PLANNED UNIT DEVELOPMENT PLANS

BERLOGAR PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

BENCHMARK

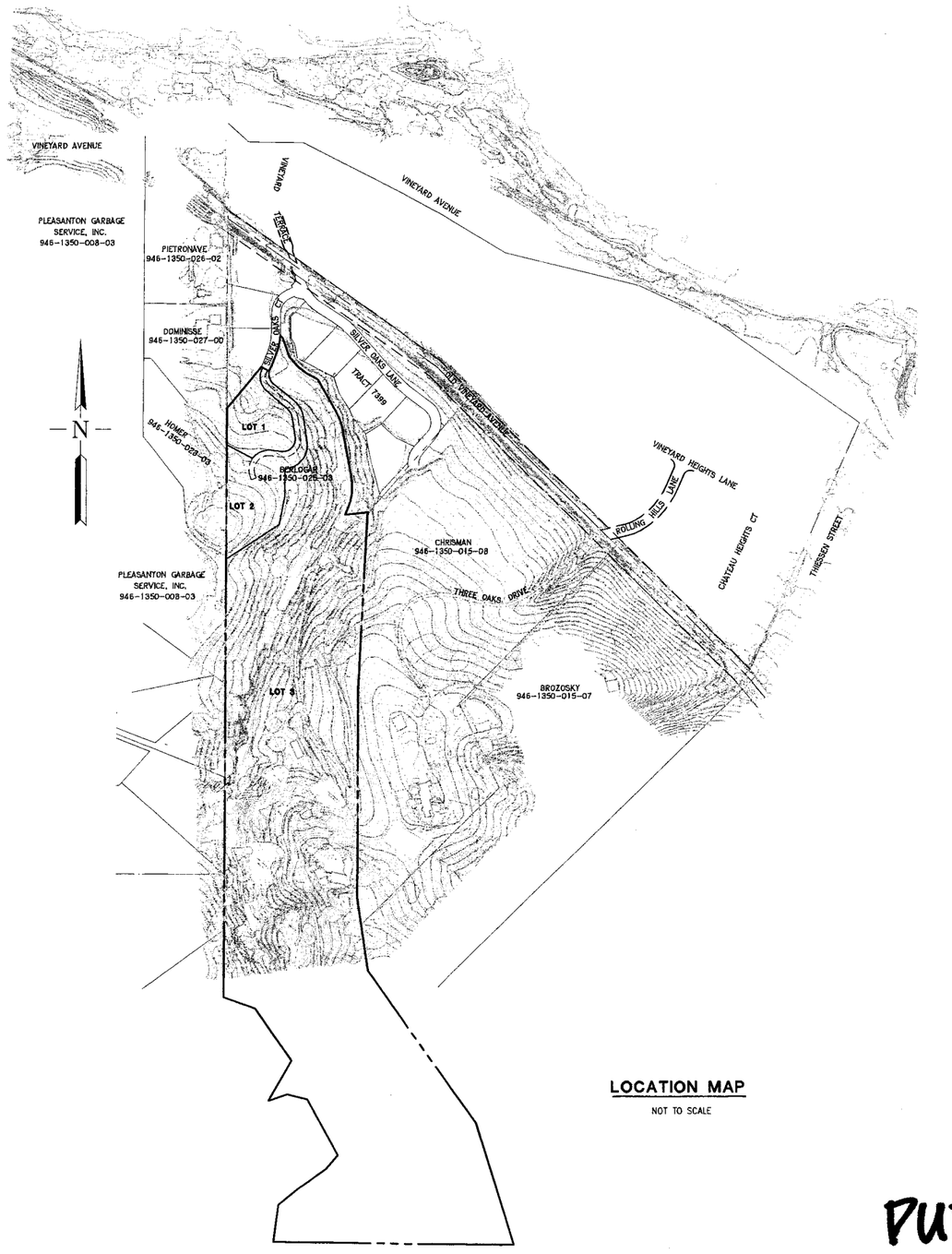
BRASS DISK LOCATED 0.5 MILES NORTHEAST ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM THE CROSSING OF NEAL STREET AT PLEASANTON, ALONG PLEASANTON–LIVERMORE ROAD, AT A CONCRETE HIGHWAY BRIDGE OVER ARROYO VALLE, IN THE TOP THE SOUTHWEST END OF THE NORTHWEST CONCRETE SIDEWALK, 18 FEET NORTHWEST OF THE CENTER LINE OF THE ROAD, 0.6 FOOT SOUTHWEST OF THE NORTHWEST END OF A STEEL HAND RAIL, AND ABOUT 1 FOOT HIGHER THAN THE ROAD.
ELEVATION = 361.910

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
8"W	WATER	EX 8"W
	CURB & GUTTER	EX C&G
	SIDEWALK	
	EARTH OR GRASS SWALE	
	CONCRETE DITCH	
	STORM WATER INLET	
	FIELD INLET	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	STREET LIGHT	
	SLOPE	
	HANDICAP RAMP	
	SAVE TREE	20" OAK (S)
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	+525.2

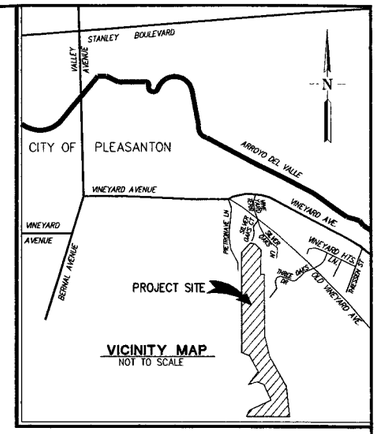
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BW	BOTTOM OF WALL
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
CS	CURB STATION
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EVC	END VERTICAL CURVE
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PAE	PRIVATE ACCESS EASEMENT
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
STA	STATION
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
WM	WATER METER
VC	VERTICAL CURVE



LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

SHEET INDEX

NOTES

1. OWNER:	FRANK BERLOGAR TRUST 5587 SUNOL BOULEVARD PLEASANTON, CA. 94566 CONTACT: FRANK BERLOGAR
2. CIVIL ENGINEER:	RUGGERI–JENSEN–AZAR & ASSOCIATES 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 (925) 227–9100 CONTACT: ELISA SARLATTE
3. ASSESORS PARCEL NUMBER:	946–1350–025–03
4. CURRENT USE:	HILLSIDE RESIDENTIAL
5. EXISTING ZONING:	RESIDENTIAL
6. PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT– LOW DENSITY RESIDENTIAL (LDR)
7. TOTAL NUMBER OF UNITS:	2 UNITS PLUS 1 EXISTING UNIT (3 UNITS TOTAL)
8. TOTAL SITE AREA:	37.4± ACRES
9. LOT SIZE:	LOT 1 – 1.2± ACRES LOT 2 – 1.9± ACRES LOT 3 – 34.3± ACRES
10. UTILITIES:	
WATER:	CITY OF PLEASANTON
SANITARY SEWER:	CITY OF PLEASANTON
STORM DRAIN:	CITY OF PLEASANTON
FIRE:	LIVERMORE–PLEASANTON FIRE DEPARTMENT
GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	AT&T
CABLE TV:	COMCAST

11. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY: AERO GEODETIC CORPORATION, DATED MARCH 2000

12. THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 060001 0205 B DATED SEPTEMBER 17, 1997

13. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF PLEASANTON.

