 0007 013 05	4.1	Werner J. and Phyllis A. Nagengast	920 Happy Valley Rd.
63	949 0007 013 04	10	Werner J. and Phyllis A. Nagengast	Happy Valley Rd.
64	949 0007 013 03	1.07	Kellen R. and Erin M. Aura	770 Happy Valley Rd.
65	949 0007 013 02	0.98	Leslie A. and Beverly J. Morris	700 Happy Valley Rd.
66	949 0007 014 02	0.9	Daniel C. and Patsy J. Woody	804 Happy Valley Rd.
67	949 0007 014 03	2	Philip E. and Linda L. Scherer	686 Happy Valley Rd.
68	949 0007 014 04	2.69	David, Jr., and Barbara A. Simons	664 Happy Valley Rd.
69	949 0008 004 00	4.23	Richard D. and Tracy A. Heidebrecht	640 Happy Valley Rd.
70	949 0008 005 05	1.42	Jim E. and Jo B. Allen	Happy Valley Rd.
71	949 0008 005 06	1	Jim E. and Jo B. Allen	630 Happy Valley Rd.
72	949 0008 003 06	3.5	R.F., Jr., and Mildred M. Snider	622 Happy Valley Rd.
73	949 0008 003 03	2.49	Ernest E. and Nancy M. Dohner	582 Happy Valley Rd.
74	949 0008 006 03	2	Ronald L. and Eileen M. Terpstra	538 Happy Valley Rd.
75	949 0015 001 02	10	Sherman D., Jr., and Cheryl A. Balch	6010 Alisal St.
76	949 0015 001 05	2.02	William James Toomey	6016 Alisal St.
77	949 0015 001 06	1	James J. and Katherine A. McCarthy	6022 Alisal St.
78	949 0015 001 07	1	Leslie M. and Jay T. Wolf	6028 Alisal St.
79	949 0015 001 08	1.06	Thomas B. and Barbara P. Daggett	6034 Alisal St.

Lot No.	Assessor's Parcel Number	Acres	Owner	Address
80	949 0015 002 00	10	U.S. Bank of California	6233 Alisal St.
81	949 0015 006 00	0.91	Richard L. and Dolores Guasco	1011 Byrd Ln.
82	949 0015 007 00	0.94	Michael J. and Mary A. Belchik	1015 Byrd Ln.
83	949 0015 004 08	1.01	Michael L. and Marise K. Schaaf	1019 Byrd Ln.
84	949 0015 003 01	1.5	Donald J. and Dianne D. Gigli	6350 Alisal St.
85	949 0015 003 03	1.5	Roger D. and Margaret M. Smith	6344 Alisal St.
86	949 0015 003 08	1.5	Roger D. and Margaret M. Smith	Alisal St.
87	949 0015 003 10	1.03	Daryl M. Horan and Robert E. Bregers	Alisal St.
88	949 0015 003 06	2	Daryl M. Horan and Robert E. Bregers	6330 Alisal St.
89	949 0015 005 03	7.21	Janet M. Linfoot	6300 Alisal St.
90	949 0015 003 09	1.26	Daryl M. Horan and Robert E. Bregers	Alisal St.
91	949 0015 005 01	1.94	Karen E. Zucco	6352 Alisal St.
92	949 0015 005 02	2.67	Clifford A. Zucco	6352 Alisal St.
93	949 0015 004 06	0.48	Sharon E. Smith	6322 Alisal St.
94	949 0015 004 05	0.51	Gary P. and Ann M. Pinnella	Alisal St.
95	949 0015 004 02	1	Richard M. and Diane L. Davis	6306 Alisal St.
96	948 0015 002 02	3.52	Alex V. Spotorno	Minnie Rd.
97	948 0015 002 01	42.39	Alex V. Spotorno Family Limited Partnership	Minnie Rd.
98	949 0014 001 00	111.86	Alex V. Spotorno Family Limited Partnership	Alisal St.
99	949 0014 004 01	5.48	Faith Chapel Assembly of God of Pleasanton	6656 Alisal St.
100	949 0014 004 02	5.26	Donald G. and Shirley A. Mortensen	6748 Alisal St.
101	949 0014 008 00	124.69	Steve Widhalm and John A. Larson, Jr.	Happy Valley Rd.
102	949 0014 007 00	5.14	Roger and Jane Manning	1300 Happy Valley Rd.
103	949 0014 003 00	57.2	John R. and Denva L. Jordan	1177 Happy Valley Rd.
104	949 0012 006 00	82.2	Steven H. and Bobby J. Jensen	Happy Valley Road
105	949 0012 007 00	36.69	Steven H. and Bobby J. Jensen	1133 Happy Valley Rd.
106	949 0013 005 00	6.1	Steven H. and Bobby J. Jensen	1133 Happy Valley Rd.
107	949 0013 004 03	5.34	R.O. and Phyllis Wentworth	1157 Happy Valley Rd.
108	949 0014 005 00	5.01	Fredrick P. and Karen V. Newman	1340 Happy Valley Rd.

Lot No.	Assessor's Parcel Number	Acres	Owner	Address
109	949 0013 003 03	13.28	Daphne L. Christesen	1073 Happy Valley Rd.
110	949 0012 004 02	32.41	TTK Partnership	Pleasanton-Sunol Rd.
111	949 0013 002 00	11.65	Clarence R. and Clarence M. Dutra	1053 Happy Valley Rd.
112	949 0013 001 00	2	Jens N. and Minnie Pedersen	965 Happy Valley Rd.
113	949 0011 004 08	2.86	Bruno A. and Maria L. Poropat	953 Happy Valley Rd.
114	949 0011 004 06	1.85	Bruno A. and Maria L. Poropat	953 Happy Valley Rd.
115	949 0011 004 11	7.81	Frank W. and Linda J. Garcia	941 Happy Valley Rd.
116	949 0011 004 12	5.01	Fred Miranda	933 Happy Valley Rd.
117	949 0011 004 10	1.75	Kenneth N. and Karen A. Wicks	927 Happy Valley Rd.
118	949 0011 004 03	5.3	Robert L. and Marcene J. Martin	909 Happy Valley Rd.
119	949 0011 005 00	43.81	Allan and Virginia Schaffer	777 Happy Valley Rd.
120	949 0011 003 00	5.95	E.D. and Sylvia A. Glafkides	737 Happy Valley Rd.
121	949 0011 002 00	7.82	Wesley J. and Jean A. Felton	657 Happy Valley Rd.
122	949 0011 001 01	1.29	Albert P. Wilcox	581 Happy Valley Rd.
123	949 0011 001 02	1.29	Dominic C. and Diana L. Gaiero	585 Happy Valley Rd.
124	949 0010 001 07	51.63	Patricia L. Grotenhuis	255 Happy Valley Rd.
125	949 0009 009 00	0.49	William T. and Alice K. Marsh	Happy Valley Rd.

E. SITE CONSTRAINTS AND OPPORTUNITIES

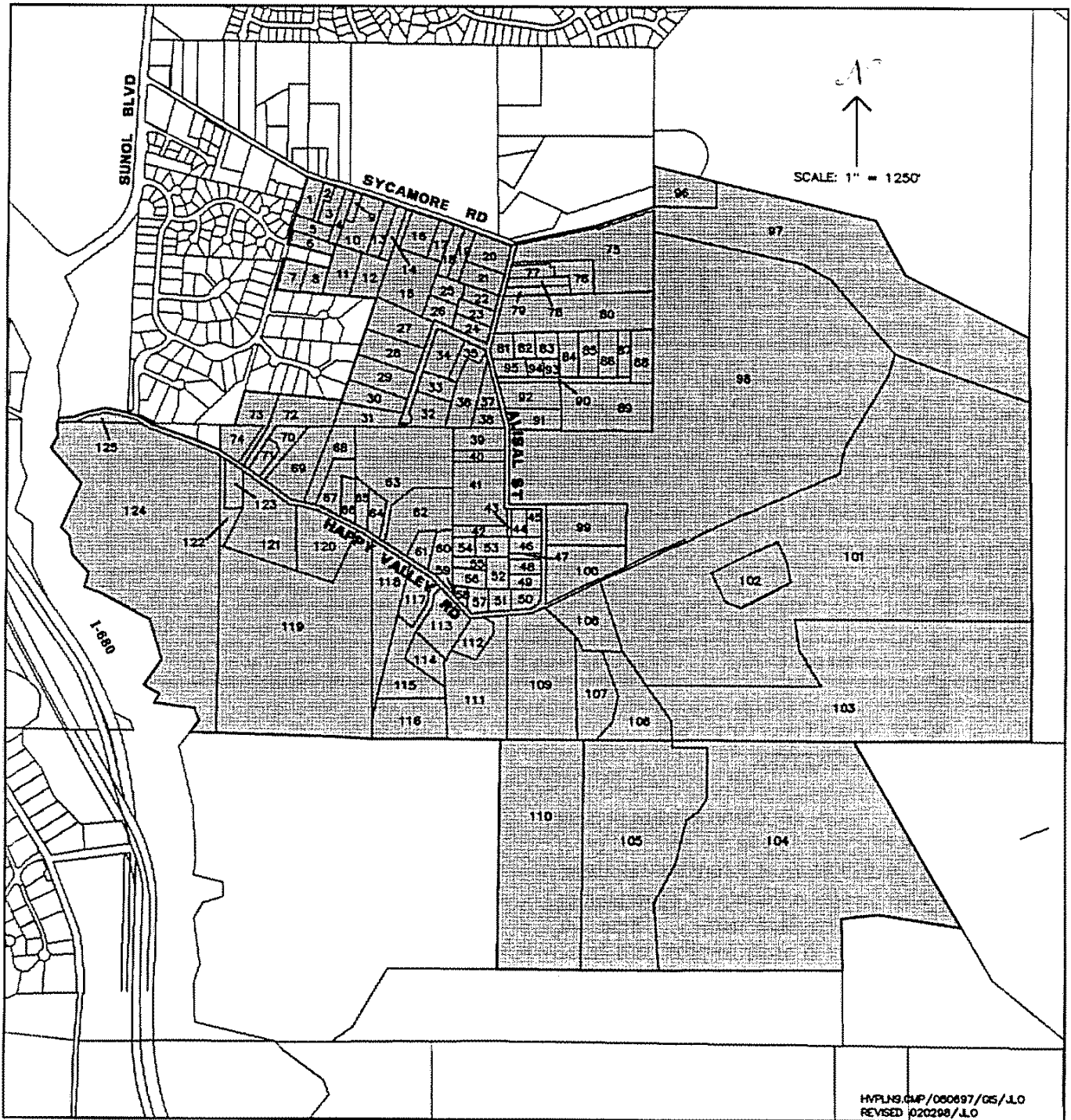
The Happy Valley site characteristics present a variety of constraints to the potential type, density, and location of future development. They also present a variety of opportunities for potential new land uses. These are discussed below in order to provide a sense of the physical conditions to which the Specific Plan is intended to respond.

1. Constraints

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

- Happy Valley Creek. Happy Valley Creek is subject to flooding during times of major storms and will require upstream water detention facilities and other improvements to protect against flooding. The location of the Creek in relation to Happy Valley Road provides a major constraint to extending utility lines to the adjacent properties. Future

HAPPY VALLEY PARCEL OWNERSHIP



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FIGURE III - 4

 Happy Valley Specific Plan Area



- development in the vicinity of the Creek will be constrained by the sensitive nature of the riparian habitat and the need to protect it.
- Site Topography. The terrain of land located in the eastern and southern portions of the Plan Area varies from moderate to steeply sloping. This presents a physical constraint to the siting and construction of new homes, roadways, and utilities.
 - Alquist-Priolo Special Studies Zone. Eastern portions of the Plan Area are located within an Alquist-Priolo Special Studies Zone associated with the Verona Earthquake Fault.
 - Landslide Areas. Portions of hillside land located south of Happy Valley Road and in the Spotorno Upper Valley contain mapped landslide areas.
 - Wild Fire Risk Areas. Limited portions of the hillside land located south of Happy Valley Road and in the northern portion of the Spotorno Property are situated in "High" and "Extreme" fire hazard areas.
 - Emergency Response Time. The southern portion of the Plan Area is located beyond the desirable five-minute emergency response time of the Livermore-Pleasanton Fire Department and will require additional mitigation to ensure fire safety in new development. In addition, response time is likely to lengthen somewhat upon a planned relocation of Fire Station 1 to a site within the San Francisco Water District lands on Bernal Avenue.
 - Wildlife Habitat. Happy Valley Creek, Sycamore Creek, other wetlands, and vegetated hillside areas provide a suitable habitat for wildlife and wildlife migration. Preservation, restoration, and/or enhancement of these areas will be necessary to prevent adverse environmental impacts.
 - Location of Existing Homes. The location of existing homes limits the potential alternatives for a new bypass road which could be used to accommodate traffic generated by future development.
 - Happy Valley Loop. The current Happy Valley Loop is a rural road system with a narrow paved section. It contains tight turns and sight distance limitations which create a constraint to adding significant additional traffic.
 - Visual Impacts. Development of the scenic hills which surround the Plan Area is constrained by the community's desire to preserve ridgeline views.
 - Water Service Elevations. Some areas located south of Happy Valley Road and most of the Spotorno Upper Valley are situated at elevations higher than the Bonde Zone and cannot be served by normal City water pressure.
 - Sewer Moratorium. In the late 1970's, high coliform (bacteria) counts were measured in the water basin underlying the Happy Valley area, and approximately 40 percent of the wells were determined by the County Public Health Department to be substandard. As a result, the County adopted an ordinance which provides that "private

(new) sewage disposal systems shall not be approved within...the Happy Valley-Sycamore-Alisal area." Since this health-related condition has not been fully mitigated, the ordinance ("moratorium") is still in effect. Land which is included within the moratorium boundary includes most of the unincorporated Happy Valley and the North Sycamore Specific Plan (NSSP) area.

- Urban Growth Boundary. The City's Urban Growth Boundary establishes a geographical limit beyond which "urban" development is not permitted.

2. Opportunities

The Plan Area also contains various characteristics which create opportunities for future land uses. These include:

- Open Space Views. The hills which surround Happy Valley provide scenic views for Valley residents and the greater community.
- Semi-Rural Character. The semi-rural character of Happy Valley (which includes ranch homes, farm buildings and the widespread keeping of farm animals) creates a unique design theme and land use pattern common to no other place in Pleasanton.
- Presence of Heritage Trees. Heritage trees are situated throughout Happy Valley and help to enrich the natural and semi-rural character.
- Proximity to Existing and Approved Urban Development. The immediate proximity of the Plan Area to existing

and approved urban development provides an excellent opportunity to efficiently extend public services to the Plan Area.

- Municipal Golf Course. Happy Valley presents possibly the best opportunity in the Pleasanton area for developing a first-class municipal golf course. Sufficient acreage, varying terrain, scenic views, and wind conditions all make this a highly desirable site for such a use.
- Bypass Road. The opportunity exists for developing a bypass road of sufficient capacity around Spotorno Hill to accommodate much of the traffic created by new development in Happy Valley.
- Trails. Opportunities exist for establishing an excellent trail system throughout the Valley, particularly in hillside areas and along the Happy Valley Loop.
- Water and Sewer Services. City water and sewer can be made available to all existing Plan Area property owners who desire to extend and connect to such services. This can reduce or eliminate reliance on well waters and septic systems and improve underground water quality.
- Storm Water Drainage. Landforms, existing and planned development patterns, and the proposed City golf course provide opportunities for controlling flooding, such as through the use of upstream detention basins which can avoid impacts to existing riparian corridors.

IV. SPECIFIC PLAN GOALS AND OBJECTIVES

The goals and objectives outlined below have provided the framework for developing the land use, circulation, infrastructure, and implementation provisions contained in this Specific Plan. They are based upon General Plan guidance, feedback received through City/Neighborhood meetings, Golf Course Committee meetings, site constraints and opportunities analysis, and the environmental review process.

A. OVERALL GOALS

The primary goals of the Happy Valley Specific Plan are:

1. To provide guidance for coordinating development in the Happy Valley Area following annexation to the City of Pleasanton.
2. To preserve the existing semi-rural character of the Neighborhood.
3. To creatively guide future land use and development within the Plan Area to be compatible with existing development.
4. To protect the natural environment to the fullest extent feasible.
5. To minimize the impacts of vehicular traffic generated by future development.
6. To provide a coordinated plan for developing and financing infrastructure improvements.

7. To develop a quality municipal golf course.

B. LAND USE OBJECTIVES

1. To facilitate the orderly development of lands within the Specific Plan Area in a manner which:
 - a. is consistent with the Pleasanton General Plan;
 - b. balances the potentially competing interests of current and future residents of the Plan Area, residents of surrounding residential neighborhoods, and the greater Pleasanton community; and
 - c. provides individual property owners with a framework within which to develop independently, but in an orderly manner which is harmonious with a comprehensive plan for the entire Area.
2. To perpetuate the existing semi-rural uses and lot patterns within in-fill portions of Happy Valley, while clustering homes on the Spotorno Property and the Golf Course Properties to preserve large areas of open space.
3. To permanently preserve agriculture and open space lands located outside of the Urban Growth Boundary through means such as public acquisition and the dedication of agriculture and open space easements.

4. To develop a high quality, walkable municipal golf course that can be enjoyed by the entire community.
5. To ensure compatibility between land uses within and adjacent to the Plan Area.

C. CIRCULATION OBJECTIVES

1. To provide a safe and free-flowing vehicular circulation system which adequately accommodates existing and planned development.
2. To restrict vehicular traffic from new development on the Happy Valley Loop.
3. To maintain the "country road" quality of roads within the Plan Area.
4. To ensure adequate access for emergency vehicles to new and existing development.
5. To limit the impacts of construction vehicle traffic on Plan Area and neighboring residents to an acceptable level.
6. To provide trail facilities which safely and conveniently accommodate pedestrians, equestrians, and bicyclists throughout the Plan Area.

D. NEIGHBORHOOD CHARACTER OBJECTIVES

1. To maintain the existing semi-rural character of the Plan Area in terms of architecture, road design, landscaping, etc.

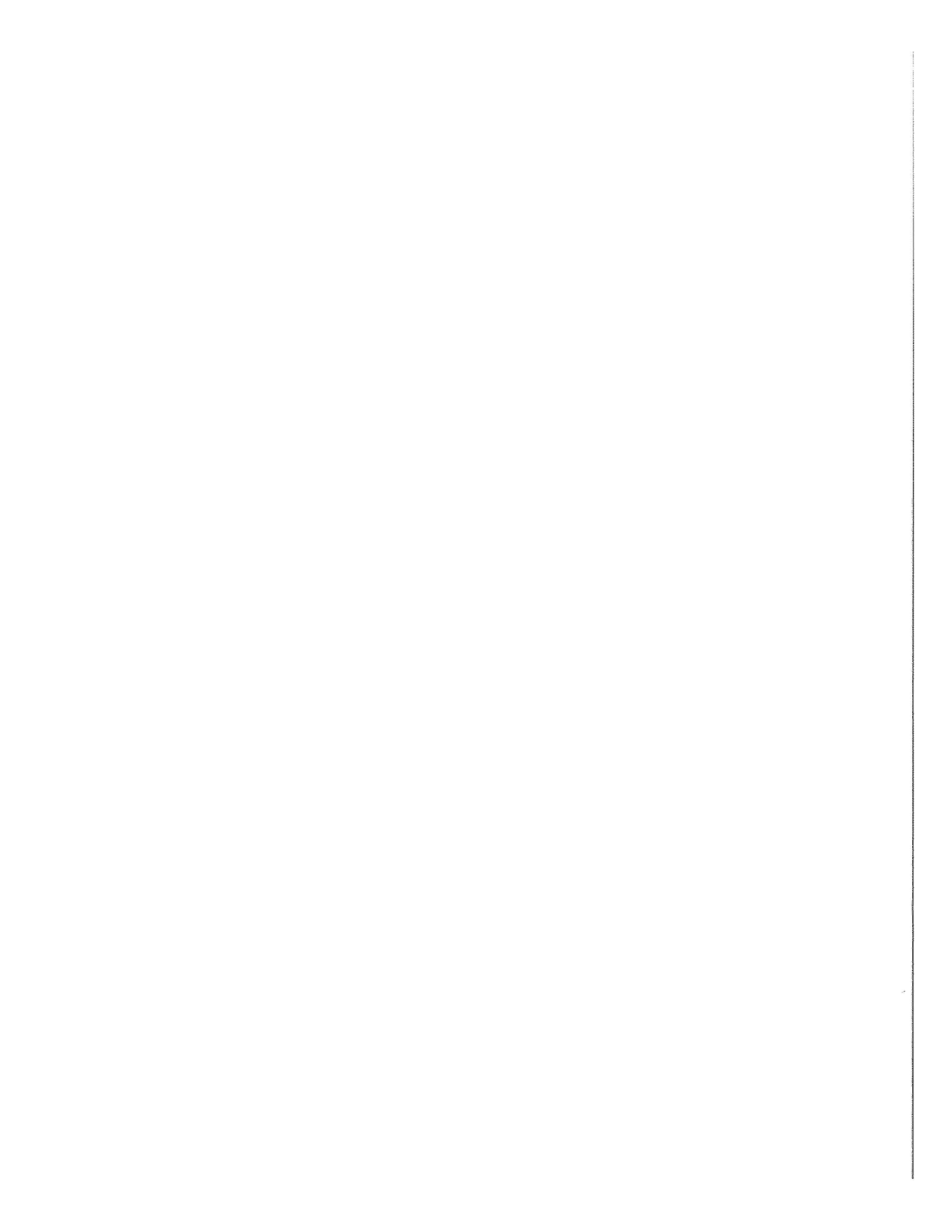
2. To preserve existing views of the surrounding hillside areas from the Valley.
3. To perpetuate the raising of farm animals in Happy Valley and protect the rights of residents to keep animals.
4. To maintain low levels of noise throughout the Plan Area.
5. To preserve the clear night view of the sky without interference from ground lighting sources, consistent with providing public safety.

E. ENVIRONMENTAL OBJECTIVES

1. To preserve heritage trees whenever feasible.
2. To enhance and increase wetlands and riparian habitats along the Plan Area creeks whenever feasible.
3. To protect wildlife corridors and valuable habitat areas.
4. To protect special status wildlife species.
5. To provide for development of the Plan Area in a manner which is consistent with the public health and safety, especially with respect to potential flooding, seismic, geologic, and fire hazards.

F. INFRASTRUCTURE OBJECTIVES

1. To facilitate the provision of water, sewer, and other utility systems within a well-integrated overall network.
2. To provide the opportunity for improved water and sewer service to Plan Area residents.
3. To develop a storm water drainage system which is adequate to accommodate significant storm conditions while meeting the Specific Plan environmental objectives.
4. To coordinate the timing and financing of infrastructure improvements.



V. LAND USE

The intent of the land use plan is to preserve the existing semi-rural character of Happy Valley while allowing for the development of a municipal golf course and additional homes. The following chapter translates the Specific Plan goals and objectives outlined in Chapter IV into the land use plan. The plan is presented in terms of an overall land use description, development standards, and design guidelines for each land use district within the Plan Area. The supporting circulation system is described in Chapter VI, and the public facility systems (water, sanitary sewer, storm drainage, etc.) are presented in Chapter VII.

A. OVERALL LAND USE PLAN DESCRIPTION

The various components of the land use plan are described below. The following text and Figure V-1 illustrate the six different subareas which together comprise the 860-acre Specific Plan Area. Table V-1 (housing summary) and Figure V-2 (land use plan) identify the planned densities and configurations of the proposed uses.

1. **The Spotorno Upper Valley Medium Density Residential Subarea** consists of 15 acres of developable land located on the back side of Spotorno Hill (northeast corner of Lot 97). Single-family detached and attached homes are permitted at an overall density not to exceed five homes per acre.
2. **The Spotorno Upper Valley Low Density Residential Subarea** contains approximately five acres of land located immediately east of the North Sycamore Specific Plan Area along Sycamore Creek on Lot 96. A maximum of five new single-family homes are planned in this subarea in addition to one existing home.
3. **The Golf Course Low Density Residential Subarea** consists of approximately 20 acres of land in southeast Happy Valley situated around the proposed Golf Course. This subarea is planned to accommodate up to 34 new approximately half-acre home sites and two one-acre homes (including the existing home on Lot 102 and a reconstruction of the existing home on Lot 103).
4. **The Greater Happy Valley Semi-Rural Density Residential Subarea** covers approximately 279 acres and includes all portions of Happy Valley located within the City's Urban Growth Boundary, except for the Golf Course Properties and the Spotorno Upper Valley Subareas. A density of one home per two acres is established for all but Lot 98 (33-acre Spotorno Flat Area next to Alisal Street) and Lots 110, 119, and 124. These lots have a density of one home per one-and-one-half acres in consideration for substantial agriculture/open space and trail easement dedications.
5. **The Golf Course Subarea** consists of approximately 165 acres of land planned for the development of an 18-hole municipal golf course, practice facility, clubhouse and related golf course uses, and a one-acre existing home site on Lot 105.

