Appendix A:
2018 HVSP FEIR Mitigation Measures

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CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. 98-86

RESOLUTION APPROVING THE MITIGATION MONITORING PROGRAM FOR THE HAPPY VALLEY SPECIFIC PLAN

WHEREAS, the City Council initiated the Happy Valley Specific Plan process to establish a comprehensive plan for the 860-acre area located south of Sycamore Road in the vicinity of Alisal Street and Happy Valley Road; and

WHEREAS, Specific Plan documents were subsequently prepared by staff and City consultants; and

WHEREAS, the Planning Commission of the City of Pleasanton recommended approval of the Happy Valley Specific Plan, subject to the Mitigation Monitoring Program, pursuant to PC-98-33, following noticed public hearings on April 22 and April 29, 1998; and

WHEREAS, the City Council held a public hearing on June 16, 1998, and thereafter approved amendments to the General Plan and the Happy Valley Specific Plan, which incorporated mitigation measures; and

WHEREAS, the City Council has reviewed all reports, documents, testimony and recommendations related to the Mitigation Monitoring Program for the Happy Valley Specific Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON RESOLVES AS FOLLOWS:

Section 1: Approves the Mitigation Monitoring Program for the Happy Valley Specific Plan which Program is attached as Exhibit A.

Section 2: This resolution shall become effective immediately upon its passage and adoption.

I HEREBY CERTIFY THAT THE FOREGOING WAS DULY AND REGULARLY ADOPTED BY THE CITY COUNCIL OF THE CITY OF PLEASANTON, AT A MEETING HELD ON JUNE 16, 1998 BY THE FOLLOWING VOTE:

AYES: Councilmembers - Ayala, Dennis, Michelotti, Pico, and Mayor Tarver
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:

Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

Michael H. Roush, City Attorney

Exhibit A

Mitigation Monitoring Plan

Happy Valley Specific Plan
and
Related Planning and Development Actions

City of Pleasanton

State Clearinghouse No. 97032034

City of Pleasanton Project No. GPA 97-01, SP 97-01, RZ 97-01

Prepared by
Mundie & Associates
and
City of Pleasanton

April, 1998

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MITIGATION MONITORING PLAN
FOR THE HAPPY VALLEY SPECIFIC PLAN

IMPACTS OF AND MITIGATION MEASURES IN THE HAPPY VALLEY SPECIFIC PLAN

The Final Environmental Impact Report (FEIR) for the Happy Valley Specific Plan identifies the significant effects of the development that would be permitted in Happy Valley. Significant effects are identified at both the project level and as cumulative impacts (that is, the effects of the project in conjunction with all other development anticipated in the vicinity).

Project-level Impacts

Significant project-level effects are:

- **Land Use:** Conversion of land from agricultural to urban use. Land now in agriculture would be converted to residential and golf course use.

- **Seismic Safety:** Introduction of structures and population into an area in which the likelihood of impacts from seismic events is high.

These impacts cannot be mitigated to a less-than-significant level.

An additional significant project-level impact is:

- **Biology:** Disturbance of wetlands and waters of the U.S. exceeding one-third acre of wetlands and 200 linear feet of channels.

The potential impact on biological resources may be mitigatable, and one mitigation measure for impacts on biological resources is recommended in the EIR (see p. 18 of this Mitigation Monitoring Plan).

During the preparation of the environmental impact report, a number of other potentially-significant adverse impacts of development that would be permitted by the Happy Valley Specific Plan were identified. The draft Specific Plan was modified in response to the EIR investigation to include requirements that would avoid significant impacts in the identified areas. Together with the recommended mitigation for impacts on biological resources, those requirements of the Plan will regulate and guide the development of infrastructure and new land uses.

Cumulative Impacts

Significant cumulative effects are:

- **Land Use.** Conversion of agricultural lands on the site to urban use, together with other such conversions in Alameda County, would be an unavoidable cumulative adverse impact.

- **Transportation:** Traffic associated with the Specific Plan project, together with traffic generated by other future development, would contribute to cumulative traffic levels in the regional system projected to violate the standard adopted by the Tri-Valley Transportation Council.

- **Water Supply:** The water demand of the Specific Plan project, together with demand generated by other future development, would contribute to Zone 7's anticipated need to expand its available water resources in order to meet buildout water needs of its service area.

