

**EXHIBIT A  
DRAFT CONDITIONS OF APPROVAL**

**P15-0739, John G. Maze  
236 Ray Street  
March 23, 2016**

**PROJECT SPECIFIC CONDITIONS**

**Planning Division**

1. The project developer shall obtain growth management approval prior to building permit approval. The project shall meet all requirements of the City's Growth Management Ordinance, and the developer shall enter into a growth management agreement with the City.
2. Except as otherwise approved by the Director of Community Development, the stucco finish for the new buildings shall have a relatively smooth hand-troweled look. Prior to installation, the applicants/project developer shall submit a sample of the stucco wall finish for the new home and remodeled building for review and approval by the Director of Community Development.
3. The wall pack light fixtures shown on the plans shall be replaced with "traditional-looking" light fixtures that are appropriate to the architectural style of the buildings, subject to review and approval by the Director of Community Development. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity, that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan with the plans submitted to the Building and Safety Division for permits, and include drawings and/or manufacturer's specification sheets showing the intensity, size, design, and types of light fixtures proposed for the exterior of the building and the site.
4. The plans submitted to the Building and Safety Division for plan check and permit issuance shall be revised to show all windows being recessed a minimum of one inch from the outside face of wall not including the trim around the windows and match the design/style of Unit 1 (existing home). Wood, fiberglass-, or vinyl-framed/sashed windows shall be utilized on all windows. The windows shall have a similar frame and sash thickness as found on a traditional wood-framed/sashed window. Manufacturer's specification sheets, details, and sections of the windows, and window treatments (sills, trim, etc.) shall be shown on the building permit plans and shall be subject to review and approval by the Director of Community Development prior to issuance of a building permit.

5. The railings on the new buildings shall be wood. The plans submitted to the Building and Safety Division for plan check and permit issuance shall include a detail of the wood railing and shall be subject to the review and approval of the Director of Community Development prior to issuance of a building permit.
6. The garage doors shall have additional detailing, such as a “carriage style” design. Manufacturer’s specification sheets and/or photographs of the garage door design shall be included with the building permit plans and shall be subject to review and approval by the Director of Community Development prior to building permit approval.
7. Prior to building permit issuance, the landscape plan shall be revised to include a legend of all plants that clearly references the species, size, and water usage for all landscaping proposed and shall be subject to the review and approval of the Planning Division prior to issuance of a building permit.
8. The red maple, noted as “specimen tree” on the landscape plans in Exhibit B, located in the front yard of Unit 1 (the existing home) shall be replaced with a tree that meets PG&E’s requirements for proximity to power lines and that is of low-water use. The replacement tree shall be noted on the landscape plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Director of Community Development prior to issuance of a building permit.
9. The civil and landscape drawings shall match the architectural site plan. The plans submitted to the Building and Safety Division for plan check and permit issuance shall be consistent throughout and shall be subject to the review and approval of the Planning Division prior to issuance of a building permit.
10. Prior to issuance of a building permit, the applicant shall submit a payment in the amount of \$9,550 to the City’s Urban Forestry Fund for the removal of the three heritage-sized trees, Nos 87, 88, and 89 in the Arborist Report prepared by HortScience, dated “May 15, 2015,” on file with the Planning Division.
11. The leases of all residential units shall indicate the following:
  - a. That the property is in an area subject to noise, activity, and traffic associated with a Downtown location.
  - b. The adjacency of the Union Pacific Railroad and possible noise, including noise from train whistles and horns, and vibration impacts from said railroad.
  - c. That boats, trailers, campers, motor homes, and other recreational vehicles are prohibited from being parked or stored on-site.

- d. That the garages and uncovered parking spaces shall not be modified or used for storage in a manner that would interfere with the ability to park one car within each unit's designated one car garage space or two cars within the two uncovered spaces (one car per uncovered space). Each resident shall utilize the garages and uncovered parking spaces for the parking of vehicles.
12. The applicant/responsible party shall be required to pay \$2,500 per new unit into the Bernal Park Reserve Fund prior to issuance of building permits.

### **Traffic Division**

13. The Ray Street sidewalk shall remain open while the buildings are being constructed.
14. Comprehensive construction traffic control plans shall be submitted to the traffic engineer for review and approval prior to the issuance of a building permit. The Plans shall include the use of proper lane closure procedures such as flagger stations, signage, cones, and other warning devices.
15. The haul route for all materials to and from the project shall be approved by the Traffic Engineer prior to the issuance of a permit, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.

### **Engineering Department**

16. Prior to issuance of a building permit, the property owner shall make a pro-rata payment to underground the overhead utility lines along Ray Street. The amount of the fee shall be determined by the City Engineer.
17. At no time shall the delivery of construction material, parking of construction vehicles, or storage of construction material impede the flow of traffic on Ray Street unless temporary and approved by the City Engineer.

## **STANDARD CONDITIONS**

### **Community Development Department**

18. The applicant shall pay any and all fees to which the use may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.

19. The applicant shall submit a written dust control plan or procedure as part of the building permit plans.
20. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.
21. The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicant shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee prior to issuance of a building permit.

### **Engineering Department**

22. This approval does not guarantee the availability of sufficient water capacity to serve the project. Prior to the issuance of a grading permit, issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand.
23. The applicant shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Engineering. The cash bond will be retained by the City until all the permanent landscaping is installed for the development unless otherwise approved by the department.
24. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
25. All existing septic tanks or holding tanks shall be properly abandoned, pursuant to the requirements of the Alameda County Department of Health Services prior

to the start of grading operations, unless specifically approved by the City Engineer.

26. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of a permit, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.
27. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
28. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer and includes but is not limited to slurry seal, overlay, restoration of landscaping and irrigation system, signing, striping, pavement marking or street reconstruction if deemed warranted by the City Engineer.
29. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
30. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
31. The project developer and/or the project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
32. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
33. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are

in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.

34. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owner.
35. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the improvement plans.
36. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than 0.75% unless otherwise approved by the City Engineer.
37. All existing service drops (PG&E Pac Bell and Cable TV) to existing homes and new services to proposed units within this development shall be installed underground in conduit to the nearest "utility approved" riser pole.

#### **Livermore-Pleasanton Fire Department**

38. All construction shall conform to the requirements of the 2013 California Fire Code; City of Livermore Ordinance No. 1985. All required permits shall be obtained prior to work commencement.
39. Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2013 California Building, Fire and Residential Codes; City of Pleasanton Ordinance No. 2083. Installations shall conform to NFPA Pamphlet 13, Occupancy Hazard Approach for commercial occupancies **OR** NFPA 13D with local amendments for one and two-family occupancies.
40. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals **DO NOT INCLUDE:**
  - a. Installation of the on-site fire mains and fire hydrants.
  - b. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
  - c. Backflow prevention or connections to the public water mains.