LAND USE SUBAREAS

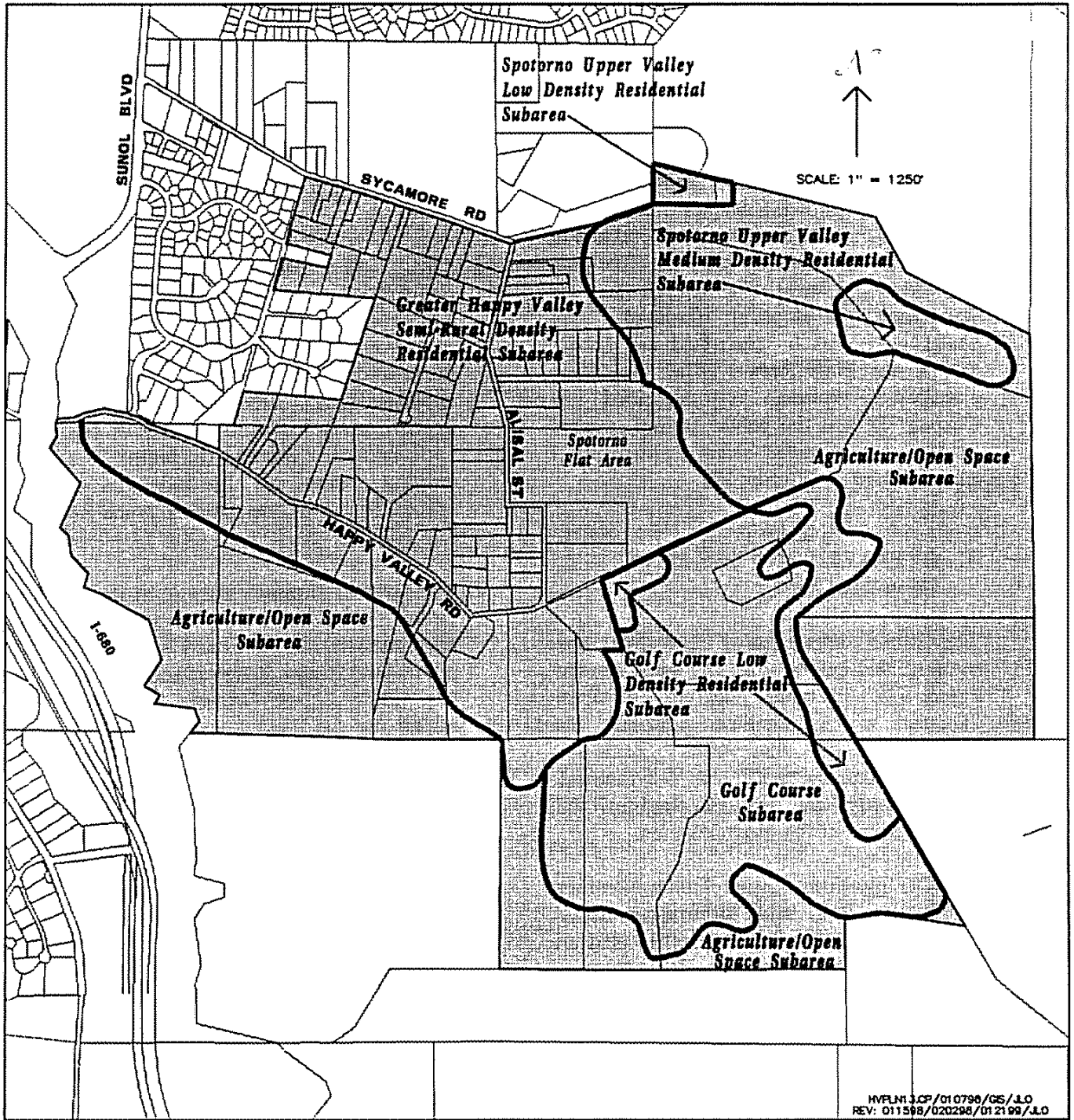
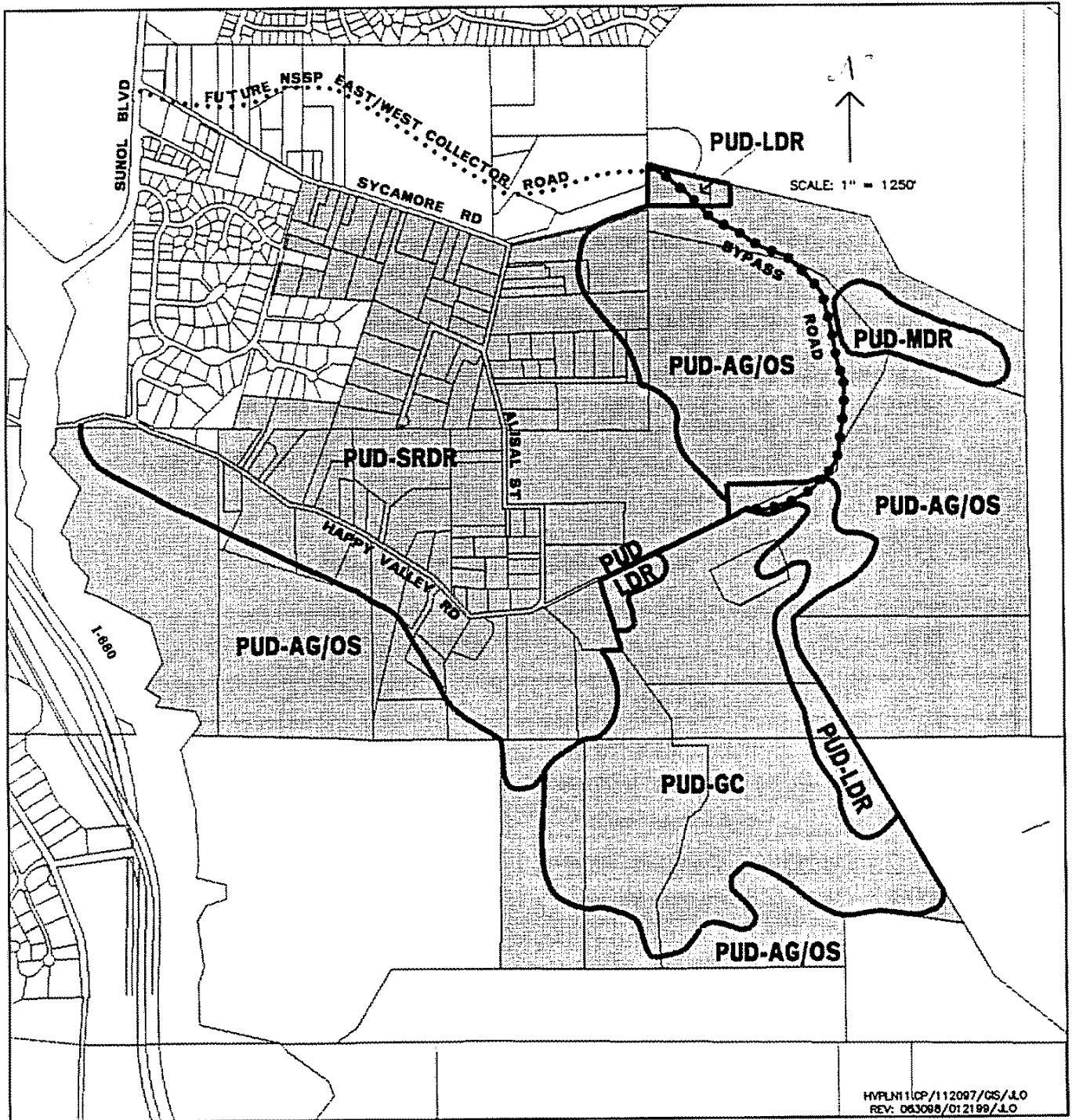


FIGURE V - 1



LAND USE PLAN



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FIGURE V - 2

LEGEND

- | | |
|-------------------------------------|--|
| PUD: Planned Unit Development | PUD-SRDR: Semi-Rural Density Residential |
| PUD-MDR: Medium Density Residential | PUD-GC: Golf Course |
| PUD-LDR: Low Density Residential | PUD-AG/OS: Agricultural/Open Space |



6. **The Agriculture/Open Space Subarea** generally includes land located within the Plan Area but beyond the City's Urban Growth Boundary line (approximately 376 acres). Included are 131 acres of hilly land located around the Golf Course which is to be purchased by the City in conjunction with the Golf Course Properties, 105 acres of the Spotorno Property, and 140 acres of smaller parcels located mostly south of Happy Valley Road. No residential development is allowed in this subarea other than one single-family home on existing lots of record as of September 16, 1986, which meet City

requirements for access, public safety, building site and architectural design, etc.

Residential densities identified in the above land use subareas may not be transferred from one subarea to another.

The Specific Plan includes six land use designations which relate to the above subareas. Land within the Plan Area will be pre-zoned to correspond to these designations and be subject to the City's Planned Unit Development (PUD) zoning requirements upon annexation. The existing and maximum housing counts for each PUD category are presented below in Table V-1.

**Table V-1
Housing Summary (by PUD District)**

PUD District	Location	Existing Homes	Maximum Potential New Homes ⁽¹⁾	Total
1. PUD-MDR	Spotorno Upper Valley	0	75	75
2. PUD-LDR	Spotorno Upper Valley	1	5	6
3. PUD-LDR	Portion of Golf Course Properties ⁽²⁾	2	34	36
4. PUD-SRDR	Greater Happy Valley ⁽³⁾	102	69	171
5. PUD-GC	Portion of Golf Course Properties ⁽²⁾	1	0	1
6. PUD-A/OS	Hills to east and south	5	0	5

Abbreviations:

PUD - Planned Unit Development
MDR - Medium Density Residential
LDR - Low Density Residential

SRDR - Semi-Rural Density Residential
GC - Golf Course
A/OS - Agriculture/Open Space

⁽¹⁾ Fewer homes may be determined necessary by the City, based upon a detailed evaluation of individual site constraints.

⁽²⁾ The "Golf Course Properties" consists of Lots 101-106 and a ten-acre portion of Lot 110.

⁽³⁾ Includes 33-acre Spotorno Flat Area next to Alisal Street.

B. DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

All development proposals within the Specific Plan Area will be subject to the City's Growth Management Program and the Planned Unit Development (PUD) plan review and approval process upon annexation. These are important planning steps which allow for detailed implementation of the Specific Plan. The PUD process shall involve design review by staff of all home additions and new custom homes with notice provided to property owners and residents within 300 feet of the project site for all additions exceeding 500 square feet in floor area and all new homes. All non-custom homes and Golf Course improvements shall be subject to the City's PUD development plan review and public hearing process.

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

Design guidelines are intended to assist developers and homeowners in the preparation of plans for new construction in a manner which will be consistent with the unique character of the Happy Valley Neighborhood. These will also be used by the City in its review of project plans for consistency with the Specific Plan.

Guidelines are intended to be flexible in that they need not be applied in cases where the City finds that the implementation of a superior design solution can be achieved.

Site development standards and design guidelines are not to be retroactively applied to existing development where no new construction is proposed.

Standards and design guidelines for each subarea are presented below. Following these are provisions intended to: (1) help protect common agricultural practices within the PUD-SRDR and PUD-A/OS Districts; and (2) regulate future construction activities.

1. PUD-Medium Density Residential District (Upper Spotorno Valley)

- a. **Purpose.** The purpose of the PUD-MDR District is to guide the development of housing in this 15-acre area of outstanding natural quality.
- b. **Land Use Standards.**
 - 1) **Permitted Uses:** The following uses shall be permitted in the PUD-MDR District:
 - a) Single-family detached and attached housing;
 - b) Household pets;
 - c) Accessory structures and uses, including but not limited to a private garage, living area without a kitchen, enclosed storage, and greenhouse;
 - d) Common recreation area and buildings for primary use by residents of the PUD-MDR District;
 - e) Small family daycare home;
 - f) Public trails; and

g) The continuance of agricultural uses employed on the property within five years prior to annexation to the City until such time as residential development in the PUD-MDR District commences.

2) Conditional Uses: The following uses shall be permitted in the PUD-MDR District upon the granting of a use permit in accordance with the regulations prescribed in the Pleasanton Municipal Code:

- a) Nursing home for not more than six patients;
- b) Home occupation;
- c) Large family daycare home;
- d) Secondary (dwelling) unit; and
- e) Temporary subdivision sales office.

c. Site Development Standards. To be determined at the time of PUD development plan approval.

A visual analysis shall be conducted for this area to evaluate the potential impacts of development on the outlying community in northwest Pleasanton. Measures shall be taken to minimize the off-site visibility of development in this area to the greatest extent feasible.

d. Design Guidelines. To be developed at the time of PUD development plan approval.

2.-3. PUD-Low Density Residential District (Spotorno Upper Valley and Golf Course Properties Housing Areas)

a. Purpose. The purpose of the PUD-LDR District is to provide for

development of home sites in two locations within the Plan Area. The first is the five-acre portion of the Spotorno Upper Valley and the second is the 20-acre portion of the Golf Course Properties.

b. Land Use Area Flexibility. The 20-acre PUD-LDR portion of the Golf Course Properties is considered to be flexible with respect to configuration and may be refined to accommodate the final Golf Course design.

c. Land Use Standards.

1) Permitted Uses: The following uses shall be permitted in the PUD-LDR District:

- a) Single-family detached housing;
- b) Household pets;
- c) Accessory structures and uses, including but not limited to a private garage, living area without a kitchen, enclosed storage, and greenhouse;
- d) Common recreation area and buildings for private use by residents of the PUD-LDR District;
- e) Small family daycare home;
- f) Public trails; and
- g) The continuance of agricultural uses employed on the property within five years prior to annexation to the City until such time as residential development in the PUD-LDR District commences.

2) Conditional Uses: The following uses shall be permitted in the PUD-LDR District upon the granting of a use permit in accordance with the provisions of the Pleasanton Municipal Code:

- a) Nursing home for not more than six patients;
- b) Home occupation;
- c) Large family daycare home;
- d) Secondary (dwelling) unit; and
- e) Temporary subdivision sales office.

d. Site Development Standards.

- 1) Minimum parcel size, parcel dimensions, and building setbacks; and maximum building height: To be determined at the time of PUD development plan approval. Substantial building setbacks from the Bypass Road should be applied where feasible in order to reduce noise impacts and enhance the Road's view corridor.
- 2) Accessory structure height and yard setbacks: To be determined at the time of PUD development plan approval.
- 3) Minimum parking: Two garage-parking spaces with four total on-site spaces.
- 4) View corridors: The siting and height of homes and other buildings located in the vicinity of the northern property line of the Golf Course Properties shall be established based upon providing maximum view potential of the Golf Course from the southern Alisal Street area.
- 5) Assuming that the terms of a land swap can be agreed upon between the owner of Lot 98 and the City, three additional one-half-acre minimum-sized parcels on Lot 98 and one additional one-half-acre minimum-sized parcel on Lot 101 may be permitted as generally indicated on Appendix A of the Specific Plan. The three new Lot 98 parcels shall be subtracted from the up-to-75 parcels which are otherwise permitted in the Spotorno MDR Area in order to facilitate this change.

e. Design Guidelines.

- 1) Golf Course homes should be designed to enhance the view of the Golf Course area from the Bypass Road. New Golf Course homes visible from the Bypass Road entry to Happy Valley should be designed and oriented to enhance the view of the area for arriving motorists.
- 2) The remaining design guidelines for the PUD-LDR District should be determined at the time of PUD development plan approval.

4. PUD-Semi-Rural Density Residential District (Greater Happy Valley)

a. Purpose. The purpose of the PUD-SRDR District is to guide future development in such a way as to maintain the semi-rural character of the Greater Happy Valley. The ranchette lotting pattern, ranch style architecture, informal landscaping, varieties of open fencing, and the keeping of farm animals are all components of the character which the Specific Plan seeks to perpetuate.

b. Land Use Standards.

- 1) Permitted Uses: The following uses shall be permitted in the PUD-SRDR District:
 - a) Single-family detached housing;
 - b) Household pets;
 - c) Accessory structures and uses, including but not limited to a barn, stable, coop, tank house, private garage, living area without a kitchen, enclosed storage, and recreation room;
 - d) Common recreation area and buildings for private use by residents of individual projects;
 - e) Small family daycare home;

- f) The keeping of farm animals on a lot of at least 40,000 square feet in area:
 - (1) Fifty mature fowl (chickens, ducks, geese, turkeys) or rabbits or Guinea pigs or other similar small animals or any combination thereof, for each 20,000 square feet of lot area; or
 - (2) Two mature sheep, or goats, or llamas, or other similar domestic animals; or one mature cow, or horse, or other similar domestic animal, or any combination thereof, for each 20,000 square feet of lot area;
 - g) Greenhouse;
 - h) Field crops, horticultural specialties;
 - i) Orchard, vineyard;
 - j) Public water and/or sewer pump station; and
 - k) Public trails.
- 2) Conditional Uses: The following uses shall be permitted in the PUD-SRDR District upon the granting of a use permit in accordance with the provisions of the Pleasanton Municipal Code:
- a) Nursing home for not more than six patients;
 - b) Home occupation;
 - c) Large family daycare home;
 - d) Secondary (dwelling) unit;
 - e) Religious institution;
 - f) Boarding or private stable, including horse barn(s), storage structure(s), and riding areas;
 - g) Temporary subdivision sales office; and
 - h) Public park.
- 3) Non-Conforming Uses: The following non-conforming use standards shall be applied in the PUD-SRDR District:
- a) Existing businesses and home occupations: Legal non-conforming businesses and home occupations existing at the time of property annexation to the City which are not listed under Subsections 4.b.1) and 4.b.2) above may remain in operation. However, such uses may not be expanded.
 - b) Existing multiple dwellings: Second and third dwelling units existing on a single parcel of land at the time of property annexation to the City are permitted to remain as legal non-conforming uses subject to the provisions of Chapter 18.120 of the Municipal Code.
 - c) Existing agricultural uses: Agricultural uses, which do not conform to Subsection 4.b.1., existing at the time of property annexation to the City are permitted to remain as legal non-conforming uses subject to the provisions of Chapter 18.120 of the Municipal Code.
- 4) Accessory Buildings and Pens: Accessory buildings and pens existing at the time of property annexation to the City which do not pose a safety hazard are permitted to remain, regardless of the standards contained within this section pertaining to minimum yard setbacks, and maximum building height. However, such buildings and pens may not be expanded in such a way as to increase these non-conformities.

c. Site Development Standards.

- 1) Maximum density: one home per two acres. (Exceptions: At the landowners' option, one additional parcel beyond this density limit [four total] may be permitted at the 6.4-acre PUD-SRDR portion of Lot 110, up to six additional parcels [22 total] may be permitted at the 33-acre PUD-SRDR portion of Lot 98, up to one additional parcel [three total] may be permitted at the 4.5-acre PUD-SRDR portion of Lot 119, and up to two additional parcels [eight total] may be permitted at the 12-acre PUD-SRDR portion of Lot 124 in return for major dedication of open space land or agriculture/open space easements to the City at the time of final subdivision map approval. In addition, a density transfer allowing one additional lot may be permitted for Lot 119 in return for the dedication of a major agriculture/open space easement at the option of the landowner. The transfer of this lot shall be permitted to another area designated as SRDR and exceeding 4.5 acres within a lot located in the Specific Plan Area. The owner of the sending lot [119] shall be responsible for negotiating the transfer with the receiving property owner. City approval of the transfer shall be considered during the tentative subdivision map review process for the receiving lot. In no case may the overall density of the SRDR portion of the receiving lot become less than one home per one-and-one-half acres.)
- 2) Minimum parcel size: one acre.
- 3) Minimum parcel dimensions: width - 175 feet; depth - 175 feet.
- 4) Minimum principal house setbacks: front yard - 35 feet; side yards - 25 feet; rear yard - 35 feet.
- 5) Maximum principal house height: 30 feet, as measured from the highest to the lowest elevations of the building.
- 6) Minimum parking: Two garage-parking spaces with four total on-site spaces.
- 7) Accessory structures maximum building height - 25 feet; minimum front yard setback - 35 feet; minimum side and rear yard setbacks for accessory structures of 100 square feet or less in area and 15 feet or less in height - 10 feet; and minimum side and rear yard setbacks of accessory structures greater than 15 feet in height and/or 100 square feet in area - 20 feet.
- 8) View Corridors: The siting and height of structures and landscaping located on Lots 98, 99, and 100 shall be established based upon providing maximum view potential of the Golf Course from the vicinity of southern Alisal Street. This may require a reduction in the minimum building setbacks provided in Sections 4.c.4) and 4.c.7). In addition, larger lots concentrated near Alisal Street shall be integrated into the Lot 98 (Spotorno Flat Area) PUD development plan to provide maximum view potential of the Golf Course from the vicinity of southern Alisal Street. Smaller lots of not less than one acre in size shall be encouraged at the eastern end of the PUD-SRDR portion of Lot 98 in order to compensate for the larger lots near Alisal Street and the open space corridor.
- 9) A maximum floor area ratio of 25 percent for two-story buildings and

40 percent for one-story buildings shall be applied for new homes on Lot 98. One-story homes are encouraged in this area, and a minimum of six homes in the Spotorno Flat Area shall be limited to one story in height.

- 10) Vehicular access to future parcels on Lot 98 from Alisal Street may be considered during the PUD development plan review process for Lot 98.
- 11) The owners of Lots 119 and 124 shall have the option of applying either the Urban Growth Boundary line as shown for their lots on Figure V-2, or as shown on Appendix B of this Specific Plan.
- 12) Joint acceptance of an agricultural operations document (guidance regarding animal shelter construction, fire control, animal-grazing densities, noise, dust, odor control, etc.) should be pursued between the owners of large lots containing agriculture/open space areas and the City prior to annexation. The document shall include agricultural operations provisions similar to existing State and County standards and promote agricultural business in the Happy Valley Area.
- 13) The owner of Lots 97 and 98 may apply for PUD development plan approval of one "ranch compound" to consist of a single-family home and ranch buildings on this property. Development plan approval shall be contingent upon compliance with City standard design requirements and adequate visual screening of buildings from outlying areas of Pleasanton as demonstrated through a visual analysis.

d. PUD Development Plan Review.

Existing lots located at least partially within the PUD-SRDR District and containing a total of six or more acres shall be subject to the standard PUD development plan review process in accordance with Section 18.68 of the Pleasanton Municipal Code. All other lots in the SRDR District shall be included in a single PUD development plan to be prepared and adopted by the City following adoption of this Specific Plan.

e. Design Guidelines.

- 1) Overview. Happy Valley architectural design is generally informal in character and reflects the agricultural heritage of the Neighborhood. The Valley contains a rich diversity of lot patterns, building siting, landscape design, and open space elements which the Specific Plan strives to preserve.
- 2) Objectives. The design objectives of the PUD-SRDR District are to:
 - a) Maintain the area's existing semi-rural character.
 - b) Maintain the open-space feeling between adjacent homes and other structures.
 - c) Minimize the visual prominence of homes.
 - d) Encourage diversity in landscape design.

3) Site Planning.

- a) *New houses and other structures should be sited to minimize impacts on neighboring properties.*

Residents live in Happy Valley for many reasons, but open space views and the semi-rural character of the area are two of the Neighborhood's major attributes. Placement of new structures should be sensitive to conditions on nearby properties and should not adversely impact the neighbors' enjoyment of their properties if other reasonable site layout and design options are available.

- b) *House entries and porches should be oriented to adjacent roadways.*

Most existing home entries present an inviting and neighborly appearance to the fronting road. This character should be carried over to new homes built in the area.

- c) *Accessory structures detached from the main house are encouraged.*

The semi-rural character of Happy Valley is reinforced by smaller buildings clustered around homes. Locating garages, work studios, and other spaces in detached structures will continue this tradition.

- d) *The width of homes should be limited to not more than 50 percent of the lot width.*

Happy Valley is generally characterized by homes on large lots where structures are surrounded by substantial open space. However, some of the lots have been further subdivided over time and now have

relatively narrow frontages. Development of homes occupying a large percentage of these frontages could substantially change the character of the Neighborhood to more of a suburban rather than a semi-rural community. Development on narrow, deep lots should therefore emphasize structures with narrow width dimensions along the parcel frontages.

- e) *Grading for development of hilly areas in the vicinity of Happy Valley Road should respect the natural land forms.*

- Grading should be limited as much as feasible. Pads for structures and yard areas should be stepped with the hillside slope rather than creating large flat areas to accommodate uses on the same level.

- Grading which modifies the tops of hills and/or interrupts natural hill forms could be detrimental to the natural beauty of the area and should be avoided whenever other reasonable alternatives are available.

- Where cuts and fills are necessary, contour grading shall be used which blends new grades with existing ones. Straight and geometric lines on graded slopes should be avoided.

- f) *Home sites should be clustered where appropriate to preserve open space and view corridors.*

The clustering of homes on one-acre-minimum-sized lots is encouraged where common open space and scenic view corridors can be provided within the SRDR Subarea.

4) Architecture.

- a) *A diversity of architectural styles suitable to Happy Valley's semi-rural character is encouraged.*

The generally informal character of the Neighborhood's structures should be reinforced. Informal architectural styles reflective of California's heritage such as ranch-style homes are strongly encouraged while more formal styles reflecting Neo-Colonial, European Estate, or similar architecture should not be permitted.

- b) *Front porches and other elements which facilitate Neighborhood interaction and add visual interest to homes are strongly encouraged.*

These elements can serve to reinforce the social character of Happy Valley while at the same time creating interesting details and variety through the play of light and shadow on building facades.