- **Wastewater Treatment Capacity:** Increase in wastewater flows generated by the project site, in conjunction with wastewater flows generated by other Pleasanton projects, would contribute to the Dublin San Ramon Service District's (DSRSD's) need to expand treatment capacity at the wastewater treatment plant (WWTP).

- **Wastewater Export Capacity:** The wastewater export demand of the Specific Plan project, together with demand generated by other future development, would contribute to an impending shortfall of Pleasanton's export capacity in the Livermore-Amador Valley Wastewater Management Authority (LAVWMA) pipeline and to LAVWMA's anticipated need to expand pipeline capacity.

- **Fire Protection:** In combination with other planned, proposed, and approved development, including buildout of development anticipated by the Pleasanton General Plan, development according to the Happy Valley Specific Plan would contribute to demands for fire protection that would eventually expose additional portions of the fire service area to risk in the form of response times exceeding five minutes.

The EIR does not identify mitigation measures for cumulative impacts. In general, mitigation of these impacts requires action from other agencies in addition to or instead of the City of Pleasanton.

The Mitigation Monitoring Plan and Other Post-DEIR Environmental Documentation

This Mitigation Monitoring Plan identifies the mitigation measures recommended in the EIR and the measures that are incorporated into the Specific Plan, and identifies the time at which the mechanisms and procedures already in place will be applied to assure that the identified mitigation and the requirements of the Plan are implemented as intended.

The *Statement of Findings* and *Facts in Support of Findings Regarding the Happy Valley Specific Plan* (CEQA Findings) contain the reasoning upon which it was determined that the mitigation measures incorporated in the Specific Plan will be effective.

ASSURING MITIGATION: IMPLEMENTATION OF THE SPECIFIC PLAN

The Pleasanton Planning Department has primary responsibility for assuring that the requirements of the Specific Plan are implemented when development permitted with the Plan occurs. Other City departments, including Public Works and Parks and Recreation, will work with the Planning Department to

oversee activities in their particular areas of operation. In some cases, approval of plans and mitigation strategies by state or federal agencies will also be required.

Monitoring for conformance with Plan requirements will be necessary at several stages of Plan implementation, including:

- Prior to approval of final development plans.
- Prior to issuance of building permits.
- Prior to grading.
- Prior to occupancy.

The Plan requirements listed in the Mitigation Monitoring Plan generally identify the timing of their implementation.

DOCUMENTING COMPLIANCE WITH PLAN REQUIREMENTS

The City of Pleasanton will maintain files that contain all approvals of new development-related activity in the Happy Valley Specific Plan area, with information about compliance of that activity with the requirements of the Specific Plan and containing the records upon which the City relies in determining that a Plan requirement has or has not been implemented. The Compliance File will be made available for review upon request by interested government agencies and members of the public.

REQUIREMENTS OF THE SPECIFIC PLAN INTENDED TO MITIGATE POTENTIALLY ADVERSE ENVIRONMENTAL IMPACTS

A. LAND USE

A1. Land use standards, site development standards, and design guidelines apply to all development in the Specific Plan area.

Timing: *Land use standards for each use category, as well as some site development standards and design guidelines for some land use categories, are defined in the Specific Plan. Site development standards and design guidelines for the remaining land use categories are to be defined at a (specified) later time, as detailed below:*

Timing of Implementation for Site Development Standards, and Design Guidelines

	Land Use	Site Development Standards	Design Guidelines
1.	PUD–Medium Density Residential District (Spotorno Upper Valley)	To be determined at the time of PUD development plan approval.	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)	Established in Specific Plan, except accessory structure height and yard setbacks to be determined at the time of PUD development plan approval.	To be developed at the time of PUD development plan approval.
4.	PUD–Semi-Rural Density Residential District (Greater Happy Valley)*	Established in Specific Plan.	Established in Specific Plan.
5.	PUD–Golf Course	To be developed at the time of PUD development plan approval.	Established in Specific Plan.
6.	PUD–Open Space	Established in Specific Plan.	Established in Specific Plan.

* This land use category includes an additional section titled "PUD Development Plan Review." It specifies the following: "All 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."

A2. Agricultural uses in areas within and adjacent to the Specific Plan area are protected 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. Notification is to be achieved through inclusion in the recorded deed of sale of all subdivided parcels and in all property lease agreements within the Plan Area of a statement, signed by the future owner/tenant, describing the presence of a nearby agricultural use and the potential nuisances associated with that use. (The precise language of the statement is included in the Specific Plan.)

Timing: Procedure to be required as a condition of subdivision map approval and building permit approval.

