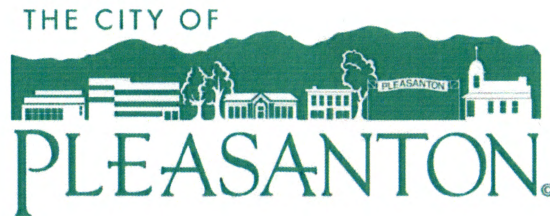


EXHIBIT A

PUD-117 2188 FOOTHILL ROAD WORKSHOP TOPICS

- A. Are the proposed architecture, building mass and bulk, landscaping, and house sizes acceptable?
- B. Is the proposed site layout, including number of lots, lot dimensions, and location of homes suitable for a hillside area and sufficiently desirable to warrant a PUD rezoning and development plan?
- C. What other information would assist the Planning Commission in its decision on the proposal?



March 4, 2016

Y. (Kevin) Singh
 P.O. Box 525
 Union City, CA 94587

Re: PUD-117/2188 Foothill Road

Application for PUD Rezoning and Development Plan approval to subdivide the approximately 12- acre site located at 2188 Foothill Road into seven lots for custom single-family homes.

Dear Mr. Singh:

Thank you for your application for the above referenced project. Staff has reviewed the proposal and would like to note that development of the project site would be challenging. Specifically, the proposed development would be a hillside development located on the west of Foothill Road and would need to address issues related to appropriate density, traffic and circulation, visual impacts, potential impacts to wetlands and creeks, tree preservation/removal, grading and drainage, utilities, geotechnical concerns, public safety, etc. As proposed, many areas of the proposal would not meet the City's General Plan and/or zoning code requirements applicable to the project site. Staff believes that the project needs to be redesigned in order to adequately address these items, including through the reduction of lots. Please see staff's comments below for additional details.

1. LAND USE

The project site has a General Plan land use designation of Low Density Residential (LDR) which allows for a density of less than two dwelling units per acre (<2 du/ac). The General Plan also indicates that residential projects proposed for land designated as LDR should have maximum densities generally consistent with those assumed for buildout of the General Plan. For the LDR land use designation, the average density is one dwelling unit per acre (1.0 du/ac). The project site is approximately 12 acres; thus, the proposed seven-lot PUD development plan with a density of 0.6 du/ac would conform to the maximum allowable General Plan density requirements. Although the proposed density conforms to the feasible density of the site, taking into account environmental constraints, less density would be appropriate for the site.

The project site is zoned Agriculture (A) District. The minimum lot size for the A district is five acres. A rezoning of the project site from the current A district to Planned Unit Development – Low Density Residential (PUD-LDR) District would be required in order to allow the proposed development.

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	157 Main Street (925) 931-5680 Fax: 931-5484

2. INCLUSIONARY ZONING ORDINANCE (IZO)

The City's Inclusionary Zoning Ordinance (IZO), which requires all new single-family residential projects of 15 units or more to provide that at least 20 percent of dwelling units at levels affordable to very low, low, and/or moderate income households, would not apply to the proposed project. However, the project would still be required to pay the City's low-income housing fees.

3. GROWTH MANAGEMENT PROGRAM

A request for growth management unit allocation was submitted with the PUD development plan. Staff will process the growth management request together with the PUD development plan.

4. ENVIRONMENTAL REVIEW

Given the site location and existing environmental conditions, an environmental Initial Study would be required to review and assess the potential impacts of the project. Upon completion of the Initial Study, staff will determine whether a Negative Declaration or Environmental Impact Report (EIR) would be required. Staff will also inform you if any additional technical analysis and reports, such as a biological assessment, air quality analysis, or circulation/traffic study, would be needed for the proposed development and you will be responsible for providing payment for preparation of the reports.

The proposed development includes a bridge across an existing seasonal creek as well as grading and other construction proposed near potential riparian habitat. Staff has forwarded a copy of the proposal to the U.S. Fish and Wildlife Department, U.S. Army Corps of Engineers, San Francisco Bay Regional Water Quality Control Board, California Department of Fish and Wildlife Service, and Zone 7 Water Agency for review and comment. Staff will forward you comments when available.