- c) *Building heights and forms should be similar to those currently existing in Happy Valley.*

- One-story structures are strongly encouraged.
- One- and two-story combination structures are acceptable. One-story elements are especially suitable at entries and in situations where new structures are close to property lines.
- Two-story structures are generally discouraged, but can be acceptable if building masses are broken up with attached one-story elements such as porches or entry roofs.

- Pitched gable and hip-roof forms, rather than flat roofs, are strongly encouraged.

- d) *The visual prominence of garage doors should be minimized.*

Happy Valley has an overall character that emphasizes home entries and landscaping as opposed to more typical suburban developments where three- or four-car garages and narrow lots often result in a substantial portion of the road facing house facade being devoted to garage doors. New construction should seek to limit the amount of garage fronts visible from adjacent roads. The following techniques should be used:

- Place garage doors so that not more than two doors face the fronting road.
- Arrange landscaping to block views of garages wherever possible.
- Use multiple garage doors rather than single larger doors.

- e) *House entries should be proportionate in size to the structure.*

Homes in Happy Valley generally have inviting entries facing adjacent roads. New homes should follow this pattern. One-story entries are strongly encouraged while formal entries exceeding a story and a half should be prohibited for being out of keeping with the informal, semi-rural character of the area.

5) Landscaping.

- a) *Substantial planted landscaping along with other soft surface landscaping between structures and fronting roadways is encouraged.*

Substantial landscaping can minimize the visual impact of structures on the semi-rural character of the area and subordinate architecture to the natural beauty of Happy Valley. Also, the use of gravel or shale for driveways leading to individual homes, rather than concrete or blacktop, should be considered.

- b) *Informal landscape planting is encouraged to reflect the existing character of Happy Valley.*

- c) *Decorative driveway entry pylons, if provided, should be constructed of wood or stone.*

Materials which relate in a positive way to Happy Valley's heritage are encouraged. New materials such as stucco and brick are discouraged.

- d) *Where fencing is desired, only open fencing should be permitted along roadways and between properties.*

- Happy Valley is characterized by a variety of wood and wire fencing with a strong relationship to the area's agricultural heritage. Consisting largely of wood post and rails and wire, the fencing maintains a sense of open land and minimizes the impression of the area being divided into separate ownerships. A continuation of this type of fencing is strongly encouraged.

- Although open in character, chain-link fencing is inappropriate along roadways and should not be permitted in front setback areas. Its use may be considered in locations not visible from public roadways but is not encouraged.

- Solid fencing detracts from Happy Valley's open character and is discouraged except in cases where necessary to maintain privacy around special use areas such as swimming pools. Solid fencing should not be permitted within the front yard setback.

- e) *Paved shoulders for parking next to public roadways should not be permitted.*

Much of the character of Happy Valley is derived from the area's narrow roads, unpaved shoulders, and fence lines close to the road's edge. Paved areas for vehicular parking near roads would disrupt this character and the general visual continuity of the public roadways.

- f) *Outdoor lighting should be subdued in brightness.*

Because of Happy Valley's location at the edge of the City and its lack of street lighting, the ambient light level at night is very low. Views of the night sky are one of the pleasures of living in the Valley which could otherwise be diminished by glaring light sources or overall increased levels of light. Lighting fixtures should therefore be selected with care to accomplish the identified task (e.g., entry identification, security,

etc.) without unnecessary glare or light spill. Individual light fixtures exceeding 200 watts and/or located more than eight feet above the ground surface should be shielded to direct the light down and minimize its visibility from roadways and adjacent properties.

6) Other.

- a) *Street address numbers on mail boxes, driveway entry pylons, and separate identity plaques are encouraged.*

The use of these will assist visitors in finding their destination and reinforce a strong existing character element of the Neighborhood.

- b) *Individualized mail boxes are encouraged where permitted by the Post Office.*

Painted mail and newspaper boxes, and specially designed receptacles can add visual interest as well as individuality and charm to the area.

- c) *Retention and preservation of old water towers, windmills, barns, and interesting agricultural structures is encouraged.*

Many of these older structures serve to recall Happy Valley's agricultural heritage. While they may sometimes be inconveniently sited with respect to future development, strong consideration should be given to restoring interesting structures in place or relocating them elsewhere on the property.

5. PUD-Golf Course

- a. **Purpose.** To create an 18-hole, walkable municipal golf course which provides an interesting challenge and quality experience for golfers spanning the full spectrum of golfing abilities.

- b. **Land Use Area Flexibility.** The 165-acre PUD-GC portion of the Golf Course Properties is considered to be flexible with respect to configuration and may be refined to accommodate the final Golf Course design.

c. **Land Use Standards.**

- 1) Permitted Uses: The following uses shall be permitted in the PUD-GC District:

- a) Golf course;
- b) Non-illuminated practice range;
- c) Clubhouse (including retail sales);
- d) Snack bar;
- e) Restaurant, dining, bar, and banquet facilities;
- f) Administrative office for on-site golf activities which are ancillary to the course;
- g) Golf instruction;
- h) Golf club repair;
- i) Accessory structures and uses, including but not limited to refreshment stands, restrooms, golf cart storage, equipment storage, petroleum products storage, water tank, and water and sewer pumping facilities;
- j) Public parking;
- k) Electric golf carts;
- l) Watchman's quarters;

- m) One-acre residential site at Lot 105, subject to the standards contained in the PUD-LDR District;
- n) The continuance of agricultural uses employed on the property within five years prior to annexation to the City until such time as Golf Course development commences; and
- o) Public trails and staging area.

d. Site Development Standards. To be determined at the time of PUD development plan approval.

The following additional standards shall be applied to the Golf Course in order to mitigate potential noise impacts: (1) gasoline-powered golf carts shall not be permitted on the Course; and (2) if the Golf Course clubhouse has a public address system (e.g., for calling golf parties to the first tee), then the system must have volume control and must be operated at a volume ensuring that announcements will not be audible at the nearest residence.

e. Design Guidelines.

- 1) Overview. The Golf Course will bring a different character of landscaping to Happy Valley. Irrigated fairways and manicured greens will be developed within open grazing land.
- 2) Objective. The objective of the PUD-GC District is to integrate the character of the Golf Course with the surrounding natural environment and semi-rural character of the Happy Valley area.

3) Site Planning.

- a) *Grading which contrasts with the natural land forms of the area should be minimized.*

The Golf Course will be visible from throughout Happy Valley. Although grading will be necessary to form the Course, it should be designed to visually blend into the natural contours of the existing site as much as possible.

- b) *The clubhouse and other structures should be adapted to the natural topography of the area.*

While the clubhouse may be a prominent structure, it should be designed to fit comfortably into the topography and relate to nearby natural land forms.

- c) *Views of Golf Course road, parking lot, and service areas from the outlying Happy Valley area should be minimized.*

The Golf Course site is currently natural in character. While this character will change somewhat with construction of the Course, disruption to the overall open-space quality of the area should be minimized through careful site planning, landscaping, and screening.

- d) *The Golf Course shall be designed to minimize the risk of accident posed by stray balls.*

Operation of the Golf Course will bring with it the potential for safety hazards to golfers, adjacent residents, and the users of nearby trails. These hazards will be posed by stray golf

balls which could cause injury. Such potential hazards shall be minimized through the Golf Course design and its relationship to adjacent housing and trails.

4) Architecture.

- a) *The clubhouse and other golf-related structures should be designed to be compatible with the semi-rural character of the Happy Valley area.* Low, ranch-style architecture is encouraged.

5) Landscaping.

- a) *Landscape design and plant materials should enhance the natural appearance of the site.*

While the design of the Course will require some special landscaping and plant materials, the overall landscape design should reflect and enhance the natural appearance of the site through the use of native trees, shrubs, and ground cover.

- b) *Maintain panoramic views from the Golf Course clubhouse.*

The location and ultimate size of trees to be planted on the Golf Course should preserve the panoramic views from the clubhouse to the north and west.

- c) *Accessory buildings and service areas should be screened through grading and landscaping.*

Areas which are generally less attractive, including golf cart storage and service areas, should be screened from view of the Happy Valley area

with appropriate grading and landscaping to blend with the natural character of the area.

- d) *Lighting should be subdued.*

Light sources should be shielded to direct light down toward the ground and avoid creating bright spots of light when viewed from adjacent residential areas. Lighting should be designed to avoid negative impacts on the current low ambient light levels in Happy Valley.

6. PUD-Agriculture/Open Space

- a. **Purpose.** To provide for the public health and safety; protect the agricultural, open space, scenic, and wildlife habitat qualities of the hills which border Happy Valley; and provide public access to some of these areas by way of an integrated system of public trails.

b. **Land Use Standards.**

- 1) Permitted Uses: The following uses shall be permitted in the PUD-A/OS District:

- a) One single-family home on an existing lot of record as of September 16, 1986, which meets City requirements for access, public safety, and site and architectural design;
- b) Household pets;
- c) Accessory structures and uses, including but not limited to a barn, stable, coop, corral, vehicle and farm equipment, garage, living area without a kitchen, storage shed, and recreation room;
- d) Small family daycare home;

- e) Livestock ranching (grazing) operation;
- f) Orchard and vineyard;
- g) Field crops and horticultural specialties;
- h) Other agricultural uses employed on the property within five years prior to annexation to the City;
- i) Water storage tank and pump station;
- j) Public open space; and
- k) Public trails.

2) Conditional Uses: The following uses shall be permitted in the PUD-A/OS District upon the granting of a use permit in accordance with the provisions of the Pleasanton Municipal Code:

- a) Nursing home for not more than six patients;
- b) Home occupation;
- c) Large family daycare home;
- d) Park;
- e) Public trail staging area;
- f) Boarding or private stable, including horse barn, storage structure, and riding areas;
- g) Community garden; and
- h) Community-serving commercial activities such as a pumpkin patch.

3) Non-Conforming Uses: The following non-conforming use standards shall be applied in the PUD-A/OS District:

- a) Existing businesses and home occupations: Legal non-conforming businesses and home occupations existing at the time of property annexation to the City which are not listed under Sections 6.b.1. or 6.b.2. above may remain in operation. However, such uses may not be expanded.

- b) Existing multiple dwellings: Second and third dwelling units existing on a single parcel of land at the time of property annexation to the City are permitted to remain as non-conforming uses subject to the provisions of Chapter 18.120 of the Municipal Code.

4) Accessory Buildings and Pens:

Accessory buildings and pens existing at the time of property annexation to the City which do not pose a safety hazard are permitted to remain, regardless of the standards contained within this section pertaining to minimum yard setbacks and maximum building height. However, such buildings and pens may not be expanded in such a way as to increase these non-conformities.

c. Site Development Standards.

- 1) Minimum parcel size: parcel areas designated as Agriculture/Open Space may not be further subdivided.
- 2) Minimum parcel dimensions: same as existing A/OS area dimensions.
- 3) Minimum principal house setbacks: front yard - 35 feet; side yards - 25 feet; rear yard - 35 feet.
- 4) Maximum principal house height: 30 feet, as measured from the highest to the lowest elevations of the building.
- 5) Minimum parking: Two garage-parking spaces with four total on-site spaces.
- 6) Accessory structures: maximum building height - 25 feet; minimum front yard setback - 35 feet; minimum side and rear yard setbacks for accessory structures of 100 square feet

or less in area and 15 feet or less in height - 10 feet; and minimum side and rear yard setbacks of accessory structures greater than 15 feet in height and/or 100 square feet in area - 20 feet.

- 7) **Agriculture/Open Space preservation:** The A/OS land to be acquired by the City in conjunction with the purchase of the "Golf Course Properties" shall be retained primarily as permanent public open space.
- 8) **Open space/residential density considerations:** When a parcel of land contains both PUD-A/OS and PUD-SRDR designations, existing homes located in the PUD-A/OS portion of the parcel shall not be counted while calculating housing density for the PUD-SRDR portion of the parcel.

d. Design Guidelines.

- 1) **Overview.** Most of the hillside area adjacent to Happy Valley will be preserved as agriculture and open space.
- 2) **Objectives.** The design objectives of the PUD-A/OS District are to:
- a) Maintain the visually open character of the area.
 - b) Maintain the agricultural character of the area.
- 3) **Site Planning.**
- a) *New structures should be sited to minimize their visibility from the vicinity of the Happy Valley Loop roads.*
New structures should be placed out of sight of the Happy Valley Loop roads area unless no reasonable alternatives exist.

b) *Grading for development of hilly areas should respect natural land forms.*

- Grading should be limited as much as feasible. Pads for structures and yard areas should be stepped with the hillside slope rather than creating large flat areas to accommodate uses on the same level.
- Grading which modifies the tops of hills and/or interrupts natural hill forms could be detrimental to the natural beauty of the area and should be avoided whenever other reasonable alternatives are available.
- Where cuts and fills are necessary, contour grading shall be used which blends new grades with existing ones. Straight and geometric lines on graded slopes should be avoided.

4) **Architecture.**

- a) *All structures should reflect the agricultural heritage of the Neighborhood.*
Building forms should relate to the older structures in the Happy Valley area. Pitched roofs, combinations of larger and smaller building volumes, and wood siding are encouraged.

5) **Landscaping.**

- a) *Landscaping should maintain the informal character that currently exists.*
The Happy Valley area's informal tree groupings and windbreaks should be maintained and reinforced with any new landscaping.

6) Other.

- a) *Fencing should be reflective of the character of existing agricultural fencing in the Happy Valley area.*

7. Potential Agricultural/
Non-Agricultural Use Conflicts

When urban development occurs in close proximity to agricultural uses, conflicts may arise over common agricultural practices. This Specific Plan recognizes that permitted agricultural pursuits conducted in accordance with good practice and maintenance are desirable and should not be deemed as a nuisance. This Plan further intends to maximize the protection of agricultural areas from urban encroachment by making the future owners/tenants of land within the Plan Area aware of the nearby location and potential impacts of agricultural operations prior to moving to the area. In order to help ensure protection, the recorded deed of sale of all subdivided parcels, and all property rental/lease agreements within the Plan Area should include a signed statement by the future owner/tenant stating that:

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

equipment, and traffic. Permitted agricultural pursuits conducted in accordance with good practice and maintenance are not deemed by the City of Pleasanton to be a nuisance."

8. Construction Activities

Construction activity requirements are presented below which are intended to ensure that future development proceeds safely and in a manner which minimally impacts the existing and future Plan Area residents. These relate to the timing of construction activity, as well as geologic and other public health and safety considerations.

- a. **Construction Timing.** Construction of the Golf Course, housing, roads, other infrastructure, and other site improvements shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday.
- b. **Construction Dust Control.** Future development within the Specific Plan Area will result in dust and other particulates during site preparation and construction activities. In order to avoid adverse impacts on air quality, the following measures shall be implemented:
- 1) During the construction period, all active unpaved construction areas (residential, Golf Course, roads, and infrastructure) shall be watered as needed, or treated with soil stabilizers in order to avoid dust, and exposed stockpiles of dirt or sand shall be enclosed, covered, or treated with dust-preventives.

- 2) If soil material is carried on public or private roads, such roads shall be swept daily with water sweepers to control dust.
- 3) In graded construction areas, replacement vegetation shall be planted as quickly as possible. Graded areas that remain inactive for ten days or more during the rainy season (i.e., October 1 to April 1) without permanent replanting should be hydroseeded or stabilized to inhibit dust.
- 4) Excavation and grading shall be suspended when winds (instantaneous gusts) exceed 25 miles per hour.

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

- 1) A soils and geotechnical report shall be prepared for all individual development projects proposed within the Specific Plan Area. Analysis presented in the geotechnical report shall conform with the California Division of Mines and Geology recommendations presented in the "Guidelines for Evaluating Seismic Hazards in California." All development projects shall comply with the requirements of the State Alquist-Priolo Act and seismic safety criteria established by the City of Pleasanton. Projects located within the alluvial deposits of Happy Valley shall specifically address the potential for

liquefaction. Projects located within the upland areas or adjacent to steep slopes of upland areas shall specifically address the potential for seismically-induced landsliding. The report shall be submitted to the City for review by a qualified consulting geotechnical engineer reporting to the City. The projects shall incorporate all recommendations of the City's consulting engineer into the design.

- 2) A slope-stability analysis (addressing static and pseudo-static conditions) shall be prepared by a licensed Geotechnical Engineer and included in the geotechnical report for any proposed residential development or roadway construction in areas with slopes steeper than 20 percent or within or adjacent to existing landslides. Recommendations shall be included for the control of surface drainage, adequate groundwater drainage, and slide mass removal or stabilization, if necessary. The analysis shall be supported by an investigation of site-specific conditions that shall include but not be limited to the following:

- estimated recency of slope failures and potential for continued movement;
- depth of existing landslides or colluvial deposits and characterization of slide plane(s);
- shear strength data for subsurface materials at the project site;

- groundwater level data which characterizes seasonal fluctuations; and
- justification of seismic coefficient used in pseudo-static analysis.

Reports shall also provide recommendations for control of surface drainage, groundwater drainage, and slide mass removal or stabilization, if necessary.

Proposed cut-and-fill slope designs shall have factors of safety not lower than 1.5 under static conditions and 1.0 under seismic shaking conditions. In the context of slope-stability analysis, "factor of safety" describes numerically the ratio of forces which drive (cause) slope failure to the forces which resist failure.

All grading plans, cut-and-fill slope design, compaction procedures, and retaining structure designs shall be prepared by a licensed civil engineer and include the appropriate recommendations from the approved geotechnical report. Grading plans shall, to the extent possible, minimize the earth-moving activity and site grading in areas of potential land instability. All grading plans and slope designs shall be submitted to, and approved by, the City of Pleasanton prior to implementation.

The development design shall, to the extent possible, avoid placing structures and utilities on or near the tops of slopes or in the shallow subsurface of slopes. Those improvements that are

placed on slopes, or within ten feet of the tops of slopes, shall be approved for construction by a licensed Geotechnical Engineer or Certified Engineering Geologist.

All grading and slope-preparation activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.

3) The final geotechnical report for grading plans shall be prepared by a professional engineer and submitted to the City for approval. The report shall address the potential for delayed consolidation within deep fills and associated land surface subsidence. The report shall provide specific recommendations for:

- fill-compaction specifications which consider the likelihood of eventual saturation and wetting and drying cycles for fill materials;
- removal of colluvial material or weathered rock which may be subject to consolidation under the load of proposed fills;
- design which minimizes the variability of fill thickness within fills which underlie structures or other improvements at the project site; and
- design and operation of adequate subsurface drainage systems for fills (particularly for fills beneath heavily irrigated areas or other water sources such as swimming pools or detention basins). Drainage systems for the

fills shall be designed to minimize maintenance and ensure long-term performance. Flow from the drainage system shall be controlled so as not to cause or contribute to erosion of existing drainage channels.

- 4) Expansive soil conditions shall be properly investigated. Building foundations and improvements on expansive soils shall consist of drilled pier and grade beams, deepened footings (below expansive soil), or post-tensioned slabs. Alternatively, expansive soils shall be removed and replaced with compacted non-expansive soil prior to foundation construction. Sub-grade soils for pavements shall consist of moisture-conditioned, lime-treated, or non-expansive soil. Surface and subsurface water shall be directed away from foundation elements to minimize variations in soil moisture.
- 5) An earthquake hazards information document shall be prepared by the City for the Plan Area. This document shall describe the potential for strong ground-shaking, potential effects of such shaking, and earthquake-preparedness procedures. The sellers of new houses shall provide copies of this document to all buyers prior to occupancy.
- 6) Prior to occupation of any community-use facility, including the proposed Golf Course clubhouse, an earthquake-preparedness and emergency-response plan shall be prepared by the developer and approved by the City.

d. Public Health and Safety Considerations Relating to Construction. In order to ensure that development of the Plan Area proceeds safely, the developers of future projects shall be required to comply with the following measures:

- 1) Prior to development of the Golf Course Properties and the Spotorno residential areas (where major agricultural operations now exist), Phase I Environmental Site Assessments shall be conducted by a qualified environmental professional in accordance with the requirements of the American Society for Testing and Materials (ASTM, 1997). If the findings of the Assessment indicate the presence of, or potential for, hazardous materials use associated with the current or historical agricultural uses of these sites, a Phase II Environmental Site Assessment shall be conducted by a qualified environmental professional to ascertain whether past or current land uses have contributed to soil and/or groundwater contamination at the site. Soil and groundwater samples collected during the Phase II Assessment shall be submitted to a California-certified laboratory for analysis.

The analytical results of the Phase II Assessment shall be evaluated by a qualified environmental professional to determine whether chemicals could pose a hazard to future site users, construction workers, or the environment. If chemicals at the site could pose a hazard, a qualified professional shall conduct a risk

assessment to quantify hazards based on soil and/or groundwater sampling results, and develop appropriate remediation measures, as necessary, to reduce potential risks for future site users to acceptable levels. Potential remediation measures may include, but not be limited to, soil removal, capping with an impermeable cover, soil vapor extraction, and groundwater remediation and/or monitoring. Regulatory agency oversight shall be obtained, as appropriate, from a local or State agency.

- 2) An inventory of the interior areas of all on-site agricultural structures shall be conducted prior to their demolition. If hazardous materials are identified as being stored in these areas at that time, those materials shall be transported to and disposed of/recycled at an appropriate off-site facility. Monitoring by an environmental professional during the removal of the floors/foundations shall be conducted to determine if hazardous materials spills are present or suspected to have occurred in these areas. After demolition, a report by the environmental professional shall be submitted to the City delineating whether hazardous materials appeared to be present below the floors or foundations. If hazardous materials were present, a soil-sampling plan shall be prepared and implemented prior to disturbance of native soils. The soil samples shall be collected by a qualified environmental professional and submitted to a California-certified laboratory for analysis. The analytical results shall be evaluated by a qualified

environmental professional for development of an appropriate health and safety plan for construction workers involved in site demolition activities, waste disposal options, and potential site investigation/remediation.

- 3) A Spill and Pollution Prevention Plan shall be prepared by the developer of each project with soil disturbance (e.g., grading) of at least five acres. The Plan must (1) be prepared prior to the start of earthwork activities, (2) designate an on-site employee responsible for Plan implementation, and (3) include anticipated equipment needs and maintenance, emergency response procedures for hazardous materials releases, and procedures for contacting designated regulatory agencies in the event of a hazardous materials release.
- 4) Removal of above-ground or underground fuel tanks shall take place in accordance with the requirements of the Livermore-Pleasanton Fire Department, if these are to be removed as part of development under the Specific Plan.
- 5) Demolition of all structures shall be conducted in accordance with applicable requirements of the California Department of Industrial Relations (Cal OSHA) for lead, with appropriate follow-up measures taken if lead-based paint is found.
- 6) Demolition of all structures shall be conducted in accordance with the requirements of Cal OSHA and the Bay Area Air Quality Management District

(BAAQMD) for asbestos, with appropriate follow-up measures if asbestos is found.

7) Notification of the Underground Services Alert (USA) as well as site tenants shall take place prior to ground-breaking, to obtain information on the existing location of possible underground utilities.

8) The developer of land containing lakes, detention basins, springs, ponds, etc. shall contact the Alameda County Mosquito Abatement District for assistance in controlling and managing potential disease-bearing vectors and their breeding areas to reduce the potential for transmission of public health diseases associated with these organisms. The owners of such developments shall be responsible for implementing all applicable recommendations of the District.

VI. CIRCULATION

The intent of the circulation plan is to provide for safe and convenient vehicular, bicycle, pedestrian, and equestrian movement throughout Happy Valley without adversely impacting the semi-rural character of the Neighborhood and outlying areas. The following chapter provides background information on the existing and proposed circulation system, and standards for the construction of new roads and trails which are intended to accomplish this goal.

A. EXISTING VEHICULAR CIRCULATION SYSTEM

1. Roadways

Arterial street access to South Pleasanton is provided by Sunol Boulevard. This street indirectly connects Happy Valley with the Downtown and Greater Pleasanton to the north, and I-680 to the west. Sunol Boulevard is generally a two-lane undivided roadway between I-680 and Junipero Drive. It then widens to a divided four-lane roadway to Bernal Avenue.

Direct access to Greater Happy Valley is provided by way of Sycamore Road and Happy Valley Road. Both are connected at their easternmost terminus to Alisal Street. The combination of these three roads form the "Happy Valley Loop" road system. The Loop is typical of country road standards. Paved road widths generally range from 20 to 22 feet. Few road shoulders exist, and no curbs, sidewalks, or street lights (other than road curve safety lights) exist. Storm water drainage is generally accommodated by graded ditches along these roads.

Existing traffic conditions on both the Happy Valley Loop and Sunol Boulevard are free-flowing with no congestion.

An inventory of the existing public and private roads in the Plan Area is presented in Tables VI-1 and 2 and Figure VI-1. All four existing public roads within the Plan Area will continue in public use following annexation to the City. Sycamore Road is not actually located within the Happy Valley Specific Plan Area and is therefore not listed in Table VI-1.