A3. Before development of Golf Course housing or housing in the Spotorno Upper Valley LDR and MDR areas or the Spotorno Flat Area may occur, the City (which would own the Golf Course and open space lands) and developer(s) must prepare and approve a Wildland/Urban Interface Management Plan that contains (1) standards for the management of vegetation at the edge of the wildland or open space area near built areas and (2) standards for the design and construction of buildings adjacent to the wildland or open space areas.

Timing: Prior to issuance of the first building permit on the affected properties.

A4. Construction of the Golf Course, housing, road, infrastructure, and other site improvements is limited to the hours of 8:00 AM to 5:00 PM, Monday through Saturday.

Timing: During construction.

B. TRANSPORTATION

B1. A Bypass Road that provides access to the eastern and southern portions of the site is to be constructed. This road would supplement current access, which is limited to the Happy Valley Loop.

Timing: Early construction of the Bypass Road is a high priority and should be completed prior to the opening of the Golf Course, assuming that the East-West Collector Road through the North Sycamore Specific Plan area is completed at least one year earlier.

B2. The curvature of Happy Valley Road at Lot 57 is to be increased.

Timing: In conjunction with first pavement overlay following installation of water and/or sewer lines (whichever comes first).

B3. A YIELD-sign for westbound traffic is to be placed at the existing railroad trestle undercrossing located on Happy Valley Road west of the Plan Area. This improvement would be located outside the City of Pleasanton, and requires cooperation with Alameda County.

Timing: Upon annexation of the Plan Area to the City of Pleasanton.

B4. The inside shoulder of Alisal Street and Happy Valley Road is to be widened.

Timing: In conjunction with first pavement overlay following installation of water and/or sewer lines (whichever comes first) for each street.

B5. Emergency vehicle access routes (EVAs) are to be added at the Golf Course, Laura Lane, Mockingbird Lane/East Mockingbird Lane. and Spotorno Flat area.

Timing: *Golf Course EVA prior to opening of the Golf Course. Laura Lane EVA prior to occupancy of the first new home following subdivision of Lot 63. Mockingbird Lane/East Mockingbird Lane EVA to be determined through the City's Capital Improvement Program. Spotorno Flat EVA prior to occupancy of first new home following subdivision of the Spotorno Flat area.*

B6. Construction vehicles en route to development sites on the Spotorno Property, including both the Spotorno Upper Valley Area and the Spotorno Flat Area, may use only the Bypass Road. A series of specified alternative routes, appropriate to different conditions, for construction vehicles en route to the Golf Course and Golf Course Housing areas, are also specified in the Plan.

Timing: *During construction.*

C. NOISE

C1. Any pump station in the Happy Valley must be situated and designed so that pump noise level will not exceed 50 dBA at the property line or boundary of the easement of the pump site.

Timing: *When water and sewer systems are designed and built.*

C2. The use of gasoline-powered golf carts is prohibited.

Timing: *During Golf Course operations.*

C3. 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 that is not audible at the nearest residence.

Timing: *During Golf Course operations.*

C4. Construction activity is limited to the hours of 8:00 AM to 5:00 PM, Monday through Saturday. (Same as Requirement A4.)

Timing: *During construction.*

D. AIR QUALITY

D1. 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.

Timing: *During grading and construction.*

D2. If soil material is carried over public or private roads, those roads shall be swept daily with water sweepers to control dust.

Timing: During grading and construction.

D3. 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 (October 1 to April 1) without permanent replanting should be hydroseeded or stabilized to inhibit dust. (Same as Requirement H6.)

Timing: During grading and construction.

D4. Excavation and grading shall be suspended when winds (instantaneous gusts) exceed 25 miles per hour.

Timing: During grading and construction.

E. WATER

E1. Water conservation devices and drought-tolerant landscaping shall be installed, and water reclamation measures shall be taken to the fullest extent feasible.

Timing: Plans to demonstrate conformance prior to issuance of building permits.

E2. The Golf Course shall be designed so as to minimize potable water use; e.g., by specifying the use of turf species and other materials that are relatively less demanding of water.

Timing: Plans to demonstrate conformance prior to issuance of building permits.

E3. 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-tees and -greens 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.)

Timing: Prior to approval of the landscape plan for the Golf Course.

E4. When technically and economically feasible, recycled water should be used for irrigation of the Golf Course (except the tees and greens) and other public spaces, in accordance with Regional Board Order No. 93-159, 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 non-potable nature of the system obvious.