41. The following items will be provided prior to any construction above the foundation or slab:
  - a. Emergency vehicle access shall be provided to the site or tract, as specified in the approved Site Plan, including the area where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.
  - b. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 69,000 pounds under all weather conditions.
  - c. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
  - d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
  - e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
  - f. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed, a phasing plan with these improvements will be required.
42. Address numbers shall be installed on the front or primary entrance of the building. Minimum building address character size shall be a minimum 4" high by 1/2" stroke. If the building is setback from primary access 50 feet or greater, address size shall be increased for visibility and in accordance with Livermore-Pleasanton Standard Operating Procedures – Premises Identification Standards.

### **Planning Division**

43. The proposed development shall conform substantially to Exhibit B, dated "Received" December 4, 2016, on file with the Planning Division, except as modified by these conditions. Minor changes to the approved plans shall be approved by the Community Development Director if determined to be in substantial conformance with the approved exhibits.
44. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is

overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

45. Design review approval shall lapse within one (1) year from the date of approval unless a building permit is issued and construction has commenced and is diligently pursued toward completion, or an extension has been approved by the City pursuant to Section 18.20.070 of the Municipal Code.
46. The height of the structures shall be surveyed and verified as being in conformance to the approved building height as shown on Exhibit B or as otherwise conditioned. Said verification is the project developer's responsibility, shall be performed by a licensed land surveyor or civil engineer, and shall be completed and provided to the Planning Division before the first framing or structural inspection by the Building Department.
47. The applicant shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development, certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structures.
48. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
49. The applicant shall comply with the recommendations of the tree report prepared for the applicant by HortScience, dated May 15, 2015. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
50. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
51. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed.



52. Planning Division approval is required before any changes are implemented in site design, grading, building design, building colors or materials, green building measures, landscape material, etc.
53. The project applicant or developer shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by the project applicant or developer to the City, on a form generated by the PUSD, prior to building permit issuance.
54. Prior to building permit submittal, a list of the green building measures used in the design of the units, covered by this approval, shall be provided to the Planning Division for the review and approval by the Director of Community Development. The units covered by this approval shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system.

The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. **Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located.** All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

A special inspection by from Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.

55. All proposed mechanical units, air conditioning equipment, blowers, make-up air units, ducts, etc. shall be shown on the building permit plans. The project developer shall effectively screen from view all ducts, blowers, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be provided prior to occupancy.

56. A minimum of one water conservation device such as low-flow faucets, toilets, shower fixtures, etc., shall be installed in each unit. The water conservation device(s) shall be stated on the plans submitted for the issuance of a building permit.
57. Each new building shall be constructed to allow for the future installation of a photovoltaic system and a solar-water-heating system. The applicant or building developer shall comply with the following requirements to make the residence photovoltaic- and solar-water-heating-ready:
  - a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
  - b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current,
  - c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a photovoltaic and solar water heating system beyond that anticipated for roofing;
  - d. Plumbing shall be installed for solar-water heating; and
  - e. Space shall be provided for a solar-heating tank.

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

58. Each unit covered by this approval shall be constructed to encourage telecommuting by providing telecommunications infrastructure such as cabling for DSL service, wiring for total room access, etc. The applicant/building developer shall show the infrastructure on the building permit plan set prior to issuance of a building permit.
59. The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.
60. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.
61. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or

sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday.

62. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.
63. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays, Saturdays, or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.
64. Final inspection by the Planning Division is required prior to occupancy of the dwellings.
65. All conditions of approval shall be attached to all building permit plan check sets submitted for review and approval. These conditions of approval shall be attached at all times to any grading and construction plans kept on the project site. It is the responsibility of the applicant/property owner to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the applicant/property owner to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans, and all conditions of approval. Prior approval from the Director of Community Development is required before any changes are constituted in site design, grading, building design, building colors or materials, fence material, fence location, landscape material, etc.

#### Landscaping Conditions

66. All trees used in landscaping shall be a minimum of 15 gallon size and all shrubs shall be a minimum of five (5) gallons.
67. The final landscape and irrigation plan shall be submitted to and approved by the Director of Community Development as part of the building permit plan set prior to issuance of a building permit. Plant species shall be drought tolerant in nature with an irrigation system that maximizes water conservation (e.g., drip system). The landscaping and irrigation indicated on the approved plans shall be installed before each building final, and reviewed and approved by the Planning Division.

68. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
- a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); and applicant signature/date with the statement that “I agree to comply with the requirements of the prescriptive compliance option of the Water Efficient Landscape Ordinance.”
  - b. Landscape Plan documenting: incorporation of compost at a rate of at least 4 cubic yards/1,000 square feet; compliance with the plant material criteria; compliance with the turf criteria; compliance with the irrigation system criteria; and installation of private sub-meters if the project is non-residential with a landscape area of 1,000 square feet or greater.
69. Prior to occupancy, the landscape architect shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
70. The developer is encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.
71. The applicant is encouraged to use best management practices for the use of pesticides and herbicides.
72. The applicant shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping included within the project area will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.

### **Building and Safety Division**

73. The applicant shall obtain a building permit and any other applicable City permits for the project prior to the commencement of any construction.
74. After the issuance of a building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division through ([www.GreenHaloSystems.com](http://www.GreenHaloSystems.com)). The plan shall include the estimated

composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all trash disposal bins “trash materials only” and all recycling bins “recycling materials only.” The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

75. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc. Said plan shall be designed to minimize the loss of public parking spaces and, if any need to be lost, to minimize the length of the time they are used for construction-related activities.
76. To initiate the building permit plan check process, the applicant shall submit the following:
  - a. Three (3) full-size sets of construction plans (wet-stamped and signed);
  - b. Two (2) sets of the necessary structural and Title 24 calculations;
  - c. Two (2) copies of a site-specific soils report;
  - d. Completed Building Permit Questionnaire; and
  - e. Necessary fees.
77. All building and/or structural plans shall comply with all codes and ordinances in effect before the Building Division will issue permits.
78. Prior to receiving a foundation inspection for each structure, the applicant shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development, certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans, Exhibit B, on file with the Planning Division.
79. At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

## CODE REQUIREMENTS

*(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)*

### **Building Division**

80. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
81. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
82. The buildings covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
83. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.