PUD-84

RJA
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PHONE: (925) 227-9100 FAX: (925) 227-9300

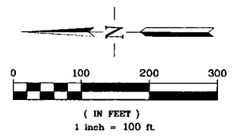
DATE: NOVEMBER 19, 2012 JOB NO. 021040B SHEET 1 OF 4

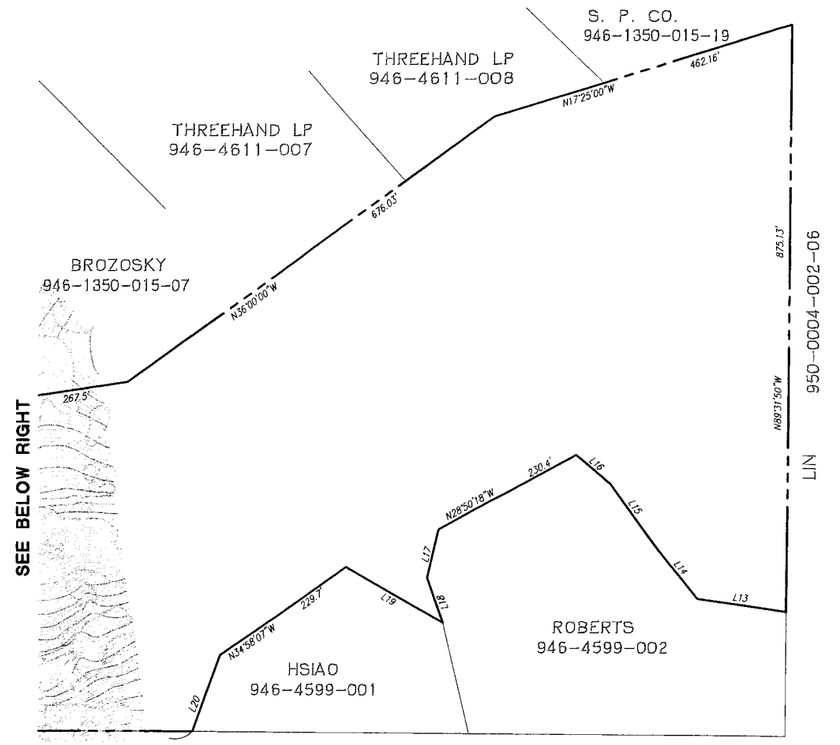
EXHIBIT B

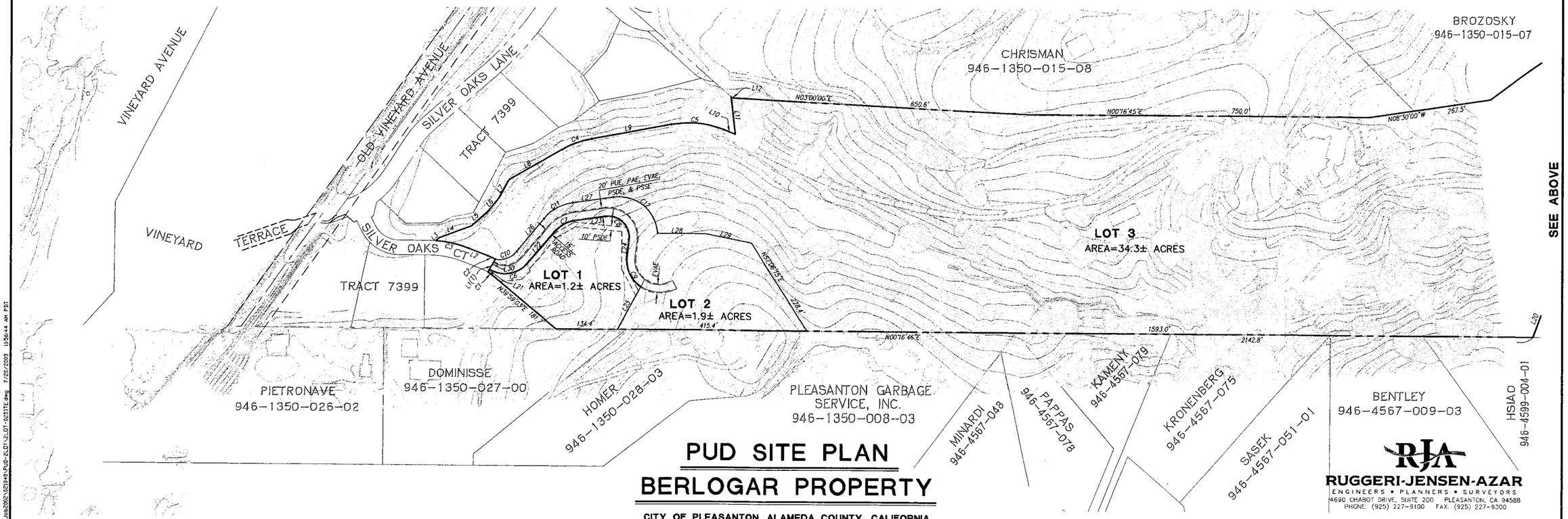
PUD-84

Line Table		
Line	Bearing	Distance
L1	N59°10'37"W	32.0'
L2	N21°28'16"E	44.3'
L3	N42°51'24"W	10.4'
L4	N20°00'57"W	75.5'
L5	N42°04'58"W	48.1'
L6	N50°37'54"W	38.8'
L7	N61°20'29"W	45.1'
L8	N29°52'35"W	133.2'
L9	N10°25'22"W	177.1'
L10	N21°47'01"E	27.7'
L11	N83°43'38"E	83.0'
L12	N41°39'07"E	3.9'
L13	N07°45'14"E	135.5'
L14	N50°44'13"E	92.7'
L15	N54°44'25"E	120.7'
L16	N40°27'57"E	67.5'
L17	N76°34'10"W	74.0'
L18	N70°40'00"E	71.5'
L19	N29°51'35"E	167.8'
L20	N70°17'42"W	121.2'
L21	N59°10'37"W	67.09'
L22	N49°05'54"W	96.5'
L23	N08°03'17"W	68.6'
L24	N83°22'33"W	37.9'
L25	N62°01'25"W	103.9'
L26	N50°38'02"W	92.87'
L27	N08°03'17"W	90.00'
L28	N00°16'45"W	102.08'
L29	N11°18'01"W	104.62'
L30	N59°10'37"W	26.0'

Curve Table			
Curve	Radius	Delta	Length
C1	85.0'	09°09'40"	13.6'
C2	117.0'	09°21'07"	19.1'
C3	242.0'	17°36'38"	74.4'
C4	205.0'	19°27'12"	69.6'
C5	203.0'	32°12'23"	114.1'
C6	65.0'	80°47'26"	91.7'
C7	65.0'	41°02'37"	46.6'
C8	45.0'	104°40'43"	82.2'
C9	72.0'	61°23'14"	77.1'
C10	50.0'	60°04'21"	52.4'
C11	100.0'	42°54'45"	74.31'
C12	85.0'	94°57'56"	140.88'







PUD SITE PLAN
BERLOGAR PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: NOVEMBER 19, 2012 JOB NO. 0210408 SHEET 2 OF 4

