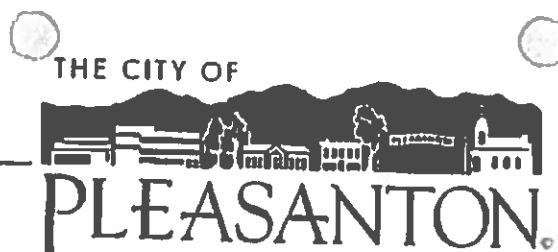


Planning Commission Work Session Discussion Points

- A. *Does the Commission support the General Plan Amendment to allow for residential development on the subject property?*
- B. *Does the Planning Commission support the construction of a club/meeting room building with restroom facilities within the project site?*
- C. *Are the overall site plan and street/pedestrian design layout acceptable?*
- D. *Are the home model types and elevation styles acceptable?*
- E. *What other information would assist the Planning Commission in its decision on the proposal? Do you have any other comments on the project?*



September 8, 2015

Ponderosa Homes
 Attention: Pamela Hardy
 6130 Stoneridge Mall Road, Suite 185
 Pleasanton, California 94588

Re: PUD-113

Applications for: 1) rezoning of an approximately 9-acre site at 6900 Valley Trails Drive from R-1-6,500 (One-Family Residential) District to PUD-MDR (Planned Unit Development – Medium Density Residential) District and for PUD Development Plan approval to demolish the existing religious building and construct 43 detached single-family age-restricted homes with related site improvements; and 2) Vesting Tentative Map Approval to subdivide the approximately 9-acre parcel into 43 single-family residential parcels and 6 common lot parcels.

Dear Ms. Hardy:

Thank you for submittal of the Planned Unit Development (PUD) and Vesting Tentative Map applications referenced above and for meeting with City staff to review some of the key elements of the applications. The comments below incorporate those comments that have previously been provided to you via email or verbally from the divisions within the Community Development Department and other City departments prior to August 31, and thereafter.

Generally speaking, staff believes that the configuration of the proposed residences, roadway network, and other elements of the project should be substantially redesigned to more effectively integrate into the Valley Trails neighborhood. As currently proposed the project would be segregated and walled-off from the surrounding neighborhood and park, and would detract from the quality of its surroundings. Staff is providing you with the following comments in an effort to work with you on developing a proposal that will be compatible with the existing neighborhoods.

The following information was not included with the submittal package and is required for processing a PUD application:

1. Climate Action Plan (CAP) – A CAP checklist is required with submittal of PUD development plan applications. Please find enclosed a CAP checklist for your completion.
2. Color and Material Board – A color and material board for all proposed colors and materials is required. Please note that staff will not return the color and

COMMUNITY DEVELOPMENT

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

Planning 200 Old Bernal Ave (925) 931-5600 Fax: 931-5483	Building & Safety 200 Old Bernal Ave (925) 931-5300 Fax: 931-5478	Engineering 200 Old Bernal Ave (925) 931-5650 Fax: 931-5479	Traffic 200 Old Bernal Ave 925) 931-5650 Fax: 931-5479	Inspection 157 Main Street (925) 931-5600 Fax: 931-5484
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material board(s) as they need to remain on file with the City. Staff will also need 13 copies of the color and material information prior to scheduling the project for a formal hearing. Please be aware that additional copies will be required for the City Council hearing.

3. Green Building – Each unit is required to comply with the City's Green Building Ordinance. As required by the ordinance, the project will need to achieve a "Green Home" rating using the current version of Build It Green's Single-Family Residential GreenBuilding Checklist. Along with the Checklist's minimum category point requirements, each unit will need to achieve a minimum of 50 total points. The Checklist and a worksheet with an analysis of each credit claimed will need to be submitted for pre-approval by the Planning Division.
4. Grading and Drainage Plan – Please incorporate grading and drainage plans with future PUD plan submittals.
5. Utility Plan – Please incorporate utility plan sheets with future PUD plan submittals.

Planning Division

6. Density - The subject site has a zoning designation of R-1-6,500 (One-Family Residential) and a General Plan designation of Medium Density Residential, two to eight dwelling units per gross developable acre. The proposed 43 single-family lots on an approximately 9-acre site would yield a density of 4.47 dwelling units (du)/acre(ac). The Pleasanton General Plan has a density range between 2 du/ac and 8 du/ac for medium density residential land uses, with a midpoint density of 5 du/ac. Policy 11 of the General Plan Land Use Element requires Low- and Medium-Density projects which proposed densities greater than the midpoint to contain sufficient public amenities to justify a higher density.

As proposed, Ponderosa's proposal does not exceed the midpoint but is proposing to dedicate to the City a portion of "open space" land, designated as Parcel A on the proposed plans, adjacent to Valley Trails Park. Staff would like to continue to discuss the dedicated land and type of improvements (e.g., landscaping, bathroom, etc.) to determine what will best serve this and adjacent established developments.

7. Inclusionary Zoning Ordinance (IZO) - New single-family residential projects of 15 units or more, such as this project, require at least 20 percent of the project's dwelling units to be affordable to very low, low, and/or moderate income households (Article II (Zoning Requirements), Section 17.44.040 (General

requirements/applicability) of the Pleasanton Municipal Code). Please address whether the project will include affordable housing or if Ponderosa will be pursuing an alternative to constructing affordable housing (i.e., credit transfer). Staff encourages the provision of affordable units within the project site.

You had been working with the City Manager's Office regarding using the remaining Inclusionary Unit Credits (IUCs) from the Ironwood Development instead of providing the required affordable housing units for the CenterPoint project and this proposed development. Please contact Brian Dolan, Assistant City Manager, if you are proposing to use the IUCs instead of providing the required affordable units. If you are not planning to use the remaining IUCs, please state how the proposed development would meet the IZO. Please be aware that the use of IUCs for this project is subject to City Council approval.

8. **Circulation** – The General Plan Circulation Element has the following policy and programs which apply to the proposed project:

Policy 7: Adhere to City design standards for streets in new developments.

Program 7.1: Incorporate City design standards for arterials, collectors, neighborhood collectors, and local public and private streets as part of the City's review of new developments.

Program 7.2: Provide more than one access road for emergency vehicle routes to new developments, whenever feasible.

Program 7.3: Design complete streets serving pedestrians, bicyclists, motorists, and transit riders of all ages and abilities, except where infeasible. Complete streets may include: alternative intersection control where appropriate; requiring bicycle and pedestrian connections from cul-de-sacs to adjacent streets, trails, bicycle paths, and neighborhoods; and incorporating appropriate traffic calming measures.

Program 7.4: Discourage new gated communities.

As proposed, the layout of the development does not meet the policy and programs outlined above. Staff does not support gating the community and the development will need to be redesigned such that it meets the City's Complete Streets Policy and City standards. Please be aware that this may require the development to have public streets and courts. Staff strongly encourages the

*Applicant: Pamela Hardy
Project Address: 6900 Valley Trails Dr
Record Number: PUD-113
September 8, 2015*

removal of dead-end courts and the incorporation of roadways/streets that are more connected.

To increase walkability, all sidewalks should be separated from the street with a landscape strip of at least 5 feet. In addition, staff suggests that an additional park connection be provided to allow for enhanced access between Valley Trails Park and the project.

9. Site Plan –

- a. The proposed layout of lots does not integrate with the surrounding neighborhood as the layout/configuration of the development plan is not consistent with the surrounding development pattern. In particular, the development is walled-off from the surrounding neighborhood and park. Lots adjacent to Valley Trails Drive should be orientated such that they front Valley Trails Drive. While the project is within the allowed density, smaller building footprints are encouraged to allow for more open space between properties (existing and new) and a better transition with Valley Trails Park. Staff strongly encourages you to explore design/layout solutions that better transition with the park/green space and existing development such that the proposed development functions as a unified neighborhood. Proposed residential units should either front portions of Valley Trails Park, or include park-facing backyards with low walls. The project as currently proposed would establish a masonry (or stucco) wall at the terminus of the park, obstructing views of the Pleasanton Ridge and creating "dead space" in the western portion of the park.
- b. The proposed perimeter wall does not integrate with the surrounding neighborhood and would result in visual impacts that can be addressed by substituting traditional good neighbor wood fencing. The development gate is not supported and staff urges you to remove it from the proposal. A gated community is not appropriate in Valley Trails and is inconsistent with the City's General Plan (see General Plan Circulation Program 7.4 on page 3 of this correspondence). An 8-foot tall masonry wall is too massive and should be replaced, particularly along the Valley Trails Drive and park frontages of the site.
- c. Air conditioning unit locations need to be shown on each residential lot.
- d. Provide additional open space and tree plantings along the trail to the south of the project site.

- e. The proposed location of the mailbox kiosks will need to be shown on the plans.
- f. A separated sidewalk parallel to the street curb, consisting of a five-foot wide sidewalk and a five-foot wide landscape area between the sidewalk and back of curb for shade trees should be provided along all new streets. The separated sidewalk along Valley Trails Drive should be preserved and enhanced.
- g. Staff strongly encourages you to locate the bioswales on community parcels/lots, similar to parcels B, C and D, and not on private parcels/lots (please refer to lots 1, 5, 22, 23, 28, and 29).

10. Setbacks –

- a. The site plan shows front yard setbacks ranging from 20 feet (lot 1) to 40 feet (lot 9). The setbacks shown on the plans are taken from the curb to the garage. The depth of the driveways will need to be a minimum of 22 feet, measured from the interior side of the sidewalk to the garage. House setbacks will need to be measured from building wall to the property line. Staff may support reduced front yard setbacks, excluding the driveway depth, where usable porches are provided. Spacious porches facing the street should be provided at least on Valley Trails Drive.
- b. The rear yard setback shown on the plans ranges from 10 feet (lot 34) to 56 feet (lot 1). The rear yard setback should be a minimum of 20 feet for all lots in order to provide a usable and functional outdoor area that provides for light and open space access for the residents.
- c. One side yard setback was noted on the plans (lot 15). Overall, the site plan layout does not offer a great deal of separation between buildings (i.e., lots 41 and 42). The homes should be reduced to a square-footage size that would provide more separation between the buildings or the lot sizes should be increased to allow for more separation between structures.