Timing: When technically and economically feasible.

E2. A Golf Course Management Plan is required for the protection of water quality (See Requirement G9). This plan includes standards for the use and storage of fertilizers. herbicides, and other chemicals.

Timing: Prior to issuance of a grading permit for the Golf Course.

E3. Site selection, grading, landscape screening, and other suitable treatment to minimize the visibility of water tanks and pump stations are governed by site development standards incorporated in the Specific Plan.

Timing: Confirm that standards are met prior to finalization of construction specifications for the water and sewer systems.

F. SANITARY SEWER

F. New sewer lines installed in the Happy Valley Specific Plan area must be of a material that minimizes or eliminates infiltration and inflow to those lines.

Timing: Material selection prior to finalization of construction specifications for the sewer system.

G. DRAINAGE

G1. Design and construction of the project must comply with the Alameda Countywide Clean Water Program requirements for best management practices to control non-point source runoff pollutants.

Timing: Prior to approval of grading plans for the Golf Course and all residential development projects in the Specific Plan area.

G2. Design of the Golf Course must include storm water detention facilities that will help reduce peak flows to Happy Valley Creek, and will thus reduce both the frequency and severity of downstream flooding.

Timing: Prior to approval of the Golf Course grading plan.

G3. Along Happy Valley Road, grading of earthen vee ditches at existing cross drains, cleaning of existing drainage ditches, and replacement of driveway culverts as necessary to maintain positive fall at all of the vee ditches is required.

Timing: At construction of the water and sewer systems; then on an as-needed basis.

G4. Along Alisal Street, cleaning of culverts and minor grading to improve existing drainage conditions, and replacement of private driveway culverts at the corrected grade at several locations along the street is required.

Timing: At construction of the water and sewer systems; then on an as-needed basis.

G5. The developer of the Spotorno Flat area is required to replace crossroad drain lines with properly-sized culverts, improve site drainage by constructing an earthen vee ditch with consistent fall (or other comparable improvement), and construct storm water detention facilities on the Spotorno Flat Area.

Timing: Prior to acceptance of public improvements in the Spotorno Flat area.

G6. In the Spotorno Upper Valley Medium Density Residential area, construction of storm water detention facilities to reduce increases in runoff into Sycamore Creek is required.

Timing: Prior to occupancy of new homes in the Spotorno Upper Valley Medium Density Residential area.

G7. Evaluation of the existing Spotorno Dam by a qualified professional engineer is required. This evaluation would address safety and stability. If any needed upgrades are identified as a result of this evaluation, they would be completed prior to completion of the Bypass Road.

Timing: Evaluation prior to finalization of construction specifications for the Bypass Road; upgrades, if necessary, prior to completion of the Bypass Road.

G8. The Golf Course improvements include construction of a maintenance facility for servicing of equipment required for Golf Course operations (such as mowers and aerators) and golf carts. The maintenance of this equipment would be conducted within a building or under a roofed and paved area to isolate spills or residues of maintenance-related pollutants from storm water runoff. The maintenance area would also be the site of hazardous materials (e.g., lubricants, coolant, and cleaners) storage and an aboveground fuel tank. The maintenance area would be operated under a Storm Water Pollution Prevention Plan that would include implementation of structural e.g., drainage inlets with oil/water separators or filters, secondary containment for hazardous spills) and non-structural (e.g., "good housekeeping" policies, dry cleanup of spills) Best Management Practices (BMPs).

Timing: Prior to approval of a final design for the Golf Course.

G9. A Golf Course Design and Management Plan shall be developed that, when properly implemented, would reduce or eliminate impacts to surface water quality from Golf Course operation and maintenance. This plan would, at a minimum:

- *Minimize Golf Course runoff into nearby creeks.* The plan would require (1) a minimum ten-foot natural vegetated buffer between the edge of irrigated turf grass and the top of bank of sensitive drainages and (2) drainage of all maintained turf areas away from nearby creeks and toward facilities planned to accommodate and manage runoff. These runoff management facilities include the new lake(s) planned for the Golf Course and grassed swales, area drains, and/or sumps for percolation.

  Flow of Golf Course drainage away from creeks and drainage channels must be shown on grading and drainage plans.

  Areas of maintained turf grass that drain towards creeks and drainage channels shall be minimized, and any such areas shall be indicated in the grading and drainage plans. Those areas

shall be planted in either low maintenance turf grasses or naturalized or native grasses; alternatively, the areas shall be separated from the creeks or drainage channels by vegetated natural buffer areas.