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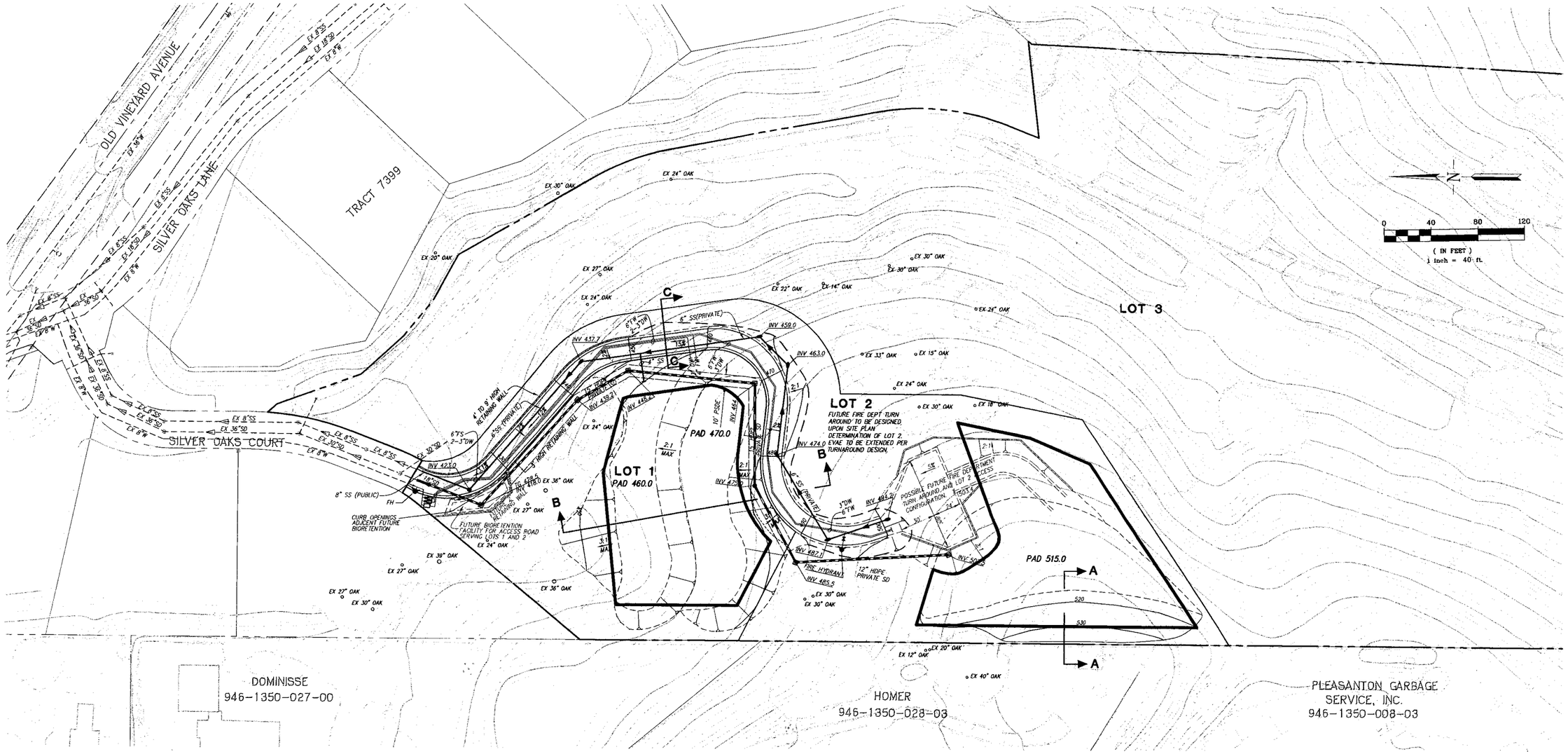

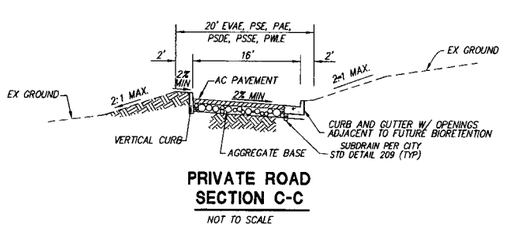

PRIVATE ROAD SECTION C-C
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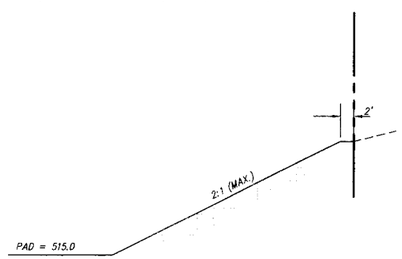

SECTION A-A
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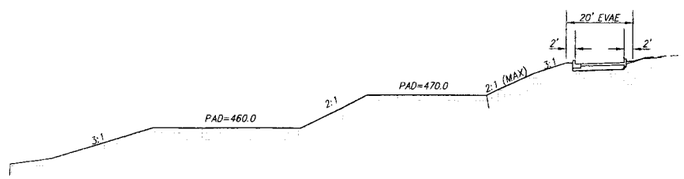

SECTION B-B
NOT TO SCALE

PRELIMINARY GRADING AND UTILITY PLAN

BERLOGAR PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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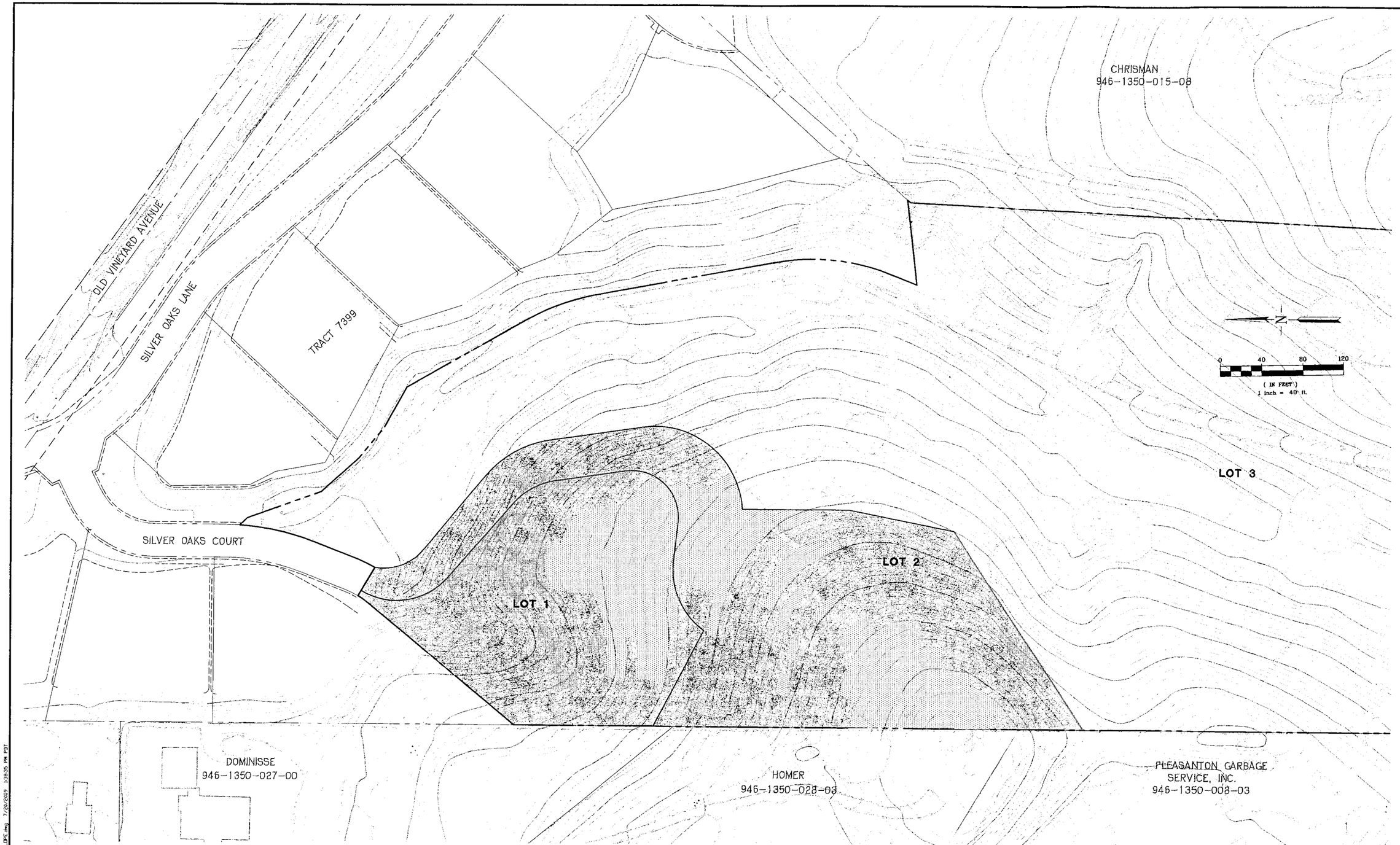
DATE: NOVEMBER 19, 2012 JOB NO. 021040B SHEET 3 OF 4