### **Livermore-Pleasanton Fire Department**

84. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
85. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies.
86. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.

87. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection."
- The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.
  - All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.
  - All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.
88. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances\* shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.
- \*Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants and/or standpipes.
89. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.
90. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame- producing devices, asphalt/tar kettles, etc.
91. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

## URBAN STORMWATER CONDITIONS OF APPROVAL

### Engineering Department

92. The project shall comply with the City of Pleasanton's Stormwater NPDES Permit #CAS612008, dated October 14, 2009 and amendments (hereafter referred to as NPDES Permit). This NPDES Permit is issued by the California Regional Water Quality Control Board, San Francisco Bay Region (hereafter referred to as Regional Water Quality Control Board). Information related to the NPDES Permit is available at the City of Pleasanton Community Development Department, Engineering Division, and on line at:

- <http://www.ci.pleasanton.ca.us/business/planning/StormWater.html>
- [http://www.waterboards.ca.gov/sanfranciscobay/water\\_issues/programs/stormwater/Municipal/index.shtml](http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml)

### **A. Design Requirements**

1. NPDES Permit design requirements include, but are not limited to, the following:
  - a. Source control, site design, implementation, and maintenance standards.
  - b. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
  - c. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.
2. The following requirements shall be incorporated into the project:
  - a. The project developer shall submit a final grading and drainage plan. The grading and drainage plan shall be subject to the review and approval of the City Engineer prior to the issuance of a grading or building permit, whichever is sooner.
  - b. The project developer will be required to install a structural control(s), such as an oil/water separator(s), sand filter(s), or approved equal(s) on the site to intercept and pre-treat stormwater prior to reaching the storm drain. The design, location(s), and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. The structural control shall be



cleaned at least twice a year (once immediately prior to October 15 and once in January).

- c. Building/Structures shall be designed to minimize the occurrence and entry of pests into buildings, thus minimizing the need for pesticides, as determined by the Chief Building Official prior to the issuance of a building permit.
- d. The project's landscape and irrigation plans shall be designed to: 1) minimize the use of fertilizers and pesticides that can contribute to stormwater pollution; and 2) promote surface infiltration. Prior to the installation of project landscaping and irrigation, the project landscape architect shall submit a landscaping and irrigation plan to the City Engineer for review and approval and submit written verification stating the project incorporates the following:
  - (i) Plants tolerant of saturated soil conditions and prolonged exposure to water in areas that provide detention of water.
  - (ii) Plants and soil amendments appropriate to site specific characteristics such as topography and climate.
  - (iii) Landscaping and irrigation consistent with Bay-Friendly Landscaping.
  - (iv) Water conservation techniques to promote surface infiltration.
- e. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.
- f. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for use and maintenance:
  - a. During installation, copper material shall be pre-patinated at the factory. If patination is done on-site; collect the rinse water in a tank and haul off-site for disposal. With prior authorization from Dublin San Ramon Services District (DSRSD), you may collect the rinse water in a tank and discharge to the sanitary sewer. Optionally, consider coating the copper materials with a clear coating that prevents further corrosion and stormwater pollution. The clear coating, if utilized, shall be reapplied (as recommended by the coating manufacturer) to maintain its efficacy.
  - b. During maintenance, the following applies during washing and patination:

- (i) Minimize washing of architectural copper as it damages the patina and any protective coating.
  - (ii) Block all storm drain inlets downstream of the wash.
  - (iii) collect in a tank and dispose off-site, or discharge the wash water to the sanitary sewer (with prior authorization from DSRSD).
- c. During re-patination, collect the rinse water in a tank and dispose off-site or discharge to sewer (with prior authorization from DSRSD).
- g. Roof drains shall drain away from the building foundation. Stormwater flow shall drain to the infiltration planter, a landscaped area or to an unpaved area wherever practicable as determined by the City Engineer/Chief Building Official.
  - (i) There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

## **B. Construction Requirements**

1. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the project site for City review until all engineering and building work is complete and City permits have been finalized. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.
2. The project developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by the City.
  - a. The project developer shall include erosion control/stormwater quality measures on the project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the

public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for a building permit, and shall be subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.

- b. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the vegetated areas are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
- c. Gather all sorted construction debris on a regular basis and place in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
- d. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked on mud and dirt from these areas before sweeping.
- e. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
- f. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system by being windblown or by being spilled.

- g. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain.
- i. Concrete wash area: 1) locate wash out area away from storm drains and open ditches; 2) construct a temporary pit large enough to store the liquid and solid waste; 3) clean the pit by allowing concrete to set; 4) break up the concrete; and then 5) recycle or dispose of properly.
- j. Equipment and vehicle maintenance area is not permitted; use an off-site repair shop is strongly encouraged.

### **C. Operation and Maintenance Requirements**

1. The project shall comply with the following:
  - a. Repainting text near any drain inlets to state “No Dumping – Drains to Bay.”
  - b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.
  - c. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
  - d. Cleaning all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
  - e. Sweeping regularly but not less than once a month, driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.

*{end}*

**Arborist Report**

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**236 Ray St.  
Pleasanton, CA**

**PREPARED FOR  
Jack Maze  
236 Ray St.  
Pleasanton, CA 94566**

**PREPARED BY:  
HortScience, Inc.  
325 Ray St.  
Pleasanton, CA 94566**

**May 15, 2015**



**Arborist Report  
236 Ray St.  
Pleasanton, CA**

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**Exhibits**

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*Tree Inventory Map  
Tree Assessment Form*

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# Arborist Report

## 236 Ray St.

### Pleasanton, CA

#### ***Introduction and Overview***

Jack Maze is planning to construct four units in the backyard of 236 Ray Street, Pleasanton. Currently one house exists on-site and will remain; the four units will be built behind the house. HortScience, Inc. was asked to prepare an **Arborist Report** for the site as part of the application to the City of Pleasanton.

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 trees that would be preserved and removed based on plans provided by Hereld & Ayres Architects.
3. An appraisal value of the trees according to the procedures described in the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers).
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

#### ***Tree Assessment Methods***

Trees were assessed on May 4, 2015. The survey included trees 6" in diameter and greater, located within and adjacent to the proposed project area. Trees located off-site that had canopies extending over the property line were included. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree on the property with an identifying number and recording its location on a map (off-site trees were not tagged);
3. Measuring the trunk diameter of trees on the property at a point 4.5' above grade (diameter estimated for off-site trees);
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.