Please revise the plans to address the setback comments noted above.

- 11. Floor Area Ratio (FAR) –** The proposal does not address additions and/or Class I or II accessory structures (i.e., pools, spas, sheds, gazebos, trellises). If additions and accessory structures are desired, submittal of the proposed

development standards (i.e., types of structures allowed, setbacks, height limits) should be incorporated into the project/plans, as additions and some accessory structures are counted towards FAR.

12. Floor Plans –

- a. Please incorporate universal design principles into the project and provide adaptable units.
- b. Please ensure the garages will have minimum unobstructed interior dimensions of 20' wide by 20' deep. The garage main doors should swing into the home or yard spaces and not into the garage (e.g., on sheet A2.1, the main door should swing into the side yard, not the garage).

13. Architecture –

- a. Four architectural styles with six elevation variations are proposed for the project. The proposed front elevations show material variation and design detailing; the side and rear elevations should incorporate similar detailing. Staff recommends that the degree of material variation and design detailing on the front elevations be applied to the rear and side building elevations to achieve a four-sided building design. Furthermore, please incorporate usable porches and/or front courtyard gathering spaces into the architecture to enhance the design quality of the proposed project, particularly along Valley Trails Drive and adjacent to Valley Trails Park. Porches provide transitions to the street and opportunities for social encounters, which are of critical importance in age-restricted residential projects.
- b. The garages visually dominate the front elevations. Staff recommends that you look at ways to reduce/minimize the visual prominence of the garages (e.g., set the garages further back from the front of the house, utilize side-entry or stand-alone backyard garages, where feasible, etc.).
- c. Corner lot homes should have enhanced architecture on the street side-facing elevations.

- 14. Parking –** Residential neighborhoods should have at least one standard size street parking space per home for guest parking. It is not clear whether the proposed on-street spaces are standard (see comment No. 21 on page 8). Therefore, staff cannot confirm if the proposed development provides such guest parking spaces.

15. Landscape and Fencing-

- a. Staff appreciates that the landscaping plan does not have any lawn area and includes plants that have low water needs. Please be aware that all landscaping would need to meet the State of California's Model Water Efficient Landscape Ordinance and Bay Friendly Basics requirements.
- b. Staff would like to continue the dialogue of providing more open space and extending the park along the existing trail on the south side of the project site to create a more comfortable pedestrian connection.
- c. Staff encourages you, where feasible, to preserve the trees along the southern portion of the site.
- d. Please provide a fencing plan for all lots and the minimum fence setback from the street-side property line (for corner lots). The Pleasanton Municipal Code requires the first 15 feet of the street-side side yard fence to be located a minimum of 10 feet from the street-side side property line; the remaining side yard fence may be located a minimum of five feet from the street-side side property line until the fence reaches the rear property line. Staff recommends this fence setback requirement be applied to the corner lots.
- e. As previously mentioned, the perimeter wall is not supported by staff. Traditional wood fencing would more effectively integrate the project with the adjacent neighborhood and park. Fencing adjacent to the park should be low-slung and constructed out of natural materials such as wood, similar to other walls in the area. Walls should allow for casual surveillance of the park, to increase security for residents.
- f. As mentioned in the General Plan section of this correspondence, staff does not support gating the development. Furthermore, staff does not support gating the public trail connection at Parcel D. Please remove the gates from future plan submittals and incorporate design features to enhance security and resident safety (e.g., front porches, security cameras).
- g. Please provide a detail of Parcel D and all proposed improvements.
- h. Please show how the proposed trail will connect to the existing City trail. It is not clear whether split-rail fencing along the public trail side will be used, how wide the trail connection will be, and what the trail will be constructed of (e.g. concrete).

16. **Homeowners Association** – A Homeowners Association needs to be established to assume ownership and maintenance of the bio-retention areas, landscaping, etc.
17. **Vesting Tentative Tract Map** – The Vesting Tentative Tract Map will need to be revised to reflect the development plan comments within this letter. Please be aware that the Pleasanton Municipal Code prohibits processing the Vesting Tentative Tract Map until a development plan has been approved. Staff will work with you to process the Vesting Tentative Tract Map such that it will be considered by the Planning Commission during the second reading of the PUD development plan by the City Council.

Traffic Division

18. Americans with Disability Act (ADA) accessible ramps at all crossing locations will be required and need to be shown on the plans.
19. Emergency vehicle and truck (i.e., garbage) turning template plans need to be provided to the City for review with future plan submittals.
20. The on-street parallel parking will need to meet the Pleasanton Municipal Code requirement of 8'x20' with a four-foot buffer in-between stalls. The other side of the streets and courts without parking shown will need to be marked with no parking signs. Please provide on-street parking stall dimensions on future plan submittals.
21. All driveways will need to be a minimum of 22 feet in length, measured from front of the garage to the interior side of the sidewalk.
22. The project will be required to provide a minimum of 5-foot sidewalks on both sides of all streets and courts.

Should you have any questions regarding the Traffic Division comments, please contact Matthew Nelson, Traffic Engineer, at (925) 931-5671 or via email at manelson@cityofpleasantonca.gov.

Engineering Division

23. Please submit a project plan sheet, as stated in the stormwater requirement checklist (page 3, last paragraph) showing: (1) existing impervious surface area; (2) impervious surface area to be removed and replaced; (3) any other

impervious surface area to be created. Additional information may be required after an initial analysis by City Staff. Incorrect impervious area calculations may delay a project application(s) and/or permit(s)."

24. Lots that contain bioretention facilities shall include a private storm drain easement that is acceptable to the City. The easement shall be shown on all future plan submittals.
25. The water and sewer mains in the streets and courts will need to be public. Please identify the utilities as such on future plan submittals.
26. Please provide streetlight locations and details (height, style, etc.), if proposed. The streetlights will be required to be private and owned and maintained by the developments HOA. Streetlights, if proposed, will not be allowed to impact ADA path of travel within the sidewalk.
27. Sanitary sewer, potable water and irrigation demand calculations are required. Please submit sanitary sewer and water demand calculations including minimum and maximum velocities in the sewer main and laterals.
28. The development entry gate is not supported and all streets and courts within the new development will be required to be public and meet the City's Complete Streets Policy requirements.
29. Should you decide to pursue the perimeter wall, details of the height of the wall (fished grade to the top of the wall) on Valley Trails Drive (please refer to Section D and E) are required with future plan submittals.
30. Staff recommends using a 12-inch wide vertical curb. The height of the vertical curb will need to be shown/noted on future plan submittals.
31. Please be aware that trash receptacles on Courts A, B, and C may impact street parking and vehicular traffic.

Should you have any questions regarding the Engineering Division comments, please contact Daniel Sequeira, Senior Civil Engineer, at (925) 931-5656 or via email at dsequeira@cityofpleasantonca.gov.

Building and Safety Division

32. The project will be required to meet all applicable California Building Codes.

Applicant Pamela Hardy
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33. The new trail for Parcel D, and its connection to the existing City trail, will be required to meet ADA (Americans with Disabilities Act) requirements.

Should you have any questions regarding the Building and Safety Division comments, please contact Frank Rainone, Plan Checker, at (925) 931-5300 or via email at frainone@cityofpleasantonca.gov.

Livermore-Pleasanton Fire Department (LPFD)

34. Please provide a truck exhibit which shows circulation of streets A-E.

35. Show the locations of all proposed on-street residential trash, recycling, and green waste cans/bins and on-street parking.

36. The radii in the roundabout are smaller than the inside turn and outside sweep of a LPFD truck. Please revise the plans to accommodate LPFD truck inside turn and outside sweep.

37. Red curb will be required for 20 feet on both sides of all proposed hydrants. Please be aware that 26 feet of unobstructed road width for 40 feet is required at each hydrant location. Please address this on future plan submittals.

38. Please provide an emergency vehicle access gate from Court A and Court C onto Valley Trails Drive.

Should you have any questions regarding the LPFD comments, please contact Ryan Rucker, Fire Marshal, at (925) 454-2330 or via email at rrucker@lpfire.org.

Operation Services Center (OSC) – Environmental Services

39. If approved, a condition of approval will be added to the project requiring the submittal of an Operation and Maintenance (O&M) agreement for stormwater treatment.

40. The bioswales need to be located on community property and controlled by the HOA and not located on private parcels/lots. Please revise the plans accordingly to reflect this comment.

Should you have any questions regarding the OSC Environmental Services comments, please contact Scott Walker, Supervisor of Environmental Compliance, at (925) 931-5527 or via email at swalker@cityofpleasantonca.gov.

OSC – Utilities

41. A sewer capacity analysis is required to determine the impact to the existing City utilities.
42. The PUD development and Vesting Tentative Tract Map plans do not show where the connection to the existing water main will be made. Please revise the plans to show this connection.
43. Details on sewer and water line valvings are required and need to be addressed on the plans and submitted for review.
44. No City utilities will be allowed to run under the landscape circle (roundabout); and all utilities will need to run in the streets and courts.

Should you have any questions regarding the OSC Utilities comments, please contact Eric Amaro, Lead Utilities System Operator, at (925) 931-5529 or via email at eamaro@cityofpleasantonca.gov.

Outside Agency - Wheels

45. An existing Wheels bus stop is located on northbound Valley Trails Drive, near Mesa Verde Court, that would be affected by the proposed development. This bus stop will need to be preserved in or near its current location, and sidewalk upgrades should be made to include an accessible pad between the sidewalk and the curb, including sufficient ADA clearances and intersections/driveway curb ramps in the immediate vicinity of the bus stop area.

Should you have any questions regarding the comment above, please contact Cyrus Sheik, Senior Transit Planner, at (925) 455-7555.