5. PROPOSED PUD DEVELOPMENT PLAN

- a. The proposed development must conform to the following Pleasanton 2005-2025 General Plan polices, goals, and programs concerning faults and landslides stated in the Public Safety Element and listed below:

Program 2.2: Design and construct all structures to address potential seismic and geologic hazard conditions according to the California Building Code (CBC) standards or more stringent standards. All structures and facilities not addressed by the CBC shall be designed and constructed to mitigate potential seismic and geologic hazards as recommended by site-specific soils, geologic, and/or geotechnical engineering studies.

- Program 2.3: Design new utility lines that cross an active fault trace with appropriate engineering and design mitigations as recommended by site-specific soils, geologic, and/or geotechnical engineering studies.*
- Policy 6: Restrict new development of sites with structures intended for human occupancy in any landslide-prone or unstable area.*
- Program 6.2: Require developers to include drainage, erosion, and landslide mitigation measures to reduce landslide potential.*
- Program 6.4: Design grading plans to minimize earth moving activity and site grading in areas of potential land instability and in areas identified as having "Mostly landslides," as shown on Figure 5-1.*
- Program 6.5: Establish Geologic Hazard Abatement Districts (GHADs) in areas of new development where landslide risks or other geologic hazards are known to exist, to assure that ongoing monitoring and maintenance of slopes and drainage facilities occurs. GHADs should be considered for hillside development such as west of Foothill Road and other areas prone to seismic, landslide, and other geologic hazards.*
- Program 6.6: In unstable areas, prohibit major grading where existing slopes are 25 percent or greater.*
- b. The Slope Classification submitted as part of the PUD application shows more than one-half of the proposed building area would be located on slopes of 25% or greater. The layout needs to be re-configured to avoid grading into slope areas of 25% or greater.
- c. The project site is located in the West Foothill Road Corridor Overlay District (WFRCOD). The purpose of the overlay district is to implement the goals and policies of the General Plan as they relate to maintaining the rural character of the Foothill Road corridor. The WFRCOD requires lots adjoining Foothill Road or any frontage road adjacent to Foothill Road, to comply with the following regulations:
- Lot Size:** 30,000 square feet minimum in area. Variation in lot sizes shall be encouraged. Lot width and depth shall be sufficient to allow the main building to be sited in a manner consistent with the front and side yard setback and main structure separation requirements.

Setbacks: No structure shall be located closer than 150 feet to the westerly edge of the Foothill Road edge of pavement, back of curb, or back of curb as established by an approved alignment plan.

Side yard setbacks shall be a minimum of 25 feet. Main structures with a building elevation facing Foothill Road of between 80 to 100 feet in width shall have side yard setbacks a minimum of 45 feet. Main structures wider than one hundred feet shall have minimum side yard setbacks of 75 feet.

Height: The maximum height for any structure shall be 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure, excluding towers, spires, cupolas, chimneys and other such uninhabitable projections.

Staff appreciates that you revised the preliminary plans to meet the minimum lot size. The WFRCOD requires a minimum building setback of 150 feet to the westerly edge of the Foothill Road edge of pavement or back of curb. The proposed site plan shows 150 feet as measured from the face of the curb. Additionally, staff recommends a larger setback be provided from Foothill Road to protect the aesthetic character of the area.

The proposed building envelopes/setbacks do not meet the side yard setback of the WFRCOD. Staff recommends you remove one of the lots and create two larger lots along Foothill Road.

- d. Additionally, Section 18.78.080 provides subdivision design standards including, but not limited to, prohibition on foreridge development, access/frontage improvements, landscaping, retaining walls, and fences. Please revise the project to conform to all applicable WFRCOD regulations and guidelines. Additionally, please provide cross sections and photosimulations to conform to the foreridge development section of WFRCOD.
- e. The proposed road to the project site should align with Gloria Court on the north side of Longview Drive. This road alignment would require you to revise the layout for the lots along Foothill Road. Again, staff recommends creating two larger lots along Foothill Road instead of three as proposed.
- f. The project site is steeply sloped. Significant grading is likely to happen to construct future homes, which will not be consistent with the General Plan program requiring grading plans be designed to minimize earth moving activity in areas of

potential land instability.