**Table VI-1
Existing Public Roads**

Identification Number	Road Name	Right-of Way Width (feet)
1	Alisal Street	40
2	East Mockingbird Lane	50
3	Laura Lane	50
4	Happy Valley Road	40

**Table VI-2
Existing Private Roads⁽¹⁾**

Identification Letter	Name	Approximate Easement Width (feet)	Serves Lot Numbers
A	Amber Lane	20	1, 5, 6
B	Byrd Lane	25	81, 82, 83
C	Horan Lane	50	84-90, 92-95
D	Golf Course E.V.A.	40	98, 100-106, 108, 110 (10-acre portion)
E	Newman Road	20-40	101-103, 108
F	Wentworth Road	10	104-107, 109
G	Anna Lane	40	42, 43, 52, 53, 54
H	Dohner Road	40	72, 73
I	Mockingbird Lane	20	7, 8, 11, 12

2. Bus Service

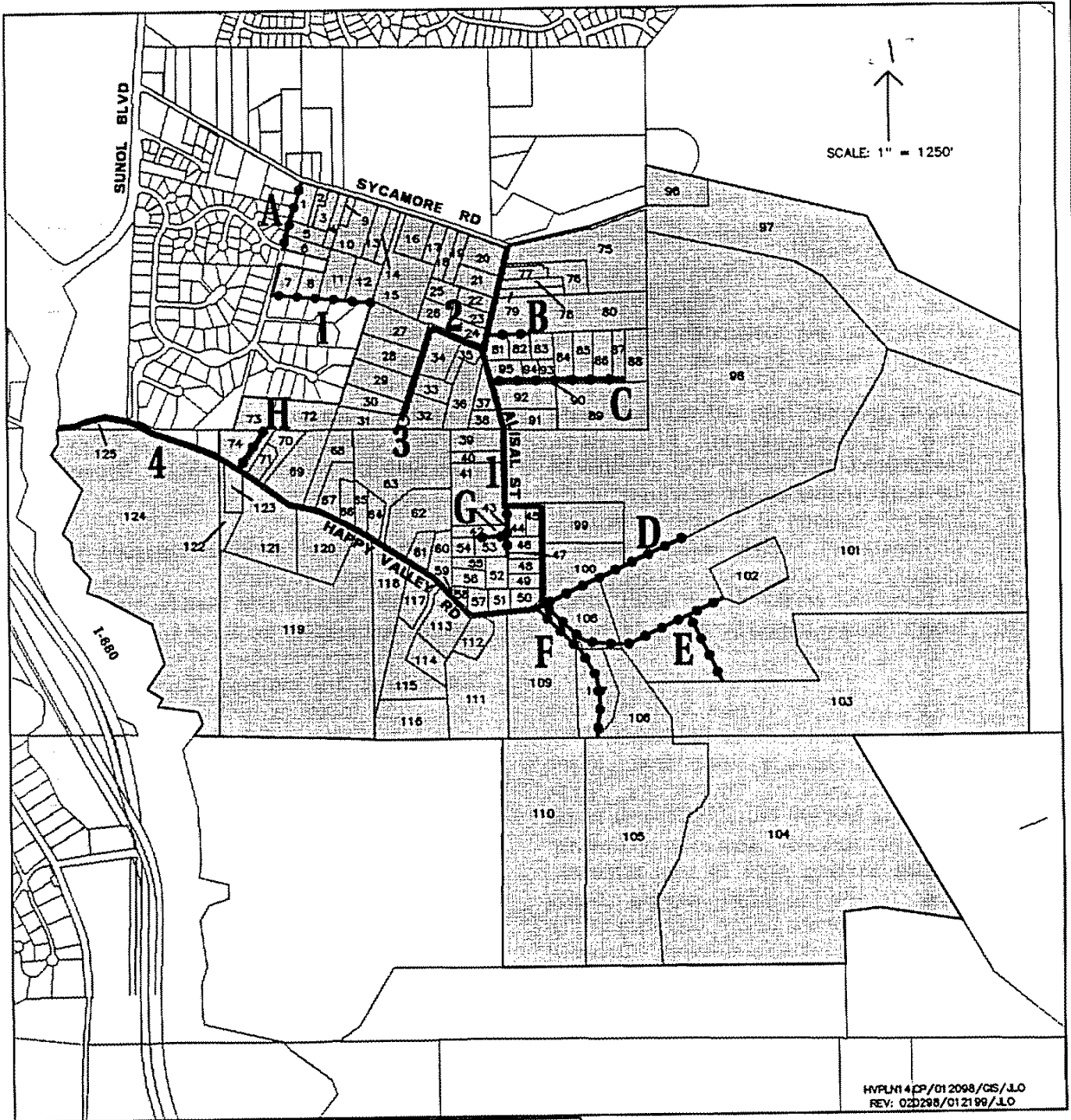
Bus service to South Pleasanton is provided by the Livermore Amador Valley Transit Authority (Wheels) and the City of Pleasanton (Dial-a-Ride). Wheels provides daily fixed route service as far south on Sunol Boulevard as Junipero Drive during the morning and afternoon traffic peak periods. It also provides mid-day origin to destination service which includes the Happy Valley area. Dial-a-Ride provides daily origin to destination service for seniors and the disabled.

B. PROPOSED VEHICULAR CIRCULATION SYSTEM

The Specific Plan vehicular circulation system consists of the following components: (1) a Bypass Road which provides access to the Spotorno and Golf Course Properties; (2) a temporary and emergency vehicle access road to the Golf Course Properties from Happy Valley Road; (3) minor improvements to the Happy Valley Loop; (4) a Laura Lane emergency vehicle access road connection to Happy Valley Road; (5) a Mockingbird Lane/East Mockingbird Lane emergency vehicle access road connection; (6) a Spotorno Flat Area emergency vehicle access road connection to Alisal Street; (7) other new local access roads;

⁽¹⁾ Private roads also include all other common and shared driveways.

EXISTING PUBLIC AND PRIVATE ROADS



HVPLN 4/CP/012098/GS/JLO
REV: 02D298/012199/JLO

FIGURE VI - 1

LEGEND

— PUBLIC ROADS

- 1. Alisal St.
- 2. E. Mock. Ln.
- 3. Laura Ln.
- 4. Happy Valley Rd.

- - - PRIVATE ROADS

- A. Amber Ln.
- B. Byrd Ln.
- C. Horan Ln.
- D. Golf Course E.V.A.

- E. Newman Rd.
- F. Wentworth Rd.
- G. Anna Ln.
- H. Dohner Rd.
- I. Mockingbird Ln.



(8) measures for converting existing private roads to publicly dedicated roads; (9) regulations for construction vehicle traffic; and (10) a prohibition against future gated developments. Figure VI-2 illustrates the proposed vehicular circulation system improvements, and Table VI-3 provides the applicable road design standards.

1. Bypass Road

The "Bypass Road" (Figure VI-2) will extend from the easternmost end of the future North Sycamore "East-West Collector" road (at the City water tank site), around Spotorno Hill, and terminate at the Golf Course/Spotorno Flat Area. Dedication of the Road right-of-way shall be the responsibility of the developer of the Spotorno Property at no cost to the City. An emergency vehicle access road will ultimately be constructed to connect the southern end of the Bypass Road to the Happy Valley Loop, as discussed in the following section.

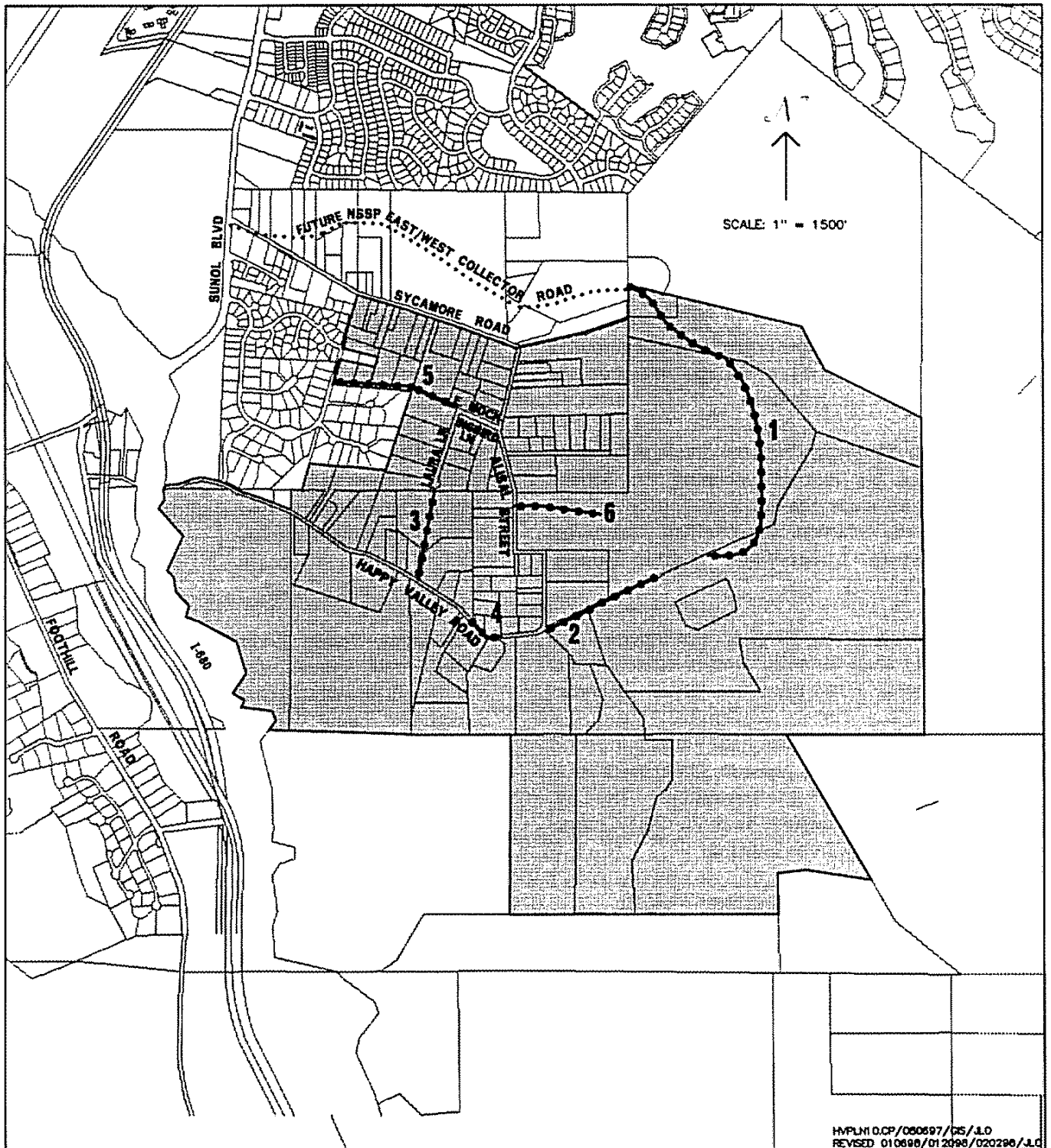
Future use of the Bypass Road will also require completion of the full length of the East-West Collector road from Sunol Boulevard eastward through the North Sycamore Specific Plan (NSSP) area to the City water tank site. This route is currently planned to take place in two segments. First is the segment between Sunol Boulevard and the eastern boundary of the 42-acre School District property. Second is the segment between the eastern boundary of the School District property and the eastern boundary of the NSSP area (at the City water tank site). Both of these segments are to be funded by private development within the NSSP area with limited reimbursement from the City and developer of the Spotorno Property for road improvements west of the School District parcel.

Early construction of the Bypass Road is a high priority. Every effort shall be made to complete the Road connection to the Golf Course/Spotorno Flat Area prior to the opening of the Golf Course, assuming the full length of the East-West Collector road is completed through the NSSP area at least one year earlier. If the full length of the East-West Collector road (between the east and west borders of the NSSP Area) is not completed within at least one year in advance of the opening of the Golf Course, then every effort shall be made to complete the Bypass Road within one year following completion of the East-West Collector road. In such case, temporary vehicular access to the Golf Course from the Happy Valley Loop will be permitted until the Bypass Road can be completed.

The Bypass Road is to be designed to "country road" standards as defined in Table VI-3. Special care shall be given to aligning and grading the Road to minimize its visual prominence when viewed from the Golf Course and outlying Happy Valley area. The following guidelines shall be applied during the design phase:

- The Bypass Road should be constructed parallel to existing topographic contours. The only exception should be the area where the road extends over Spotorno Hill toward the Golf Course. In this area, road cut and fill contours shall reflect the natural topography and not create geometrically engineered forms.
- No portion of the Bypass Road (including future traffic on the Road) should be visible from existing Happy Valley public streets, with the exception of the portion that extends over Spotorno Hill down to the Golf Course.

PROPOSED CIRCULATION SYSTEM IMPROVEMENTS



HVPLN10.CP/060697/05/J.O
 REVISED 01/06/98/01/20/98/02/20/98/J.O

FIGURE VI - 2

LEGEND

- | | |
|-----------------------------------|---|
| E.V.A. - Emergency Vehicle Access | 4. Happy Valley Road Curve |
| 1. Bypass Road | 5. Mockingbird/E. Mockingbird Lane E.V.A. |
| 2. Golf Course E.V.A. | 6. Spotorno Flat Area E.V.A. |
| 3. Laura Lane E.V.A. | |



- All cut-and-fill slopes shall be re-vegetated and stabilized as soon as possible after the completion of grading.
- The Bypass Road bridge over Sycamore Creek shall be designed in accordance with CalTrans bridge structural design standards. The visual design quality of the bridge shall be compatible with the semi-rural character of the surrounding area.

Bypass Road improvements shall be funded by the developer(s) of the Spotorno Property and the City as follows:

- The Spotorno Property developer(s) shall fund the cost of extending the Bypass Road from the eastern border of the North Sycamore Specific Plan Area to the Spotorno Upper Valley Medium Density Residential Area.
- The Spotorno Property developer(s) and City shall fund the cost of extending the Bypass Road from the Upper Spotorno Medium Density Residential Area to the southern end of the jointly-used portion of the Road on a pro-rata share basis as a function of traffic generation. The City share shall include both the Golf Course and Golf Course housing.

2. Golf Course Emergency Vehicle Access Road

An offer to dedicate a public right-of-way along the northern property line of Lot 108 and the southern property line of Lots 100 and 98 (Figure VI-2) was made to and recorded by Alameda County in conjunction with a parcel map in 1981. The purpose of this offer was to allow public access to the otherwise landlocked Golf Course

Properties. Since this land has not yet been proposed for development, the offer of dedication has not been accepted by the County. However, upon annexation of the Happy Valley area to the City of Pleasanton, this offer will be transferred to the City for acceptance.

The right-of-way will be improved by the City with a road to connect the Happy Valley Loop with the Golf Course Properties and possibly the Lower Spotorno Flat Area. This road may be used for temporary public access to the Golf Course and Golf Course housing as discussed above under Section 1 of this chapter. It may also be used for temporary construction vehicle traffic as discussed below under Section 9. Permanent use of this road shall only be for emergency vehicle access.

3. Happy Valley Loop

The Happy Valley Loop is the primary public road system that serves Happy Valley. It includes Sycamore Road, Alisal Street, and Happy Valley Road.

Only two improvements to sections of the Loop situated within the Plan Area are anticipated at this time. The first is an increase of the Happy Valley Road curve radius at Lot 57 (Figure VI-2). This will be funded and constructed by the City in conjunction with the road overlay following installation of the water and/or sewer lines (whichever comes first) in Happy Valley Road. The second is the addition of an approximately three-foot wide paved shoulder along the western edge of Alisal Street and the northern edge of Happy Valley Road. This is discussed in greater detail in the Trails section at the end of this Chapter.

4. Laura Lane Emergency Vehicle Access Road

Laura Lane is currently a dead-end public road which extends in a southerly direction from East Mockingbird Lane. These two roads together form an "L"-shaped cul-de-sac configuration. Their combined length is approximately 1,350 feet.

A future extension of Laura Lane to Happy Valley Road (Figure VI-2) is not required by the Specific Plan. However, as the undeveloped parcel which separates Laura Lane from Happy Valley Road (Lot 63) ultimately develops, the construction of a connecting emergency vehicle access road shall be required for alternative emergency access purposes. This road shall also be designed to accommodate pedestrian and bicycle use. Construction shall be funded and completed by the developer of Lot 63.

5. Mockingbird Lane/East Mockingbird Lane Emergency Vehicle Access Road Connection

East Mockingbird Lane extends in a westerly direction from Alisal Street. Although once planned by Alameda County to be extended farther to the west and ultimately connect to Amber Lane, the Specific Plan does not propose that such connection be made. However, the Plan does propose that an emergency vehicle access road be constructed by the City in the future along this route (Figure VI-2). The City will attempt to purchase access easements from Lots 7, 8, 11, 12, and 27, as necessary, for this trail and undertake construction subject to the appropriation of funds through the City's Capital Improvement Program (CIP).

6. Spotorno Flat Area Emergency Vehicle Access Road

As the Spotorno Flat Area (lower 33 acres of Lot 98) develops, an emergency vehicle access road connection to Alisal Street (Figure VI-2) shall be constructed to serve this area. This road shall be designed to accommodate pedestrian, equestrian, and bicycle use. Vehicular use of this road shall only be for emergency vehicles. Road construction shall be funded and completed by the site developer.

7. Other New Local Access Roads

Other new local roads serving the Golf Course housing, Spotorno Flat Area, and other areas within Happy Valley shall be designed to "country road" standards as defined in Table VI-3 and constructed as development occurs. Vehicular circulation within some future subdivisions may require the use of flag lots, common drives, or other private streets, subject to approval through the PUD development plan review process. Roads shall be constructed and funded by the developers of the new homes they serve and may be publicly dedicated to the City or privately maintained by the owners at the discretion of the City.

8. Existing Roads

The City will assume maintenance responsibility for the four publicly-dedicated roads within the Plan Area. These roads will receive routine repair and improvements in accordance with typical citywide practice. Owners of existing private roads may petition the City to accept right-of-way dedication and maintenance responsibility in cases where they are found by the City Engineer to meet "new road" standards as outlined in Table VI-3.

Repairs and related resurfacing of the Loop road shall be provided as necessary by the City throughout the Golf Course and Bypass Road construction phases in order to keep the Loop in a safe and well-maintained condition. Private developers shall also be responsible for repairing any damage to roads within the Plan Area caused by construction of their projects as may be required by the City Engineer.

9. Construction Vehicle Traffic

The diversion of construction vehicle traffic from the Happy Valley Loop is a high priority. Construction vehicle access options will vary depending upon the location of a given site. For the purpose of regulating construction traffic, the Plan Area is divided into three areas: Spotorno Property, Golf Course Properties, and the Greater Happy Valley Area. Requirements for each are presented below:

Spotorno Property - Construction vehicle access to development sites anywhere on the Spotorno Property (Lots 96, 97, and 98), including the Upper Spotorno Valley Area and the Spotorno Flat Area, shall use the Bypass Road.

Golf Course Properties - Construction vehicles which require access to the Golf Course and Golf Course housing areas shall use the Bypass Road. If it is not feasible to complete this Road before construction of the Golf Course and Golf Course housing areas, the City shall make every effort to construct a temporary road along this alignment for use by construction vehicles. If development of the Golf Course Properties commences prior to the availability of the Bypass Road, then construction traffic shall proceed along Sycamore Road to Alisal Street and then south to the Golf Course

and Golf Course housing area until the Bypass Road becomes available.

All construction vehicles must meet the Department of Motor Vehicles noise standards and shall be equipped with muffling devices.

Greater Happy Valley Area - Construction vehicle access to the Greater Happy Valley (excluding the Spotorno Property) shall be by way of any of the Happy Valley Loop roads.

The City shall implement a "hotline" telephone service during the construction phases of the Spotorno housing, Golf Course, and Bypass Road projects. Signs shall be posted in strategic locations within the North Sycamore and Happy Valley Specific Plan Areas which identify this service and contain the City telephone number. This service shall be implemented by the City Public Works Department. The objective shall be to answer questions and respond to construction activity-related concerns of the neighborhood whenever and as soon as possible.

10. Gated Developments

Gates on private streets and driveways which serve more than one parcel shall not be permitted.

C. PROPOSED EXTERNAL ROADWAY IMPROVEMENTS

1. "East-West Collector" Road in the North Sycamore Specific Plan Area

The City and developers of the Spotorno Properties (Lots 96, 97, and 98) shall contribute their pro-rata share of the cost of constructing the section of the "East-West

Collector Road" west of the School District property through the North Sycamore Specific Plan (NSSP) area to Sunol Boulevard. The share of contribution will be determined by the Pleasanton City Council through the adoption of the NSSP Financing Plan.

2. Railroad Trestle

In order to ensure safe vehicular access to and from the Plan Area on Happy Valley Road from points southwest of the Plan

Area, the City shall encourage Alameda County to place a westbound YIELD sign at the Southern Pacific Railroad trestle located just west of I-680.

D. ROAD CONSTRUCTION STANDARDS

The following road construction standards shall generally be applied throughout the Plan Area:

**Table VI-3
Road Construction Standards**

Road Characteristics	Bypass Road North of the Spotorno MDR Area	Bypass Road South of the Spotorno MDR Area	Happy Valley Loop Roads	New Roads
Number of Travel Lanes	2	2	2	2
Width of Travel Lanes	12 feet	12 feet	10-12 feet	12 feet
Parking Lanes	None	None	None	None
Bicycle Lanes	4 feet on both sides	4 feet on both sides	None	To be determined in PUD Dev. Plan
Curbs	None ⁽¹⁾	None ⁽¹⁾	None ⁽¹⁾	None ⁽¹⁾
Sidewalks	None	None	None	None
Trails	One side	One side	3 feet wide on one side, wherever possible ⁽²⁾	To be determined in PUD Dev. Plan
Street Lights	None ⁽³⁾	None ⁽³⁾	None ⁽³⁾	None ⁽³⁾

⁽¹⁾ Unless required on one side of road for drainage on a limited basis.

⁽²⁾ Includes Alisal Street and Happy Valley Road only.

⁽³⁾ Unless required for vehicular safety at sharp road turns and intersections. In such case, light intensity shall be the minimum required for safety, light fixtures shall be shielded to direct light downward, and light poles shall be of a semi-rural design and material.

Trails may be provided either within or beyond the road right-of-way.

E. PROPOSED TRAILS

The Pleasanton General Plan contains a trails plan which establishes a network of approximately 120 total miles of existing and planned pathways throughout the 48,000-acre General Plan Planning Area. Seven different trails are proposed for the Happy Valley Specific Plan Area. These include:

1. Happy Valley Loop Trail;
2. Golf Course Loop Trail;
3. Bypass Road Trail;
4. Spotorno Flat Area Trail;
5. Laura Lane/Happy Valley Road Connection Trail;
6. Mockingbird Lane Trail; and
7. Connections to outlying regional trails.

Conceptual alignments for each trail are discussed below, illustrated in Figure VI-3, and summarized in Table VI-4. The precise alignment and design of each trail shall occur at the time of development plan approval for the various sites in which they are located.

As mitigation for trails, signing shall be posted along trails to provide clear direction, specify no trespassing on private property, and require that pets be leashed.

1. Happy Valley Loop Trail

The Happy Valley Loop Trail is part of a larger trail system which extends along Sycamore Road in the North Sycamore Specific Plan Area, Alisal Street, Happy Valley Road, and the Marsh property to Sunol Boulevard. The trail segments along Alisal Street and Happy Valley Road are situated within the Happy Valley Specific Plan Area and are intended primarily for improved pedestrian safety. This portion of

the trail is to generally consist of three-foot wide asphalt street shoulder along the western edge of Alisal Street and the northern edge of Happy Valley Road. All land needed for the trail is included within the current public road right-of-way. Some conditions exist, however, where a full three-foot wide shoulder will not be feasible (i.e., where precluded by the existence of utility poles, drainage ditches, steep terrain, etc.). The shoulder expansion in some areas may require the removal or relocation by property owners of private landscaping, mail boxes, fences, etc. which are currently located within the public right-of-way. It may also require limited construction of retaining walls and safety fencing.