Outside Agency – Zone 7

46. Groundwater Management – Zone 7 recognizes one monitoring well located on-site. If other wells are found within the project site, they will need to be reported to Zone 7. All unused or “abandoned” wells must be properly destroyed, or assigned “Statement of Future Well Use” must be filled out and filed with Zone 7 if there are plans to use the well in the future. Any planned new well, soil boring or well destruction must be permitted by Zone 7 prior to commencement of work.

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47. Flood Control – Developments creating new impervious areas within the Livermore-Amador Valley are subject to the assessment of the Development Impact Fee for Flood Protection and Storm Water Drainage. These fees are collected for Zone 7 by the City: 1) upon approval of a final map for public improvements creating new impervious areas; and/or 2) upon issuance of a building or use permit required for site improvements creating new impervious areas. Fees are dependent on whether post-project impervious area conditions are greater than pre-project conditions and/or whether fees have previously been paid. Ponderosa will need to show a plan that identifies both existing impervious areas and post-project impervious areas, to determine any differences.

Should you have any questions regarding the comments above, please contact Steven J. Ellis, Associate Civil Engineer, at (925) 454-5000.

Processing

We have tried to provide comprehensive comments on the plans submitted. However, because substantial changes to the site plan are needed, staff may have additional comments after receiving revised plans and/or additional information, which cannot be anticipated at this time. After staff has had an opportunity to review and respond to the revised plans, staff encourages you to have a neighborhood meeting. The project will be scheduled for a Planning Commission workshop after Ponderosa has had a neighborhood meeting and the application is deemed complete.

Please be aware that a CD of all documents and plans will be required once the application is deemed complete and prior to scheduling a formal public hearing.

Should you have any questions regarding the aforementioned, please do not hesitate to contact me at (925) 931-5613 / namos@cityofpleasantonca.gov.

Kindest regards,



Natalie Amos
Associate Planner

Enclosures: CAP Checklist
Complete Streets Policy

Project Name:

Project Address:

Case No.: Residential Units:

Sqft. of Com./Office/Mixed-Use Area: N/A

Project Aspects that reduce Greenhouse Gas (GHG) Emissions		Yes	No	N/A	Comments
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LU1: Support Infill and High Density Development

LU1 2	Project is infill development within the existing urban fabric that helps complete, reinforce, and repair the surrounding area.				
LU1 3	Project is mixed-use development which incorporates higher density and affordable residential units consistent with the Downtown Specific Plan with easy access to activity areas. (Applies to projects in the downtown area only.)				
LU1 4	Project is transit-oriented development near BART station along transportation corridors, in business parks, and/or in the downtown area.				
LU1 5	Project is high density development near and/or around transportation hubs and employment centers.				
LU1 6	Project is TOD (transit-oriented development), located within 1/4 mile of commuter rail, BART, and other transportation hubs.				
LU1 7	Project incorporates affordable housing on a vacant infill site.				

LU2: Support Mixed-use Infill and New Development near Local-serving Commercial Areas

LU2 1	Project is located within convenient walking distance to work, residences, and services.				
LU2 2	Project provides new housing and/or new employment located within 1/2-mile walking/biking proximity of complementary land uses, including retail, employment, institutional, or recreational.				
LU2 4	Project reconnects streets and adds streets, minimizes parking to below code requirements, and includes attractive and functional urban plazas. (Applies to development near Pleasanton BART station in Hacienda and development near West Pleasanton BART.)				
LU2 9	Project includes live-work units.				
LU2 10	Project incorporates elements of LEED for Neighborhood Development (LEED ND).				

LU3: Improve Transportation Efficiency through Design Improvements

LU3 1	Project provides key services within a 1/2-mile walking distance of residential clusters or areas. (Applies to non-residential projects.)				
LU3-2	Project provides building, landscape, and streetscape development design features that encourage transit, bicycle, and pedestrian access.				
LU3 3	Project encourages transit use and provides pedestrian and bicycle facilities.				
LU3-4	Project provides infrastructure to facilitate "NextBus" technologies for tracking buses and predicting arrival times. (Applies to projects that include two or more bus shelters.)				
LU3-5	Project provides street improvements that meet the municipal street standards and AB 1358 Complete Streets and increase the safety, convenience, and efficiency of pedestrians, bicyclists, motorists, and transit riders.				
LU3 6	Project includes pedestrian and bicycle access through cul-de-sacs in new projects except where prohibited by topography.				
LU3 7	Project includes neighborhood traffic calming to slow traffic speeds, reduce cut-through traffic and traffic-related noise, improve the aesthetics of the street, and increase safety for pedestrians, bicyclists, and vehicles.				

TR1: Improve and Increase Transit Ridership with Incentives, Partnerships, and Related Investments

TR1 1	The project offers discounted transit passes as part of HOA amenities, payable through the HOA dues. (Applies to residential development within 1/2 mile of transit.)				
Project Aspects that reduce Greenhouse Gas (GHG) Emissions		Yes	No	N/A	Comments
TR1 1	The project includes a condition of approval to limit diesel vehicle idling. (Applies to projects with associated bus or truck traffic.)				

NM1: Enhance and Maintain a Safe, Convenient, and Effective System for Pedestrians and Bicyclists

NM1 1	Project provides a community trail, bike lane, staging area, or other facility consistent with the Community Trails Master Plan or the Pedestrian and Bicycle Master Plan.				
NM1 4	Project provides bicycle-related improvements (i.e., work place provision for showers, bicycle storage, bicycle lanes, etc.).				

NM1 5	Project provides bike parking (Applies to non-residential and multi-family projects)				
NM1 7	Project provides bicycle detection at signalized intersections				
NM1 8	Project provides safe and convenient bike racks (Applies to private schools, business and office projects)				
NM1 9	Project completes a section of the Iron Horse Trail (Applies to developments adjacent to the trail location)				
NM1 10	Project contributes to the bicycle/pedestrian underpass at 580/680 interchange (Johnson Drive canal) for connection to Dublin (Applies to new projects in the immediate vicinity)				

TDM1: Use Parking Policy/Pricing to Discourage Single Occupancy Vehicle (SOV) Travel

TDM1-1	Project shares parking with adjacent use to reduce paved areas that contribute to urban heat islands and reduce stormwater infiltration				
TDM1-2	Project separates fee-based parking from home rents/purchase prices or office leases (Applies to projects within 1/2 mile of BART stations to increase housing and office affordability for those without a car or cars)				
TDM1-3	Project tenants will participate in the City's TSM program to reduce auto trips (Applies to non-residential projects)				
TDM1-5	Project will participate in a parking demand management program				
TDM1-6	Project provides one or more electric charging stations for plug-in vehicles				
TDM1-7	Project provides motorcycle or scooter parking (Applies to projects located in Downtown)				

TDM2: Promote Alternatives to Work and School Commutes

TDM2-4	Project provides a neighborhood telecommuting center				
TDM2 7	Project provides transit passes or other transit use incentives for an interim period to establish transit use patterns for employees (Applies to new non-residential projects of more than 20,000 sq ft within 1/4 mile of transit)				
TDM2 10	Project provides dedicated parking spaces for carpool, vanpool, alternative fuel and car share vehicles				
TDM2 11	Project incorporates a car sharing service				

EC1: Use City Codes, Ordinances and Permitting to Enhance Green Building, Energy Efficiency, and Energy Conservation

EC1 1	Project meets LEED Certified rating level and achieves 25% above T-24, and incorporates new requirements for shade trees, cool roofs and landscape lighting (Applies to civic projects and commercial projects over 20,000 sq ft)				
EC1 2	Project meets the City's residential green rating standard including 25% above T-24, and incorporates new requirements for shade trees, cool roofs and landscape lighting (Applies to residential projects)				
EC1 3	Project provides light colored paving material for roads and parking areas, as well as parking lot shade trees				

Project TAG will be able to meet the City's Green Building Ordinance		Yes	No	NA	Unknown
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EC4: Develop Programs to Increase Energy Efficiency and Conservation

EC4-4	Project incorporates solar tubes, skylights, and other daylighting systems within the design				
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ER1: Implement Local Ordinances and Permitting Processes to Support Renewable Energy

ER1 1	Project provides residential renewable energy installations (e.g., wind turbines) (Applies to residential projects)				
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ER2: Develop Programs to Promote On-Site Renewable Energy in the Community

ER2 3	Project incorporates distributed generation, especially PV, solar thermal, solar hot water, and solar cooling and/or providing bloom box or other fuel cell technologies				
ER2 5	Project includes a solar grid to power one or more EV charging stations				

SW2: Increase Recycling, Organics Diversion, and Waste Reduction Associated with the Entire Community

SW2 12	Project provides adequate space and logistics for handling of recyclable and compostable materials (Applies to commercial and multifamily residential projects)				
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WA1: Conserve Community Water through Building and Landscape Design and Improvements

WA 1 7	Project incorporates a water saving landscape plan that includes xeriscaping and drought resistant planting in lieu of lawns				
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WA 1 8	Project limits lawn areas to designated play areas				
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WA3: Increase or Establish use of Reclaimed/Grey Water Systems

WA3-2	Project utilizes reclaimed wastewater				
WA3-4	Project incorporates rain harvesting				

LAND USE SUMMARY
 NUMBER OF NEW UNITS 43
 GROSS SITE AREA 9.00 ACRES
 GROSS DENSITY = 4.78 UNITS/AC
 NET DENSITY = 4.78 UNITS/AC - OPEN SPACE - STREETS
 = 4.78 UNITS / (9.00 - 0.62 - 1.91)
 = 6.65 DU/AC

LAND USE SUMMARY
 LAND USE UNITS ACRES % OF SITE
 MEDIUM DENSITY RESIDENTIAL (MDR) 43 6.47 71.9%
 SINGLE FAMILY ATTACHED 5,500 SF TO 12,400 SF LOT SIZE
 FRONT OF WAY (STREETS & SIDEWALKS) - 1.91 21.2%
 OPEN SPACE (PARCEL A, B, C, D, E, & F) - 0.62 6.9%
 TOTAL 43 9.00 100.0%