Off-site trees were assessed visually while standing on the subject property.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
  - 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:** Tree in poor health or with significant structural defects that cannot be mitigated. 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.

**City of Pleasanton Urban Tree Protection Requirements**

The Pleasanton Municipal Code Chapter 17.16 controls the removal and preservation of Heritage trees within the city. Heritage trees are defined as:

1. Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level;
2. Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches (18 inches diameter) or more measured four and one-half feet above ground level;
3. Any tree 35 feet or more in height;
4. Any tree of particular historical significance specifically designated by official action;
5. A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.

Heritage trees may not be removed, destroyed or disfigured without a permit.

**Description of Trees**

Twelve (12) trees representing four species were evaluated (Table 1). Six off-site trees (#93-98) were evaluated because their canopies extend onto the subject property. Half of the trees (6 trees) assessed were in good condition, four were in poor condition and two were in fair condition. Descriptions of each tree are found in the *Tree Assessment Form* and approximate locations are plotted on the *Tree Assessment Map* (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees  
 236 Ray St., Pleasanton, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Incense cedar	<i>Calocedrus decurrens</i>	3	-	-	3
Southern magnolia	<i>Magnolia grandiflora</i>	-	-	1	1
Purpleleaf plum	<i>Prunus cerasifera</i>	1	1	-	2
Callery pear	<i>Pyrus calleryana</i>	-	1	5	6



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<b>Total</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>12</b>
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The most common species assessed was Callery pear (6 trees). These trees were all off-site (Photo 1) and ranged in condition from good (5 trees) to fair (1 tree). The tree in fair condition (#98) suffered from fire blight. The pears varied in diameter from 6 to 11 inches with an average diameter of 8 inches.

Three incense cedars were growing in a group in the backyard of the property. They were in poor condition and declining (Photo 2). Two cedars met the *Heritage* requirements of being more than 35 feet tall (#88 and 89).

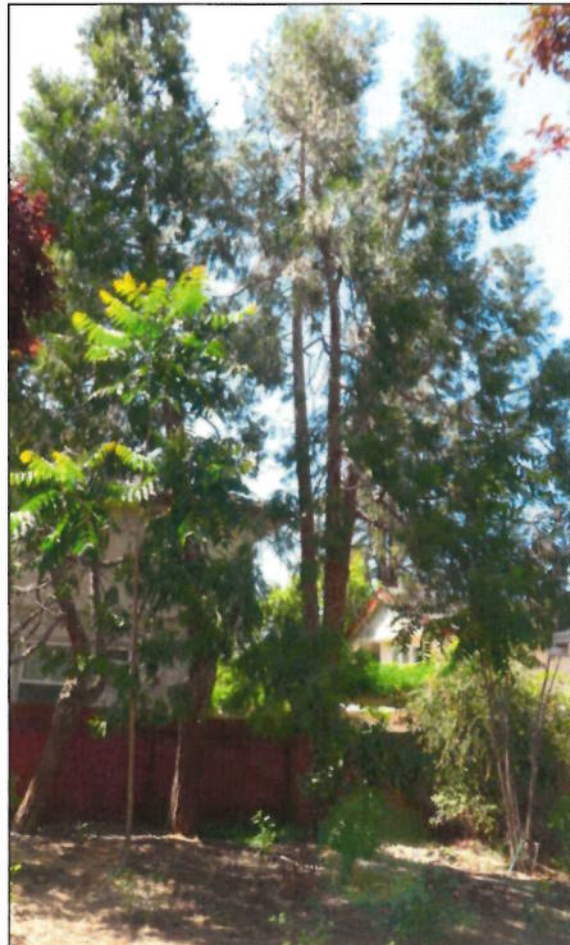
Two purpleleaf plums were growing in the backyard farthest from the street.

Southern magnolia #87 was the largest tree on the property (Photo 3). It was growing in a small space near the driveway. The large surface roots had created a web in the space and caused damage to the driveway (Photo 4).

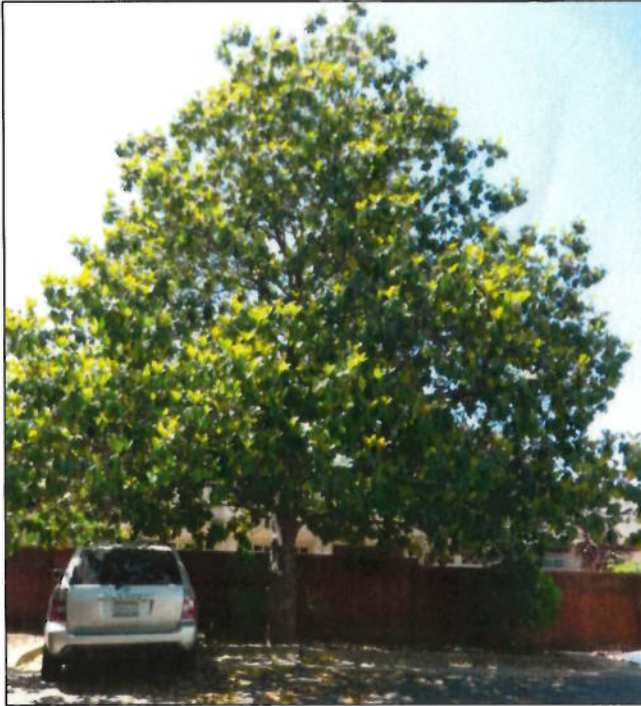
Three trees evaluated qualified as *Heritage* (#87, 88 and 89). *Heritage* status of individual trees is identified in the **Tree Assessment Form** (see Exhibits).



**Photo 1 (above):** Callery pears #97 and 98 were growing off-site with their canopies extending approximately 10 feet into the subject property.



**Photo 2 (right):** Incense cedars #88-90 were growing in a group in the backyard of 236 Ray Street.



**Photo 3 (above):** Southern magnolia #87 was the largest tree on site.



**Photo 4 (right):** The magnolia was growing in a small space next to the driveway. Large surface roots were causing damage to the driveway.

### ***Suitability for Preservation***

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. 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. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

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. For example, the three incense cedars are not vigorous and likely will not tolerate construction impacts as well as healthier cedars.

- **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. Tree #90 was an example of such a tree.
- **Species response**  
There is a wide variation in the response of individual species to construction impacts and changes in the environment. The species assessed have a moderate tolerance to construction impacts.
- **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 that 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/paf/>) lists species identified as being invasive. Pleasanton is part of the Central West Floristic Province. Purpleleaf plum has a limited invasiveness rating.