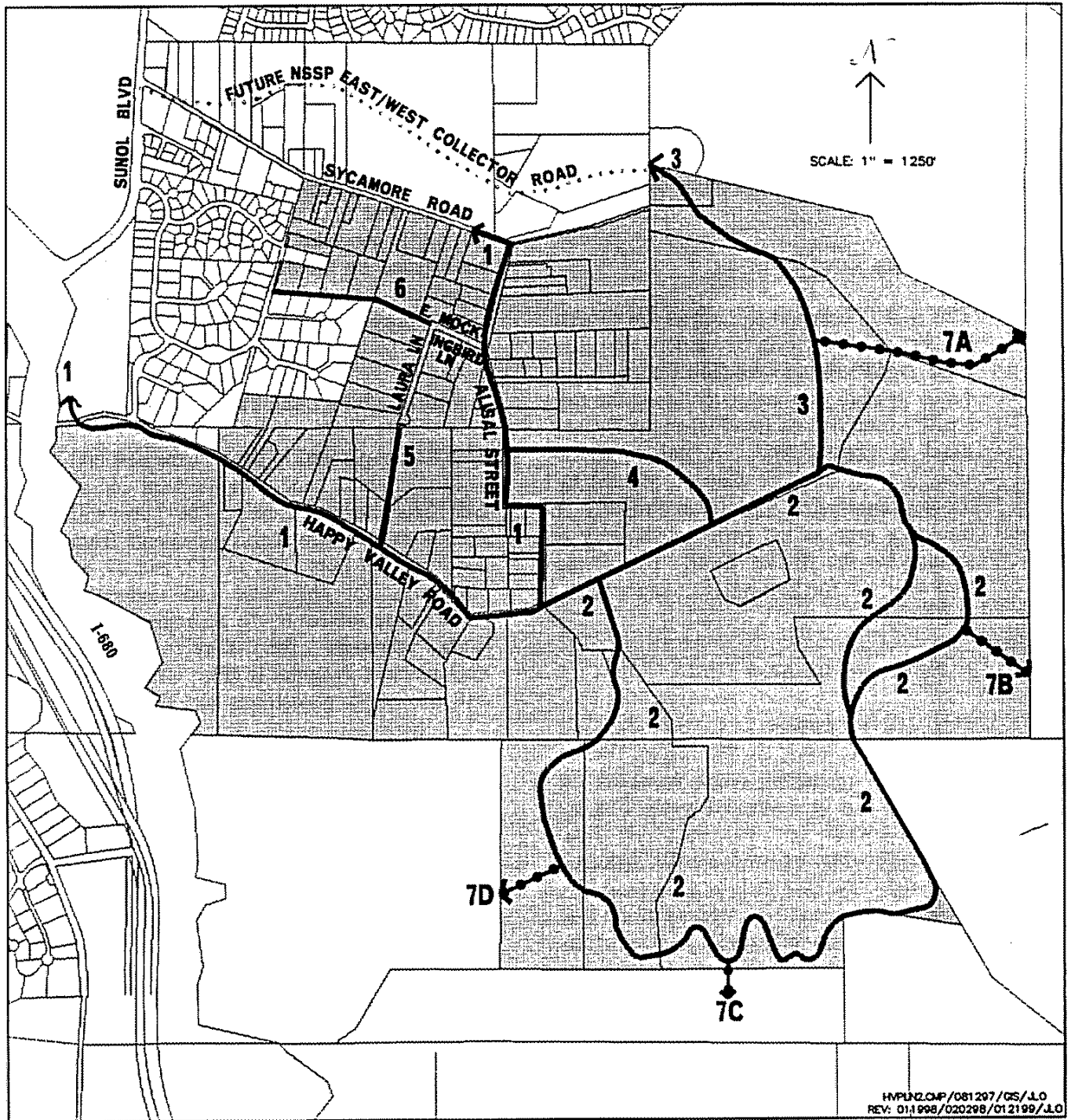
Trail improvements along Alisal Street shall be constructed by the City at the time of the first pavement overlay following installation of water and sewer lines in the street. Trail improvements along Happy Valley Road shall be constructed by the City at the time of first pavement overlay following the installation of water and/or sewer lines (whichever comes first) in the Road.

The Happy Valley Loop Trail will be funded by the City.

2. Golf Course Loop Trail

A split trail is planned to circle the 18-hole Golf Course and adjacent public open space. It will provide neighborhood and community access to enjoy the scenic views from areas which surround the Course. It will also facilitate planned future regional trail connections to the Foley, Koopmann, and Charvo Ranch areas and beyond. Use of the trail is to be for pedestrians and equestrians.

HAPPY VALLEY TRAILS PLAN



HMP/LZ/CMP/081297/GS/JLO
REV: 01/1998/020298/012199/JLO

FIGURE VI - 3

LEGEND

- Proposed Trail
- 1. Happy Valley Loop Trail
- 2. Golf Course Loop Trail
- 3. Bypass Road Trail
- 4. Spotorno Flat Area Trail
- 5. Laura Ln./Hap. Val. Rd. Trail
- 6. Mockingbird Ln. Trail
- 7A. Spotorno MDR/Foley Ranch Trail Connection
- 7B. Golf Course Loop/Foley Ranch Trail Connection
- 7C. Golf Course Loop/Koopmann Ranch Trail Connection
- 7D. Golf Course Loop/Charvo Ranch Trail Connection



The detailed design and location of this trail shall be determined through the Golf Course PUD development plan process. The trail shall be constructed by the City prior to the opening of the Golf Course. Trail design and location shall be sensitive to agricultural operations and residents on adjacent lands, as well as to the safety of its users.

3. Bypass Road Trail

This trail is intended to connect the eastern border of the North Sycamore Specific Plan (NSSP) Area to the Golf Course Loop Trail. It shall be constructed along the full length of the Bypass Road when the Bypass Road is constructed. A public access easement for the trail shall be granted by the developer of the Spotorno Property at the same time as the road right-of-way is granted for the Bypass Road. Use of the trail will be for pedestrians, equestrians, and bicycles.

4. Spotorno Flat Area Trail

This trail is planned to connect the Golf Course Loop Trail to the Happy Valley Loop Trail. A public access easement for this trail shall be dedicated to the City by the landowner at the time of final subdivision map approval for the Spotorno Flat Area. The trail shall be constructed by the developer prior to occupancy of the first new home in the subdivision. Use of this trail will be for pedestrians, equestrians, and bicycles.

5. Laura Lane/Happy Valley Road Connection Trail

This trail is intended to connect the south end of Laura Lane to Happy Valley Road. A public access easement for this trail shall be dedicated to the City by the landowner at the time that the final subdivision map for Lot 63 is recorded. The trail shall be constructed by the developer prior to City approval of the emergency vehicle access road improvements for this site. Use of this trail will be for pedestrians and bicyclists.

6. Mockingbird Lane Trail

This trail is planned to connect the east end of Mockingbird Lane with the west end of East Mockingbird Lane. The City will attempt to purchase access easements from the owners of Lots 7, 8, 11, 12, and 27, as necessary, for this trail and undertake construction subject to the appropriation of funds through the City's Capital Improvement Program (CIP). Use of this trail will be for pedestrians and bicyclists.

7. Connections to Outlying Regional Trails

In addition to the above trail systems, four connector trails for use by pedestrians and equestrians are proposed for the Specific Plan Area. These include:

- 7A. A connection between the Bypass Road Trail and the Foley Ranch;
- 7B. A connection between the Golf Course Loop Trail and the Foley Ranch;

7C. A connection between the Golf Course Loop Trail and the Koopmann Ranch; and

7D. A connection between the Golf Course Loop Trail and the Charvo Ranch.

Trail Connection 7A is located on the Spotorno Property between the Bypass Road Trail and the Foley Ranch. A public access easement for this trail (at a location compatible with the development area) shall be dedicated to the City by the owner of the Spotorno Property at the time that the final subdivision map for the Spotorno PUD-MDR Area is recorded, and the trail shall be constructed to the east end of the PUD-MDR Area by the developer prior to occupancy of no more than 75 percent of the project housing units. The trail funding shall be set aside or bonded by the developer for construction of the section of the trail between the eastern end of the PUD-MDR area and the Foley Ranch until such time as the extension through the Foley Ranch property takes place.

Trail Connection 7B is located in the hills east of the Golf Course on the City-owned property. It shall be designed during the Golf Course PUD development plan process and constructed by the City at such time as the extension through the Foley Ranch property takes place.

Trail Connection 7C is located in the hills south of the Golf Course on City-owned property. It shall be designed during the Golf Course PUD development plan process and constructed by the City at such time as the extension through the Koopmann Ranch property takes place.

Trail Connection 7D is located on Lot 110. A public access easement for this trail shall be dedicated to the City by the owner of Lot 110 at the time that the final subdivision map for residential development on this lot is recorded. The trail shall be constructed by the developer prior to occupancy of the first new home following the subdivision of this lot.

**Table VI-4
Trails Summary**

Trail ID Number	Name of Trail	Trail Use	Timing of Construction	Construction By	Trail Width	Trail Material
1	Happy Valley Loop Trail	Pedestrian	In conjunction with road overlay	City	3 feet	Asphalt
2	Golf Course Loop Trail	Pedestrian/ Equestrian	Prior to opening of Golf Course	City	6 feet	Graded and compacted earth
3	Bypass Road Trail	Pedestrian/ Equestrian/ Bicycle	Time of Bypass Road construction	City/ Spotorno developer	4 feet paved + 2 feet unpaved	Asphalt/graded and compacted earth
4	Spotorno Flat Area Trail	Pedestrian/ Equestrian/ Bicycle	Time of housing construction	Spotorno developer	4 feet paved + 2 feet unpaved	Asphalt/graded and compacted earth
5	Laura Lane/ Happy Valley Road Connection Trail	Pedestrian/ Bicycle	Time of housing construction	Lot 63 developer	Per PUD development plan	Asphalt
6	Mockingbird Lane Trail	Pedestrian/ Bicycle	Per City's CJP scheduling	City	Same as E.V.A.	Asphalt
7A	Bypass Road Trail/ Foley Ranch Trail Connection	Pedestrian/ Equestrian	Time of trail construction on Foley Ranch	Spotorno PUD-MDR Area developer	6 feet	Graded and compacted earth
7B	Golf Course Loop/ Foley Ranch Trail Connection	Pedestrian/ Equestrian	Time of trail construction on Foley Ranch	City	6 feet	Graded and compacted earth
7C	Golf Course Loop/ Koopmann Ranch Trail Connection	Pedestrian/ Equestrian	Time of trail construction on Koopmann Ranch	City	6 feet	Graded and compacted earth
7D	Golf Course Loop/ Charvo Ranch Trail Connection	Pedestrian/ Equestrian	Time of trail construction on Lot 110	Lot 110 developer	6 feet	Graded and compacted earth

VII. PUBLIC FACILITIES

The intent of the public facilities plan is to provide the opportunity for the Golf Course, future developers, and existing residents of the Plan Area to receive quality public service in terms of water, sewer, storm drainage, and other public facilities. The following chapter presents background information regarding public facilities and services and identifies the proposed Specific Plan improvements, phasing, and construction responsibilities.

A. WATER

Zone 7 of the Alameda County Flood Control and Water Conservation District provides wholesale water to the Tri-Valley area and regulates the withdrawal and recharge of the underlying groundwater basin. Acting as a water wholesaler, Zone 7 sells water to Pleasanton which, in turn, operates and maintains the water pumping and distribution systems necessary to deliver this water to homes and businesses as a retailer. In a typical year, Zone 7 provides Pleasanton with approximately 75 percent of its water. The remainder is pumped through City-owned wells in accordance with a pumping schedule approved by Zone 7.

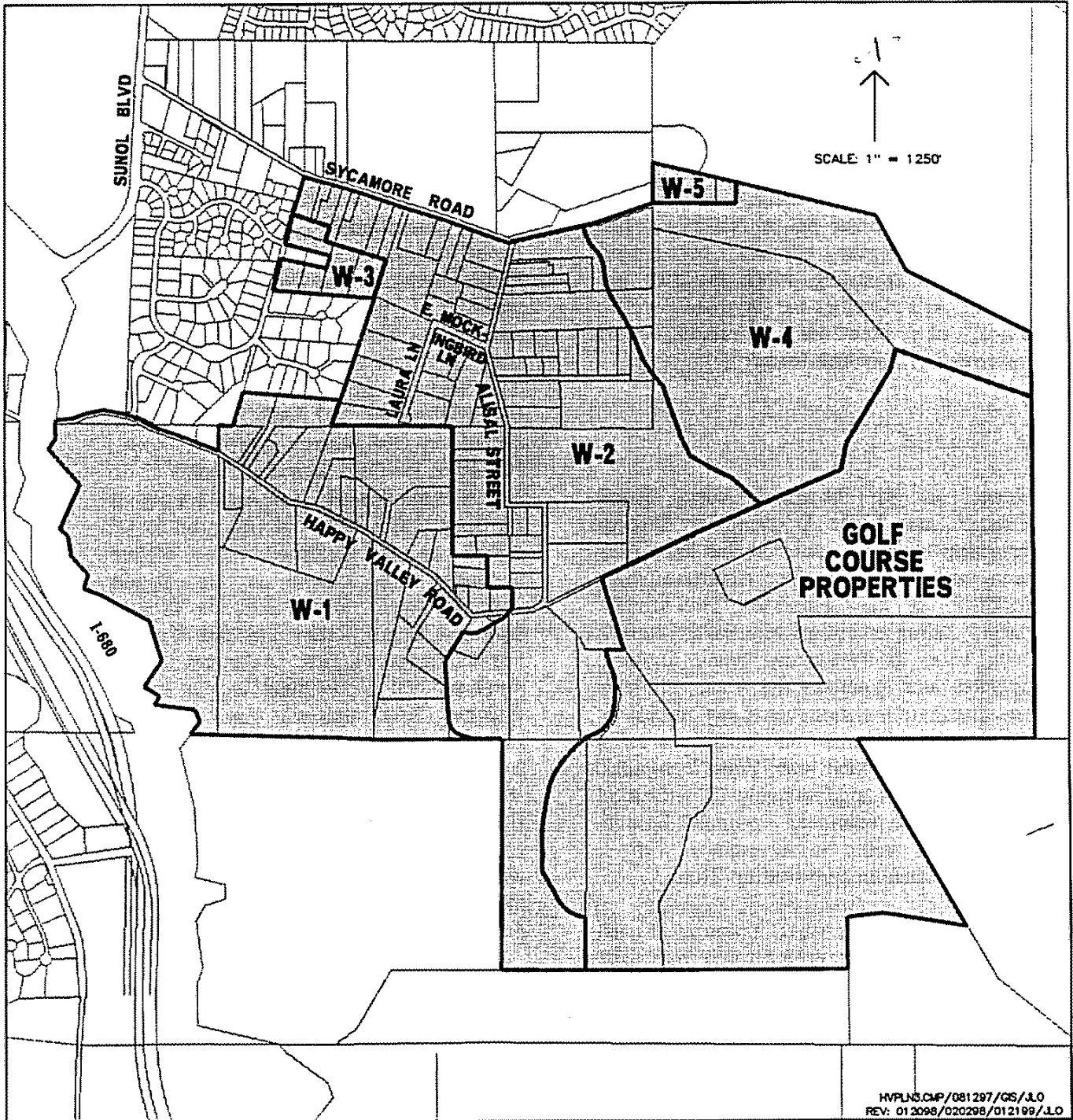
Pleasanton stores its water in a series of tank reservoirs which are grouped into four main pressure zones (including the Lower Pressure Zone and the Bonde Pressure Zone) and a number of smaller zones throughout the General Plan Planning Area. The City's water distribution system is composed of a system of pipes sized to deliver water at sufficient volumes and pressure to service residential, commercial, and industrial users.

1. Specific Plan Water System Concept

The Lower Pressure Zone serves most of Pleasanton but cannot provide adequate water pressure to all of the Specific Plan Area. Elevation 380 Above Mean Sea Level (AMSL) is considered to be the highest elevation that can be served by it while still providing adequate water pressure for both domestic and fire-fighting use. A portion of the Happy Valley Road and North Sycamore areas have homes below elevation 380 AMSL and can be served by the Lower Pressure Zone. However, the Golf Course and many other homes in the Specific Plan Area are above elevation 380 AMSL and will need to be served by an expansion of a higher pressure zone known as the Bonde Pressure Zone. In addition, the 15-acre Spotorno Upper Valley Medium Density Residential Area located on the east side of Spotorno Hill is too high for the Bonde Pressure Zone and will need its own separate water tank, booster pumping station, and distribution lines. Upper elevations of the hills located south of Happy Valley Road are also too high to be served by the existing pressure zones and will require private booster pumps to provide adequate water supply and pressure.

The conceptual water service plan for the Specific Plan Area is divided into six subareas based upon the location and capacity of existing off-site water facilities and Specific Plan Area topography. The boundaries of each subarea are illustrated on Figure VII-1, and the overall conceptual water plan is presented on Figure VII-2.

HAPPY VALLEY WATER SUBAREAS



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FIGURE VII - 1



HAPPY VALLEY WATER SYSTEM PLAN

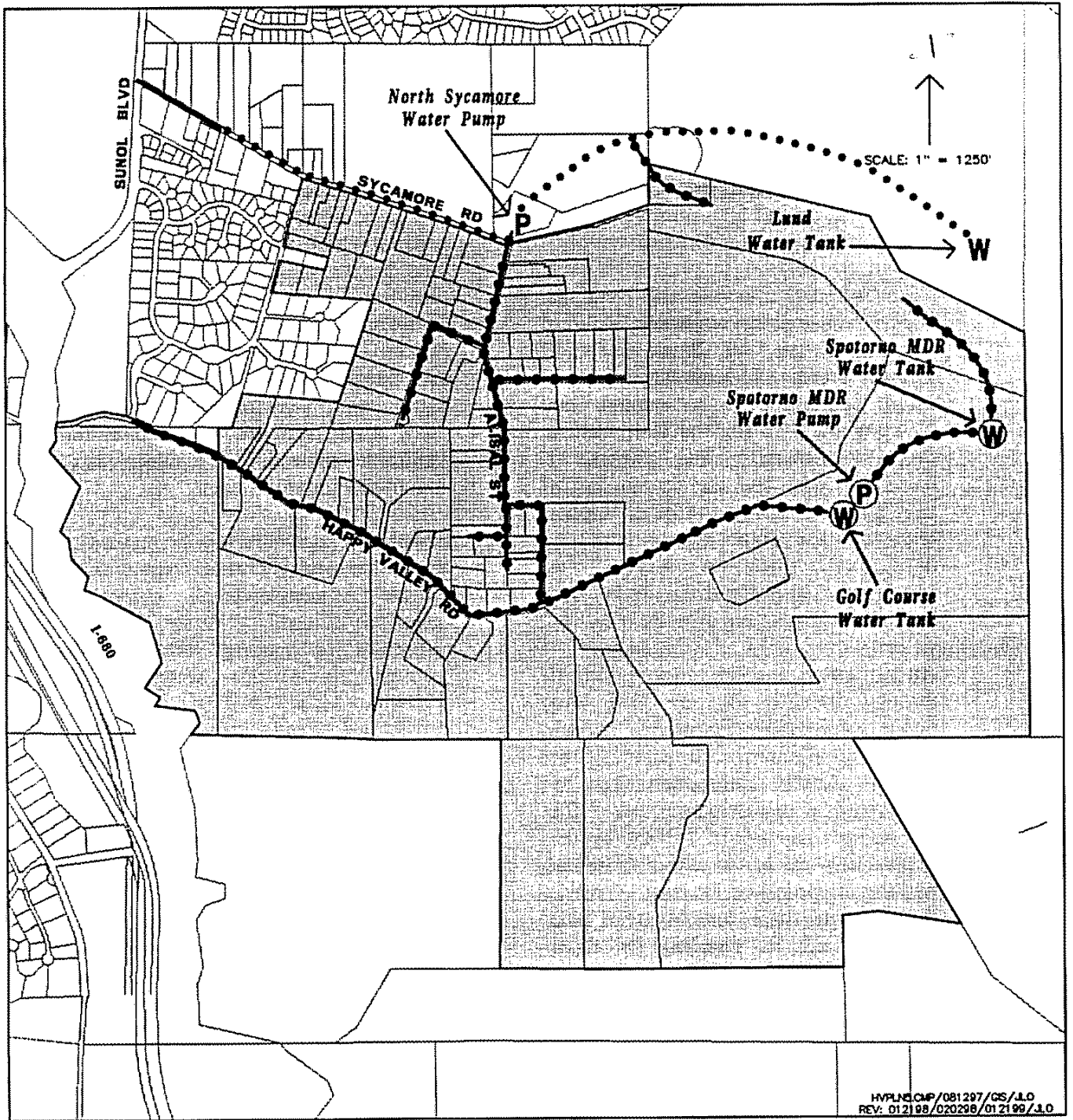


FIGURE VII - 2

LEGEND

- | | |
|-------------------------------------|-------------------------------------|
| — Existing Water Line | W Proposed Water Tank (by others) |
| ••• Proposed Water Line (by others) | (P) Proposed Plan Area Pump Station |
| —••• Proposed Plan Area Water Line | (W) Proposed Plan Area Water Tank |
| P Proposed Pump Station (by others) | |

Note: Prorata cost share contribution assumed by all benefiting parties.



In addition, information regarding the improvements, timing, and cost sharing for each subarea is provided below.

Each water service subarea has its own unique infrastructure requirements and resulting cost implications. In general, however, the overall allocation of costs is planned to take place as follows:

- The City shall construct and front the cost of constructing all water facilities required for the Golf Course and Golf Course housing in accordance with a future agreement to be entered into between the City and the Golf Course property owners. The owners of existing homes and the developers of new homes connecting to these facilities (except the Golf Course housing developers) shall be required to reimburse a pro-rata share of the total cost of this construction to the City.

An assessment district(s) may be formed through the City for any Plan Area public water facility expansions. In such case(s), a minimum of 70 percent of the cost of facility construction must be guaranteed by private participants. The remaining cost may be fronted by the City to help defray the cost of those not wishing to participate (at least initially). Full pro-rata share cost payment, plus interest, shall be required for those within an assessment district who choose to participate at a later time.

- New home developers will fund the cost of line extensions to their sites beyond those constructed for the Golf Course and for their pro-rata share (where applicable) of the costs of oversizing the

lines, tank, and pump station constructed for the Golf Course. They shall also be responsible for applicable connection fees, meter costs, and on-site improvements.

- Existing homeowners will have the option of connecting to the City water system. Those choosing to connect will fund the cost of line extensions to their sites beyond those constructed for the Golf Course and for their pro-rata share (where applicable) of the costs of oversizing the lines, tank, and pump station constructed for the Golf Course. They shall also be responsible for applicable connection fees, meter costs, and on-site improvements.

Existing private wells may be retained as either the primary water source or to provide a supplemental source of irrigation water. Water backflow protection for existing wells shall be required for all dual water service homes.

a. Water System for the Golf Course and Golf Course Housing

The Golf Course site is situated above elevation 380 and thus needs to be served by an expansion of the Bonde Pressure Zone. The connection to this water system will start at a transmission line located near the intersection of Alisal Street and Sycamore Road. A pump station will be constructed near this connection point (in the North Sycamore Specific Plan Area) to serve both the proposed Lund water tank and the new water tank for the Golf Course and Golf

Course housing. Developments in the North Sycamore Specific Plan Area will construct both the Lund Water Tank and pump station, with partial reimbursement from Happy Valley development for the latter.

A water line will connect to the Sycamore Road/Alisal Street pump station and extend along Alisal Street to its intersection with Happy Valley Road and then easterly to a future connection to the Bypass Road. This line shall include water lateral connections for all existing adjacent homes. A steel water tank will be constructed in the northeastern portion of the Golf Course Properties at approximately elevation 636 AMSL to provide storage for fire flow and domestic use for the Golf Course and Golf Course housing.

b. Water Subarea W-1 (Happy Valley Road Area)

Subarea W-1 includes the area along Happy Valley Road from Carriage Drive east to a point approximately 300 feet west of Alisal Street. Most of the Happy Valley Road subarea can be served by the Lower Pressure Zone.

This subarea will be served from an existing water line located in Happy Valley Road just east of its intersection with Carriage Drive. A new line will be constructed from this connection east on Happy Valley Road and connect to the higher pressure Golf Course system.

Several existing homes are located south of Happy Valley Road in the PUD-A/OS area beyond the Urban Growth Boundary. These homes are also situated above the service limits of the Lower Pressure Zone. For public health and safety reasons relating to groundwater quality in the Happy Valley Area, the owners of these homes shall also have the option to connect to the City water system but this will require special service in the form of private booster pumps and possibly on-site storage facilities. Some of these homes are located a considerable distance from Happy Valley Road and will require longer connection lines in order to receive service.

c. Water Subarea W-2 (Much of the Greater Happy Valley Area)

This subarea includes Alisal Street, the first 300 feet of Happy Valley Road west of its intersection with Alisal Street, Laura Lane, East Mockingbird Lane, Horan Lane, and a portion of Sycamore Road. This subarea can be served from the Golf Course water line but will require additional distribution lines not needed for the Golf Course. The water line, storage tank, and pump station required to serve the Golf Course will have to be enlarged to attain adequate capacity to serve this subarea.

A new water line in Sycamore Road is planned as part of the North Sycamore Specific Plan. Benefitting property owners connecting directly to this line from the south side of Sycamore Road

(within the Happy Valley Specific Plan Area) will be required to participate in pro-rata cost-sharing for this improvement.

d. Water Subarea W-3 (Amber Lane/Mockingbird Lane Area)

This is a small subarea of six parcels located near Amber Lane and Mockingbird Lane. These properties are close enough to be served by existing water facilities within the City in Amber Lane. Lots 11 and 12 would require an extra 450 feet of water line to connect to Amber Lane.

e. Water Subarea W-4 (Spotorno Upper Valley MDR Area)

This subarea includes the Upper Spotorno Valley 15-acre Medium Density Residential (MDR) Area, located at the northeast corner of the Spotorno Property. Water for domestic use and fire protection will be provided by an extension to the Golf Course water system. An additional water booster pumping station will be required at the Golf Course water tank. From this location, a transmission line will be constructed to a steel water tank at elevation 810 AMSL located above the proposed Spotorno MDR development in the northeast corner of the Golf Course Properties. Homes in the development will be served by a gravity line from this tank.

f. Water Subarea W-5 (Spotorno Upper Valley LDR Area)

This subarea includes five acres of Low Density Residential land located at the northwest corner of the Spotorno Property. It is situated east of and immediately adjacent to the North Sycamore Specific Plan (NSSP) area. Water service to Subarea W-5 will be provided in conjunction with development of the NSSP area, from the expanded Bonde Pressure Zone that is part of the NSSP. Water mains will need to be extended from the North Sycamore area to the site along the Bypass Road by the Spotorno developer.