Areas of high maintenance such as tees, fairways, and greens will be required to drain away from sensitive drainages.

Areas between golf holes shall generally be left in naturalized 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.

- *Manage discharge from subdrains.* The Golf Course will be designed so that drain pipe discharge points from subdrains of greens or tees drain into vegetated swales or irrigation storage lakes. The subdrain discharge points may not be within 100 feet of a drainage channel. Discharge pipes must be directed to dense turf grass areas that can act as a biotic filter and allow percolation. The location 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 lineal 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 turfgrass include infiltration (vaults or trenches) and media filtration (sand or sand/peat mixtures) features.

- *Minimize the use of high maintenance turf grass.* 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 grass. Out-of-play areas shall use native plants, where possible.

  An efficient irrigation system shall be used, including a means of matching watering requirements with the evapotranspiration rate of the plants. Runoff shall be recycled back into the irrigation system though use of irrigation storage lakes as collectors, wherever possible. These requirements shall be indicated on the irrigation plans.

- *Minimize erosion by stabilizing creek channels.* The plan requires that newly-constructed (relocated) creek channels be designed and constructed to be stable. In addition, unstable portions of existing channel shall be stabilized to prevent further channel incision. The design should avoid abrupt changes in channel gradient and creek channel restrictions to flow (e.g., abutments for in-channel golf cart bridges). The designers shall consider 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. Rock and vegetation in creeks would also discourage golf play within the channel, minimizing potential water quality impacts caused by users of the Golf Course.

Transitions from graded areas to existing unmodified creek channels shall be carefully designed to avoid creation of nickpoints[1] 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 in 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.

Timing: Prior to approval of a final design for the Golf Course.

G10. An Integrated Pest Management Plan (IPM) shall be prepared by a qualified agronomist or turf grass specialist. The IPM shall by guided by the principles of (1) minimizing the use of pesticides on the Golf Course, (2) using pesticides only in response to a persistent pest problem, (3) prohibiting preventative chemical use, and (4) fully integrating cultural and biological approaches to pest control into the IPM, with an emphasis toward reducing pesticide application. Consistent with these principles, the IPM will:

- Address and recommend methods of pest prevention and turf grass management that use pesticides as a last resort in pest control.

- Specify types and rates of fertilizer and pesticide application. Special attention in the IPM shall be directed toward avoiding runoff of pesticides and nitrates into sensitive drainages or leaching into the shallow groundwater table.

- Detail how fertilization requirements are to be reduced during turf grass grow-in. Fertilizer requirements for turf grass germination and maturation can be lowered by ensuring topsoil is maintained or replaced during grading operations to sustain the organic quality of the native soil. Organic amendments such as sludge, manure, fir bark, or peat greatly increase the organic quality of the soil and greatly reduce fertilizer needs. These organic amendments also increase percolation rates and act as stronger binder for the adsorption of fertilizer and pesticide compounds. Soil tests shall be performed prior to seeding to determine the proper fertilization rates pre- and post- seeding.

Timing: Prior to approval of a final landscape plan for the Golf Course.

G11. A Water Quality Monitoring Plan shall be prepared and implemented to evaluate the effectiveness of the Storm Water Pollution Prevention Plan (SWPPP; see the discussion of NPDES requirements on p. 89 of the DEIR) and Golf Course Design and Management Plan (See Requirement G9, above) at protecting surface and groundwater quality in the vicinity of the site. The Water Quality Monitoring Plan shall include the following:

- *Identification of sampling locations.* The plan shall establish fixed surface and groundwater sampling locations. Surface water samples shall be collected from detention basin outlets dur-

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[1] The point of abrupt steepening of a stream profile.

ing the first significant storm event of the rainy season each year ("first flush"). In addition, surface water samples shall be collected from creeks that drain the proposed 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.

- *Establishment of sampling parameters, protocols, and frequency.* The plan shall 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.

- *Establishment of criteria for data analysis and review.* The plan shall 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 of Pleasanton for review and approval on an annual basis.

Timing: *Prior to issuance of grading permits.*

H. GEOLOGY AND SOILS

H1. Individual development projects proposed within the Specific Plan Area shall be subject to preparation of a soils study as required by the Pleasanton General Plan (Public Safety Element, Policy 5). Design of such projects are required, under the Plan, to incorporate all recommendations of the City's consulting engineer.