Limited invasiveness is defined as "species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic."

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see **Tree Assessment Forms** in Exhibits, and Table 2).

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

**Table 2: Tree suitability for preservation  
236 Ray St., Pleasanton, CA.**

<b>High</b>	These are trees with good health and structural stability that have the potential for longevity at the site. Six trees were highly suitable for preservation: five Callery pears and southern magnolia #87.
<b>Moderate</b>	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Purpleleaf plum #92 and Callery pear #98 were both moderately suitable for preservation.

- 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. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Four trees had low suitability for preservation: three incense cedars and purpleleaf plum #91.

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### ***Drought Tolerance***

Due to California's drought, Jack Maze requested an evaluation of the drought tolerance of the species present on the property. We used the *Guide to Estimating Irrigation water of Landscape Plantings in California* to assess the species water use. Pleasanton is in Region 1; the species ratings are as follows:

- Southern magnolia - Moderate
- Incense cedar - Moderate
- Purpleleaf plum - Low
- Callery pear - Moderate

For clients concerned with future water-use, we recommend planting trees from the WUCOLS list with ratings of Low or Very Low for Region 1. This list can help advise which trees may be most suitable for replacement trees on this site.

### ***Evaluation of Impacts and Recommendations for Preservation***

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 point for tree condition and quality. I referred to the Site Plan created by Herald & Ayres Architects dated Jan 30, 2015 to estimate impacts to trees from the proposed construction.

The proposed site plan indicates the construction area will encompass the entire space behind the existing house. Due to the density of the construction, all on-site trees will be removed (6 trees, #87-92). The 6 off-site trees can likely be preserved by following the **Tree Protection Guidelines** on page 8. Because of these trees' close proximity to the property, it is important to reduce construction impacts to their roots to the extent possible. Branches overhang the property will need to be pruned to provide clearance for construction.

**Table 3: Tree Disposition  
236 Ray St., Pleasanton**

<b>Tree No.</b>	<b>Species</b>	<b>Disposition</b>	<b>Comments</b>
87	Southern magnolia	Remove	Unit 2 Construction
88	Incense cedar	Remove	Unit 3 and 4 Construction
89	Incense cedar	Remove	Unit 3 and 4 Construction
90	Incense cedar	Remove	Unit 3 and 4 Construction
91	Purpleleaf plum	Remove	Unit 3 and 4 Construction
92	Purpleleaf plum	Remove	Unit 3 and 4 Construction
93	Callery pear	Potentially Preserve Prune for Clearance	Follow Tree Protection Guidelines
94	Callery pear	Potentially Preserve Prune for Clearance	Follow Tree Protection Guidelines

Tree No.	Species	Disposition	Comments
95	Callery pear	Potentially Preserve Prune for Clearance	Follow Tree Protection Guidelines
96	Callery pear	Potentially Preserve Prune for Clearance	Follow Tree Protection Guidelines
97	Callery pear	Potentially Preserve Prune for Clearance	Follow Tree Protection Guidelines
98	Callery pear	Potentially Preserve Prune for Clearance	Follow Tree Protection Guidelines

**Tree Appraisal**

The City of Pleasanton requires an appraisal of the value of the trees on the property. In appraising the value of the trees, we employed the standard methods found in **Guide for Plant Appraisal**, 9th edition (International Society of Arboriculture, Champaign IL, 2000). In addition, we 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 on 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. 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.

The appraised value of each tree is provided in Table 4. The value of the 6 trees to be removed is \$11,650. The value of the 6 trees to be preserved is \$7,800.

**Table 4: Appraised Value  
 236 Ray St., Pleasanton**

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
87	Southern magnolia	18	Yes	\$ 6,650
88	Incense cedar	17	Yes	\$ 1,450
89	Incense cedar	17	Yes	\$ 1,450
90	Incense cedar	13	No	\$ 850
91	Purpleleaf plum	10,10,8	No	\$ 950
92	Purpleleaf plum	7	No	\$ 300
93	Callery pear	8	No	\$ 1,500
94	Callery pear	8	No	\$ 1,500
95	Callery pear	6	No	\$ 700
96	Callery pear	8	No	\$ 1,200
97	Callery pear	8	No	\$ 1,200
98	Callery pear	11	No	\$ 1,700
				\$ 19,450

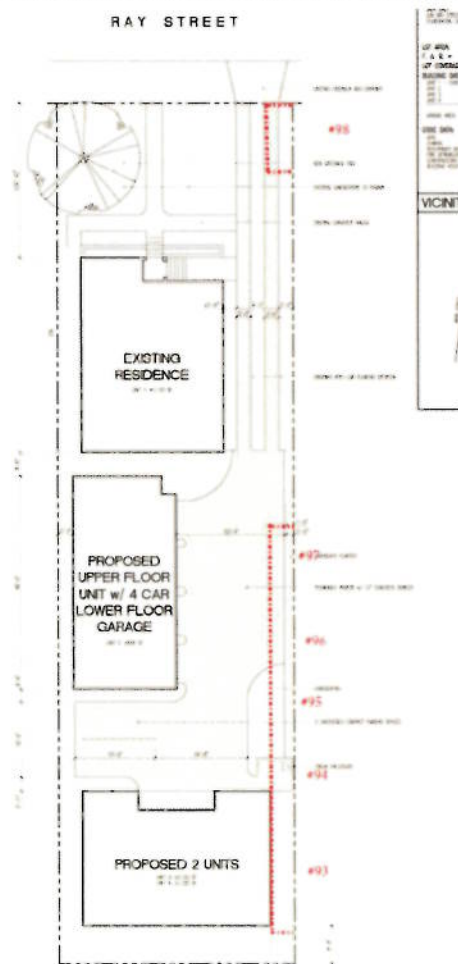
### Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees depends on the amount of excavation and grading, care with which demolition is undertaken, and construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

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. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
2. Establish a **Tree Protection Zone** for trees to be retained in which no disturbance is permitted. No grading, excavation, construction or storage of materials shall occur within that zone without authorization of the Consulting Arborist. This **Tree Protection Zone** should be on all construction plans. For planning purposes the **Tree Protection Zone** is shown in Photo 5 as 5 feet from the fence in the areas with trees.



**Photo 5** – Tree Protection Zones (TPZ) shall be established to protect off-site trees. The TPZ will be an area 5 feet from the fence in the areas with trees.