COMMON LOT AREAS
 PARCEL A 11,277 SF
 PARCEL B 6,476 SF
 PARCEL C 3,875 SF
 PARCEL D 4,100 SF
 PARCEL E 442 SF

PARKING ON STREET
 (3 SPACES PER NEW RESIDENCE)
 66
CHARGES (2 PER NEW RESIDENCE)
 216 TOTAL

PARAZETTE MCKAY
 RYBOLT
 CHEN
 TRIPLETT
 VALLEY TRAILS DRIVE
 MESA VERDE COURT
 GRAND CANYON COURT
 VALLEY TRAILS PARK
 BRUCE
 SANCHEZ
 VALLEY TRAILS PARK
 SECTION E
 SECTION D
 SECTION C
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 SECTION A

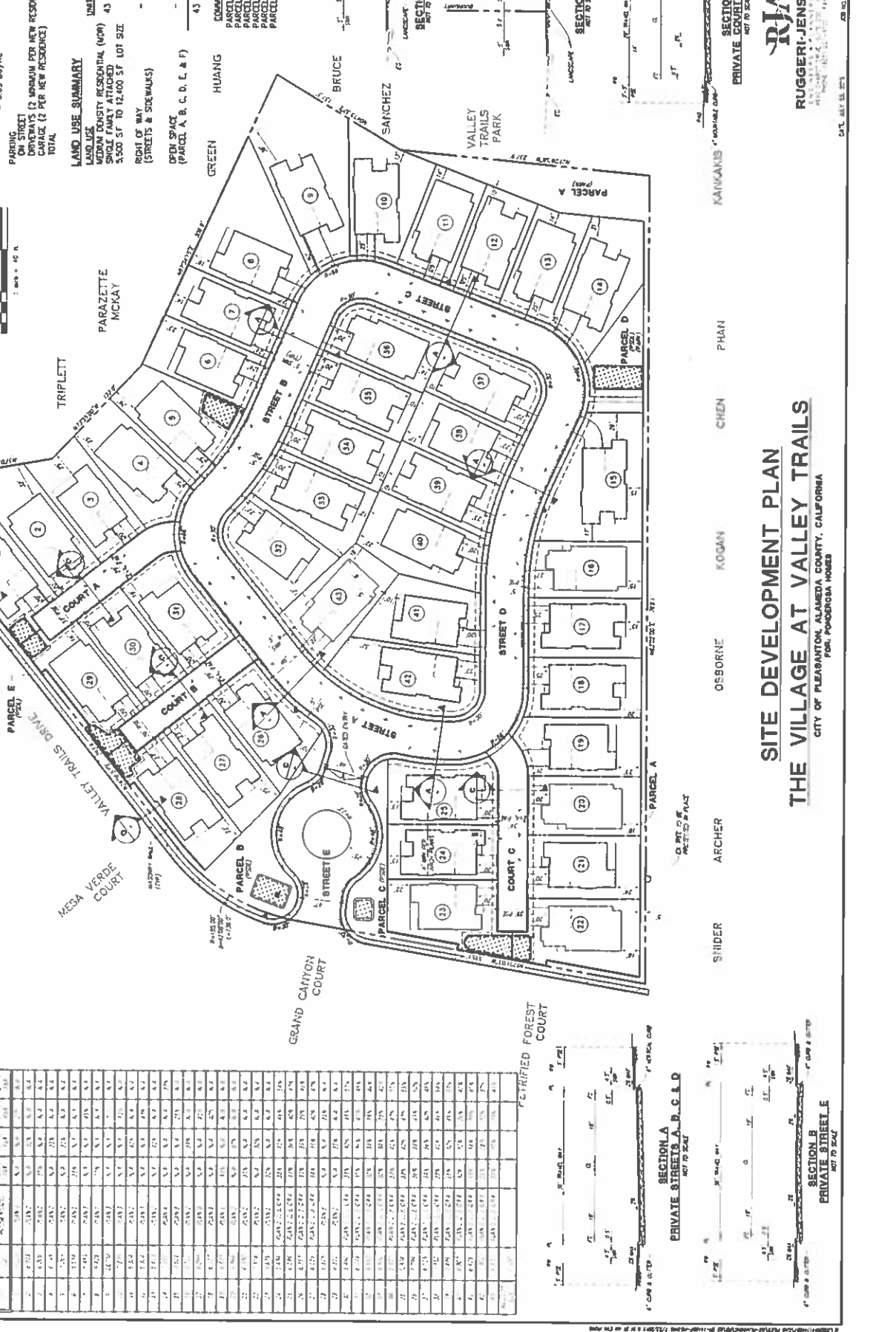
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LOT	AREA (SQ FT)	AREA (AC)	PERCENTAGE OF TOTAL	NO. OF UNITS	NO. OF PARKING SPACES
1	11,277	0.258	2.89%	1	3
2	6,476	0.146	1.62%	1	3
3	3,875	0.088	0.98%	1	3
4	4,100	0.092	1.02%	1	3
5	442	0.010	0.11%	1	3
6	11,277	0.258	2.89%	1	3
7	6,476	0.146	1.62%	1	3
8	3,875	0.088	0.98%	1	3
9	4,100	0.092	1.02%	1	3
10	442	0.010	0.11%	1	3
11	11,277	0.258	2.89%	1	3
12	6,476	0.146	1.62%	1	3
13	3,875	0.088	0.98%	1	3
14	4,100	0.092	1.02%	1	3
15	442	0.010	0.11%	1	3
16	11,277	0.258	2.89%	1	3
17	6,476	0.146	1.62%	1	3
18	3,875	0.088	0.98%	1	3
19	4,100	0.092	1.02%	1	3
20	442	0.010	0.11%	1	3
21	11,277	0.258	2.89%	1	3
22	6,476	0.146	1.62%	1	3
23	3,875	0.088	0.98%	1	3
24	4,100	0.092	1.02%	1	3
25	442	0.010	0.11%	1	3
26	11,277	0.258	2.89%	1	3
27	6,476	0.146	1.62%	1	3
28	3,875	0.088	0.98%	1	3
29	4,100	0.092	1.02%	1	3
30	442	0.010	0.11%	1	3
31	11,277	0.258	2.89%	1	3
32	6,476	0.146	1.62%	1	3
33	3,875	0.088	0.98%	1	3
34	4,100	0.092	1.02%	1	3
35	442	0.010	0.11%	1	3
36	11,277	0.258	2.89%	1	3
37	6,476	0.146	1.62%	1	3
38	3,875	0.088	0.98%	1	3
39	4,100	0.092	1.02%	1	3
40	442	0.010	0.11%	1	3
41	11,277	0.258	2.89%	1	3
42	6,476	0.146	1.62%	1	3
43	3,875	0.088	0.98%	1	3

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SITE DEVELOPMENT PLAN
THE VILLAGE AT VALLEY TRAILS
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
 FOR: PONDUGIA HOUSE

Preliminary Arborist Report

**Valley Trails
Pleasanton CA**

Prepared for:
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6130 Stoneridge Mall Road, Suite 185
Pleasanton CA 94588**

Prepared by:
**HortScience, Inc.
325 Ray Street
Pleasanton, CA 94566**

June 2015



Preliminary Arborist Report
Valley Trails, Pleasanton CA

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Attachments

Tree Assessment Form

Tree Assessment Map

Introduction and Overview

Ponderosa Homes is proposing to redevelop the Valley Trails Church site, located on Valley Trails Dr., in Pleasanton CA. Current site use consists of the church, a parking lot and landscaping in the southwest corner of the site and an open field on the remainder. Ponderosa Homes requested that HortScience, Inc. prepare an Arborist Report for the site. This report provides the following information:

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. An assessment of the development impacts to the trees based on the drawings provided by Ponderosa Homes.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.
4. A *Tree Assessment Form*, providing a description of each tree and a *Tree Assessment Map* showing the location of trees by tag number.

Assessment Methods

Trees were assessed on February 13, 2015. The assessment included all trees 6" and larger in diameter, within and adjacent to the proposed project. Tag numbers used ranged from #223 to 247. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with a numerically coded metal tag and recording its location on a map;
3. Measuring the trunk diameter at a point 54" above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the invasiveness of the species, health, age and structural condition of the tree, and its potential to remain an asset to the site.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

Low: Trees in poor health or with significant structural defects that cannot be mitigated. The tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Twenty-five (25) trees, representing 7 species, were assessed. Included in this group were 11 off-site trees with portions of their canopies extending onto the development site (#235-242, 244, 245 and 247312, 313, 317 and 318) and two that appeared to be on the property line (#234 and 243). Descriptions of each tree are found in the *Tree Assessment Form* and locations are shown on the *Tree Assessment Map* (see attachments).

Trees at the site were located as follows:

- Eleven coast redwoods (#223-233) had been planted around the parking lot and church building on the western half of the site.
- The remaining 14 trees were located around the perimeter and included the 11 off-site trees (#235-242, 244, 245 and 247312, 313, 317 and 318), the two that appeared to be on the property line (#234 and 243) and on-site tree #246.

Twelve (12) coast redwoods were assessed at the site, representing 48% of the population (Table 1, following page). Included in this group were 11 that had been planted in the landscape areas west of the parking lot and surrounding the church building, and one (#244) that was just off-site to the east. They were semi-mature in form and development, with trunk diameters between 12" and 22". Nine (9) had diameters between 14 and 16". They all had good form and structure, but condition varied. Eight (8) were in fair condition, two (2) in poor, and two (2) in good. Most had dieback and thinning of canopies, indicative of drought stress. The one exception to this was coast redwood #228, which was benefiting from excess soil moisture associated with a nearby leaking pipe (Photo 1). Coast redwoods planted outside their native range can be expected to show drought-related stress, such as foliar dieback, unless regularly irrigated.

Six (6) callery pears and three (3) London planes were assessed at the site. Five of the callery pears (#235-238, and 242) and the three London planes (#239-241) were located off-site between the trail and the southern property boundary. These trees were all young, with diameters between 7" and 11". Callery pear #243 was located on the eastern property line and was semi-mature at 16". Five (5) of the callery pears and the three London planes were in good condition and callery pear #242 was in fair. Most of these trees had good, upright forms as a result of having been planted in close proximity to one another.