Timing: *Prior to issuance of building permits.*

H2. Purchasers of new residential units shall be provided with a copy of an earthquake hazards information document that describes the potential for strong groundshaking at the site, potential effects of such groundshaking, and earthquake preparedness procedures.

Timing: *Prior to (1) completion of sale or (2) occupancy (for non-owner-occupied buildings).*

H3. The developer shall prepare an earthquake preparedness and emergency response plan for each community use facility, including the proposed Golf Course clubhouse.

Timing: *Prior to occupancy of new development permitted by the Specific Plan.*

H4. For areas with slopes steeper than 20 percent or within or adjacent to existing landslides, a slope stability analysis (addressing static and pseudo-static conditions) shall be prepared by a licensed Civil Engineer and include the appropriate recommendations from the approved geotechnical report for any proposed residential development or roadway construction. These geotechnical reports shall provide recommendations for control of surface drainage, adequate groundwater drainage, and slide mass removal or stabilization, if necessary. The analysis shall be supported by investigation of site-specific conditions that shall include but not be limited to:

- estimated recency of slope failures and potential for continued movement;
- depth of 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.

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.[2]

Timing: Prior to approval of grading plan.

H5. Grading plans and slope designs are subject to the following requirements:

- All grading plans, cut and fill slopes, compaction procedures, and retaining structures shall be designed by a licensed geotechnical or civil engineer.
- To the extent possible, (1) grading plans shall minimize earthmoving and site grading in areas of potential land instability, and (2) the development design shall avoid placing structures, and utilities on or near the tops of slopes or in the shallow subsurface of slopes. Improvements proposed to be 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.
- City shall approve grading plans and slope designs prior to implementation.
- All grading and slope preparation activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.

Timing: Prior to approval of grading plan.

H6. 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 (October 1 to April 1) without permanent replanting should be hydroseeded or stabilized to inhibit dust. (Same as Requirement D3.)

Timing: During grading and construction.

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2 In the context of slope stability analysis, "factor of safety" describes numerically the ratio of forces that drive (cause) slope failure to the forces that resist failure.

H7. The final geotechnical report for the grading plan for proposed projects within the Specific Plan Area shall be prepared by a professional engineer and approved by the City of Pleasanton. 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 that consider the likelihood of eventual saturation and wetting and drying cycles for the fill materials;
- Removal of colluvial material or weathered rock that may be subject to consolidation under the load of proposed fills;
- Design that minimizes the variability of fill thickness within fills that underlie structures or other improvements at the project site; and
- Design and operation of adequate subsurface drainage systems for fills (particularly beneath heavily irrigated areas or other water sources such as swimming pools or detention basins). Drainage systems for 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.

Timing: Prior to approval of grading plans.

H8. On expansive soils, building foundations and improvements shall consist of drilled pier and grade beams, deepened footings (extending below expansive soil), or post-tensioned slabs. Alternatively, expansive soil shall be removed and replaced with compacted non-expansive soil prior to foundation construction. The plan requires that subgrade soils for pavements consist of moisture-conditioned, lime-treated, or non-expansive soil, and that surface and subsurface water be directed away from foundation elements to minimize variations in soil moisture.

Timing: Foundations and improvements to be specified in building plans prior to issuance of building permits.

I. PUBLIC HEALTH AND SAFETY

I1. Completion of a Phase I Environmental Site Assessment by a qualified environmental professional in accordance with the requirements of the American Society for Testing and Materials (ASTM, 1997) is required.

Timing: Prior to approval of grading permits for the Golf Course and Spotorno properties.

I2. Completion of a Phase II Environmental Site Assessment is required if the findings of the Phase I Environmental Site Assessment indicate the presence of, or potential for, use of hazardous materials in association with current or historical land uses. The Phase II Assessment, to ascertain whether past or current land uses have contributed to soil and groundwater contamination at the site, must be conducted by a qualified environmental professional. Soil and groundwater samples collected during the Phase II Assessment shall be submitted to a California-certified laboratory for analysis.

Timing: Prior to approval of grading permits for the Golf Course and Spotorno properties.

I3. Evaluation of the analytical results of the Phase II Assessment by a qualified environmental professional is required 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.

Timing: Prior to approval of grading permits for the Golf Course and Spotorno properties.

I4. Completion of an inventory of the interior areas of all on-site agricultural structures is required. 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.

Timing: Prior to issuance of demolition permits for agricultural structures.