- g. As proposed, Lot 5' building envelope to be located in a steeply-sloped portion of the land and be highly visible. Lot 4's building envelope would also extend into a steeply sloped portion of the lot. Additionally, one half of Lot 3's building envelope would be located in the steeply sloped area. Staff would not support building envelopes to be located in steeply-sloped areas. Staff suggests that you look into design option such as reduce the size of the envelope and/or push the envelopes closer to the private street to stay away steeply sloped area.

Staff recommends these Lots 4 and 5 be eliminated or the site layout be reconfigured.

- h. Staff will not support creating large flat pads on Lots 1 through 3 or grading beyond the proposed building envelopes. Additionally, a symmetrical and artificial-looking slope bank is proposed between Foothill Road and the first-tiered homes. The grading should have a natural appearance. Staff will not support the proposed slope bank grading.
- i. Lots 4 through 7 would be situated on steeper topography than Lots 1-3. No grading is proposed with the PUD plan. Instead of leaving the site grading to the future homeowner at the time of the house design, staff requests a preliminary grading plan be provide for all proposed lots.
- j. Tree driplines shown on Lot 4 do not appear to be accurate. Please verify and provide accurate driplines.
- k. The proposed Lot 5 includes a large upper area. The upper area needs to be maintained as an open space area, free of structures, grading and landscaping. The revised plan needs to clearly state such. Additionally, please clarify who is responsible for maintaining this area.
- l. Sheets C1.0 and C2.0 notes two ephemeral streams. Please explain how they were determined and why other sales on the project site were not designated as ephemeral streams. Staff notes that impacts to the existing ephemeral streams by the proposed development will need to be evaluated as part of the CEQA analysis. The development plans would be redesigned to avoid these features completely and establish appropriate buffers around them.
- m. A culvert was noted on Lot 6. When was it installed? Would it be removed and the ephemeral stream restored? In addition, what does the callout "coast live oak woodland – riparian" mean? Who determined it?

- n. Please submit plans for the proposed bridge.
- o. The northeast corner of the project site is fenced with chain-linked/barb-wired fencing. The plan needs to identify this fenced area and any plan to locate it as part of the proposed PUD development.
- p. The WFRCOD states that street lights shall be designed to minimize the light and glare as seen from Foothill Road and the valley floor and that the preferred lighting design would utilize low poles with cut off fixtures and walkway type lights. Please submit a street light plan if any street lights are proposed, ensuring that light/glare spillover is minimal.
- q. The WFRCOD requires mature, native trees be retained to the maximum extent feasible. Where feasible, mature oak and other native species should be relocated to grassland areas planned for development in order to soften the effect of new development with the corridor. New development landscaping shall be predominantly native plant species in areas visible from Foothill Road, with lawn or turf areas in landscape schemes adjacent to Foothill Road either eliminated or hidden by native landscaping. Please show the existing landscaping along Foothill Road in the proposal. Please indicate which tree(s) would be removed and/or retained.
- r. The location of the proposed street trees along the private street need to be adjusted as many are located either within the street or extremely close to the street. Please ensure that there will be no locational conflict between street trees and fire hydrants.
- s. Please ensure the planting legend corresponds with the proposed landscape plan. For instance, flowering plum is shown in the planting legend, but it was not found in the plan.
- t. The location of the active trace of the Calaveras Fault line shown in the Geotechnical Investigation report prepared by GFK & Associates and on the proposed plans is not consistent. Please verify the fault line location to ensure consistency.
- u. Staff has previously requested that the width of the street be reduced to 28 feet, which would allow parking on one side of the street. The proposed street width varies between 30 and 38 feet. Please revise accordingly.

- v. The proposal shows a building envelope area for each lot. Please provide the square footage of the proposed DDA for each lot.
- w. A preliminary drainage plan needs to be provided to show how each lot will drain:
- x. Please show a cross section of the creek bank slope in relationship to the proposed building envelope on Lots, 1, 6 and 7. The slope bank needs to include the top of the bank and the creek centerline. The cross section needs to show a minimum 20-foot creek setback, measured from the top of bank towards the proposed homes, in which no structures or improvements are permitted. Staff notes that the minimum creek setback could be increased as result of CEQA analysis and/or outside agencies' review. In addition, no grading is allowed within the slope bank.
- y. Please clarify the note "IEE" on Lot 6. If it is an easement, please indicate its intended purpose.
- z. Additional landscaping is needed between Foothill Road and first tier of the proposed homes and it needs to be installed as part of the subdivision improvement plan. Only evergreen, drought-tolerant, and native species should be planted in this area.