2. Water Conservation and Recycling

In order to adequately mitigate the Specific Plan's cumulative increase in the demand for potable water, the following water conservation and recycling measures shall be undertaken:

- a. New development shall be required to install water-conservation devices and drought-tolerant landscaping, and utilize water reclamation measures to the fullest extent feasible.
- b. The Golf Course landscape plan shall be designed to minimize potable water use; e.g., by specifying the use of turf species and other plant materials which are relatively less demanding of water.
- c. Plant materials that can tolerate the total dissolved solids (TDS) and other water quality characteristics of recycled water that could become

available to the project should be chosen for the non-tee and green areas of the Golf Course. Tees and greens, which require better-quality (less salty) water, should use potable water to maintain plant health and attractiveness. (Use of recycled water blended with groundwater may be an acceptable alternative to potable water for tees and greens.)

d. The use of suitably-treated recycled water shall be incorporated into the Golf Course irrigation system (except for tee and green areas) when it becomes technically and economically feasible and available in accordance with Regional Board Order No. 93-159, and if consistent with the recommendations that emerge from the salt management plan. The irrigation transmission pipeline and irrigation system should be constructed completely separate from the potable water system, and these facilities should be marked to make the future potential non-potable nature of the system obvious.

e. The use of groundwater for large parcel irrigation shall be encouraged.

3. Water System Design Considerations

In order to help preserve the semi-rural character of the Happy Valley Area, new water tanks shall be located to avoid visibility from outlying areas to the fullest extent feasible. Such facilities shall be further screened by way of partial burying, berms, and/or landscaping. Where facilities will still

be partly visible from outlying areas, they shall be painted a non-reflective dark green/brown similar to oak tree canopy cover.

Water pump stations shall be designed in terms of architectural style, materials, and colors consistent with the semi-rural character of Happy Valley. Pump stations shall be situated and designed so that the noise level of the pump does not exceed 50 dBA at the property line or boundary of easement on the land on which it is situated.

4. Additional Water System Considerations

On-site water improvements associated with Plan Area development shall be designed, approved, reviewed, and installed in accordance with the City's Water Master Plan and Public Works Department design standards. In addition, phased improvements for the Specific Plan Area shall be coordinated and adequately sized for the ultimate area of development.

Existing homes which connect to the City water system may either: (1) cap-off or fill-in their existing wells, or (2) retain their wells to provide a supplemental source of irrigation water. If a private well is retained, then a backflow-prevention device shall be installed at the domestic water connection to the City water system, subject to applicable City regulations.

B. SANITARY SEWER

Pleasanton owns, operates, and maintains its own wastewater collection system within its incorporated boundaries. The Dublin San Ramon Services District (DSRSD) provides both primary and secondary wastewater treatment services for the City. The sewer export system which serves Pleasanton is owned and managed by the Livermore-Amador Valley Water Management Agency (LAVWMA), a joint powers agency comprised of DSRSD and the Cities of Livermore and Pleasanton.

Existing homes within the Specific Plan Area are serviced almost entirely by on-site septic systems. Concern over potential groundwater contamination caused Alameda County in the late 1970's to establish a moratorium on new development which would otherwise require additional septic systems within portions of the Plan Area and beyond. A more detailed description of the moratorium is provided in Section III.E.1 (Sewer Moratorium).

1. Specific Plan Sewer System Concept

The sewer system improvements required to serve the Golf Course and Golf Course housing can accommodate only a small number of additional lots in the outlying Greater Happy Valley Area. This includes only those lots which happen to be located within the gravity flow area of the Golf Course sewer system alignment. Due primarily to local topography, most homes in Happy Valley will need additional mains to allow for connection. In order to serve the entire Specific Plan Area, six separate subarea systems will be required in addition to the Golf Course Properties. The general

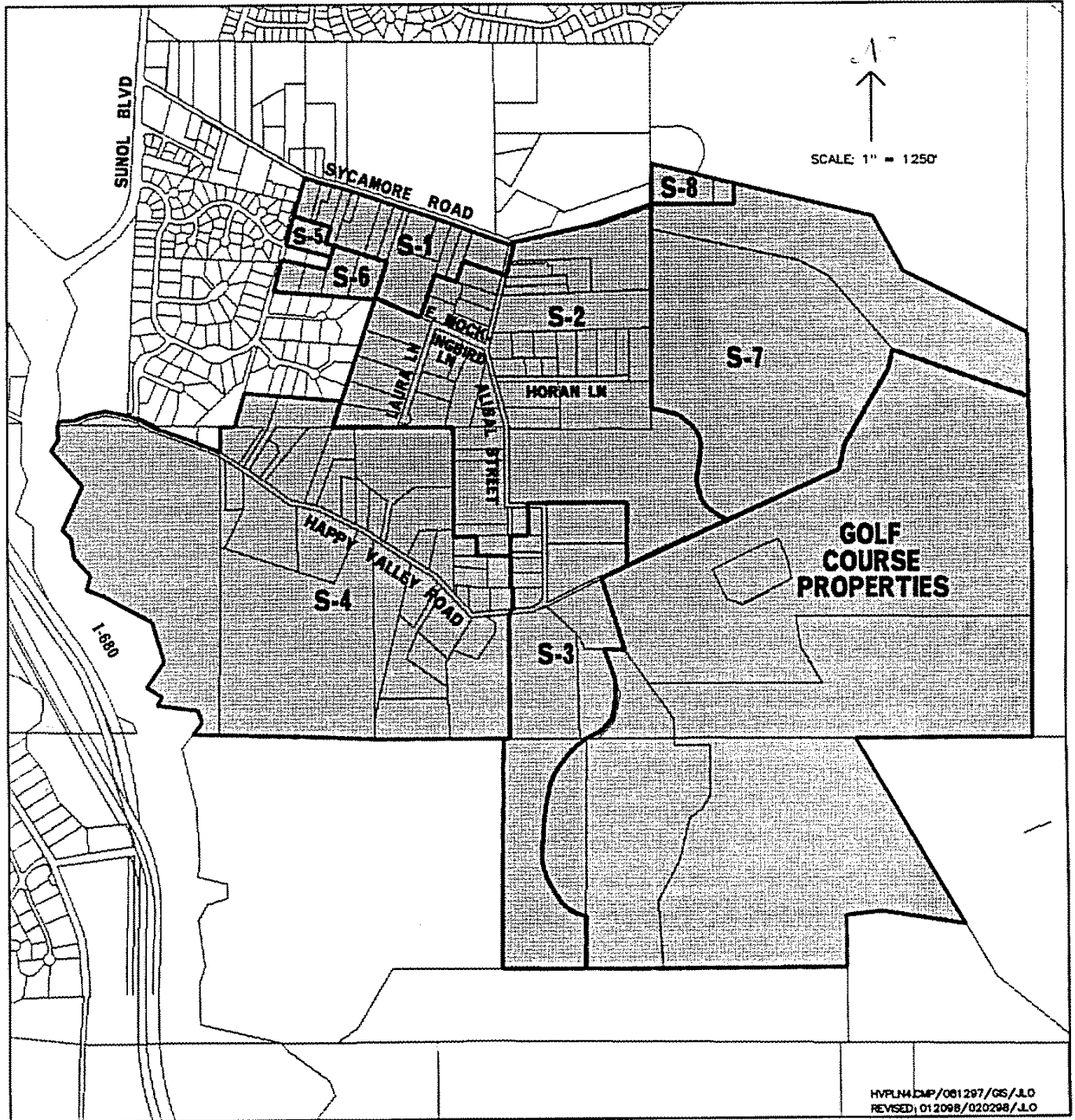
boundaries of these subareas and the overall conceptual sewer plan are illustrated in Figures VII-3 and VII-4, and summarized below.

Each sewer service subarea has its own unique infrastructure requirements and resulting cost implications. In general, however, the overall allocation of costs is planned to take place as follows:

- The City shall construct and front the cost of constructing all off-site sewer facilities required for the Golf Course and Golf Course housing. The owners of existing homes and the developers of new homes connecting to these facilities (including the Golf Course housing developers) shall be required to reimburse a pro-rata share of the total cost of construction to the City.

As assessment/benefit district(s) may be formed through the City for any Plan Area public sewer facility expansions. In such case(s), a minimum of 70 percent of the cost of facility construction must be guaranteed by private participants. The remaining cost may be fronted by the City to help defray the cost of fronting the improvements by existing homeowners and new home developers. This would also avoid making existing homeowners and new home builders pay the full cost of construction when up to 30 percent of the land owners may not yet care to participate. Full pro-rata share cost payment, plus interest, shall be required for those within an assessment/benefit district who choose to participate at a later time.

HAPPY VALLEY SEWER SUBAREAS

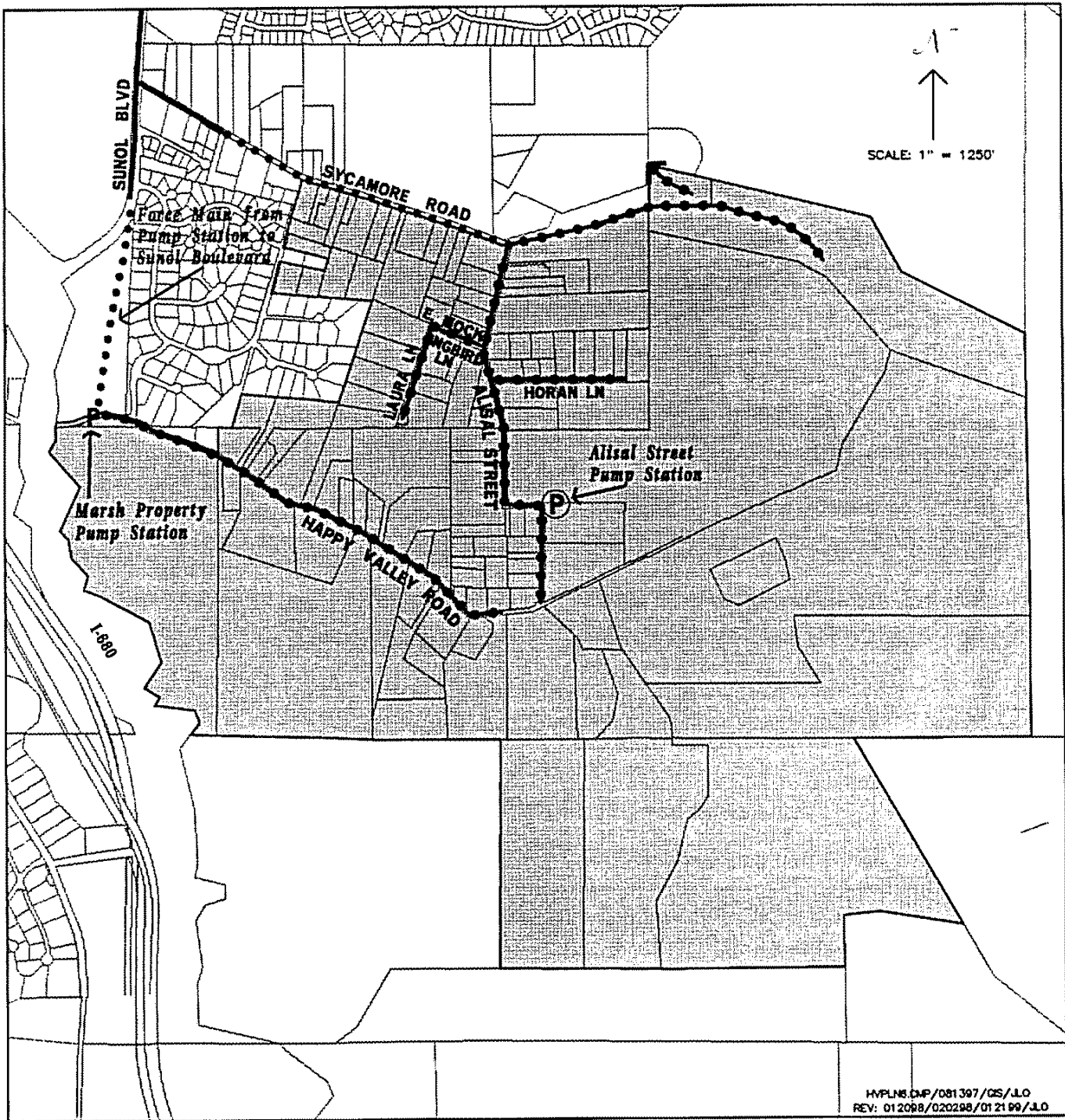


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FIGURE VII - 3



HAPPY VALLEY SEWER SYSTEM PLAN



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FIGURE VII - 4

- Existing Sewer Line
- Proposed Sewer Line (by others)
- Proposed Plan Area Sewer Line
- P Proposed Pump Station (by others)
- Ⓟ Proposed Plan Area Pump Station



Note: Prorata cost share contributions assumed by all benefiting parties.

- New home developers will fund the cost of line extensions to their sites beyond those constructed for the Golf Course, and for their pro-rata share (where applicable) of the cost of oversizing the lines and pump station constructed for the Golf Course. They shall also be responsible for applicable connection fees and on-site improvements.
- Existing homeowners will have the option of connecting to the City sewer system. Those choosing to connect will fund the costs of line extensions to their sites beyond those constructed for the Golf Course and for their pro-rata share (where applicable) of the costs of oversizing the lines and pump station constructed for the Golf Course. Existing homeowners who connect their homes to the City sewer system will be required to remove or fill existing on-site septic tanks. Those choosing not to connect may retain their private sewage system, subject to standard public health and safety standards.

a. Sewer System for the Golf Course and Golf Course Housing

A new sewer line will be constructed south along the full length of Alisal Street to provide sewer service to the Golf Course site. This line shall include sewer lateral connections (where applicable) for existing adjacent homes. A series of gravity lines, a force main (pressurized transfer line), and a pump station will also be constructed to serve both the Golf Course clubhouse and Golf Course housing. The force main section will not be directly accessible by adjacent properties.

The layout of this system includes an access line to the Golf Course clubhouse. Additional gravity lines will be needed on the Golf Course property to serve the Golf Course housing.

b. Sewer Subarea S-1 (Sycamore Road Area)

This subarea serves lots on the south side of Sycamore Road from Amber Lane to Alisal Street. A gravity line will be constructed in Sycamore Road along the frontage of these properties that can be connected to directly. This line will be constructed by developers in the North Sycamore Specific Plan Area. Benefitting property owners connecting directly to this line from the south side of Sycamore Road (within the Happy Valley Specific Plan Area) will be required to participate in pro-rata cost-sharing for this improvement.

c. Sewer Subarea S-2 (Alisal Street Area)

This subarea includes the homes located along Alisal Street from Sycamore Road south to Lot 45, and homes on East Mockingbird Lane, Laura Lane, and Horan Lane. Little of this area can be served by the system needed for the Golf Course without additional gravity sewer mains to provide flow to the pump station. The pump station is planned to be located at either the northwest corner of the Faith Chapel property or on the Spotorno Flat Area along Alisal Street.

The portion of Alisal Street in Subarea 2 will have a force main serving the Golf Course that does not allow adjacent property connections. A separate gravity line will be needed from Sycamore Road to the pump station that parallels the force main in order to serve these properties. New mains in East Mockingbird Lane, Byrd Lane, Laura Lane, and Horan Lane will be needed to provide service to adjacent properties. All lines in this subarea will need to drain to the pump station.

Additional service lines will be required to serve the portion of the Spotorno Flat Area which is located east of Alisal Street.

d. Sewer Subarea S-3 (Lower Alisal Street Area)

This subarea is located along Alisal Street from the proposed pump station (at Lot 98 or 99) south beyond the intersection of Alisal Street with Happy Valley Road. It can be served by the lines required for the Golf Course.

e. Sewer Subarea S-4 (Happy Valley Road Area)

This subarea includes properties along Happy Valley Road to approximately 300 feet west of Alisal Street. To serve this area, a gravity line is proposed in Happy Valley Road, along with a new pump station approximately 250 feet west of the intersection of Carriage Drive and Happy Valley Road. This pump station will also serve the Marsh Property subdivision to the north of this location. A force main from the pump

station through the Marsh Property subdivision to the high point of the existing sanitary sewer system in Sunol Boulevard will also be necessary. Cost-sharing of these improvements between Subarea 4 residents and the Marsh Property subdivision will have to be defined.

Some existing homes located north of Happy Valley Road will be below the grade of the sewer line. These homes will require private grinder pumps and possibly other hook-up facilities in order to access the line in Happy Valley Road. Specially-designed Happy Valley Creek crossings may also be necessary. In addition, several existing homes are located south of Happy Valley Road in the PUD-A/OS area beyond the Urban Growth Boundary. For public health and safety reasons relating to groundwater quality in the Happy Valley Area, these homes shall also have the option to connect to the City sewer system. These homes are located a considerable distance from the Road and will also require significant lateral line connections over this length.

f. Sewer Subarea S-4A (Most of Happy Valley)

An alternative method of providing sanitary sewer service to most of the Plan Area has also been investigated. It is identified as Subarea S-4A because of its similarities with Subarea 4 described above.

This alternative allows all of the homes in the previously described Subareas S-2, S-3, and 4, as well as the

Golf Course and Golf Course housing, to be served with a gravity sewer line to an enlarged and upgraded lift station located on Happy Valley Road, west of the Plan Area on the Marsh Property. This alternative is possible provided utility easements through two private parcels can be obtained. Due to the existing topography of these two parcels, a fairly limited routing of this sewer must be utilized to avoid excessive construction and maintenance costs. The crossing of Happy Valley Creek would be achieved with either an inverted siphon assembly or as a suspended pipeline at an upgraded driveway bridge crossing.

Provided these elements could be obtained, the potential for significant savings could be realized. These savings are primarily due to the elimination of the proposed lift station and force main in Alisal Street otherwise planned for service to these affected areas.

An alternative to locating a pump station at the Marsh Property subdivision would be to extend a gravity line west and north to a connection near the southeast corner of the San Francisco Water Department property near the Arroyo de la Laguna. If there is sufficient grade to use such a sewer line without pumping, there would be long-term maintenance savings to the City by eliminating a pump station. This alternative has not been studied in detail, but, should it be found to be workable and cost-effective, it could be accommodated as part of the Subarea S-4A layout.

g. Sewer Subarea S-5 (Amber Lane Area)

This is a small subarea consisting of Lots 5 and 6 on Amber Lane near Mockingbird Lane. These properties are close enough to and could be served by existing City sewer facilities within Amber Lane.

h. Sewer Subarea S-6 (Mockingbird Lane Area)

This is a small area consisting of Lots 7, 8, 11, and 12, located in the northeast quadrant of the intersection of Amber Lane and Mockingbird Lane. These properties are close enough to and could be served by existing City sewer facilities within Amber Lane or by the short sanitary sewer line extension that exists in the front portion of Mockingbird Lane. Parcels connecting to the Mockingbird Lane line may be required to reimburse costs to the funding property owners.

i. Sewer Subarea S-7 (Spotorno Upper Valley Area)

This subarea includes the Spotorno Medium Density Residential (MDR) development area. It will be served by a gravity sewer system extending down the Bypass Road northwest to near the proposed Bypass Road bridge. It will then extend along Minnie Road and connect to the future sewer line in Sycamore Road.

j. Sewer Subarea S-8 (Spotorno Low Density Residential)

This subarea includes five acres of Low Density Residential land at the northwest corner of the Spotorno Property. It is located east of and immediately adjacent to the North Sycamore Specific Plan (NSSP) area. Sewer service will be provided by extending a sewer line from the eastern boundary of the NSSP in the Bypass Road to this subarea.

2. Sewage System Design Considerations

The sewage collection system shall be designed to meet City construction standards and to minimize infiltration and inflow. This will help to reduce sewage treatment and export capacity needs.

Sewer pump stations shall be designed in terms of architectural style, materials, and colors consistent with the semi-rural character of Happy Valley. Pump stations shall be situated and designed so that the noise level of the pump does not exceed 50 dBA at the property line or boundary of easement on the land on which it is located.

C. STORM DRAINAGE

The City storm drainage system is composed mostly of curb inlets, underground pipes, local channels, and natural swales. These facilities carry water runoff within the drainage basin to the flood control channels known locally as arroyos. New development is typically required to install adequately-sized storm drain systems to connect to the

City's existing underground network of storm drains.

The authority for providing flood control service within the General Plan Planning Area lies with Zone 7 of the Alameda County Flood Control and Water Conservation District. Its responsibilities include maintaining improved flood control channels and creating new drainage channels. Zone 7 has no existing or planned facilities within the Specific Plan Area.

1. Existing Happy Valley Storm Water Drainage Conditions

Most of the Specific Plan Area lies within the Happy Valley drainage basin, which covers approximately 1,200 acres. The existing storm water drainage facilities within the Plan Area are generally limited to natural creeks and roadside ditches. Most storm water runoff flows unconfined across parcels until it reaches Happy Valley Creek and eventually empties off-site into the Arroyo de la Laguna.

The northeast portion of the Spotorno Property is part of another smaller drainage basin. This area drains into Sycamore Creek, which drains beyond the Plan Area to the west. Sycamore Creek occasionally overflows its banks near the intersection of Alisal Street and Sycamore Road. When this occurs, it contributes to flows in the northern portion of the Plan Area. Proposed improvements to Sycamore Creek are planned as a part of the North Sycamore Specific Plan to eliminate this condition.

Areas within the Plan Area where limited flooding occurs during winter storms generally include the following:

- Flooding of several low points on Alisal Street near Faith Chapel;
- Cross-road flooding in several locations at the south end of Alisal Street;
- Flooding of Happy Valley Road just west of Alisal Street;
- Cross-road flooding of portions of Happy Valley Road situated at the foot of steep uphill areas; and
- Areas along Happy Valley Creek where small private bridges used for driveway access restrict high flows in the Creek and thus contribute to local flooding.

2. Specific Plan Storm Water Drainage Concept

The objective of the Specific Plan storm water drainage concept is to accommodate significant flow conditions while substantially maintaining the existing riparian habitats. City storm water drainage standards will be modified for the Plan Area to allow nearly all surface drainage and outfalls to creeks.

Detention facilities will be constructed on the Golf Course and Spotorno Properties in order to reduce the rate of storm water flow through the Plan Area during peak-flow periods to below existing conditions (as well as improve runoff water quality). Detention basins should be designed to allow for public amenities, recreation, natural habitat, and agricultural uses, where feasible. In

addition, road drainage improvements along the south side of Happy Valley Road and at the southern end of Alisal Street will be required to mitigate more localized flooding.

Detention facility monitoring programs shall be submitted to the City for approval in conjunction with the PUD development plans prepared for the Golf Course and Spotorno Property. Such programs shall be designed to ensure proper maintenance of these facilities on a permanent basis and to ensure that these facilities function in accordance with the goal of decreasing the downstream impact of project storm water runoff.

a. Golf Course Drainage and Proposed Improvements

No appreciable flood conditions are known to exist on the Golf Course Properties. However, in order to help reduce downstream flooding (and control runoff water quality), the design of the Golf Course shall include storm water detention facilities. These will help reduce peak flows to the Creek and thus reduce both the frequency and severity of downstream flooding. Detention facilities will be designed based upon the results of a hydrology study and funded and constructed by the City prior to the opening of the Golf Course.

b. Happy Valley Creek Drainage and Proposed Improvements

Selected flooding occurs along Happy Valley Creek which is caused primarily by man-made obstructions and debris

that have accumulated in the Creek over time. The streambed cannot be realigned or enlarged without major grading and degradation of the riparian habitat. Although this would provide the greatest reduction in flooding potential, the major impact, costs, and resulting change in character to the area prohibit this approach.

The clearing of debris and modifications to the man-made obstructions would also improve the flow in Happy Valley Creek. Debris removal is, and will be a continuous maintenance matter for the Creek property owners. Modifications to man-made obstructions, such as private bridges, will be a more significant task. Some of the existing bridges across Happy Valley Creek constrict the waterway to a five-foot-by-five-foot box culvert. This cross-sectional area is too small to handle the current volume of water from the outlying drainage basin. The construction of detention basins required elsewhere by the Specific Plan will help to reduce this problem. However, these bridges should be replaced with new structures designed to allow for the potential 100-year flow (assuming the construction of the Spotorno Property and Golf Course detention basins). Bridge replacements or modifications will be funded and undertaken on a voluntary basis by the owners of the properties on which they are located. All improvements shall be sensitive to the surrounding environmental conditions.