Photo 1: Looking south at coast redwoods #228 (L) and #229-231 (background R). There was a noticeable difference between the canopy density of tree #228 and the other redwoods assessed at the site. I attributed the difference to increased soil moisture associated with a leaking pipe next to tree #228.

The remaining four species were represented by single individuals, including:

- Coast live oak #234 was located on the southern property line. It was mature, at 27" in diameter and was in good condition, with a full crown (Photo 2).
- Chinese elm #245 was located just off-site along the northern boundary. It was semi-mature, with two trunks estimated at 15" and 13" in diameter. It was in good condition and the southern stem extended approximately 25' over the fence and onto the development site.
- California pepper #246 was young, with multiple trunks measuring 4" to 7" in diameter. It was located adjacent to the fence on the northern boundary of the site. It had fair structure and was in good condition.
- Silver maple #247 was located just off-site along the northern boundary. It was mature and estimated at 20" in diameter. The tree had been topped at some point in the past and was in fair condition. Portions of its canopy extended approximately 25' over the fence and onto the development site.

Average tree condition was good, with 13 trees in that category, or 52% of the population. Ten (10) trees, or 40% were in fair condition and two (2) trees were in poor.

The City of Pleasanton defines a *Heritage* trees as having a trunk diameter of 18" or greater or a height of 35' or more. For trees with more than one stem, trunk diameter is determined by adding together the 2 largest stems. Using these criteria, six (6) of the trees assessed at the Valley Trails site qualified as *Heritage*, including #231, 234, and 244-247.

**Table 1. Condition ratings and frequency of occurrence of trees.
Valley Trails, Pleasanton CA.**

Common Name	Scientific Name	Condition Rating			No. of trees
		Poor (1-2)	Fair (3)	Good (4-5)	
Silver maple	<i>Acer saccharinum</i>	-	1	-	1
London plane	<i>Platanus x hispanica</i>	-	-	3	3
Callery pear	<i>Pyrus calleryana</i>	-	1	5	6
Coast live oak	<i>Quercus agrifolia</i>	-	-	1	1
Calif. pepper	<i>Schinus molle</i>	-	-	1	1
Coast redwood	<i>Sequoia sempervirens</i>	2	8	2	12
Chinese elm	<i>Ulmus parvifolia</i>	-	-	1	1
Total		2	10	13	25
		8%	40%	52%	100%

Suitability for Preservation

Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, drought-stressed coast redwoods are more sensitive to construction impacts; while coast live oak is tolerant of site disturbance.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/ip/inventory/weedlist.php?key>) lists species identified as having being invasive. Pleasanton is part of the Central West Floristic Province. None of the species assessed at the Valley Trails site are considered invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment. Table 2, following page, provides a summary of suitability ratings. Suitability ratings for individual trees are provided in the *Tree Assessment Forms* (see attachments).

We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends on the intensity of proposed site changes.

**Table 2: Tree suitability for preservation.
Valley Trails, Pleasanton CA.**

High These are trees with good health and structural stability that have the potential for longevity at the site. Five (5) of the trees were highly suitable for preservation.

Tree No.	Species	Diameter (in.)
234	Coast live oak	27
238	Callery pear	11
239	London plane	8
240	London plane	8
241	London plane	8

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Eighteen (18) of the trees were of moderate suitability for preservation.

Tree No.	Species	Diameter (in.)
223	Coast redwood	16
224	Coast redwood	12
225	Coast redwood	14
226	Coast redwood	15
227	Coast redwood	16
228	Coast redwood	15
230	Coast redwood	16
231	Coast redwood	22
233	Coast redwood	16
235	Callery pear	9
236	Callery pear	9
237	Callery pear	8
242	Callery pear	7
243	Callery pear	16
244	Coast redwood	18
245	Chinese elm	15,13
246	Calif. pepper	7,7,5,4
247	Silver maple	20

(Continued, following page)

Table 2: Tree suitability for preservation, continued.
Valley Trails, Pleasanton CA.

Low Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. Two (2) of the trees was of low suitability for preservation.

Tree No.	Species	Diameter (in.)
229	Coast redwood	14
232	Coast redwood	16

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The tree assessment was the reference points for tree condition and quality. Impacts from the proposed project were assessed using the Site Plan prepared by RJA Associates (dated March 31, 2015).

The plan proposes to construct 43 new residential units on the site. The existing church building, parking lot and landscaping would be demolished. The existing entry location on Valley Trails Drive would be retained and connected to a new circular interior road. Lot 'A' would remain undeveloped and includes a 10' wide strip along the southern boundary and a small flag-shaped lot in the southeast corner adjacent to the park.

The plan was preliminary in nature and potential impacts from construction were estimated for each tree, given the project information available to date. The plan included lot, road and entry layouts, set-back information and tree canopies. Grading, utilities, drainage and accurate trunk locations were not included on the plans. Precise impacts will have to be determined once trees have been located and plotted, and the plans are finalized.

The most significant impacts to trees would be associated with demolition of existing building and parking lot and raising of grades. However, several trees were located within set-backs or just off-site along the peripheries, providing opportunities for tree preservation in these areas.

Based on my evaluation of the plans, removal would be required for 12 of the trees, all of which would fall within the lot grading. Two (2) of the trees identified for removal qualified as *Heritage*, including #231 and 246. Table 3 (following page) provides the recommended action for each tree, reason for removal, and their *Heritage* status.

Thirteen (13) trees can be preserved, including four (4) *Heritage* trees (#234, 244, 245 and 247), provided the design recommendations listed in the *Tree Preservation Guidelines* (see page 9) can be accommodated. All of the trees identified for preservation were either on the property line or off-site.

Two of the off-site trees, #245 and 247, have portions of their canopies extending over the fence and onto the development site. Some pruning to reduce the overhanging canopy will be required and is expected to be within the tolerance of the trees. Any pruning of off-site trees should be performed with the property owner's permission.

Table 3. Recommended action for trees.
Valley Trails, Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage?	Recommended action
223	Coast redwood	16	No	Remove, within grading
224	Coast redwood	12	No	Remove, within grading
225	Coast redwood	14	No	Remove, within grading
226	Coast redwood	15	No	Remove, within grading
227	Coast redwood	16	No	Remove, within grading
228	Coast redwood	15	No	Remove, within grading
229	Coast redwood	14	No	Remove, within grading
230	Coast redwood	16	No	Remove, within grading
231	Coast redwood	22	Yes	Remove, within grading
232	Coast redwood	16	No	Remove, within grading
233	Coast redwood	16	No	Remove, within grading
234	Coast live oak	27	Yes	Preserve, 10' from grading.
235	Callery pear	9	No	Preserve, 5' from grading.
236	Callery pear	9	No	Preserve, 5' from grading.
237	Callery pear	8	No	Preserve, 5' from grading.
238	Callery pear	11	No	Preserve, 5' from grading.
239	London plane	8	No	Preserve, 5' from grading.
240	London plane	8	No	Preserve, 5' from grading.
241	London plane	8	No	Preserve, 5' from grading.
242	Callery pear	7	No	Preserve, 5' from grading.
243	Callery pear	16	No	Preserve, outside impacts.
244	Coast redwood	18	Yes	Preserve, 10' from grading.
245	Chinese elm	15,13	Yes	Preserve, 5' from grading.
246	Calif. pepper	7,7,5,4	Yes	Remove, within grading
247	Silver maple	20	Yes	Preserve, 15' from grading.

Appraisal of Value

The City of Pleasanton requires that the value of all trees be established. To establish the value of the surveyed trees, I employed the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The *Species Classification and Group Assignment* lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual. The location factor considers the site, placement and contribution of the tree in its surrounding landscape. In this case, trees were located in a well maintained residential part of Pleasanton.

The appraised value of the 13 trees recommended for preservation was \$38,250 (Table 4).

The appraised value of the 12 trees recommended for removal was \$17,950 (Table 5).

**Table 4. Appraised value of trees recommended for preservation
Valley Trails, Pleasanton CA**

Tree No.	Common Name	Size (in.)	Appraised Value (\$)
234	Coast live oak	27	10,850
235	Callery pear	9	1,300
236	Callery pear	9	1,300
237	Callery pear	8	1,000
238	Callery pear	11	1,900
239	London plane	8	900
240	London plane	8	900
241	London plane	8	700
242	Callery pear	7	550
243	Callery pear	16	4,350
244	Coast redwood	18	3,050
245	Chinese elm	15.13	7,800
247	Silver maple	20	3,650
Total			38,250

**Table 5. Appraised value of trees recommended for removal.
Valley Trails, Pleasanton CA**

Tree No.	Common Name	Size (in.)	Appraised Value (\$)
223	Coast redwood	16	1,550
224	Coast redwood	12	900
225	Coast redwood	14	1,200
226	Coast redwood	15	1,400
227	Coast redwood	16	1,550
228	Coast redwood	15	1,950
229	Coast redwood	14	750
230	Coast redwood	16	1,550
231	Coast redwood	22	2,950
232	Coast redwood	16	950
233	Coast redwood	16	1,550
246	Calif. pepper	7,7,5,4	1,650
Total			17,950

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Impacts can be minimized by coordinating any construction activities inside the TREE PROTECTION ZONE.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. Have the vertical and horizontal locations of all the trees identified for preservation established and plotted on all plans. Forward these plans to the Consulting Arborist for review and finalization of the assessment of impacts to trees.
2. Any plan affecting trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.
3. A TREE PROTECTION ZONE must be established for trees to be preserved, in which no disturbance is permitted. TREE PROTECTION ZONES for trees identified for preservation are identified in the following table. No grading, excavation, construction or storage of materials shall occur within that zone.

Specific Tree Protection Zones

Tree No.	TPZ
#234	10' N. DL in all other directions
#235-242	5' N. DL in all other directions
#243 and 244	10' W., DL in all other directions
#245 and 247	PL S. and DL in all other directions.