LEGEND:

SLOPE BETWEEN 10% TO 20%

SLOPE GREATER THAN 20%

SLOPE CLASSIFICATION MAP
BERLOGAR PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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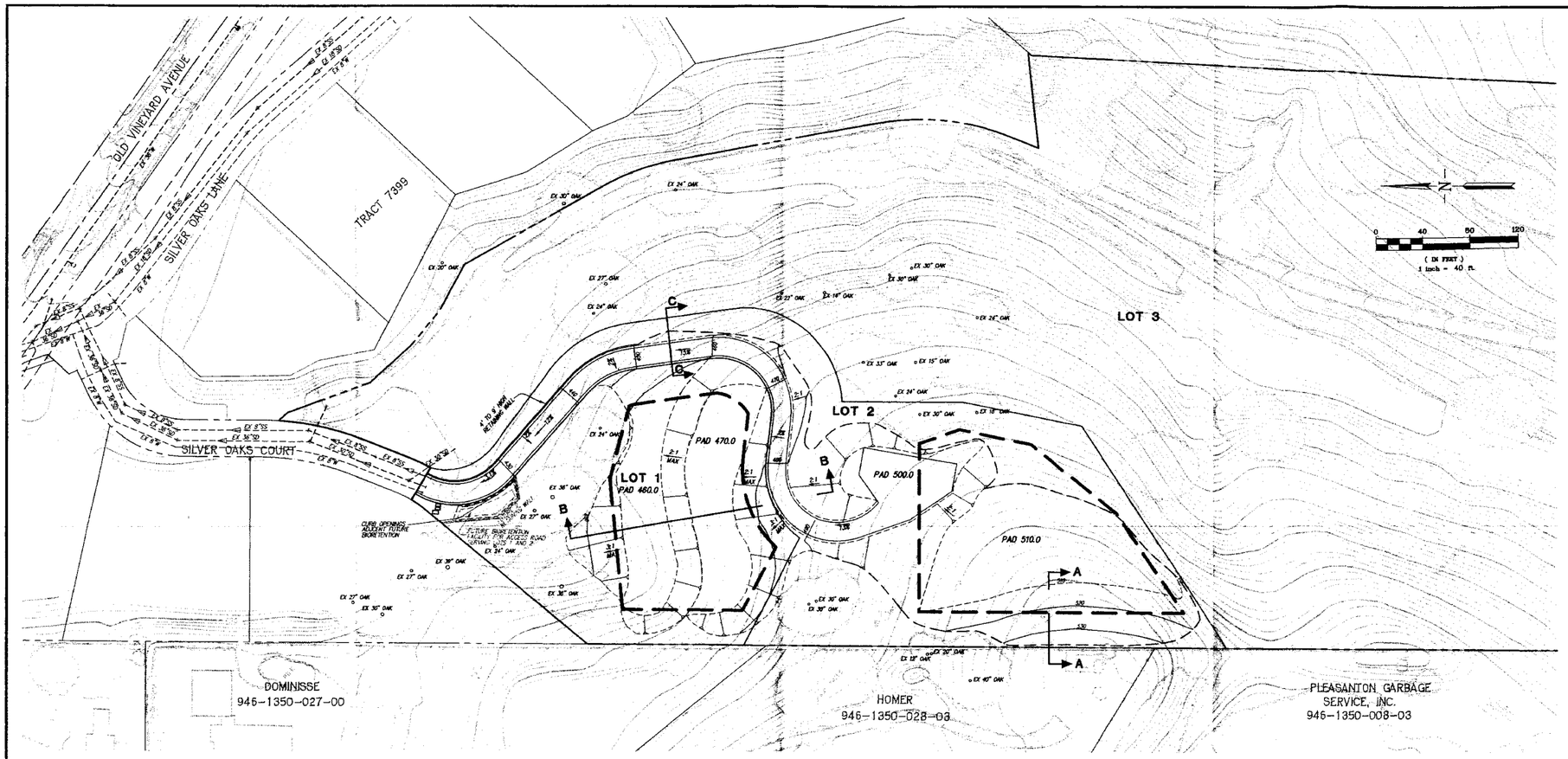

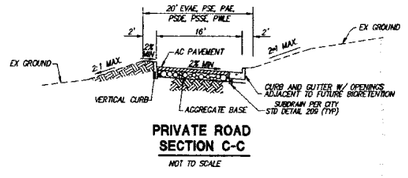

PRIVATE ROAD SECTION C-C
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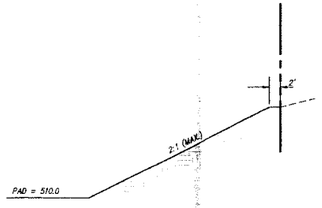

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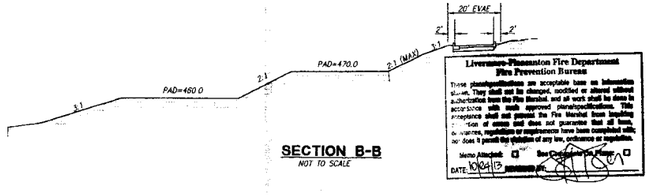

SECTION B-B
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PRELIMINARY GRADING PLAN
BERLOGAR PROPERTY
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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PHONE: (925) 227-9100 FAX: (925) 227-9300

REVISED: OCTOBER 7, 2013
DATE: AUGUST 22, 2013 JOB NO. 021040B

PUD-84
Alt. 1

SILVER OAKS HILLSIDE LOTS SUBDIVISION
PARCELS 1 & 2

SITE DEVELOPMENT AND ARCHITECTURAL REVIEW GUIDELINES

August 18, 2012 (Revised 09.19.12)

PLNTG RA

Table of Contents

I. INTRODUCTION

Silver Oaks Hillside Lots is a 2-lot Subdivision located in eastern Pleasanton in the Vineyard Corridor. It is adjacent to Silver Oaks Estates Phase I. The project is located on a gently to steeply sloping hillside. Each lot has defined building envelopes. The area outside the defined building envelope is designated as an open space easement. The purpose of this guideline is to produce architecture and landscape criteria that result in home designs that are compatible with the hillside terrain and to blend the homes into the hillside and minimize visual impacts from below.

The Architectural Guidelines for Silver Oaks Hillside Lots are created to allow individual lot development with a high level of architectural integrity. It provides a procedure for achieving architectural uniqueness that promotes a sense of neighborhood and is designed to protect existing and future property values. They are based on the physical constraints as well as the opportunities of the site.

These guidelines are intended for use by residents, architects, civil engineers and landscape architects, as well as the City of Pleasanton Planning staff to ensure the compatibility of the proposed new residences with the surrounding neighborhood and with one another. The guidelines detail the process of plan review and interpretation of design intent and include recommendations on architectural integrity, composition and proportion, as well as specifics regarding exterior materials, finishes and landscaping.