6. GEOTECHNICAL REPORT

- a. The Geotechnical Investigation report prepared by GFK & Associates dated July 30, 2001 states the western portion of the site presents a significant constraint to development. Please indicate the intended use of this area. If this area is intended to be reserved for open space, please provide language restricting/limiting/prohibiting uses in this area.
- b. GFK & Associates also prepared a geotechnical update dated May 11, 2015. The 2015 update was based on an older site plan which includes access from Foothill Road. Please provide a copy of the revised site plan with access to the site from Longview Drive to GFK & Associates for additional comments
- c. A Supplemental Geological Investigation Comprehensive Geological Report dated January 31, 2007 was also submitted. The City Engineering Division is reviewing both the geological and geotechnical reports. Staff will forward comments and inform you if peer review of the reports would be required.

7. ENVIRONMENTAL NOISE ASSESSMENT

The Environmental Noise Assessment prepared by Charles M. Salter Associates, Inc. dated February 10, 2016 stated that noise mitigation including a six-foot tall solid fence

would be required for the proposed lots along Foothill Road. The WFRCOD design guidelines require fencing to be open fencing not solid fencing. Please reconfigure the site layout to have the front yards face Foothill Road and not to require a soundwall or solid fence.

8. PROPOSED DESIGN GUIDELINES

The proposed homes would be in a hillside setting, overlooking Foothill Road, backed by the Pleasanton Ridge and adjoining open space land. Therefore, the quality and details of the design elements for the homes will be especially important. The homes will need to be designed to be suitable and compatible with the hillside setting, addressing materials, massing, architecture, planting, etc., on a lot-by-lot basis. A set of the proposed design guidelines is included in the application submittal; however, the proposed design guidelines did not include lot-specific building forms/shapes, massing, architectural details, exterior colors and materials, etc.

- a. **Single Family Home Architecture.** The design guidelines propose three architectural styles: English Country, Ranch Hacienda, and Prairie/Carmel. English Country style homes typically have high pitched rooflines. Staff does not believe this style would fit in a hillside setting; thus, it should not be included as one of the allowable styles. In addition, please include architectural illustrations, diagrams, photographs, and drawings in order to determine if these styles would be appropriate for the site, and to provide clear guidance to future owners for their home designs.

The proposed design guidelines should also be revised to reflect the following:

- i. The building height needs to be measured per the height measurement stated in the WFRCOD (page 9).
- ii. House orientation needs to be specified in order to preserve ridgeline views.
- iii. Since building envelopes are proposed, setbacks are not needed. Please remove the proposed setbacks from page 20.
- iv. The proposed building envelopes must meet the requirements of the WFRCOD.
- v. Accessory structures (page 8) should include both open structures, e.g. trellis, arbors, open patios, etc., and enclosed structures.
- vi. Both Building Envelope and Designated Development Area (DDA) refer to an area where all structures are limited (page 9). As both Building Envelope and DDA define the area where structures are allowed, please use one not both.
- vii. The proposed Floor Area Ratio (FAR) of 40% is too high (page 21). Staff would not support this FAR as it would allow a home size ranging from approximately 12,300 square feet (on Lot 1) to 121,080 square feet on Lot 5.

- As this is a very visible site, please propose a maximum floor area that would be suitable the highly visible hillside development.
- viii. As on-street parking would be limited, please require a minimum three visitor parking spaces on each lot (page 24).
 - ix. Roof colors should exclude shades of red, orange, or terra cotta (page 29).
 - x. Please remove the regulations pertaining roof-mounted solar panels from the document as the City cannot regulate them.
 - xi. Mailbox design is determined by the US Post Office. Please contact the postmaster.
 - xii. Is “composite bins” on page 25 supposed to be “compost bins?”

b. Landscape Design Standards. The Landscape Design Standards need to include the following:

- i. establish planting zones to transition native hillside planting to domestic landscaping
- ii. specify planting materials in the sloped areas between the building envelopes on lots along Foothill Road
- iii. state the large area on Lot 5 is to be preserved as open space and indicate what is allowed and not allowed in this area
- iv. specify planting materials within the bio-retention area
- v. provide a fire management plan
- vi. A planting list is included. Does it mean that only the listed planting materials are allowed within the proposed development?
- vii. Would diving boards be allowed in the pools?
- viii. Planting requirements need to correspond with the proposed landscape plan. For instance, the Landscape Design Standards state coast live oak is the street tree, but the landscape plan also includes Chinese pistache as street trees.
- ix. The tree preservation section needs to also address non-heritage trees and be more detailed with respect to what can be done within the dripline of the existing trees (i.e. grading, irrigation, retaining wall, etc.)
- x. Please clarify if “laced” on page 39 under “Barbecues, Fountains, and other features” should be “placed.”

9. TRAFFIC COMMENTS

The plan needs to be revised to show the alignment of the proposed new configuration of Foothill Road along the project frontage.

Please contact Matthew Nelson (925) 931-5671/manelson@cityofpleasantonca.gov if you have questions regarding above comments.

10. ENGINEERING DEPARTMENT COMMENTS

- a. Please show how stormwater from the development would flow to the bioswale area. Additionally, the bioswale area needs to be located outside the Public Service Easement (PSE) area.
- b. Please provide a Bay Area Municipal Hydrology Model calculation for the proposed development.
- c. Please show all existing utilities including overhead power lines, if existing.
- d. A street frontage improvement plan needs to be submitted to show the proposed curb, gutter, bike lane, etc. The proposed development will be required to dedicate an eight-foot wide PSE on Foothill Road.
- e. Public sanitary sewer needs to be provided within Longview Drive.
- f. Engineering staff is currently reviewing the geotechnical and soil reports prepared for the proposed development. Comments will be provided at a later date, and will include indication of whether peer review of the reports would be needed.
- g. Engineering staff is evaluating the existing water infrastructure in the area. Staff will inform you if the proposed development would be required to pay for a pro rata share to improve/upgrade the existing system.

Please contact Dan Sequeira at (925) 931-5656/dsequeira@cityofpleasantonca.gov if you have any questions regarding the above comments or regarding the Geotechnical Report.

11. LANDSCAPE ARCHITECT COMMENTS

The tree report prepared by Traverso Tree Services need to include the following:

- a. A map identifying tree locations.
- b. Methods used to calculate trees' appraised values.
- c. A chart with the adjustment factors identified for the appraised values and explain what the 0.5 factor used for tree location was based on.

Please contact Matt Gruber, Landscape Architect, at (925) 931-5672, or: mgruber@cityofpleasantonca.gov if you have any questions regarding the above comments.

12. LIVERMORE-PLEASANTON FIRE DEPARTMENT (LFPD) COMMENTS

- a. Provide a LFPD truck exhibit which shows a left turn off of Longview Drive and a right turn on the proposed street with proposed on-street parking.
- b. Revise the utility plan to show a proposed hydrant on a scaled drawing for LFPD's review.

Please contact Ryan Rucker, Fire Marshal at (925) 454-2361/rrucker@lpfire.org if you have any questions regarding the above comments.

13. MISSING/INCOMPLETE ITEMS

Your application is incomplete. The following required items were not included in the submittal package:

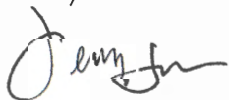
- a. Bridge design.
- b. Preliminary grading and drainage plan for the proposed PUD.
- c. Photosimulations of conceptually designed homes.
- d. A Wildland Fire Management Plan.
- e. A tree removal plan.

Please respond to staff's comments and provide information as requested so that staff could continue to process your application. Again, hillside development is challenging. Staff encourages you re-evaluate the characteristics of the site, review the General Plan policies/programs and zoning code pertaining to hillside development, and design a project that would be compatible with the existing hillside setting.

If you have any questions, please call me at (925) 931-5615, or email at: jsoo@cityofpleasantonca.gov As our review proceeds, there may be additional requests for information and comments.