4. 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.
5. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
6. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.
7. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
9. Irrigation systems must be designed so that no trenching will occur within the **Tree Protection Zone**.
10. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

***Pre-construction treatments and recommendations***

1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence trees to be retained 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 Consulting Arborist. Fences are to remain until all grading and construction is completed.

***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. No grading, construction, demolition or other work shall occur within the **Tree Protection Zone**. Any modifications must be approved and monitored by the Consulting Arborist.
3. 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.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. Prior to grading or trenching, trees may require root pruning outside the **Tree Protection Zone**. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.
6. 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.

7. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.
8. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
9. Retained trees should be irrigated at a schedule specified by the Consulting Arborist.

**Maintenance of impacted trees**

Preserved trees will 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 failure of branches or entire trees increases. Therefore, annual inspection for hazard potential is recommended.

If you have any questions regarding my observations or recommendations, please contact me.

**HortScience, Inc.**



Ryan Gilpin, M.S.  
Certified Arborist #WE-10268A





## Exhibits

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**Tree Inventory Map**  
**Tree Assessment Form**

# Tree Inventory Map

236 Ray St.  
Pleasanton, CA

Prepared for:  
Jack Maze

May 4, 2015

Notes:

1. Tree locations are approximate.
2. Basemap provided by ESRI.



Legend

- Trees



HORT SCIENCE

325 Ray Street  
Pleasanton, CA 94566  
Phone (925) 484-0211  
Fax (925) 484-0596



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

236 Ray St.  
Pleasanton, CA  
May 4, 2015



# Tree Assessment

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
87	Southern magnolia	18	Yes	4	High	Good form and structure; displacing asphalt.
88	Incense cedar	17	Yes	2	Low	Multiple trunks attach at 8 feet; declining; very thin canopy; leaning east; over 35 feet tall; group of three trees.
89	Incense cedar	17	Yes	2	Low	Removed codominant trunk at 7 feet; declining; thin canopy; leaning east; over 35 feet tall; group of three trees.
90	Incense cedar	13	No	2	Low	Poor form and structure; 15% of foliage brown; group of three trees.
91	Purpleleaf plum	10,10,8	No	2	Low	Vigorous crown; decay in main branches and trunk; previously topped.
92	Purpleleaf plum	7	No	3	Moderate	Multiple trunks attach at 5 feet; dense bushy crown.
93	Callery pear	8	No	5	High	Off site; extends 5 feet into property; good young tree.
94	Callery pear	8	No	5	High	Off site; extends 5 feet into property; good young tree.
95	Callery pear	6	No	4	High	Off site; extends 5 feet into property; some fire blight dieback.
96	Callery pear	8	No	4	High	Off site; extends 10 feet into property; some fire blight dieback.
97	Callery pear	8	No	4	High	Off site; extends 10 feet into property; some fire blight dieback.
98	Callery pear	11	No	3	Moderate	Off site; extends 7 feet into property; half of crown defoliated from fire blight.

12-15-14



NEW HOME RATING SYSTEM, VERSION 6.0

MULTIFAMILY CHECKLIST

Total Points Targeted: 0

Certification Level: None

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J5.1, O1, O7.

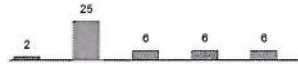
The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated)  
Build It Green is not a code enforcement agency.

POINTS REQUIRED

■ Minimum Points  
■ Targeted Points

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

New Home Multifamily Version 6.0.2

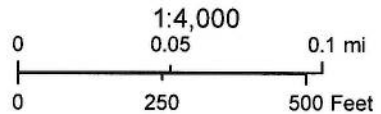
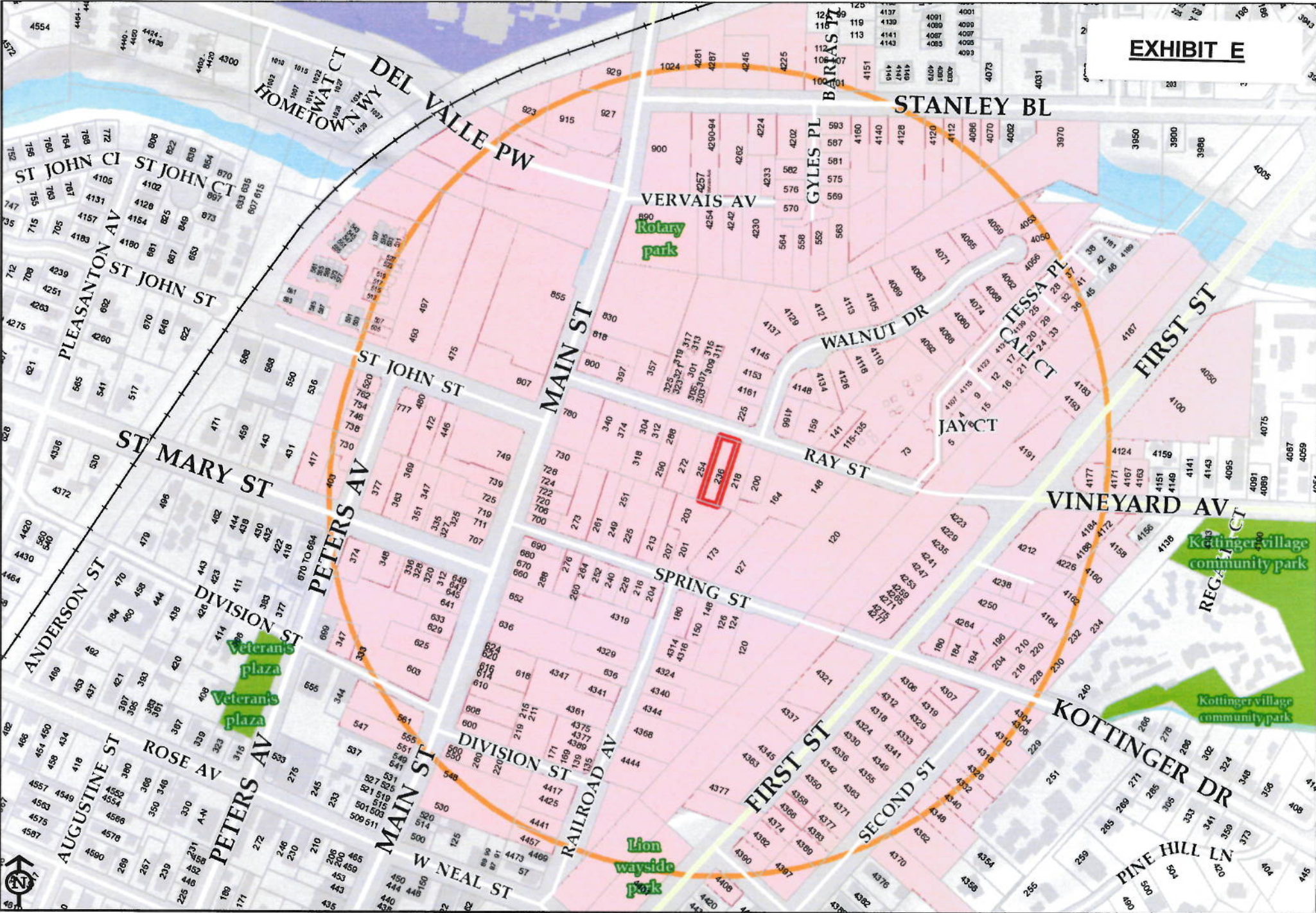