It is not the intent of these guidelines to dictate specific architectural styles that must be used within the community, but rather to give property owners and their architects a set of guidelines that will make the entire community a more attractive place to live. Although no specific architectural styles are mandated, a consistency in style and detail and a high level of architectural refinement is required.

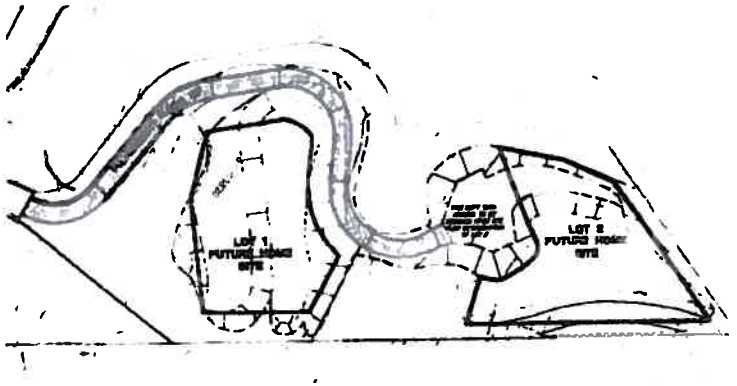
Each owner shall strive to design a building that is in harmony with its surroundings. The most important step in this process is to choose a competent design team, experienced with hillside properties, including an Architect (or other competent design professional) and Landscape Architect (or a competent unlicensed landscape designer) and a licensed Civil Engineer

II. DESIGN REVIEW PROCEDURES

It is important that every potential property owner at Silver Oaks Hillside Lots and their design team thoroughly read the Design Guidelines and understand its requirements. Contact the City of Pleasanton or the Silver Oaks Hillside Lots Design Review Architect ("DRA") if clarification is necessary. Each property owner shall also review the City of Pleasanton Vineyard Avenue Specific Plan.

The design review process is a two-tier review process: Silver Oaks Hillside Lots Design Review Architect (DRA) and City of Pleasanton will review each submittal. If necessary, the City of Pleasanton and the Silver Oaks Hillside Lots Homeowners Association may assign an alternate Design Review Architect, and it may revise these Guidelines. It is the responsibility of the property owners to verify with the City of Pleasanton Planning staff that they have the latest document.

Any and all improvements on lots within Silver Oaks Hillside Lots requires approval by the DRA in accordance with the design requirements set forth in the Design Guidelines.



Design Review Architect Contact Information:

Silver Oaks Hillside Lots DRA
C/O Gorny & Associates Architecture
1375 Locust St., Suite 205
Walnut Creek, CA 94596

Tel: 925.939.0183
JFGorny@comcast.net
Attn: Joseph F. Gorny

An alternate DRA may be designated by the Pleasanton Planning Division if the designated DRA if the architect of record on either of the two properties.

A. Initial Contact with DRA

Property owners are required to contact the Design Review Architect to schedule a meeting to discuss the site layout, architectural style preference and choice of their design team (architect, landscape architect, etc.). Once the design team is established, the property owner and his/her design team shall communicate and receive feedback from the DRA during the conceptual design review process

B. Review Process

Submittals are to be sent to the DRA for review and approval. Once the submittal is determined to be complete, the DRA will have 10 working days after receipt of a complete package to provide the owner (or their representative) with comments. The DRA will review the project with the City of Pleasanton Planning staff as necessary.

C. Submittal Requirements

The submittal must indicate the style chosen for the project and how the design, materials, details and colors are related. The submittal must include, but is not limited to the following:

Visual Analysis (Lot 2 only):

1. A visual analysis must be provided for lot 2 per Planning Division requirements.

Site Plan: Min. Scale: 1"= 10'

1. Indicate lot lines including bearings and lengths;
2. Indicate floor area, FAR, lot coverage, site area;
3. Show contours, existing grades, proposed finish grades and swales;
4. Indicate major site features of adjacent lots if known, including location of major windows;
5. Indicate all buildings, structures, A/C and garbage enclosure locations, utility panels, fences, walls, sidewalks, driveways, patios, retaining walls (with height indicated), mailboxes (if individual mailbox locations are allowed by the USPS), and other site items including arbors, sport courts, etc.,
6. Indicate all building setbacks and easements;
7. Indicate conceptual site and roof drainage;
8. Show driveway and turnaround locations and dimensions and available on-site guest parking spaces;
9. Indicate the garage back-up distance, a minimum of 25' (28' required), plus a minimum of 3' between the edge of the driveway and the property line. Landscape screening is required between the property line and driveway;
10. Show proposed top of finished floor and pad elevations;
11. Rear deck size and location (if proposed);
12. Indicate all existing trees with a trunk diameter of 6" and larger (as measured 3 ft. above the ground) with a designation of those which must be removed. Protection provisions for trees, if any are present on the homesite, must be provided.

Floor Plan(s): Min. Scale: 1/8" = 1'-0"

1. Indicate all walls, columns, openings and any conditions or features that will affect the exterior design of the building;
2. Label all items on the exterior that cannot be clearly noted on elevations;
3. Indicate decks, patios, stoops, retaining walls, trash enclosures, air conditioning screening, materials and finishes, and all interior floor spaces.

Exterior Elevations: Min. Scale: 1/8" = 1'-0"

1. The elevations shall show all sides, including hidden or courtyard elevations. All exterior elevations shall be drawn with enough detail to allow the DRA and City Staff to make an effective review of the plan; Indicate roof pitches and ridge heights above grade;
2. Show major landscape features including proposed trees at approximately 5 years growth;
3. Show all proposed hardscape and walls that are part of the elevation, including materials;
4. Indicate all exterior materials and lighting;
5. Window and door treatment(s) and operation;
6. Show all Chimneys with materials designated;
7. Show downspout locations;
8. Show the proposed finish grades against elevations, garbage screens, air conditioner location or any other screens.

Elevation Renderings or Perspective Renderings:

1. Elevation renderings must be in color and shall include major landscape components, shadowing and texturing that accurately illustrate how the home will look.

Roof Plan: Min. Scale: 1/8" = 1'-0" (may be shown on Plot Plan)

1. Indicate all roof projections, roof overhangs, chimneys and roof pitches.

Exterior Colors and Finishes:

1. Prepare a material color sample board and a colored elevation sheet showing "front" or other major elevation with a clear indication as to which colors are used on each surface. Submit actual samples of exterior masonry and roofing materials unless accurate color representations are available

Exterior Detail Sketches:

1. Show conceptual details of major architectural features, i.e. overhang/ frieze/ window trim/ material transitions.

Landscape Concept:

1. Planting types proposed and location of new trees;
2. Major paved areas and hardscape, including materials proposed;
3. Proposed fencing and walls, including materials and heights;
4. Written description indicating the style chosen for the project and how the landscape design, materials, details and colors are related;
5. Arborists report references if existing trees are present.

D. Final Approval

Approved plans will be stamped by the DRA for submittal to the City of Pleasanton. Property Owners shall be aware that the City of Pleasanton will not review any Silver Oaks Hillside Lots submittal without prior approval by the DRA.

III. SITE DESIGN STANDARDS

A. Grading Requirements

The goal is to maintain the existing grades inasmuch of the original condition as possible.

Building pad grades may be altered only with the approval of the City. A cross-section drawing at property line of the lot on both sides shall be submitted to show grade change, drainage flow and hardscape. If alterations to pad grade elevation are determined to impact adjacent lots and causes improvements such as retaining walls, drainage modifications, etc., builder or owner of subject property shall bear the cost of those improvements or modifications caused by grade elevations. Grading that is required for pools, patios, etc. shall incorporate the same design philosophy as that used in siting the residence.