I5. Monitoring by an environmental professional during the removal of the floors/foundations is required to determine if hazardous materials spills are present or suspected to have occurred in interior areas of on-site agricultural structures (pursuant to Requirement I4). 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 evidence of hazardous materials is found, 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.

Timing: (1) Monitoring for presence of hazardous materials: during removal of floors/foundations. (2) Report to City of whether hazardous materials were found: after structure demolition. (3) Approval of a Soil Sampling Plan (if necessary): prior to disturbance of native soils. (4) Approval of a health and safety plan (if necessary): prior to new site preparation and construction.

I6. Preparation of a Spill and Pollution Prevention Plan must be prepared by the contractor(s) for each development 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 onsite 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.

Timing: Plan preparation prior to issuance of a grading permit; plan implementation during earthwork and construction activities.

I7. Removal of aboveground or underground fuel tanks is required 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.

Timing: Prior to commencement of development activity on each applicable site.

I8. Demolition of structures is required in accordance with applicable requirements of the California Department of Industrial Relations (Cal/OSHA)[3] for lead, with appropriate follow-up measures if lead-based paint is found.

Timing: In conjunction with and following development activity on each applicable site.

I9. Demolition of structures is required 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.

Timing: In conjunction with and following development activity on each applicable site.

I10. Notification of the Underground Service Alert (USA) as well as site tenants is required prior to groundbreaking, to obtain information on the existing location of underground utilities.

Timing: Prior to groundbreaking on each development site.

I11. Contact with the Alameda County Mosquito Abatement District is required for assistance in controlling and managing potential disease-bearing vectors and their breeding areas (e.g., lakes, detention basins, springs), to reduce the potential for transmission of public health diseases associated with these organisms.

Timing: Prior to issuance of a grading permit on each applicable site.

J. BIOLOGY

Requirements of the Specific Plan

J1. A California Tiger Salamander Mitigation and Monitoring Plan must be prepared and submitted to the California Department of Fish and Game (DFG) for review and approval. Approval of the plan must be obtained from DFG.

Timing: Prior to the issuance of any grading permits that affect tiger salamander habitat.

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3 The California Occupational Health and Safety Act (Cal/OSHA) is administered by the State Department of Industrial Relations, Division of Occupational Health and Safety.

J2. A mitigation plan for California red-legged frog must be prepared in consultation with the U.S. Fish & Wildlife Service (USF&WS) 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 USF&WS.

Timing: Prior to the issuance of any grading permits that affect Red-legged frog habitat.

J3. A preconstruction survey of the Spotorno residential development areas (Spotorno Flat and Upper Valley), Golf Course, and Golf Course Housing areas must be completed 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 removal or abandonment of an active raptor nest.

Timing: Prior to the start of construction activities.

J4. If construction will affect Pond 3 (located in the hills east of the Spotorno Flat Area), a preconstruction survey of the pond must be completed to verify the presence or absence of active Tricolored blackbird nests.

Timing: Prior to the start of construction activities.

J5. All development, including residential uses and trails, must be set back at least 100 feet from the centerline of Sycamore Creek, or at least 10 feet from the outermost drip line of the existing riparian woodland, whichever is greater.

Timing: Prior to development plan approval for applicable areas.

J6. DFG must be consulted regarding any areas subject to their jurisdiction 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.

Timing: Prior to the issuance of a grading permit in applicable areas.

J7. Appropriate permits and/or agreements must be obtained from regulatory agencies (DFG, USF&WS, and/or Corps) prior to realignment of Happy Valley Creek or encroachment into the buffer zone of Sycamore Creek, as defined above.

Timing: Prior to the issuance of a grading permit in applicable areas.

J8. Riparian Restoration Plans are required for the Project Area. Plans must discuss anticipated impacts and proposed mitigation measures associated with the proposed realignment of Happy Valley Creek and any other affected riparian corridors in the Project Area subject to the jurisdiction of DFG and/or the Corps. Plans will be used to support applications for permits from DFG and the Corps.

Timing: Prior to the issuance of a grading permit in applicable areas.

J9. Master Landscape Plans and Tree Preservation Plans are required for the Project Area. These plans should include the following provisions.

- Avoidance of heritage trees to the extent possible.
- Prohibition on the placement of any chemical or other deleterious substance or material on any heritage tree.
- Prohibition on disturbance of the soil or placement of any chemical or other deleterious substance or material on the soil within the drip line area of any heritage tree.
- Replacement of any trees that are removed "inch for inch" (in other words, for each inch of dbh lost), an equal amount of replacement inches would be planted, *or* planting two to three times the number of individual trees lost, *or* a combination of these measures, at the discretion of the City of Pleasanton. (These measures are recommended in the Tree Survey and Arborist Report for Happy Valley Specific Plan EIR.)