Happy Valley Creek is to remain a private channel.

c. Happy Valley Road Sheet Flow and Proposed Improvements

Sheet flow of storm water runoff over Happy Valley Road from the hills to the immediate south is a common problem. The primary cause of this is the lack of directional drainage at the affected areas. Erosion and soil creep have altered drainage patterns from some fairly large drainage areas south of Happy Valley Road directly onto paved portions of the roadway. Poor maintenance, debris, and damaged pipe ends contribute to the inefficiency of the existing facilities. The solution to this problem will be to grade and possibly pave "V" ditches within the public right-of-way at the location of existing cross drains, clean out, repair, and possibly pave existing drainage ditches to avoid flooding onto the roadway, and replace driveway culverts as necessary to maintain positive fall at all of the "V" ditches. Due to the soil movement in this area, continuous maintenance will be important to keep this somewhat fragile system operational. The necessary improvements and permanent maintenance will be funded and undertaken by the City on an as-needed basis for land located within the Happy Valley Road right-of-way.

d. Alisal Street Area and Spotorno Flat Area Drainage and Proposed Improvements

Limited flooding occurs along Alisal Street at a low point along the Faith Chapel frontage. The primary cause of this is an undersized street culvert. On

the opposite side of Alisal Street, another drainage system traverses private property to Happy Valley Creek. Further north on Alisal Street, another slightly larger drain line crosses the street near the low point. This line is also considered to be undersized to carry the runoff from heavy rains. Poorly defined and incomplete roadside "V" ditch drains further compound the problems in this area.

Culvert cleaning and minor grading should be undertaken to significantly improve the existing drainage conditions. The replacement of private driveway culverts at a corrected grade will also be necessary at several locations along Alisal Street. These improvements will be funded and undertaken by the City on an as-needed basis for land located within the Alisal Street right-of-way.

The crossroad drain lines along the Spotorno Flat Area frontage of Alisal Street will require replacement with properly sized culverts. Improved roadside drainage is also necessary. This should consist of an earthen "V" ditch with consistent fall. The construction of storm water detention facilities based upon the results of a future hydrology study for the Spotorno Flat Area will also be needed to reduce flooding along Alisal Street. This will detain storm water runoff from upland areas to the east as well as storm water runoff which is not absorbed into the ground due to impervious surfaces created by development of the Spotorno Flat Area. The above improvements are to be funded and undertaken by the

developer of the Spotorno Flat Area prior to occupancy of new homes on the site.

e. Spotorno Upper Valley Drainage and Proposed Improvements

No appreciable flood conditions exist in the Upper Spotorno Valley Area. However, in order to help reduce downstream flood water runoff in Sycamore Creek, development of the Spotorno Medium Density Residential Area shall include storm water detention facilities based upon the results of a future hydrology study. This will detain increased storm water runoff which is not absorbed into the ground due to the impervious surfaces created by new residential development and the Bypass Road. These facilities shall be funded and constructed by the developer of the Spotorno 15-acre Medium Density Residential Area prior to occupancy of new development on the site.

Sycamore Creek is planned to remain a private channel.

The existing Spotorno Dam shall be evaluated by a qualified professional engineer or engineering geologist prior to, or in conjunction with, construction of the Bypass Road. The engineering methods used to build this dam are not fully understood, and it is therefore not known whether the dam meets current construction standards and would provide adequate protection against downstream flooding once the Spotorno Upper Valley residential areas are developed. The required evaluation

shall address safety and stability. If any required upgrades are identified as a result of this evaluation, they shall be completed prior to completion of the Bypass Road.

- f. Detention basins shall be designed to detain not only peak flows but also more frequent smaller flows that carry the largest portion of pollutants in stormwater and dry weather runoff, providing treatment of the runoff prior to discharge from the site.

D. GAS AND ELECTRIC

The Pacific Gas and Electric Company (PG&E) supplies gas and electrical service to land within the Plan Area. Electrical service is generally provided by way of a 12-kilovolt, three-phase overhead line system located along the Happy Valley Loop roads. Future expansions of this system will be the responsibility of PG&E, with costs generally to be shared between PG&E and the developer. All electric and other utility line extensions to future subdivided land shall be installed underground. Extensions to existing lots shall be installed underground where feasible, as determined by the City Engineer.

Gas service is provided to the Plan Area by way of a four-inch pipeline in the Happy Valley Loop roads. Future expansions of this system will be the responsibility of PG&E, with costs generally shared between PG&E and the developer. New subdivisions shall provide gas service to all existing and proposed homes.

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

E. TELEPHONE AND CABLE TELEVISION

Pacific Bell provides telephone service to the Plan Area, and TCI supplies cable television. Existing service lines are provided by overhead wires on poles shared with PG&E power lines. Both Pacific Bell and TCI plan to expand services in the Plan Area following the same or similar alignments as PG&E. System expansion costs are generally shared between the service provider and the developer.

F. FIRE PROTECTION

The Livermore-Pleasanton Fire Department is responsible for providing fire protection and suppression to all areas within the city limits in addition to providing contractual services in a number of developed areas outside the city limits, including the flat portions of Happy Valley. The California Department of Forestry's Sunol Station has responsibility for the hills generally surrounding Happy Valley. The Sunol Fire Station has limited facilities and support to

suppress a typical wildfire. In order to address this potential deficiency, the Livermore-Pleasanton Fire Department participates with the Department of Forestry in a mutual aid agreement which provides for additional fire services, personnel, and support equipment.

1. Plan Area Conditions

There are currently no public fire fighting facilities or fire hydrant systems within the Specific Plan Area. The southern portion of the Area is situated beyond the five-minute response time of the nearest City fire station (Fire Station #1). This will require the provision of additional fire mitigation measures beyond those normally required for new development by the City as outlined below.

2. Proposed Improvements

Developers of the North Sycamore Specific Plan (NSSP) Area will construct a new water main (with fire hydrants) from the end of the existing main on Sycamore Road to the eastern end of Sycamore Road. The City will construct a new water main (with fire hydrants) from the end of Sycamore Road, along the full length of Alisal Street, to and through the Golf Course. Other water mains with hydrants may be extended to serve outlying existing homes in the Plan Area at the option and expense of the benefitting property owners. Water main extensions for all new homes will be required to include hydrants. Fire hydrants should generally have a minimum capacity of 2,250 gallons per minute at a minimum of 20 pounds per square inch, and be installed at approximately 400-foot intervals.

All new homes (and the Golf Course clubhouse) located beyond the five-minute response time from the nearest fire station shall be constructed with automatic fire sprinklers and Class A fire-retardant roofing. New homes constructed within the five-minute response time shall be protected with at least Class B roofing. Wood shakes and shingle roofing on new homes and the Golf Course clubhouse shall not be permitted.

Residential development in the Spotorno Upper Valley LDR and MDR Areas will be situated adjacent to open lands, near mapped areas of high or extreme wildfire danger. Golf Course housing and the Spotorno Flat Area will also be adjacent to open lands posing potential fire risks. A Wildland/Urban Interface Management Plan shall be submitted for City approval prior to the issuance of building permits for these areas. The plan shall contain (1) standards for the management of vegetation at the edge of the open space area near built areas, and (2) standards for the design and construction of new buildings adjacent to the open space areas.

3. Phasing of Improvements

Fire hydrants will be installed along Sycamore Road and Alisal Street prior to the opening of the Golf Course. The timing of the remaining hydrants will depend upon: (1) the desire of existing homeowners to finance water main extensions; or (2) the timing of new housing development requiring the extension of water facilities.

4. Cost Allocation

The Sycamore Road fire hydrants will be installed by the NSSP developers in conjunction with the Sycamore Road water line. Property owners connecting directly to this line from the south side of Sycamore Road (within the Happy Valley Specific Plan Area) will be required to participate in pro-rata cost-sharing for these improvements. The Alisal Street fire hydrants will be installed by the City with pro-rata cost-sharing reimbursement from others benefitting from these improvements. The funding of all other fire hydrants in the Plan Area will be required of those extending City water mains to serve existing homes and developers extending mains to serve new homes.

G. SOLID WASTE DISPOSAL

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

VIII. ENVIRONMENTAL PROTECTION

As noted on page 1, mitigations recommended by the project environmental consultants are included throughout the Specific Plan text. Those pertaining to land use issues are provided in the Land Use Chapter, those relating to circulation are found in the Circulation Chapter, etc. Mitigations relating to the natural environment and archeological/historical matters are presented below. These pertain more specifically to wildlife species of special concern, wetlands, heritage trees, water quality, open space, and archaeological and historical matters.

A. WILDLIFE SPECIES OF SPECIAL CONCERN

1. A California Tiger Salamander Mitigation and Monitoring Plan shall be completed and submitted to the California Department of Fish and Game (DFG) for review and approval. Approval of the plan must be obtained from DFG prior to the issuance of any grading permits that affect tiger salamander habitat.
2. Preparation of a mitigation plan for California red-legged frog in consultation with the U.S. Fish and Wildlife Service (USFWS) shall be undertaken for the Golf Course and Spotorno Properties in support of a Section 7 Consultation. The mitigation plan must be submitted to the U.S. Army Corps of Engineers (Corps) as part of the Section 404 permit process. A Biological Opinion must be obtained from USFWS prior to the

issuance of any grading permits that affect red-legged frog habitat.

3. A pre-construction survey shall be conducted for the Golf Course and Spotorno Properties prior to the start of construction activities to verify the presence or absence of active raptor nests. If any active nests are found, construction must be scheduled so that it will not result in the removal or abandonment of an active raptor nest.
4. If construction would affect the pond that is located on the hill southeast of the Spotorno Flat Area, a pre-construction survey of the pond shall be conducted prior to commencement of construction activities to verify the presence or absence of active Tri-colored blackbird nests. A qualified biologist shall determine if any active nests are present at the pond. If construction begins outside the breeding season, then no surveys or mitigation will be necessary.

B. WETLANDS

1. All development, including residential uses and trails, shall be set back at least 100 feet from the centerline of Sycamore Creek, or at least ten feet from the outermost dripline of the existing riparian woodland, whichever is greater.
2. Appropriate permits and/or agreements shall be obtained from regulatory agencies (DFG, USFWS, and/or Corps) prior to realignment of Happy Valley

Creek or encroachment into the buffer zone of Sycamore Creek, as defined in Subsection 1 above.

3. A riparian restoration plan shall be prepared prior to approval of a grading plan for the Golf Course and Spotorno Properties. The plan shall address anticipated impacts and proposed mitigation measures associated with the proposed realignment of Happy Valley Creek and any other affected on-site riparian corridors, subject to the jurisdiction of DFG and/or the Corps. The plan will be used to support applications for permits from DFG and the Corps.
4. Consultation with DFG in any areas subject to their jurisdiction shall be undertaken for the Golf Course and Spotorno Properties prior to any encroachment into a designated corridor, and/or consultation with the Corps prior to any activity that would occur within the jurisdictional limits of wetlands or within the bed and bank of a waters of the U.S.
5. The drainage system shall be designed to provide for improved habitat values. The potential for soil erosion and sedimentation shall be minimized within the reconstructed drainages. The Golf Course designer shall utilize hydrological and sedimentation data, calculated for each of the drainages within the Golf Course, to design the realigned channels.
6. Portions of the reconstructed channels shall be vegetated and maintained in a manner to improve habitat values. Design features that could contribute to

an improvement of habitat values include: (1) moderating the slope of channel banks to reduce erosive conditions, (2) varying channel widths and depths, as well as varying the slope of the channel, in order to provide variation in speed and dept of seasonal water flow, and (3) planting adjacent side slopes with native grasses, groundcovers, and native riparian tree species.

C. HERITAGE TREES

1. A Master Landscape and Tree Preservation Plan shall be prepared for the Spotorno and Golf Course Properties and approved by the City prior to the approval of grading plans. These plans shall include the following:
 - a. Avoidance of heritage trees to the extent possible.
 - b. Prohibition on the placement of any chemical or other deleterious substance or material on any heritage tree.
 - c. Prohibition on disturbance of the soil or placement of any chemical or other deleterious substance or material on the soil within the dripline area of any heritage tree.
 - d. Replacement of any trees that are removed "inch-for-inch" (for each inch of diameter lost, an equal amount of replacement inches would be planted), or planting three times the number of individual trees lost, or a combination of both these measures.

D. WATER QUALITY

1. All new development projects shall comply with the storm water runoff requirements of the Alameda County-wide Clean Water Program.
2. Site planning and design techniques shall be implemented in new developments to minimize the impacts on water quality. This shall include minimizing land disturbance, minimizing impervious surfaces, clustering development (half-acre lots and less) in the Spotorno Upper Valley MDR and LDR Areas and the Golf Course LDR Areas, preserving Agriculture/Open Space areas, and maintaining riparian areas with buffer zones to reduce runoff into waterways.
3. A Golf Course Design and Management Plan shall be developed by the City to reduce or eliminate impacts to surface water quality from golf course operation and maintenance. This plan shall consist of all of the elements listed below. Subsections b. and c. (below) shall be completed prior to the issuance of a grading permit, and Subsections a. and d. shall be completed prior to the issuance of Golf Course design construction plans.
 - a. Standards for the use and storage of fertilizers, herbicides, and other related chemicals.
 - b. A minimum ten-foot wide natural vegetated buffer shall be maintained between the edge of irrigated turf grass and the top of bank of drainage channels. Golf Course grading shall be designed so that maintained turf

areas drain away from nearby creeks and toward facilities planned to accommodate and manage runoff. Drainage shall be directed to grass swales, area drains, or sumps for percolation. Drainage from turf areas should generally be directed to planned Golf Course lakes. Where maintained turf cannot drain away from creeks, low maintenance turf shall be used or the area shall be considered for naturalized or native grasses.

Golf Course grading and drainage plans shall indicate the flow of water runoff away from creeks and other drainage channels. Areas of maintained turf grasses which drain toward these areas shall be minimized and identified on the grading plans. Areas of the Golf Course that drain toward creeks and other drainage channels shall be separated by vegetated natural buffer areas, as identified above, or use low maintenance turf or native grasses. Areas of high maintenance such as tees, fairways, and greens shall drain away from creeks and drainage ways.

Areas between golf holes shall generally be seeded with native grasses to catch and obstruct runoff. Where this is not possible, in particular where there are long continuous slopes, areas between golf holes shall be graded to minimize high velocity flows.

- c. The Golf Course shall be designed so that drain pipe discharge points from subdrains of greens and tees drain into vegetated swales or irrigation storage lakes. Discharge pipes shall be

directed to dense turf grass areas that can act as a biotic filter and allow percolation. The locations of all drainages shall be indicated on the grading and drainage plans.

In most cases, it should be possible to provide a minimum of 100 linear feet of grassy swale treatment (a sinuous swale, if necessary to increase length) prior to discharge to creeks. Grading and drainage systems shall be designed so that discharge occurs on the far side of the green or tee from the creek and, therefore, must travel in a grassy swale or thatch layer back around the tee or green to reach the creek. If subdrain discharge points must be within 100 feet of sensitive drainages to accommodate overall golf course design, alternative Best Management Practices (BMPs) shall be implemented to provide an equivalent level of runoff treatment. BMPs that may offer an equivalent level of treatment relative to 100 feet of overland or swale flow through turf grass include infiltration (vaults or trenches) and media filtration (sand or sand/peat mixtures) features.

- d. The Golf Course Design and Management Plan shall reduce the amount of high maintenance turf grasses where possible. Turf grasses that require less fertilization, such as fescues and ryegrass, shall be used for larger areas of turf. Out-of-play areas shall use native shrubs or grasses, where possible.

An efficient irrigation system shall be used, including a means of matching

water requirements with the evapotranspiration rate of the plants. Runoff shall be recycled back into the irrigation system through use of irrigation storage lakes as collectors, wherever possible. These requirements shall be indicated on the irrigation plans.

- e. Newly-constructed (relocated) creek channels shall be designed and constructed to be physically stable. Unstable portions of existing channels shall be stabilized to prevent further channel incision. Design should avoid abrupt changes in channel gradient and creek channel restrictions to flow (e.g., abutments for in-channel golf cart bridges). Designers shall consider the use of coarse rock fragments (such as cobbles and boulders) and vegetation within drainage swales and creeks to limit flow velocities and erosion of the channel bed, stabilize the channel banks, improve the aesthetic appearance, and provide for some runoff filtration/treatment. Rocks and vegetation in creeks would also discourage golf play within the channel, thus minimizing potential water quality impacts caused by users of the Course.

Transitions from graded areas to existing unmodified creek channels shall be carefully designed to avoid creation of nickpoints and abrupt changes in channel conditions that could lead to instability. Steepened channel reaches shall, where necessary, include channel grade controls. Energy dissipation structures shall be included in the design of the

outlets of culverted sections of the creek to avoid erosion of creek channels. Golf cart creek crossings shall be designed to eliminate potential erosion impacts associated with golf carts traveling through creeks. Either bridges or paved surfaces shall be provided at each crossing. Obstructions (e.g., appropriate vegetation and rocks) shall be placed along the creek at each crossing to discourage "off-path" travel through the creek channels.

4. An Integrated Pest Management Plan shall be prepared by a qualified agronomist or turf grass specialist. The plan shall be subject to approval by the City prior to seeding and germination of turf grasses. It shall address and recommend methods of pest prevention and turf grass management that use pesticides as a last resort in pest control. Types and rates of fertilizer and pesticide application shall be specified. Special attention shall be directed to avoiding runoff of pesticides and nitrates into creeks and other drainage channels or leaching into the shallow groundwater table.

The use of Golf Course pesticides shall be minimized. Pesticides shall be used only in response to a persistent pest problem. Preventive chemical use shall generally not be employed. Cultural and biological approaches to pest control shall be fully integrated into the Pest Management Plan with an emphasis toward reducing pesticide application.

Fertilization requirements shall be reduced during turf grass grow-in. Soil

tests shall be performed prior to seeding to determine proper fertilization rates pre- and post-seeding.

5. A Water Quality Monitoring Plan shall be prepared to evaluate the effectiveness of the Storm Water Pollution Prevention Plan and the Golf Course Design and Management Plan at protecting surface water and groundwater quality in the vicinity of the Golf Course. The Water Quality Monitoring Plan shall be subject to approval by the City prior to the opening of the Golf Course. The plan shall accomplish the following:
 - a. Establish fixed surface and groundwater sampling locations. Surface water shall be collected from detention basin outlets during the first significant storm event of the rainy season each year. In addition, surface water samples shall be collected from creeks that drain the Golf Course. Groundwater samples shall be collected from shallow monitoring wells installed in areas of high groundwater conditions, particularly in alluvial sediments along the seasonal creeks and near detention basins.
 - b. Establish the compounds to be analyzed based on the uses of the site. For example, samples collected from areas which drain the Golf Course shall be analyzed for the specific pesticide and herbicide compounds used on the Course. The plan shall also establish the required sampling protocols and frequency for each sampling event so that consistent high quality data can be compiled.

- c. Establish criteria for evaluating the data (e.g., regulatory threshold values for pollutants). Once collected, the data shall be analyzed by a qualified professional and compared to the established criteria to evaluate potential impacts. If water quality degradation is identified, the qualified professional shall recommend actions to mitigate the impact. Reports summarizing the analytical data and conclusions shall be submitted to the City for review and approval on an annual basis.

E. AGRICULTURE/ OPEN SPACE LAND

1. A Range Management Plan shall be developed by the City for all public Agriculture/Open Space land which is planned to be used for cattle-grazing. The Plan shall provide measures for ensuring that grazing does not over-utilize the capability of the site to accommodate such use.

F. ARCHAEOLOGICAL/HISTORICAL

1. The old hay barn located on Lot 101 shall be preserved and restored by the City, if feasible. If restoration proves to be infeasible, then consideration should be given to reconstructing it elsewhere within the Plan Area using the existing design and materials. If this also proves infeasible, then the barn shall be documented through a combination of large-format photography or architectural renderings and archival research, and a technical report of findings prepared to present the results of research and documentation. The report shall be submitted to local historical societies and libraries and the Northwest Information Center at Sonoma State University.
2. If previously undiscovered historic or prehistoric resources are encountered during construction, work in the immediate area shall cease, in accordance with CEQA Appendix K, until such time that a qualified archaeologist has an opportunity to evaluate the find and make recommendations for mitigation, if warranted.

IX. FINANCING AND IMPLEMENTATION

The feasibility and successful implementation of the Happy Valley Specific Plan depends largely upon the provision of roads, water, sanitary sewer, drainage, and other public facilities. Details regarding these are provided under Chapter V - Land Use, Chapter VI - Circulation, and Chapter VII - Public Facilities. The following chapter provides a comprehensive summary of these facilities in terms of construction responsibilities and timing of implementation. Following this summary, a funding mechanism is presented for recouping a portion of the City costs for preparing the Specific Plan and companion Environmental Impact Report from private new home developers.

A. SUMMARY OF PUBLIC FACILITIES CONSTRUCTION RESPONSIBILITIES AND TIMING

Table IX-1 below provides a comprehensive summary of the public facilities construction responsibilities and timing required to implement the Specific Plan.

B. SPECIFIC PLAN PREPARATION FEE

The City shall impose a Happy Valley Specific Plan Preparation Fee on each subdivider of property within the Plan Area,

except for the Golf Course housing. The purpose of this Fee shall be to defray the cost to the City of preparing the Specific Plan and its companion Environmental Impact Report (EIR). The preparation of these documents by the City will ultimately result in savings to subdividers by reducing the costs of land planning and environmental analysis.

The Fee shall be based upon each subdivider's relative benefit derived from the Specific Plan. Each residential parcel, including the parcels proposed by the City for the Golf Course, shall be assigned one share of the cost. The share allocated to the Golf Course, shall be based upon a ratio of one hole of golf per 2.9 new residential parcels. This ratio reflects the intensity of use as quantified by the level of traffic projected for golf versus housing. The Fee shall be increased annually based upon the cost of construction index.

The Fee shall be collected prior to the recording of final parcel maps and subdivision maps. It shall be collected for a period of fifteen years following the date of annexation of the Plan Area to the City. Any property owner who has not filed a final parcel map or subdivision map within this 15-year period shall not be obligated to pay the Fee. The Fee shall run with the land and not with the owner of the property.

**Table IX-1
Summary of Infrastructure Construction Responsibilities and Timing**

ROAD SYSTEM		
Improvement	Responsible Party	Timing of Completion
Bypass Road	City and Spotorno MDR and Spotorno Flat Area developer(s)	Dedication of right-of-way by owner of Spotorno Property at recordation of final subdivision map for Lots 96, 97, and/or 98. Construction should be completed no later than one year following completion of East-West Collector in NSSP area
Golf Course emergency vehicle access road connection to Alisal Street	City	Prior to opening of Golf Course
Laura Lane emergency vehicle access road connection to Happy Valley Road	Developer of Lot 63	Prior to occupancy of first new home following subdivision of Lot 63
Spotorno Flat Area emergency vehicle access road connection to Alisal Street	Developer of Spotorno Flat Area (Lot 98)	Prior to occupancy of first new home following subdivision of Spotorno Flat Area
Mockingbird Lane/East Mockingbird Lane emergency vehicle access road connection	City	To be determined through City's Capital Improvement Program
Happy Valley Road curve radius increase at Lot 57	City	At the time of the first pavement overlay following installation of water and/or sewer lines in Happy Valley Road
Other new roads	Benefiting developers	Prior to occupancy of homes served
East-West Collector Road in NSSP Area	Limited participation by developers of land served by the Bypass Road	To be determined by NSSP Area developers
Railroad trestle "YIELD" sign	County	Upon annexation of Plan Area to City
TRAILS		
Improvement	Responsible Party	Timing of Completion
Happy Valley Loop Trail (Alisal Street and Happy Valley Road)	City	At the time of the first pavement overlay following installation of water and/or sewer lines for each street
Golf Course Loop Trail	City	Prior to opening of Golf Course
Bypass Road Trail	City and Spotorno Property developers	Time of Bypass Road construction
Spotorno Flat Area Trail	Developer of Spotorno PUD-LDR Area (Lot 98)	Prior to occupancy of first new home following subdivision
Laura Lane/Happy Valley Road Connection Trail	Lot 63 developer	Prior to occupancy of first new home following subdivision

TRAILS (continued)		
Improvement	Responsible Party	Timing of Completion
Mockingbird Lane Trail	City	Upon agreement with property owners and upon Capital Improvement Program scheduling
Bypass Road/Foley Ranch Trail Connection	Spotorno MDR Area developer	Time of trail construction on Foley Ranch
Golf Course Loop Trail/ Foley Ranch Trail Connection	City	Time of trail construction on Foley Ranch
Golf Course Loop Trail/ Koopmann Ranch Trail Connection	City	Time of trail construction on Koopmann Ranch
Golf Course Loop/Charvo Ranch Trail Connection	Developer of Lot 110 PUD-SRDR Area	Prior to occupancy of first new home following subdivision of Lot 110
WATER SYSTEM		
Improvements	Responsible Party	Timing of Completion
Extension of mains required for Golf Course/Golf Course housing	City, with pro-rata cost-sharing reimbursement from benefitting new home developers and participating existing homeowners	Prior to occupancy of Golf Course/Golf Course housing
Main oversizing and extension of mains other than those required for the Golf Course/Golf Course housing	New home developers and participating existing homeowners desiring to connect	Prior to occupancy of new homes served, and as desired by existing homeowners choosing to extend mains to their fronting roads
Connection of water line from main to home	New home developers and existing homeowners desiring to connect	Prior to occupancy of new homes served, and as desired by existing homeowners choosing to connect
New fire hydrants	City, new home developers and participating existing homeowners	As water mains are installed
Pumping stations and water tanks	City, with pro-rata cost-sharing reimbursement from new home developers and participating existing homeowners	Prior to opening of Golf Course
Water booster pumps	New home developers and participating existing homeowners requiring booster pumps for water service	Prior to occupancy new homes served, and as desired by existing homeowners choosing to connect to City water mains

SANITARY SEWER SYSTEM		
Improvement	Responsible Party	Timing of Completion
Extension of facilities required for Golf Course/Golf Course housing	City, with pro-rata cost-sharing reimbursement from new home developers and participating existing homeowners	Prior to occupancy of Golf Course clubhouse and housing
Main over-sizing, and extension of mains beyond that required for the Golf Course/Golf Course housing	New home developers, and existing homeowners desiring to connect	Prior to occupancy of new homes served, and as desired by existing homeowners choosing to extend mains to fronting roads
Pump stations	City, with pro-rata cost-sharing reimbursement from new home developers and participating existing homeowners	Prior to opening of Golf Course
Grinder pumps	New home developers and participating existing homeowners requiring grinder pumps for hook-ups	Prior to occupancy of new homes served, and as desired by existing homeowners choosing to connect to City sewer lines
DRAINAGE		
Improvement	Responsible Party	Timing of Completion
Golf Course detention basins	City	Prior to opening of Golf Course
Spotorno Flat Area detention basin	Developer of Spotorno Flat Area	Prior to occupancy of new homes
Spotorno Upper Valley Residential Area detention basin	Developer of Spotorno Upper Valley Area	Prior to occupancy of new homes
Happy Valley Creek private bridge replacements/improvements	Individual property owners	As desired by individual property owners
Happy Valley Road ditch improvements	City	On as-needed basis
Alisal Street ditch improvements	City	On as-needed basis
New Alisal Street culverts at Spotorno Flat Area	Developer of Spotorno Flat Area	Prior to occupancy of new homes
UTILITIES		
Improvement	Responsible Party	Timing of Completion
Gas, electric, telephone, and cable television extensions	City and new home developers	Prior to occupancy of new structure(s), and as desired by existing homeowners

X. SPECIFIC PLAN RELATIONSHIP TO THE GENERAL PLAN AND OTHER JURISDICTIONAL POLICIES AND REGULATIONS

Following annexation to the City of Pleasanton, the Specific Plan Area will be subject to various policies and regulations as set forth in the Plan as well as with the City's General Plan and other City regulations. Planning for the future land use and development of the Plan Area also requires consideration of County policies established for adjacent unincorporated areas, and policies of other regulatory agencies. Pertinent plans and policies relevant to the Specific Plan Area are summarized below.