4. Tree Preservation Notes, prepared by the Consulting Arborist, should be included on all plans.
5. Underground services including utilities, sub-drains, water or sewer shall be routed around the TREE PROTECTION ZONE. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
6. Irrigation systems must be designed so that no trenching will occur within the TREE PROTECTION ZONE.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Cap and abandon all existing underground utilities within the TPZ in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the TPZ in an effort to remove utilities, irrigation lines, etc.
3. Fence trees to completely enclose the TREE PROTECTION ZONE prior to demolition, grubbing, or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City of Mountain View. Fences are to remain until all construction is completed.
4. Trees to be preserved may require pruning to provide construction clearance. Currently off-site trees #245 and 247 have been identified as requiring pruning. Pruning of off-site trees should be performed with the property owner's permission. All pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices – Tree Pruning* published by the International Society of Arboriculture.
5. Structures and underground features to be removed within the TREE PROTECTION ZONE shall use the smallest equipment, and operate from outside the TREE PROTECTION ZONE. The consultant shall be on-site during all operations within the TREE PROTECTION ZONE to monitor demolition activity.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Fences have been erected to protect trees to be preserved. Fences define a specific TREE PROTECTION ZONE for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
3. Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Consulting Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
5. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the TREE PROTECTION ZONE by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required.

6. All underground utilities, drain lines or irrigation lines shall be routed outside the TREE PROTECTION ZONE. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.
7. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the TREE PROTECTION ZONE (fenced area).
8. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Trees preserved at the Valley Trails site may experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of branches or entire trees failing will increase. Therefore, annual inspection for hazard potential is recommended.

HortScience, Inc.



John Leffingwell
Board Certified Master Arborist WE-3966B
Registered Consulting Arborist #442

Attached: ***Tree Assessment Form***

 Tree Assessment Maps

Tree Assessment

Valley Trails
Pleasanton, California
February 2015



HORT SCIENCE

TREE No.	SPECIES	SIZE DIAMETER (in inches)	Heritage?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
223	Coast redwood	16	No	3	Moderate	Good form and structure; drought stressed; browning needles in upper canopy.
224	Coast redwood	12	No	3	Moderate	Good form and structure; drought stressed; thin canopy.
225	Coast redwood	14	No	3	Moderate	Good form and structure; drought stressed; thin canopy.
226	Coast redwood	15	No	3	Moderate	Good form and structure; drought stressed; browning needles throughout canopy.
227	Coast redwood	16	No	3	Moderate	Good form and structure; drought stressed; browning needles throughout canopy.
228	Coast redwood	15	No	4	Moderate	Good form and structure; water leak W. & best looking redwood on site.
229	Coast redwood	14	No	2	Low	Good form and structure; very thin canopy.
230	Coast redwood	16	No	3	Moderate	Good form and structure; drought stressed; thin upper canopy.
231	Coast redwood	22	Yes	3	Moderate	Good form and structure; drought stressed; thin upper canopy.
232	Coast redwood	16	No	2	Low	Good form and structure; very thin canopy.
233	Coast redwood	16	No	3	Moderate	Good form and structure; drought stressed; thin upper canopy.
234	Coast live oak	27	Yes	4	High	On PL; codominant trunks at 6'; good form and structure; pruning wound S.
235	Callery pear	9	No	4	Moderate	Off-site; multiple attachment at 6'; upright form.
236	Callery pear	9	No	4	Moderate	Off-site; multiple attachment at 6'; slight lean N.
237	Callery pear	8	No	4	Moderate	Off-site; multiple attachment at 6'; slight lean E.
238	Callery pear	11	No	4	High	Off-site; codominant trunks at 8'; good form.
239	London plane	8	No	5	High	Off-site; nice, upright form; small girdling root.
240	London plane	8	No	5	High	Off-site; nice, upright form.
241	London plane	8	No	4	High	Off-site; good form; slight crook at 4'.

Tree Assessment

Valley Trails
Pleasanton, California
February 2015



TREE No.	SPECIES	SIZE DIAMETER (in inches)	Heritage?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
242	Callery pear	7	No	3	Moderate	Off-site; slight lean S.; fair structure.
243	Callery pear	16	No	4	Moderate	On PL; multiple attachment at 7'; good form; fair structure.
244	Coast redwood	18	Yes	4	Moderate	Off-site; good form and structure; drought stressed; thin canopy.
245	Chinese elm	15,13	Yes	4	Moderate	Off-site, lag on fence; codominant trunks at 2'; S. stem extends 25' over fence.
246	Calif. pepper	7,7,5,4	Yes	4	Moderate	Multiple attachment at 3'; one sided S.; fair structure.
247	Silver maple	20	Yes	3	Moderate	Off-site, lag on fence; multiple attachments at 7'; topped at 15'; extends 25' over fence.

Tree Assessment Map

Valley Trails
Pleasanton, CA

Prepared for:
Ponderosa Homes, Inc.
Pleasanton, CA

February 2015

No Scale

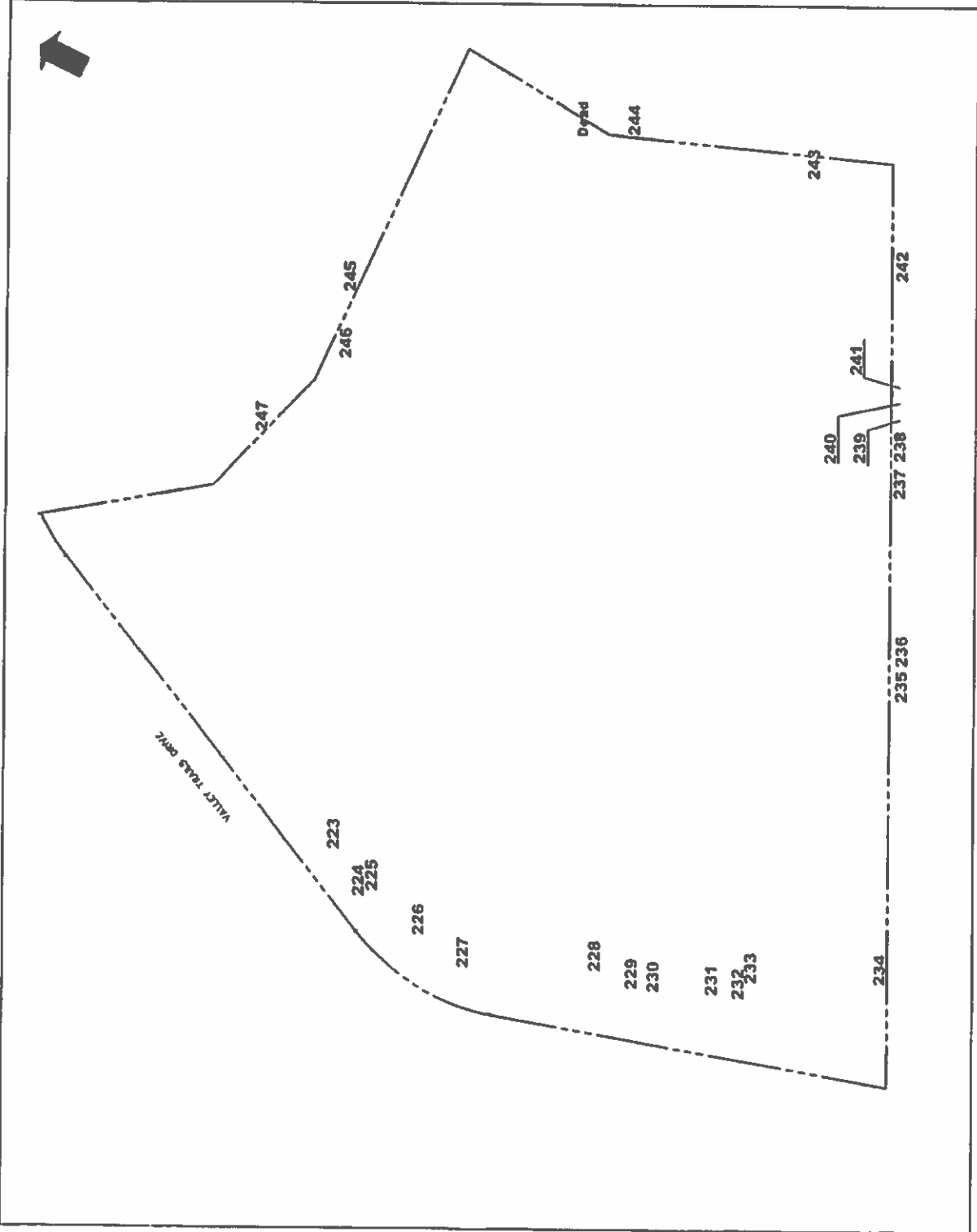
Notes

- Base map provided by:
Ruggen-Jensen-Azar & Associates
Pleasanton, CA
- Numbered tree locations
are approximate



MOB? SCIENCE

221 Duane St.
Pleasanton, CA 94566
Phone 925.484.0211
Fax 925.484.0238



RECEIVED

AUG 02 2016

**CITY OF PLEASANTON
PLANNING DIVISION**

PONDEROSA
H O M E S

July 27, 2016

VALLEY TRAILS

**PROPOSED GENERAL PLAN AMENDMENT, DEVELOPMENT PLAN, ARCHITECTURAL REVIEW
&
TENTATIVE SUBDIVISION MAP Submittal for the**

EVANGELICAL FREE CHURCH OF PLEASANTON AT 6900 VALLEY TRAIL DRIVE

NEIGHBORHOOD AMENITIES PACKAGE OVERVIEW

With input from the surrounding residents at two neighborhood meetings, and in addition to the feedback received from the Valley Trails HOA, Ponderosa Homes will provide a substantial amenity package at an approximate cost of \$ 300,000.00 to benefit the surrounding community. This amenity package will be in addition to the payment of the City required In Lieu Park Dedication Fees. Ponderosa will also install traffic calming features as a benefit to the neighborhood separate from the amenity package. An overview of the amenities is listed below, with some choices still needing to be made so that the cost of these benefits does not exceed \$ 300,000.00.