B. Drainage

Site drainage shall be detailed on a grading and drainage plan that is prepared per City of Pleasanton requirements to obtain a building permit. All sheet flow shall be directed into drainage swales, area drains or street curb and gutter. A soils engineering firm shall be consulted and its recommendations followed concerning the use of swales and underground drainage. The finished ground surface of each lot shall be maintained to slope away from all structures per City of Pleasanton requirements. Landscaping may not be installed in any manner which interferes with the storm drainage improvements or which traps or ponds water adjacent to a residence.

Site and drainage plans shall be designed to ensure that proper area drain systems and/or diversion routes are installed to prevent runoff into sensitive areas or other homesites. Approval of site and drainage plans does not relieve the Owner, Civil Engineer or General Contractor of liability for any damage to their property or adjacent properties.

All designs need to conform to State and City regulations regarding grading and drainage. These Guidelines are not intended to allow any grading that conflicts with California Clean Water Act provisions. Refer to the City of Pleasanton Building Department grading requirements for additional regulations.

C. Site Development Standards

The goal of the Silver Oaks Hillside Lots Design Guidelines is to allow property owners the flexibility to develop their own home design. Therefore, the general architectural style will be left open and each application will be reviewed on its own merits.

D. Designated Building Envelope:

All structures are to fit within the designated building envelope.

Each lot is restricted to 8500 square feet of habitable space and 10,000 square feet of total building area.

E. Accessory Structures

1. Accessory structures, which include pool houses, cabanas, detached garages, play structures, shade structures, arbors, trellises, gazebos and storage sheds, are to fit within the designated building envelope.
2. Second units (guesthouses) must meet all requirements of the City of Pleasanton including height restrictions and are to fit within the designated building envelope.
3. Patios, walks, seat walls and raised planters are to fit within the designated building envelope, subject to City requirements regarding building on slopes. Patios, walks, seat walls and raised planters may be allowed to be constructed outside the building envelope when used to allow access to the street from the building entry

4. Pools and spas are to fit within the designated building envelope. Pool equipment must be screened from neighbors view, oriented to minimize noise from adjacent property and installed in maintenance cabinets.
5. Wooden decks are to fit within the designated building envelope, subject to City requirements regarding building on slopes.
6. Built-in barbecues and garbage enclosures are to fit within the designated building envelope.
7. Retaining walls are required to be are to fit within the designated building envelope. Maximum allowable height of site retaining walls is 5 feet.

F. General Hillside Development Guidelines

In addition to approval by the DRA, Grading approval must be obtained from the City of Pleasanton Building Department before earth is moved.

These guidelines are intended to promote architecture and landscape designs that are compatible with hillside terrain and minimize visual impacts from off-site. In addition to Section 3 of this guideline, General Design Aspects, the following requirements are to be followed in order to insure designs that are compatible with hillside development.

Finished cut and fill slopes shall be constructed to blend with the existing landscape, curving with the natural contour of the land, avoiding straight lines, and/or geometric patterns;

Unwarranted cutting and filling shall be avoided when constructing driveways and other related structures, using measures such as laterally balancing cut and fills, alignment with natural contours, carefully integrated retaining walls and restricting development to gentle climbing gradients;

Both properties in the Silver Oaks Hillside Lots Subdivision have building envelopes that are defined by the City. All structures

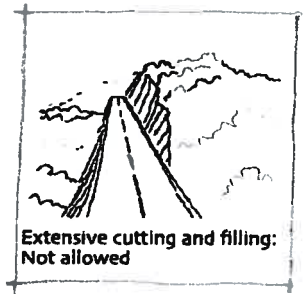

Varying slope gradiants imitating native contours Recommended


Rounded edges conforming to natural grade- Recommended


Unnatural slope contouring- Not allowed


Geometric contouring- Not allowed

must be placed within this envelope. In many areas, slopes are significant outside of the designated building envelope. Extreme care must be taken in any work done in that zone.

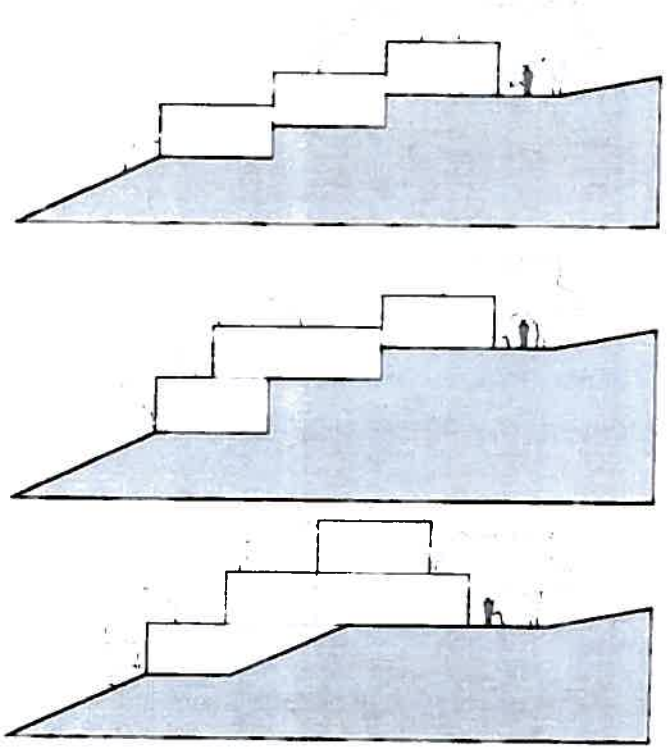

Extensive cutting and filling: Not allowed


Contouring to existing terrain: Recommended

Any trees in the project are to be preserved. Landscape appropriate to the hillside location is to be planted and maintained for use in screening the homes and maintaining the natural setting.

Both lots in the Silver Oaks Hillside Lots Subdivision have graded pads. Building height and elevation design shall be carefully reviewed on both lots. The design team shall design structures that respect the hillside. The design team may dig the lower floors into the hillside and step the building section.

No residence may be constructed such that two stories are visible any point. A residence may be three stories in height if no more than two stories overlap at any point on the exterior elevations.



PLANNING DIVISION HILLSIDE BUILDING EXAMPLES

The steep hillsides, oaks, native shrubs and grasses combine with the dry climate to make the Silver Oaks Hillside Lots Subdivision a high fire hazard zone. In order to minimize fire danger, safety choices in the specification of materials are to be carefully considered by each design team. Designs must focus on the use of non-combustible materials, treatments or coatings or sizes of timbers that are fire-safe. All designs shall implement the standards in the Fire Management Plan available from the Planning Division.

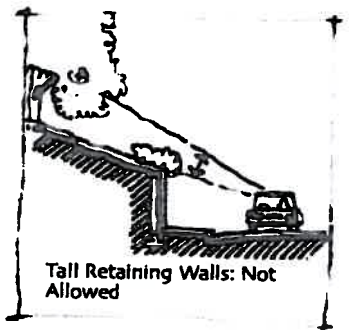
Although these guidelines are written as a prescriptive standard, each design will be assessed on case-by-case basis and evaluated as to how well it meets the site planning and design intent of these guidelines. Absolute drawing accuracy is required in submittals at all phases. An engineered survey will be requires on all properties. The DRA and/ or the City of Pleasanton representatives reserve the right to require additional information to assess site conditions.