Sincerely,

Jenny Soo



Associate Planner

From: Eileen Ackley [REDACTED]
Sent: Monday, August 14, 2017 12:33 PM
To: Jenny Soo
Subject: PUD 117 - planning commission review of proposed new construction at 2188 Foothill Road - public meeting August 23rd

Hello Jennie,

I am wondering about the effect of this project on traffic along Foothill Road.

I live in a condo in the Laguna Vista Estates development across Foothill from the proposed new construction, and am aware that this stretch of road is sometimes quite congested with traffic, especially during morning commute hours Monday thru Friday. It is also used by bicyclists - both individuals and groups - and since there is no shoulder to speak of on Foothill, there are safety concerns with large construction vehicles coming and going from the site. Foothill Road is also a critical artery for access by emergency vehicles; we often have fire trucks and/or ambulances passing through, during evenings and weekends in particular; if they have to go down to Sunol Blvd and come through Castlewood, that could be a concern.

New construction will involve new water and sewer lines, which will involve excavation and road work. New electrical service may require new utility poles, and we already have a clearance problem with our trees beneath the existing poles on our property; some of them are in very poor condition because of the way they are cut back every year, and they really should be removed and replaced with something else that will screen our property but not grow so tall. A few years ago the HOA offered to replace the red eucalyptus trees if the City would bear the cost of removal, but it was not accepted at that time.

We have had drainage issues in the past, with overflow from the drainage channel on the West side of Foothill Road flowing across into our frontage road, and the HOA incurred expenses to clean the debris from our streets and frontage road. If there is to be road work or re-grading in the area, I hope they will take this into consideration so that we can avoid any similar problems in the future.

Once the construction is completed, I wouldn't think that six new homes would add significantly to traffic in our area. However, I am concerned whether the City has any plan to widen Foothill Road at this time, whether it is associated with the subject new construction or with some other project. Any widening of Foothill between Longview and Bernal would affect HOA property, and I would like to know about that if it is being considered.

Thank you,
Eileen Ackley

From: [REDACTED]
Sent: Tuesday, August 15, 2017 12:03 PM
To: Jenny Soo
Subject: PUD117, Jitender Makkar

Hi Jenny Soo, my comments on this PUD is NO WAY.

First, Foothill Rd is becoming an major alternate for Hwy680 along with the normal Foothill HS traffic...all of which is a major concern for this neighborhood. Next, the amount of additional traffic, congestion, dirt that would be generated for 9-12 months during the building process. The redoing of the Bernal bridge is a small but good example of the traffic mess during a construction project in the area.

I hope to see you at the meeting on Aug. 23rd.