Clubroom with Restrooms Building

- Construct an approximate 600 square foot clubroom plus restrooms to accommodate up to 50-60 people for resident meetings at either Lot 11 or Lot 37 along with adjacent landscaping. Refer to the project plans.
- To be determined is whether this facility would be dedicated to the City as an expansion of the existing public park, or whether it will be a private HOA facility with limited public use.
- Also to be determined is whether the clubroom and/or restrooms maintenance will be provided completely or partially by the City with funding assistance paid by the future project resident assessments, or alternatively if it is to be a private HOA facility.

Public Park Landscape Upgrades

- Install a new tot lot towards the eastern portion of the park (an existing playground and basketball court exists at the western edge). Refer to the accompanying exhibit.
- Replace turf with drought-tolerant groundcover at selected areas to conserve water and replace an existing concrete (former picnic table) pad with water-efficient landscape. Refer to the accompanying exhibit.
- Install a drinking fountain for people and dogs, plus dog waste station(s).
- Other park landscape enhancements such as turf replacement, re-surfacing of the existing basketball court, etc., if within the amenity budget.

Other Landscape Improvements

- Upgrade landscape at the existing Valley Trails Drive North entrance if street right-of-way is available.

Traffic Calming Features *(provided in addition to the amenity package)*

- Add stop bars and/or install stop signs at the cul-de-sacs accessed directly from Valley Trails Drive.
- Install a 4-way stop-sign, controlled intersection at Valley Trails and Lassen Street with a crosswalk(s).
- Install "Your Speed" electronic signs along Valley Trails Drive.

PRELIMINARY TREE PALETTE

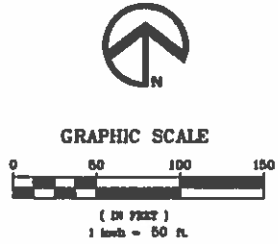
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
EXISTING TREES TO REMAIN			
EXISTING TREES TO BE REMOVED			
VALLEY TRAIL DRIVE STREET TREE			
ARELUTUS 'MADONNA'	MADONNA STRAWBERRY TREE	24" BOX	LOW
SPECIMEN TREE			
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	LOW
ENTRY TREE			
PRUNUS SCERIFLATA 'ACEBONO'	FLOWERING CHERRY	24" BOX	MEDIUM
STREET TREES			
LARUS N. 'SARATOGA'	SARATOGA LAUREL	15 GALLON	LOW
PITACHA CHINCHIS	CHINESE PISTACHE	15 GALLON	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GALLON	LOW
PRUNUS C. 'SOLAUTER VERANUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
NATIVE TREES			
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GALLON	LOW
QUERCUS AGROFOLIA	COAST LIVE OAK	15 GALLON	LOW

BIO RETENTION AREA SHRUB PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS - BIO-RETENTION AREAS			
ANISTEA PURPUREA	PURPLE THREE-ARM	1 GALLON	LOW
BUDDELEIA DAVIDA	BUTTERFLY BUSH	3 GALLON	LOW
CHOROPETALUM TECTORUM	CAPE RUSH	3 GALLON	LOW
DEICHAMPRA CESPITOSA	TUFFED WARGRASS	1 GALLON	LOW
ERCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GALLON	LOW
JUNCUS PATERNS	CALIFORNIA RUSH	1 GALLON	LOW
IBERIS AMURANTACUS	STICKY MONKEYFLOWER	1 GALLON	LOW
PESTISIA MARGARITA BOF	SEALED TONGUE	1 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	3 GALLON	LOW
SALVIA SOMNIFENSIS	CREEPY SAGE	1 GALLON	LOW

GENERAL NOTES

1. ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS.
2. ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS.
3. ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE.
4. SEE SHEET L2 FOR FULL PROPOSED PRELIMINARY PLANT PALETTE.



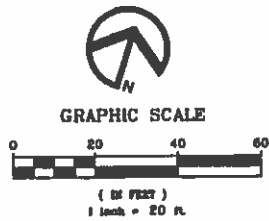
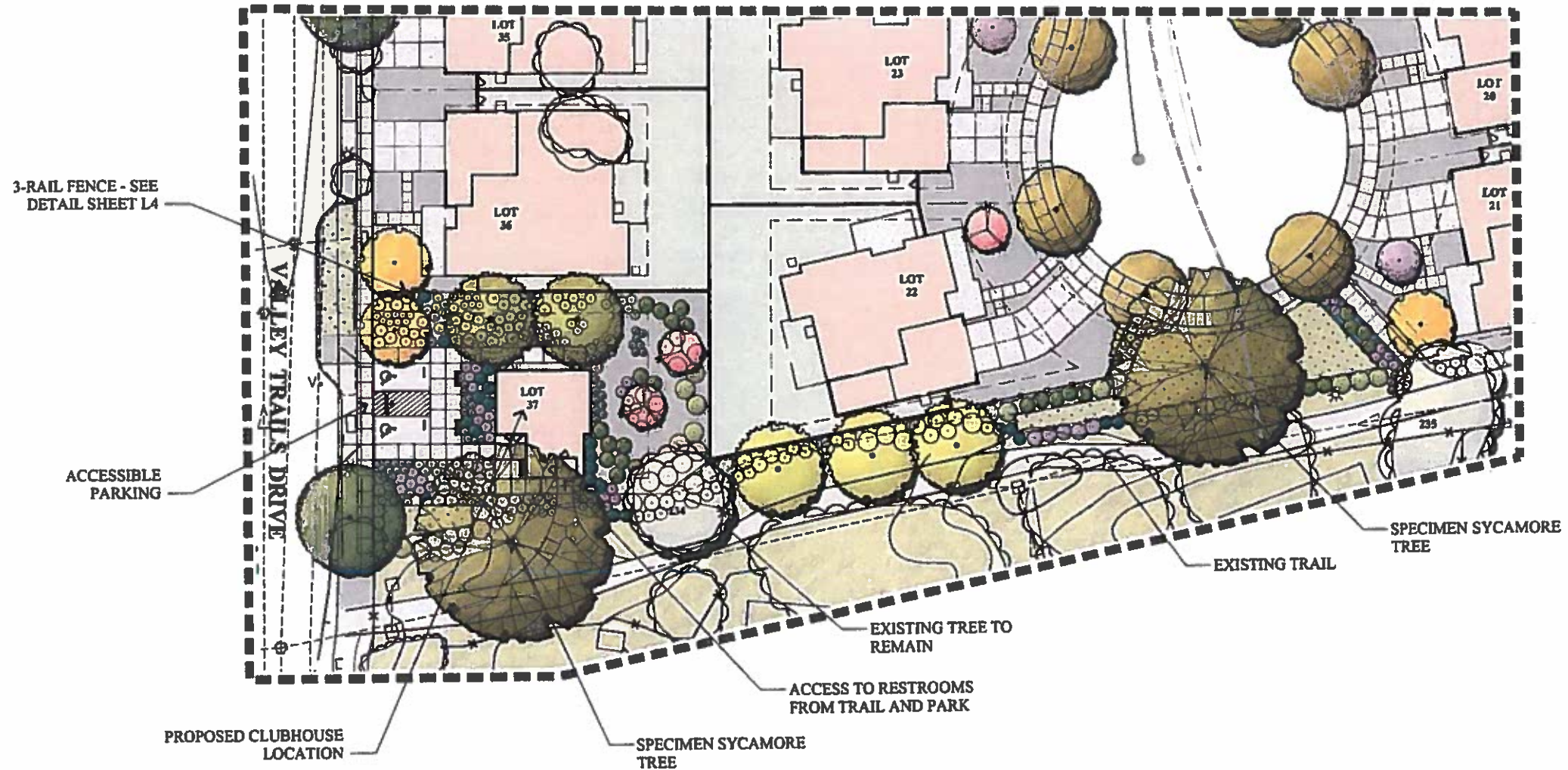
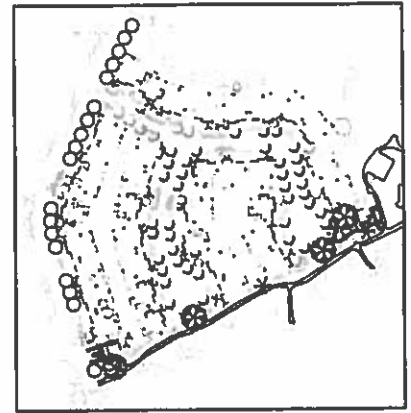
RIPLY DESIGN
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.938.7436