A. CITY OF PLEASANTON GENERAL PLAN

The Pleasanton General Plan is the primary City planning document with which all City ordinances, regulations, policies, and programs must be consistent. The key General Plan policies and programs which relate to the Specific Plan are presented below. These are to be implemented equally along with other applicable General Plan provisions during the approval process for individual development projects within the Plan Area.

In addition, several General Plan text and Map amendments are required in order to achieve consistency between the General Plan and the Specific Plan. These are also presented later in this Chapter.

1. Key General Plan Policies and Programs

Numerous General Plan policies and programs apply directly to the Specific Plan Project. Those which will have a key influence on the Plan are presented below.

a. Land Use Element

Policy 1: Preserve the character of existing residential neighborhoods.

Program 9.1: Adopt specific plans for developing large landholdings to identify facility needs and establish development guidelines.

Policy 10: Preserve open space areas for the protection of public health and safety, the provision of recreational opportunities, use for agriculture and grazing, the production of natural resources, the preservation of wildlands, and the physical separation of Pleasanton from neighboring communities.

Program 10.1: Preserve open space by way of fee purchase, conservation and scenic easements, transfer of development rights, Williamson Act contracts, open space zoning categories, etc.

Policy 11: Maintain a permanent Urban Growth Boundary (UGB) beyond which urban development shall not be permitted.

Program 11.1: Permit only non-urban uses (i.e., large-lot agriculture and grazing, and parks and recreation) beyond the UGB.

Program 11.4: Encourage lower intensity uses immediately inside the UGB, as necessary, to prevent potential land use conflicts with outlying non-urban uses.

Policy 12: Preserve scenic hillside and ridge views of the Pleasanton, Main, and Southeast Hills ridges.

Program 15.1: Monitor and zone future residential developments so as not to exceed the maximum housing buildout (29,000 housing units within the General Plan Planning Area).

Policy 16: Annex urbanized pockets of unincorporated land adjacent to the city limits in areas where landowners are willing to accept City services and development standards.

b. Circulation Element

Program 1.1: Require new developments to pay for their fair share of planned roadway improvement costs.

Program 5.2: Provide more than one access road (including emergency vehicle routes) to new developments, and discourage cut-through traffic by

appropriate use of traffic controls (e.g., cul-de-sacs, stop signs, landscaped barriers, etc.)

Program 5.3: Discourage the development of further gated communities which inhibit the sense of greater community and make City utility and emergency services more difficult to provide.

Program 5.5: Design new streets and alterations of existing streets to preserve the character and safety of existing residential neighborhoods.

Policy 15: Create and maintain a safe, convenient, and effective bicycle system which encourages increased bicycle use.

Program 15.3: Integrate bicycle lanes or separate bikeways into street projects, wherever feasible.

Policy 16: Create and maintain a safe and convenient pedestrian system which encourages walking as an alternative to driving.

Policy 16.1: Require developers to finance and install sidewalks and pedestrian pathways in future developments.

Policy 16.2: Develop a pedestrian and equestrian trail system which connects all major portions of the Planning Area.

Policy 16.3: Cooperate with East Bay Regional Parks District in completing a regional trail system and with Zone 7 in completing its Arroyo Management Plan.

c. Housing Element

Policy 10: Require each residential and non-residential project to include its pro-rata share of low-income housing needs, as defined in Table IV-5, or to contribute an in-lieu fee to the lower-income housing fund to facilitate the construction of low-income housing.

Program 11.4: Use the Growth Management Program to ensure that residential development does not occur unless adequate infrastructure is present to ensure that the City's quality of life and level of services are maintained.

d. Public Safety Element

Policy 1: Restrict development in areas prone to seismic safety hazards.

Program 1.1: Comply with the Alquist-Priolo Act and other seismic safety criteria established by the City of Pleasanton.

Program 1.2: Prohibit construction of habitable structures within at least 50 feet of an identified active fault trace as shown in site-specific geologic studies.

Policy 2: Investigate the potential for seismic hazards during the development review process, and implement soils engineering and construction standards which minimize potential danger from earthquakes.

Policy 5: Investigate the potential for geologic hazards as part of the development review process, and maintain this information for the public record.

Policy 6: Restrict new development of sites with structures intended for human occupancy in any landslide prone area and indicated as "Moderate" through "High" hazard for any geologic zone.

Policy 9: Annex all fire pockets (territory enclosed by Pleasanton Fire Department Service Areas but not itself serviced) within the Pleasanton Planning Area.

Program 11.1: Require developers to finance and construct necessary water facilities for their projects when they develop.

Policy 13: Require fire mitigation measures in new developments, and require additional mitigation for those developments outside of the five-minute response time zones as determined by the Fire Chief.

Program 13.8: Require fire breaks, green areas/"wetblankets," and/or greater building setbacks adjacent to unmaintained open space areas.

Policy 17: Ensure that hazardous materials and potential contamination are remediated prior to development.

Program 17.1: Require a site specific soils report for new development where there is a history of prior industrial or agricultural land use activities.

e. Public Facilities Element

Policy 1: Phase construction of permanent City sewer, water, and storm drainage improvements as a condition of new development to maintain City service standards.

Program 2.1: Require new development to pay its fair share of the City's planned sewer system improvements including treatment, distribution, reuse, and export facilities.

Program 4.1: Require new development to pay for its fair share of the City's water system master plan improvements.

Program 5.1: Require new development to pay its fair share of the storm drainage system improvement costs.

Program 5.2: Design local storm drainage improvements to carry appropriate design year flows resulting from buildout of the General Plan.

Program 5.4: Require new development to improve local storm drainage systems to accept appropriate

design year flows resulting from new development, as determined by the City Engineer.

Program 6.1: Require new development to pay its fair share of the flood control improvement costs included in Zone 7's Master Plan.

Program 6.2: Ensure that detention basins are designed to allow for public amenities, recreation, natural habitat, and agriculture, where feasible.

Program 8.2: Underground local serving electrical transmission and distribution lines in residential and commercial areas where feasible.

Policy 12: Require annexation to the City as a pre-requisite to utility extension.

Program 12.1: Encourage annexation of those parcels within the Pleasanton Sphere-of-Influence which are able and willing to pay for City services and utility extensions.

Policy 14: Promote the development of public golf courses within the Planning Area.

Program 14.1: Encourage the development of at least one municipal, affordable, walkable golf course, and at least one championship golf course open to the public.

Program 14.2: Encourage golf course designs which conserve water resources.

Program 17.4: Encourage the use of site planning and design techniques to minimize impacts to water quality, including minimizing land disturbance, minimizing impervious surfaces, clustering development, preserving open space, and maintaining riparian areas with buffer zones to reduce runoff into waterways.

**f. Conservation and Open Space
Element**

Policy 2: Preserve heritage trees throughout the Planning Area.

Policy 3: Preserve and enhance stream beds and channels in a natural state, except where needed for flood and erosion control.

Program 3.3: Utilize habitat preservation and reclamation measures when designing flood and erosion control projects to limit impacts on plants and wildlife.

Program 4.4: Preserve large blocks of open space land by encouraging the clustering of development.

Program 4.6: Encourage developers to publicly dedicate fee title to open space lands: (1) that are determined to have considerable public recreational, scenic, or natural resource value; (2) where operational costs can be met; and (3) where significant potential health or safety hazards do not exist. Public access should be offered to the fullest extent possible.

Program 4.8: Encourage public accessibility to appropriate open space land.

Policy 5: Preserve as permanent Open Space all areas of outstanding scenic qualities or areas which provide extraordinary views of natural and man-made objects.

Program 5.3: Encourage developers to dedicate scenic/conservation easements for private open space areas possessing exceptional natural, scenic, and/or vegetation or wildlife habitat qualities.

Program 8.4: Protect agricultural activities through the City Right-to-Farm Ordinance, and by creating buffer areas between agricultural and urban land to reduce potential use conflict.

Policy 9: Protect the quality and quantity of surface water and groundwater in the Planning Area.

Policy 12: Promote the development of bicycle, equestrian, and hiking trails throughout the Planning Area.

Program 12.1: Develop a system of bicycle, equestrian, and hiking trails in accordance with Figure III-9 of the Circulation Element.

Program 12.5: Encourage developers to dedicate public access easements in private open space areas to facilitate the system of trails in Pleasanton shown on Figure III-9 of the Circulation Element.

g. Noise Element

Policy 1: Require new projects to meet acceptable exterior noise level standards.

Program 1.1: Use the "normally acceptable" noise levels for new land uses as established in the "Noise and Land Use Compatibility Guidelines" contained in Table VIII-3 (of the General Plan Noise Element), including the descriptions in the text.

h. Community Character Element

Policy 16: Require the design of new residential development in hillside areas to complement the natural appearance of the open space.

Policy 18: Preserve the semi-rural character of the Happy Valley area.

Program 18.1: Adopt design standards for public and private development in the Happy Valley area.

2. General Plan Amendments

In order to maintain consistency between the Specific Plan and the Pleasanton General Plan, several amendments to the General Plan are required. These include: (1) replacement of 20 acres of Parks and Recreation (golf) with 20 acres of Low Density Residential (LDR) on the General Plan Map; (2) replacement of 40 acres of Public Health and Safety/Wildlands Overlay with 40 acres of Parks and Recreation (golf)

on the General Plan Map to accommodate a portion of the Golf Course; (3) extension of a collector street ("Bypass Road") through the Spotorno Upper Valley south to the Golf Course on the General Plan Map; and (4) modification of the Land Use Element text wording on page II-8 and General Plan Map regarding housing density in the Greater Happy Valley Area. Each of these three amendments is outlined below in Table X-1, and illustrated in Figure X-1.

B. SPECIFIC PLAN COMPLIANCE

Following adoption of this Specific Plan, no Planned Unit Development (PUD) plan, subdivision, use permit or other entitlement for use; and no public improvement shall be authorized for construction within the Plan Area until a finding has been made that the proposed entitlement or public improvement is in substantial compliance with this Specific Plan.

C. PLANNED UNIT DEVELOPMENT ZONING COMPLIANCE

Specific Plan implementation requires the adoption of City Planned Unit Development (PUD) zoning for all land within the Plan Area. PUD zoning is necessary in order to ensure that the goals, policies, and programs of the General Plan and Specific Plan are effectively implemented while accommodating innovation and special consideration for site-specific constraints and opportunities.

**Table X-1
General Plan Map Amendments
Required for Specific Plan Consistency**

Area	Current General Plan Designation	Current General Plan Acreage	Proposed General Plan Amendment Required for Specific Plan Consistency
1. Golf Course Properties	Parks and Recreation (Golf)	145	Replacement of 20 acres of Parks and Recreation (golf) with 20 acres of LDR
2. City Open Space Surrounding the Golf Course	Public Health and Safety/ Wildlands Overlay	171	Replacement of 40 acres of Public Health and Safety/Wildlands Overlay with 40 acres of Parks and Recreation (golf) to accommodate a portion of the Golf Course
3. Bypass Road	Collector Street	—	Extension of collector street from Spotorno Upper Valley south to the Golf Course
4. Greater Happy Valley Housing Density	—	—	Change of the second line of the "Low Density Residential" description in the General Plan Map legend to read: "One dwelling unit per two gross acres, <u>with one unit per one-and-one-half gross acres when developed in conjunction with major Agriculture/Open Space land or easement dedication.</u> "

**General Plan Text Amendment
Required for Specific Plan Consistency**

Text Wording Location	Text Wording Change ⁽¹⁾
1. Land Use Element, page II-8, paragraph 4, sentence 3	The Happy Valley area that is designated as Low Density Residential shall have a two-acre maximum <u>housing density, with a one-and-one-half-acre maximum density when developed in conjunction with major Agriculture/Open Space land or easement dedication.</u> "

⁽¹⁾ Wording to be added is underlined.

GENERAL PLAN MAP AMENDMENTS

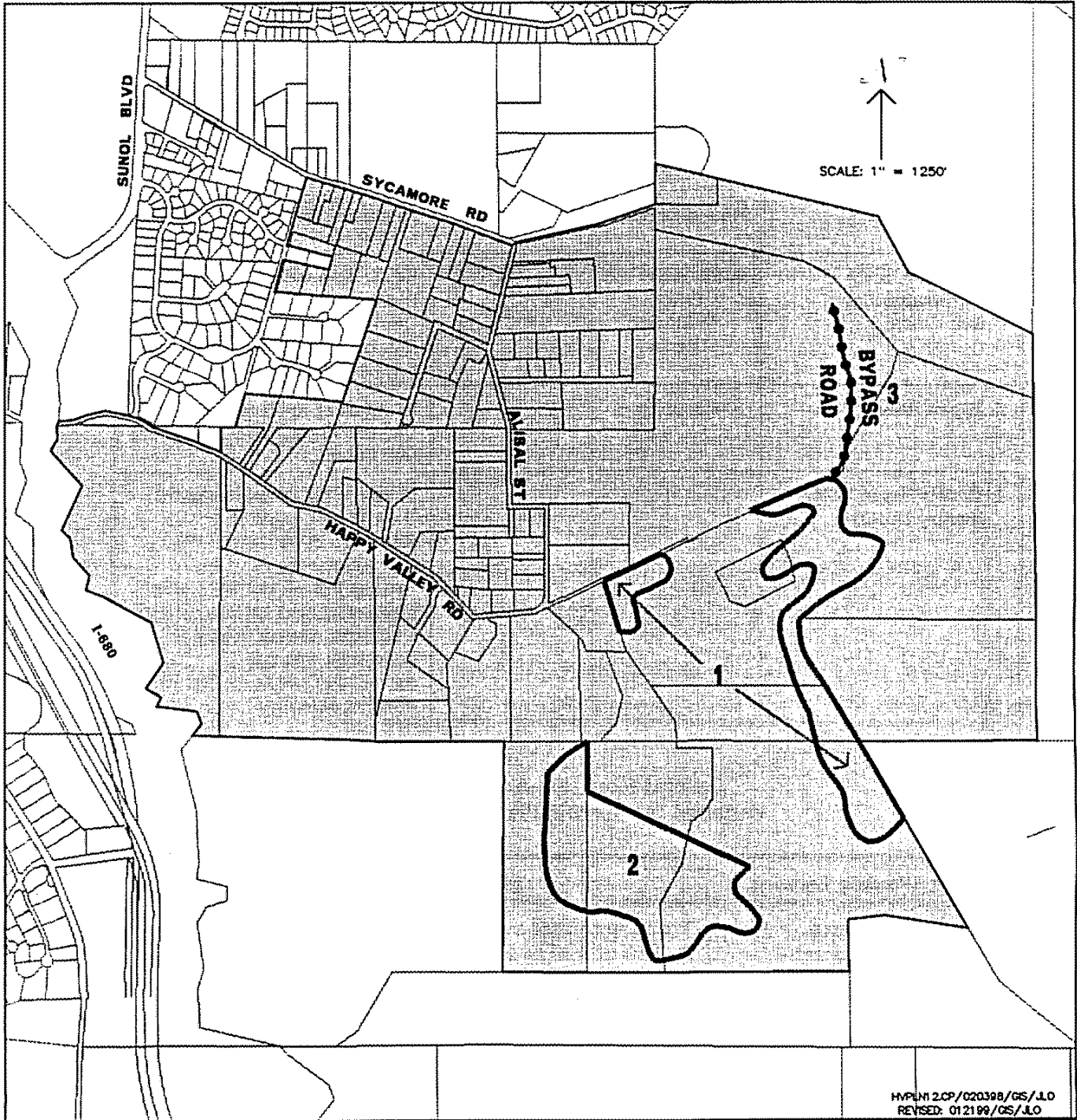


FIGURE X - 1 LEGEND

1. Change from Parks & Recreation
(Golf) to Low Density Residential

2. Change from Public Health
& Safety/Wildlands to
Parks & Recreation (Golf)

3. Extension of Collector Road



Following City Council approval of the Specific Plan, the Plan Area will be "pre-zoned" to the following PUD Districts:

- PUD-MDR (Medium Density Residential)
- PUD-LDR (Low Density Residential)
- PUD-SRDR (Semi-Rural Density Residential)
- PUD-GC (Golf Course)
- PUD-A/OS (Agriculture/Open Space)

The location of each of these districts is illustrated on Figure V-2. Upon annexation to the City, the "pre-zoning" will automatically convert to actual zoning. All future development is required to conform to the requirements of the PUD District in which it is located.

D. GROWTH MANAGEMENT PROGRAM COMPLIANCE

All residential development within the Specific Plan Area shall be subject to growth management approval in accordance with the City's Growth Management Ordinance.

E. ALAMEDA COUNTY GENERAL PLAN

Three Alameda County General Plan policies relate directly to the Specific Plan. These call for the protection of the County agricultural lands lying beyond the Specific Plan Area, and read as follows:

Policy 77: The County shall require buffers between those areas designated for agricultural use and new non-agricultural uses within agricultural areas or abutting parcels. The size, configuration, and

design of buffers shall be determined based on the characteristics of the project site and the intensity of the adjacent agricultural uses, and if applicable, the anticipated timing of future urbanization of adjacent agricultural land where such agricultural land is included in a phased growth plan. The buffer shall be located on the parcel for which a permit is sought and shall provide for the protection of the maximum amount of arable, pasture, and grazing land feasible.

Policy 78: The County shall require that, where conflicts between a new use and existing use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.

Policy 79: The County shall enforce the provisions of the Alameda County Right-to-Farm Ordinance on all lands within and adjacent to agricultural areas.

F. UNITED STATES ARMY CORPS OF ENGINEERS

The Army Corps of Engineers (Corps) may assert jurisdiction for improvements within the Specific Plan Area under the authority of Section 404 of the Clean Water Act. The Corps' jurisdiction over non-tidal waters extends to the "ordinary high water mark" of creeks, streams, and rivers, plus possible adjacent wetland areas. Wetlands are defined for regulatory purposes as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands

generally include swamps, marshes, bogs, and similar areas.

The Corps shall be consulted prior to any construction activity within the jurisdictional limits of wetlands or within the bed and bank of any "waters of the United States." Corps involvement in the Specific Plan Area will be determined based upon its discretion regarding the total acreage of "waters of the United States" and wetlands proposed for development improvements.

G. CALIFORNIA DEPARTMENT OF FISH AND GAME

The State Department of Fish and Game regulates activities that affect streambeds and other wetland areas in California. The Project developers shall consult with the

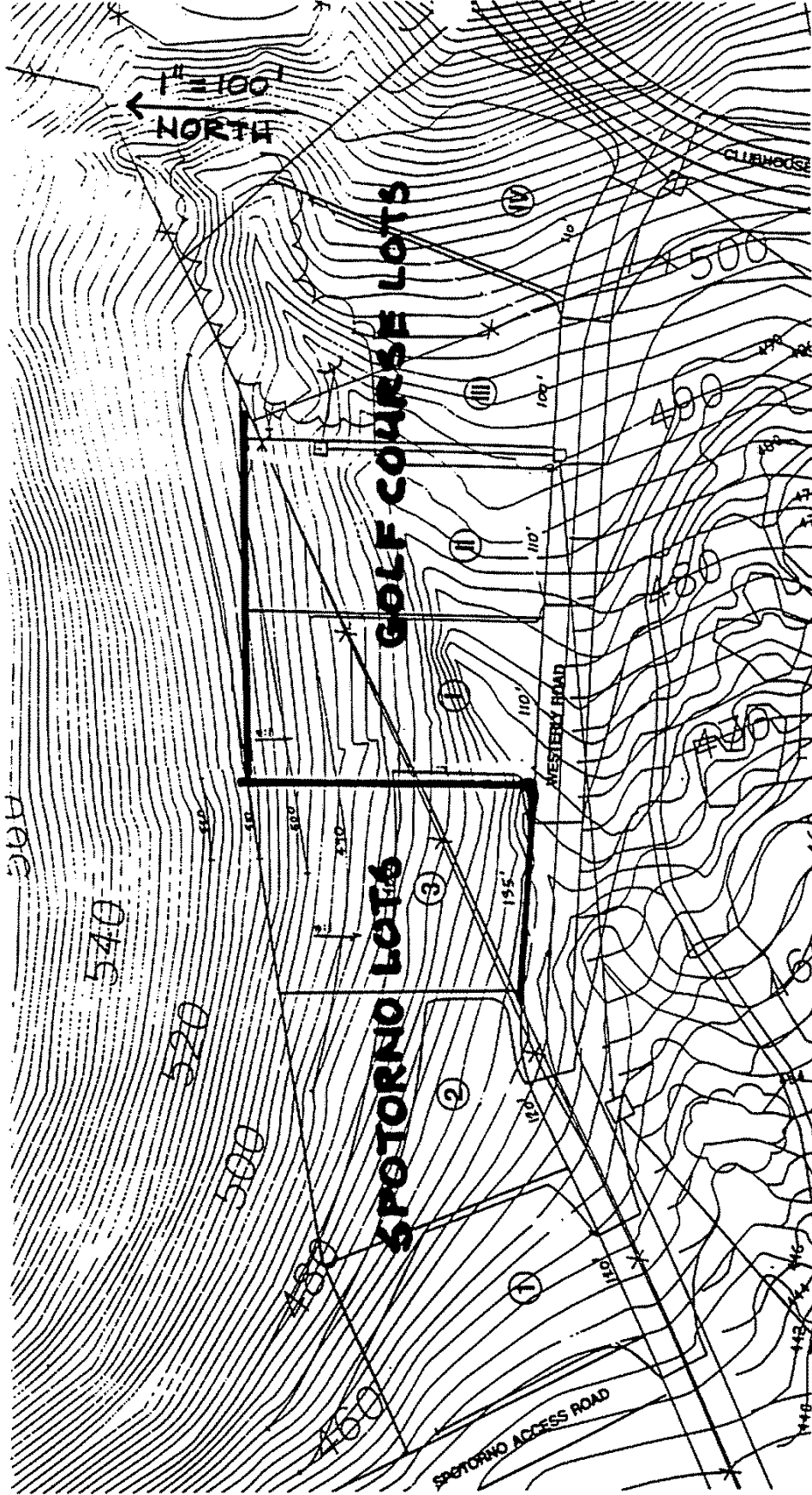
State Department of Fish and Game and obtain a 1601 Streambed Alteration Agreement, if applicable, before any construction work begins that will affect streambeds or other wetlands under the jurisdiction of the Department. This shall include creek channel improvements, road construction near creeks, bridges, etc.

H. REGIONAL WATER QUALITY CONTROL BOARD

The discharge of storm water from detention basins may require a permit from the Regional Water Quality Control Board. The City and the developer of the Spotorno Property shall consult with the Board and, if necessary, obtain a permit prior to construction or restoration of detention basins.

APPENDICES

APPENDIX A
ALTERNATIVE SUBDIVIDED PARCEL CONFIGURATION FOR LOTS 98 AND 101



APPENDIX B
ALTERNATIVE URBAN GROWTH BOUNDARY (UGB) LOCATION
FOR LOTS 119 AND 124