Timing: Prior to the issuance of a grading permit in applicable areas.

EIR Mitigation Measure

J10. **(EIR Mitigation Measure J1)** Provide such additional mitigation of wetland impacts as may be required by the Army Corps of Engineers upon its review of applications for fill permits. The Corps may find the mitigations adequate, or may require additional measures preliminary to issuing fill permits.

Timing: Prior to the issuance of grading permits for the applicable areas.

K. CULTURAL RESOURCES

K1. The old hay barn located on Lot 101 shall be preserved and restored, if feasible. If restoration proves infeasible, then, upon acquisition of Lot 101 for the Golf Course, the City shall consider reconstructing the barn elsewhere within the Plan Area using the existing design and materials. If reconstruction also proves infeasible, the barn shall be documented through a combination of large-format photography or architectural renderings in combination with archival research. A technical report of findings shall be prepared to present the results of research and documentation, and the report shall be submitted to local historic societies and libraries and the Northwest Information Center at Sonoma State University.

Timing: Determine feasibility of preserving the barn prior to approval of a development plan for the Golf Course; if infeasible, complete other requirements prior to issuance of any permit that would affect the barn (e.g., grading permit, demolition permit).

K2. If previously undiscovered historic or prehistoric resources are encountered during construction, work in the immediate area shall cease until such time that a qualified archaeologist has an opportunity to evaluate the find and make recommendations for mitigation, if warranted.

Timing: During construction.

L. VISUAL RESOURCES

The following site development standards and design guidelines address the visual quality of development that is permitted by the Specific Plan:

	Land Use	Specific Visual Resource Protections*
1.	PUD–Medium Density Residential District (Spotorno Upper Valley)	Requires visual analysis to evaluate the potential impacts of development on the outlying community in northwest Pleasanton. *Timing: In conjunction with determination of site development standards.*
2-3.	PUD–Low Density Residential District (Spotorno Upper Valley and Golf Course Properties Housing Areas)	Site development standards in the Specific Plan establish protection for view corridors from the southern Alisal Street area. Design guidelines require design of Golf Course homes to enhance the view of the Golf Course area from the Bypass Road.
4.	PUD–Semi-Rural Density Residential District (Greater Happy Valley)	Site development standards in the Specific Plan establish protection for view corridors applicable to Lots 98, 99, and 100 and other lots near Lot 98. Design guidelines include the objective of minimizing the visual prominence of homes; guidelines include requirements applicable to grading, architecture, and landscaping.
5.	PUD–Golf Course	Design guidelines specify that (1) grading which contrasts with the natural land forms of the area and (2) views of Golf Course road, parking lot, and service areas from the outlying Happy Valley area be minimized; that panoramic views from the Golf Course clubhouse be maintained; that accessory buildings and service areas be screened through grading and landscaping, and that lighting be subdued.
6.	PUD–Open Space	Design guidelines specify that new structures should be sited to minimize their visibility from the vicinity of the Happy Valley Loop roads and that grading for development of hilly areas should respect natural land forms.

* See also "Timing of Implementation for Site Development Standards, and Design Guidelines," p. 4.

M. PUBLIC SERVICES: RECREATION AND PARKS

The Specific Plan includes the a number of trails, which are described and mapped in the Plan and the EIR. No adverse impacts are identified, and no mitigation requirements are included in the Plan.

N. PUBLIC SERVICES: POLICE SERVICES

No potential adverse impacts on police services were identified; therefore, no mitigation requirements for potential impacts on police service were included in the Specific Plan.

O. PUBLIC SERVICES: FIRE PROTECTION

O1. To protect new development from fire hazards, all residential structures located beyond the five-minute response time from the nearest fire station as well as the Golf Course clubhouse must be equipped with automatic fire sprinklers and Class A fire-retardant roofing, and new homes within the five-minute response time area are to be protected with at least Class B roofing.

Timing: *Inclusion of sprinklers and designation of roofing materials to be confirmed prior to issuance of building permits and during construction inspections.*

O2. Use of wood shakes and shingles on new homes and on the Golf Course clubhouse is prohibited.

Timing: *Roofing specifications to be shown on building plans prior to issuance of building permits.*