PONDEROSA HOMES

Preliminary Landscape Plan

Valley Trails
 Pleasanton, California

June 24, 2016



PONDEROSA HOMES

Clubhouse Conceptual Design - Lot 37

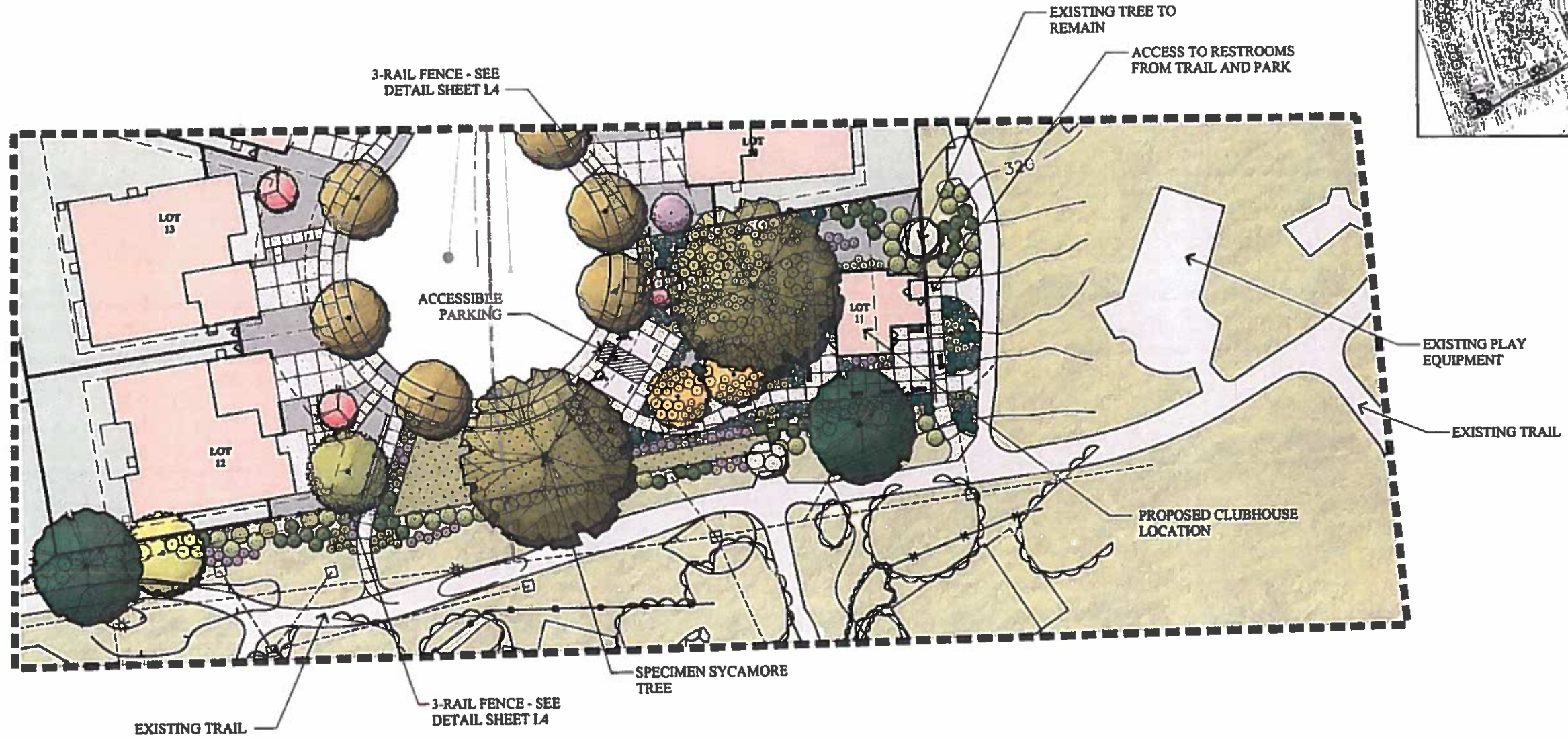
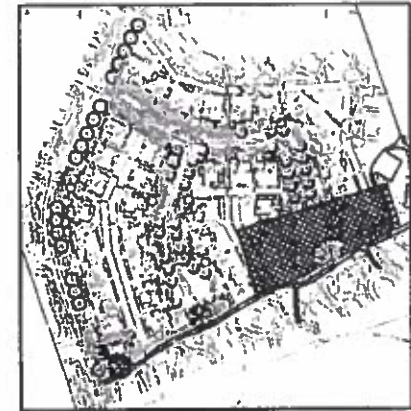
Valley Trails
Pleasanton, California

June 24, 2016

L5



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
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PONDEROSA HOMES

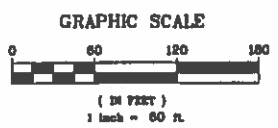
Clubhouse Conceptual Design - Lot 11

Valley Trails

Pleasanton, California

June 24, 2016

L6



EXISTING NARROW TURF
 AREA TO BE REPLACED WITH
 LOW WATER USE LANDSCAPE

POSSIBLE COMMUNITY BUILDING
 SITE AT LOT 37 - REFER TO SHEET
 L.5 FOR DETAIL

EXISTING NARROW TURF
 AREA TO BE REPLACED WITH
 LOW WATER USE LANDSCAPE

POSSIBLE COMMUNITY BUILDING
 SITE AT LOT 11 - REFER TO SHEET
 L.6 FOR DETAIL

EXISTING NARROW TURF
 AREA TO BE REPLACED WITH
 LOW WATER USE LANDSCAPE

INSTALL LOW WATER USE
 SCREEN PLANTING AT
 EXISTING UTILITY BOXES

RIPLLY
DESIGN
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
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PONDEROSA HOMES

Valley Trails Linear Park

Pleasanton, California

Conceptual Improvement Plan Enlargement

JULY 26, 2016

L8

**Valley Trails Park
3400 National Park Road**

**Park Type: Neighborhood Park
Acreage: 6.1 Acres**

Passive Recreation Elements

- (1) Tot Play Area
- (5) Picnic Tables

Active Recreation Elements

- (1) Full Outdoor Basketball Court

Other/Support Elements

- None

Overall Park Condition

- Good

Pedestrian and Vehicular Circulation

- Limited parking is available on neighborhood streets
- Pedestrian access limited to street ends and walkways between houses

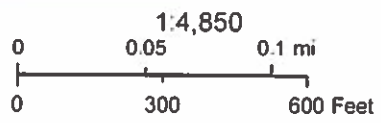
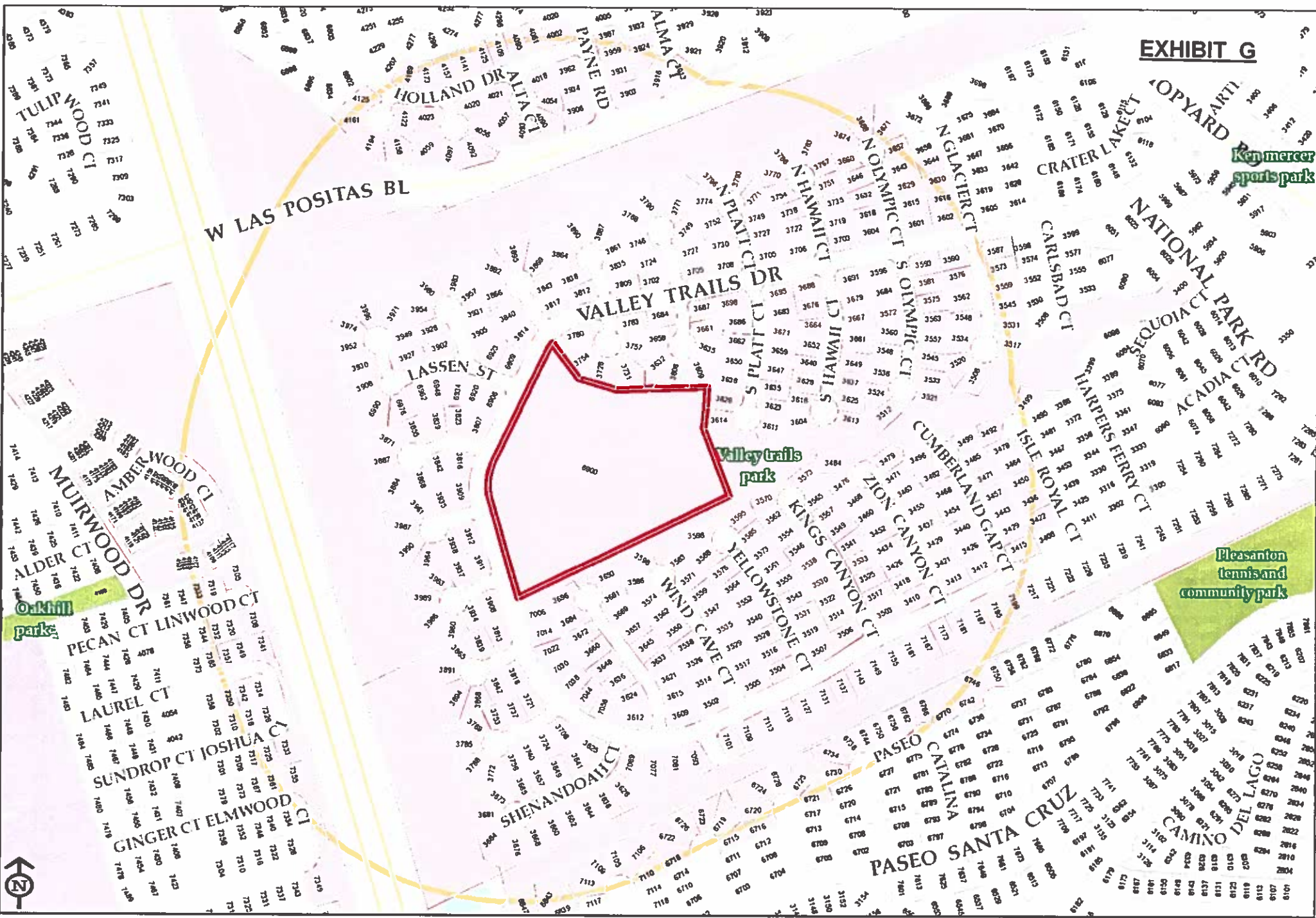
2012 Observations

- Long linear park with walking path running the entire length
- Significant areas of turf with limited opportunity for use
- Benches throughout park along walkway

Recommendations

- Outdoor basketball court needs to be resurfaced
- Eliminate significant portions of high maintenance turf and replace with native planting





PUD-113, 6900 Valley Trails Drive, Ponderosa Homes



Jay Lee

From: Marta Seda
Sent: Sunday, July 31, 2016 7:08 PM
To: Jay Lee
Subject: PUD-113 concern

I am a neighbor in the Valley Trails area and have been unable to attend your meetings for a variety of reasons. I did get a letter/notice stating to send concerns to this email address. My main concern is the additional traffic and the horseshoe access in the neighborhood. We already have problems where neighbors living deep in the neighborhood are racing through the neighborhood. I would like this issue to be addressed by either adding stop signs OR adding speed bumps. Increased household will increase the density of cars and the existing problem with get worst.

Thank you.

Marta Seda

[REDACTED]

Pleasanton