Thanks.../

Frank & Rosie Pinkela

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Richard Cosca

[REDACTED]
Pleasanton, ca 94588

Re: PUD 117, Jitender Makkar
2188 Foothill Road, Pleasanton, California

Attention: JSOO City of Pleasanton

Dear Ms. Soo,

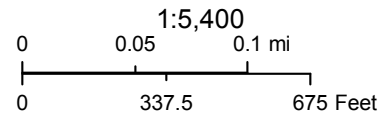
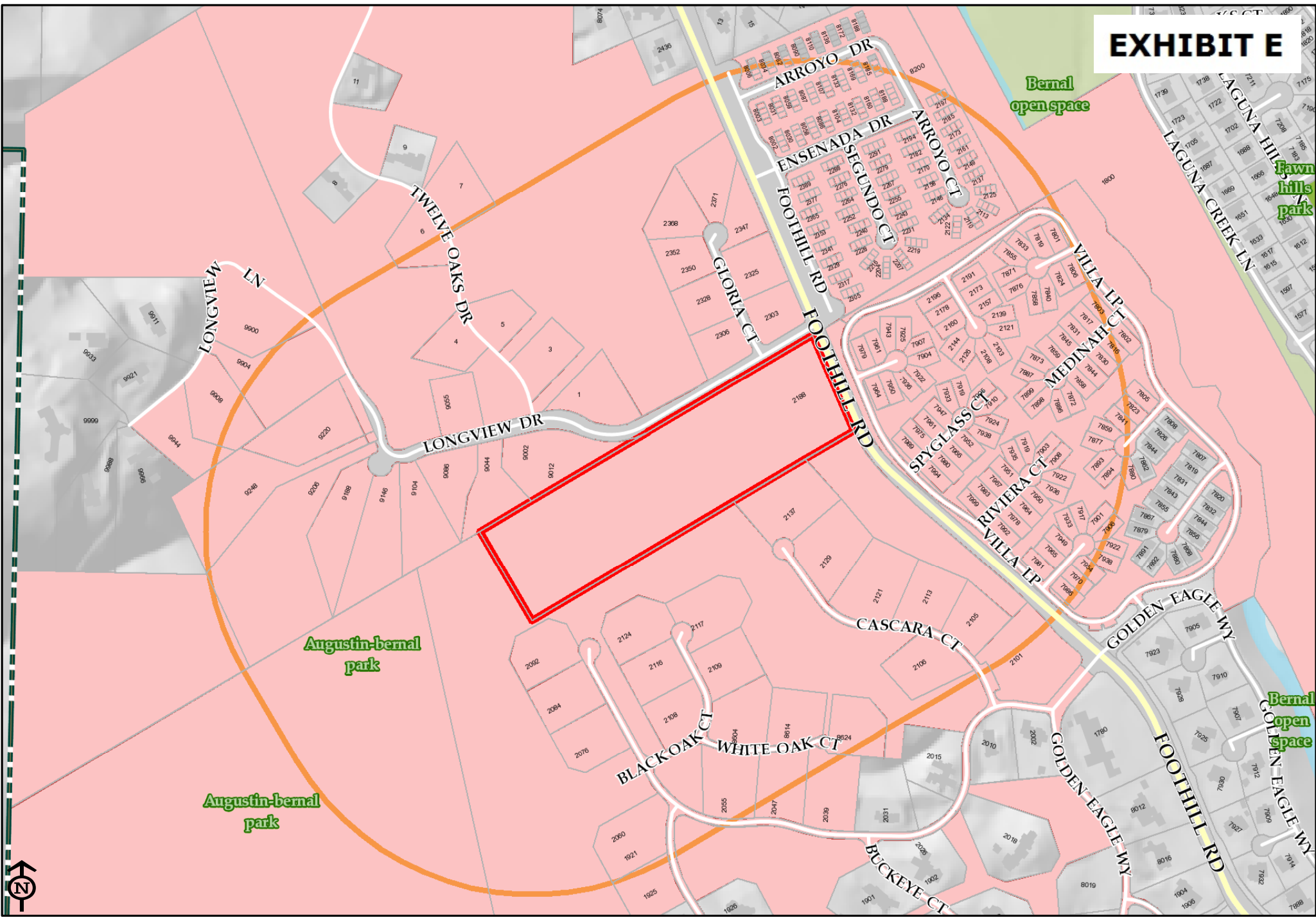
I am writing to comment on the proposed Subdivision across Foothill Road from Golden Eagle Luxury. Last Thursday evening a meeting hosted by Zone 7 was held at Castlewood Country Club to discuss the serious drainage damage caused to the arroyo by last year's and this year's heavy rains. There are three homes approximately one mile south of the proposed PUD that are experiencing a serious future due to failure of the embankment on the west side of the arroyo. This is not the first time we have had erosion-caused bank failure. It was pointed out at the meeting that with so much new construction in Dublin, Livermore and Pleasanton, we are experiencing larger volumes of water running off the new subdivisions and eventually into the arroyo. There are numerous projects to mitigate the problem in the planning phases or that are being processed, but nothing currently in place to take the volume away from the runoff from even a normal rainfall year.

It would seem prudent that when a project is approved, the drainage issue caused by the new improvements should be included as part of the process and that new excess water runoff is handled appropriately. Across from the PUD on the east side of Villa Loop about mid-point we have experienced quite a bit of erosion of the soil and embankment failure. We are in the process of requesting Zone 7 and the City of Pleasanton approve emergency funds to reinforce the embankment. If this is not done, there is a reasonable likelihood of more erosion and the possible failure of a portion of Villa Loop road. The proposed PUD will surely have runoff to the arroyo, north or upstream from our potential problem, and the added runoff would surely add to the damage potential.

A concerned neighbor,

Richard Cosca

EXHIBIT E



PUD-117, 2188 Foothill Road, Jitender Makkar