Project Name	Measures	Points Achieved	Possible Points					Notes
			Community	Energy	IAQ/Health	Resources	Water	
<b>CALGreen</b>								
TBD	CALGreen Res (REQUIRED)		1	1	1	1		
<b>A. SITE</b>								
TBD	A1. Construction Footprint				1			
<b>A2. Job Site Construction Waste Diversion</b>								
TBD	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)				2			
TBD	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)				2			
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility				1			
TBD	A3. Recycled Content Base Material				1			
TBD	A4. Heat Island Effect Reduction (Non-Roof)		1					
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out			1				
<b>A6. Stormwater Control: Prescriptive Path</b>								
TBD	A6.1 Permeable Paving Material	1				1		
TBD	A6.2 Filtration and/or Bio-Retention Features					1		
TBD	A6.3 Non-Leaching Roofing Materials					1		
TBD	A6.4 Smart Stormwater Street Design					1		
TBD	A7. Stormwater Control: Performance Path					3		
<b>B. FOUNDATION</b>								
TBD	B1. Fly Ash and/or Slag in Concrete				1			
TBD	B2. Radon-Resistant Construction			2				
TBD	B3. Foundation Drainage System				2			
TBD	B4. Moisture Controlled Crawlspace			1				
TBD	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections				1			
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation				1			
<b>C. LANDSCAPE</b>								
0.00%	Enter the landscape area percentage							
TBD	C1. Plants Grouped by Water Needs (Hydrozoning)					1		
TBD	C2. Three Inches of Mulch in Planting Beds	1				1		
<b>C3. Resource Efficient Landscapes</b>								
TBD	C3.1 No Invasive Species Listed by Cal-IPC				1			
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size				1			
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species					3		
<b>C4. Minimal Turf in Landscape</b>								
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide					2		
TBD	C4.2 Turf on a Small Percentage of Landscaped Area	2				2		
TBD	C5. Trees to Moderate Building Temperature		1	1		1		
TBD	C6. High-Efficiency Irrigation System	2				2		
TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil					2		
TBD	C8. Rainwater Harvesting System					3		
TBD	C9. Recycled Wastewater Irrigation System					1		
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation					2		
TBD	C11. Landscape Meets Water Budget	2				2		
<b>C12. Environmentally Preferable Materials for Site</b>								
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing				1			
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%				1			
TBD	C13. Reduced Light Pollution	1						
TBD	C14. Large Stature Tree(s)	1						
TBD	C15. Third Party Landscape Program Certification					1		
TBD	C16. Maintenance Contract with Certified Professional					1		
TBD	C17. Community Garden	2						
<b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b>								
<b>D1. Optimal Value Engineering</b>								
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center		1			2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	D2. Construction Material Efficiencies					1		
<b>D3. Engineered Lumber</b>								
TBD	D3.1 Engineered Beams and Headers					1		
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
TBD	D3.3 Engineered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
TBD	D3.5 OSB for Subfloor					0.5		
TBD	D3.6 OSB for Wall and Roof Sheathing					0.5		
TBD	D4. Insulated Headers		1					
<b>D5. FSC-Certified Wood</b>								
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
<b>D6. Solid Wall Systems</b>								
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls		1			1		
TBD	D6.3 At Least 90% of Roofs					1		
TBD	D7. Energy Heels on Roof Trusses		1					
TBD	D8. Overhangs and Gutters		1			1		
<b>D9. Reduced Pollution Entering the Home from the Garage</b>								
TBD	D9.1 Detached Garage					2		
TBD	D9.2 Mitigation Strategies for Attached Garage	2				1		