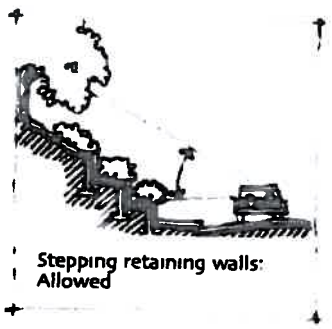
Retaining walls along roadways or associated with structural developments shall be stepped and terraced incrementally, avoiding tall flat surfaces that restrict views and slopes steeper than 1:3;

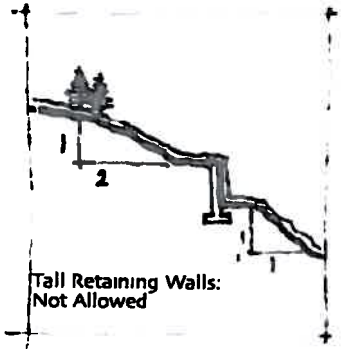
Use of small scale massing that minimizies visible height is required.

Maintain a balance of scale and proportion using design components which are harmonious with natural landforms;

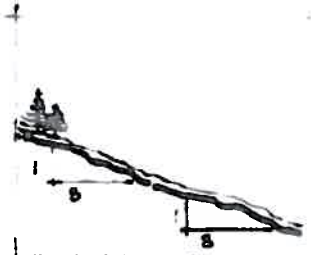
Building design shall include articulated walls and utilize reveals, cornice detailing, alcoves or other features which breakup the scale of the building. Uses of projections, trellises, landscaping or other devices which in total serve to break up long, continuous building walls is required. Install decking that is integrated into the building is required over that which is attached or tacked onto exterior walls.


Tall Retaining Walls: Not Allowed


Stepping retaining walls: Allowed



Tall Retaining Walls: Not Allowed



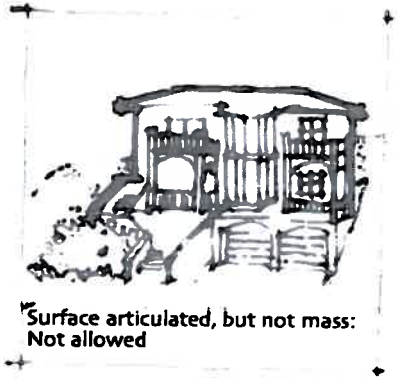
Finished slopes of 1:3 or less: Allowed


Vertical Stacking: Not Allowed

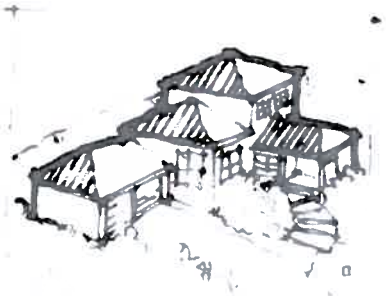

Stepping building vertically: Allowed

Large Scale buildings with vertical massing: Not Allowed

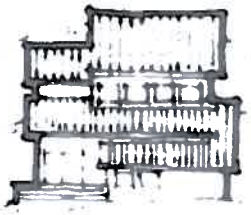
Alternative small-scale buildings with staggered massing. Recommended



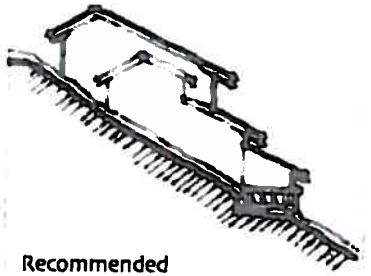
Surface articulated, but not mass: Not allowed



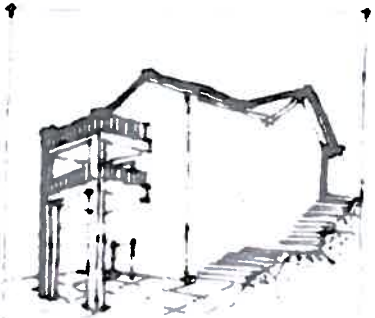
Articulation of surface, mass and volume· Required



Roof slopes following grades: Recommended



Recommended



Not allowed

Recommended

Dominant gables that face downhill: Not allowed

Not allowed

G. Height Restriction

All homes are to be designed to integrate into the hillside setting.

The maximum height of all homes shall be no more than thirty feet from the existing grade underneath the home before construction. The existing grade profile shall be shown on two sections of the house taken at the structure's mid-points.

At any point on the plane of any visible elevation the height shall not exceed thirty feet from lowest to highest point.

Any exterior elevation wall surface taller than 25' shall incorporate a significant horizontal step in the wall plane. Integration of rooflines or terraces to break up tall elevations may be used with City and DRA review and approval.

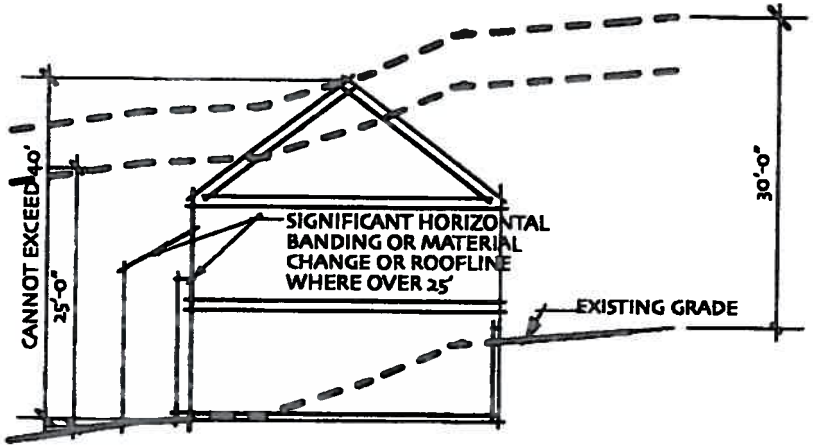
Maximum building height shall be measured to the highest point of the finished roofing including the ridge tile for a concrete tile roof. The location of natural grade shall be surveyed by a licensed Civil Engineer and verified by the Subdivision Architect and shall not be artificially raised to gain additional height. Heights of all ridges and plates shall be designated on the roof plan and field verified by a Civil Engineer at completion of framing with the verification letter(s) provided to the Planning and Building Divisions before the framing inspection. Any areas that exceed the height restriction shall be required to be reframed as necessary to meet the height restriction.

Chimneys and cupolas may exceed the height restriction by a maximum of three feet. A single vertical projection, thoughtfully designed, no larger than 144 SF in area, may be allowed and may exceed the height restriction by four (4) feet. Approval of any tower is subject to Planning Division Approval. Any tower shall be integrated into the architecture of the home and shall be designed in such a way that it is not visible continuously from ground to top.

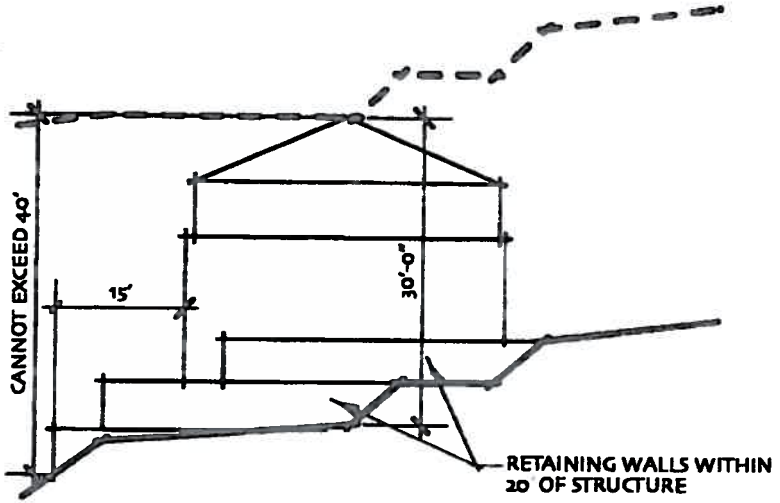
Retaining walls within 15' of the structure are to be illustrated on the elevations of the building and included in the building height.