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
<b>D10. Structural Pest and Rot Controls</b>							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
TBD	<b>D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)</b>			1	1		
<b>E. EXTERIOR</b>							
TBD	E1. Environmentally Preferable Decking				1		
TBD	E2. Flashing Installation Third-Party Verified				2		
TBD	E3. Rain Screen Wall System				2		
TBD	E4. Durable and Non-Combustible Cladding Materials				1		
<b>E5. Durable Roofing Materials</b>							
TBD	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
TBD	E5.2 Roofing Warranty for Shingle Roofing		R	R	R	R	R
TBD	<b>E6. Vegetated Roof</b>		2	2			
<b>F. INSULATION</b>							
<b>F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content</b>							
TBD	F1.1 Walls and Floors					1	
TBD	F1.2 Ceilings					1	
<b>F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions</b>							
TBD	F2.1 Walls and Floors	1			1		
TBD	F2.2 Ceilings	1			1		
<b>F3. Insulation That Does Not Contain Fire Retardants</b>							
TBD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior Insulation				1		
<b>G. PLUMBING</b>							
<b>G1. Efficient Distribution of Domestic Hot Water</b>							
TBD	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
<b>G2. Install Water-Efficient Fixtures</b>							
TBD	G2.1 WaterSense Showerheads with Matching Compensation Valve	2				2	
TBD	G2.2 WaterSense Bathroom Faucets	1				1	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1				1	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush					1	
TBD	<b>G3. Pre-Plumbing for Graywater System</b>					1	
TBD	<b>G4. Operational Graywater System</b>					3	
TBD	<b>G5. Submeter Water for Tenants</b>					2	
<b>H. HEATING, VENTILATION, AND AIR CONDITIONING</b>							
<b>H1. Sealed Combustion Units</b>							
TBD	H1.1 Sealed Combustion Furnace				1		
TBD	H1.2 Sealed Combustion Water Heater				2		
TBD	<b>H2. High Performing Zoned Hydronic Radiant Heating System</b>			1	1		
<b>H3. Effective Ductwork</b>							
TBD	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
TBD	H3.2 Pressure Balance the Ductwork System	1		1			
TBD	<b>H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified</b>				1		
<b>H5. Advanced Practices for Cooling</b>							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1			
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		1			
<b>H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality</b>							
TBD	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards		R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards				1		
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2		
<b>H7. Effective Range Design and Installation</b>							
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
<b>I. RENEWABLE ENERGY</b>							
TBD	I1. Pre-Plumbing for Solar Water Heating			1			
TBD	I2. Preparation for Future Photovoltaic Installation			1			
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25			
<b>I4. Net Zero Energy Home</b>							
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			
TBD	<b>I5. Solar Hot Water Systems to Preheat Domestic Hot Water</b>			4			
TBD	<b>I6. Photovoltaic System for Multifamily Projects</b>			12			
<b>J. BUILDING PERFORMANCE AND TESTING</b>							
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1		
TBD	J2. Supply and Return Air Flow Testing			1	1		
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1		
TBD	J4. Combustion Appliance Safety Testing				1		
2008	<b>J5. Building Performance Exceeds Title 24 Part 6</b>						
0.0%	J5.1 Home Outperforms Title 24	0		30			
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0		15			
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst			1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
TBD	J8. ENERGY STAR for Homes			1			
No	J9. EPA Indoor airPlus Certification				1		
<b>K. FINISHES</b>							
<b>K1. Entryways Designed to Reduce Tracked-In Contaminants</b>							
TBD	K1.1 Entryways to Individual Units				1		
TBD	K1.2 Entryways to Buildings				1		
TBD	<b>K2. Zero-VOC Interior Wall and Ceiling Paints</b>	2			2		
TBD	<b>K3. Low-VOC Caulks and Adhesives</b>	1			1		
<b>K4. Environmentally Preferable Materials for Interior Finish</b>							
TBD	K4.1 Cabinets	2			2		
TBD	K4.2 Interior Trim	2			2		
TBD	K4.3 Shelving	2			2		
TBD	K4.4 Doors	2			2		
TBD	K4.5 Countertops	1			1		
<b>K5. Formaldehyde Emissions in Interior Finish Exceed CARB</b>							
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	<b>K6. Products That Comply With the Health Product Declaration Open Standard</b>				2		
TBD	<b>K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion</b>				2		
No	<b>K8. Comprehensive Inclusion of Low Emitting Finishes</b>				1		
TBD	<b>K9. Durable Cabinets</b>				2		
TBD	<b>K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes</b>				1		

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
<b>L. FLOORING</b>								
TBD	L1. Environmentally Preferable Flooring				3	3		
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential							
TBD	L3. Durable Flooring				1	1		
TBD	L4. Thermal Mass Flooring			1				
<b>M. APPLIANCES AND LIGHTING</b>								
TBD	M1. ENERGY STAR® Dishwasher	1				1		
TBD	M2. CEE-Rated Clothes Washer			1		2		
TBD	M3. Size-Efficient ENERGY STAR Refrigerator			2				
<b>M4. Permanent Centers for Waste Reduction Strategies</b>								
TBD	M4.1 Built-In Recycling Center	1			1			
TBD	M4.2 Built-In Composting Center				1			
<b>M5. Lighting Efficiency</b>								
TBD	M5.1 High-Efficacy Lighting	2		2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
TBD	M6. Central Laundry					1		
TBD	M7. Gearless Elevator		1					
<b>N. COMMUNITY</b>								
<b>N1. Smart Development</b>								
TBD	N1.1 Infill Site	1	1			1		
TBD	N1.2 Designated Brownfield Site		1		1			
TBD	N1.3 Conserve Resources by Increasing Density	2		2		2		
TBD	N1.4 Cluster Homes for Land Preservation		1			1		
TBD	N1.5 Home Size Efficiency					9		
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
TBD	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop		2					
<b>N3. Pedestrian and Bicycle Access</b>								
TBD	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways	1	1					
TBD	N3.3 Traffic Calming Strategies		2					
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1					
TBD	N3.5 Bicycle Storage for Residents	1	1					
TBD	N3.6 Bicycle Storage for Non-Residents		1					
TBD	N3.7 Reduced Parking Capacity		2					
<b>N4. Outdoor Gathering Places</b>								
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
<b>N5. Social Interaction</b>								
TBD	N5.1 Residence Entries with Views to Callers	1	1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
TBD	N5.4 Social Gathering Space		1					
<b>N6. Passive Solar Design</b>								
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
<b>N7. Adaptable Building</b>								
TBD	N7.1 Universal Design Principles in Units		1		1			
TBD	N7.2 Full-Function Independent Rental Unit		1					
<b>N8. Affordability</b>								
TBD	N8.1 Dedicated Units for Households Making 80% of AMI or Less		2					
TBD	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1					
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
<b>N9. Mixed-Use Developments</b>								
TBD	N9.1 Live/Work Units Include a Dedicated Commercial Entrance		1					
TBD	N9.2 At Least 2% of Development Floor Space Supports Mixed Use		1					
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1					
<b>O. OTHER</b>								
TBD	O1. GreenPoint Rated Checklist in Blueprints		R	R	R	R	R	
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5	
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
TBD	O5. Home System Monitors			2			1	
<b>O6. Green Building Education</b>								
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
TBD	O7. Green Appraisal Addendum		R	R	R	R	R	
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		
TBD	O9. Residents Are Offered Free or Discounted Transit Passes		2					
TBD	O10. Vandalism Deterrence Practices and Vandalism Management Plan					1		
<b>P. DESIGN CONSIDERATIONS</b>								
<b>P1. Acoustics: Noise and Vibration Control</b>								
	Enter the number of Tier 1 practices		1		1			
	Enter the number of Tier 2 practices							
<b>P2. Mixed-Use Design Strategies</b>								
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1	
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1			
TBD	P2.3 Separate Mechanical and Plumbing Systems	1			1			
<b>P3. Commissioning</b>								
TBD	P3.1 Design Phase			1	1			
TBD	P3.2 Construction Phase			1	1			
TBD	P3.3 Post-Construction Phase			1	1			
TBD	P4. Building Enclosure Testing			1	1	1		
<b>Summary</b>								
Total Available Points in Specific Categories			381	43	138	61	86	53
Minimum Points Required in Specific Categories			50	2	25	6	6	6
<b>Total Points Achieved</b>			<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

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P15-0739, 236 Ray Street, John G. Maze