The height of the structure on these lots shall be surveyed and verified as being in conformance with the approved building height measured from grade to the finished ridges and caps; to be calculated by the standard designated by the Planning Division for measuring height at the time of construction.

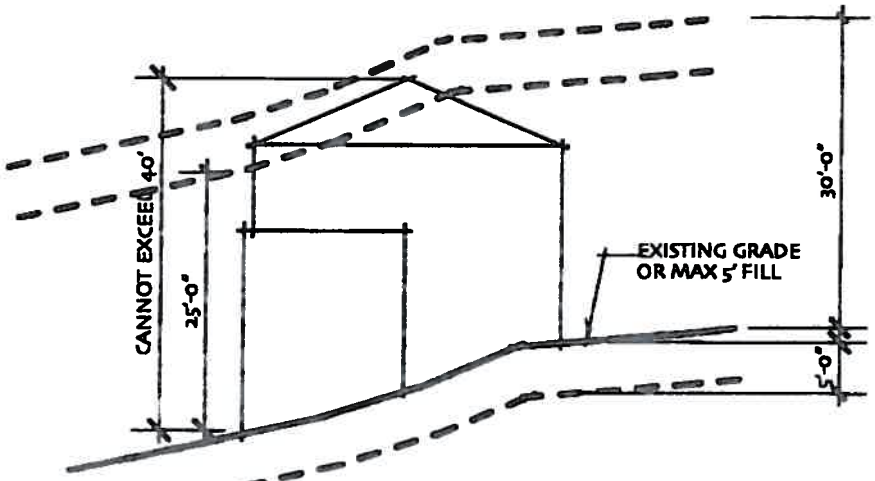
Said verification is the applicant responsibility and shall be performed by a licensed land surveyor or civil engineer and shall be completed and provided to the Planning Division before the first framing or structural inspection by the Building and Safety Division. The certification of the framing shall allow for the finished roof and sheathing construction.



HEIGHT DEFINITION AT SECTION THROUGH HOME
FIGURE 1



HEIGHT DEFINITION- RETAINING WALLS
FIGURE 3

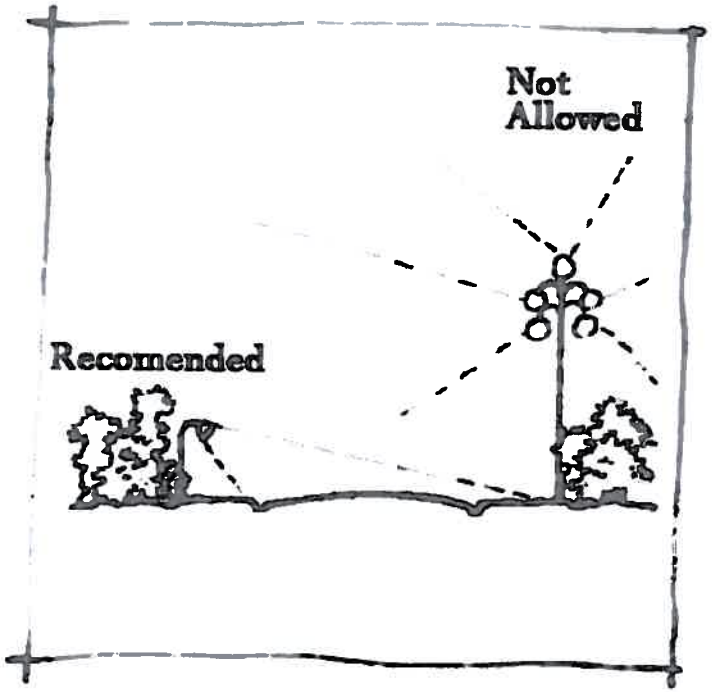


HEIGHT DEFINITION AT ELEVATION
FIGURE 2

H. Outdoor Lighting

Outdoor lighting shall be designed to minimize nighttime disruption. Lamp sources shall be shielded from view and light source directed downward. Timers and motion detectors shall be used wherever possible.

Up-lighting of houses or landscape is not allowed.



IV. ARCHITECTURAL DESIGN REQUIREMENTS

A. Elevations

All elevations shall be designed to allow a variation in structure depth and provide aesthetically pleasing projections and variation in foundation, wall and rooflines. Long, flat, unarticulated exterior walls are not allowed. The use of masonry is encouraged and shall be incorporated as both trim and full-wall veneer as is architecturally appropriate. Masonry shall be initiated and terminated at interior corners or appropriate architectural features. Only high quality imitation stone or brick is permitted. Actual stone samples must be submitted to the DRA and the City of Pleasanton Planning Division for approval.

B. Side and Rear-facing Elevations

Side and rear-facing elevations shall be designed to allow a maximum amount of privacy to the neighbors. Care shall be taken in window placement and room orientations. Landscape placement shall also be considered. Material variation shall be considered only if consistent with the style chosen. The designer *must use* consistent window styles and detailing. Window material and operation is to be consistent on all sides. Body and trim colors shall remain consistent on all elevations. The architect or designer shall strive to obtain sufficient articulation and detailing in wall planes on side and rear-facing elevations.

C. Garages

Extreme thought and care shall be taken in designing garage entries. Garage entries shall utilize foundation, wall and roof offsets to mitigate the size and effect of the doors. Doors shall be sectional roll-up. Doors shall be built of wood except in rare cases where other materials are appropriate to the architectural style. Doublewide garage doors shall be avoided. Garage doors with abstract window patterns inconsistent with the style chosen for the residence are not allowed. All homes must have a minimum of two enclosed parking spaces. Porte-cocheres are allowed, although they must be well integrated with the site plan, landscape plan, and building architecture and be appropriately scaled.

Exterior Materials

D.

An excessive number of building materials shall not be used on any exterior wall.

Exterior walls may incorporate any of the following: brick, stucco, stone or wood.

The architect or designer is encouraged to use natural woods such as redwood or cedar for siding. No vinyl, metal, Masonite, exposed plain concrete block, or plain T-111 plywood siding is allowed. Wood siding may be horizontal lap, vertical, or T-111 type plywood with battens. Manufactured wood products are acceptable with appropriate detailing. Stamped wood grain siding is not allowed. Full size samples of wood material with applied finish shall be submitted for review.

Stucco siding is allowed only with sufficient architectural detailing. Stucco finishes shall be smooth and must be applied in a 3-coat application with integral color or approved acrylic finish. Sand finish is allowed when appropriate to the architectural style. Highly textured finishes are to be avoided unless appropriate to the style of the home.

Small slivers of exterior materials shall be avoided. Special attention shall be paid to the trim on ganged windows, bay windows and dormers.

E. Exterior trim

The exterior trim detailing must match the architectural style of the home. Stucco designs must use adequate build-out or recessed detailing around doors and windows. Stucco build-outs or architectural control joints must be used to break-up large wall areas.

Consistency of detailing on all elevations must be maintained.

Openings shall be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds.

Properly scaled cast concrete detailing is encouraged. Pre-coated manufactured polystyrene architectural trim

and finish systems (Baystone, for example) are allowable when the quality and scale is indistinguishable from real cast concrete or stone at arm's length.

Field-coated

manufactured polystyrene architectural trim and finish systems (Coolstone or Bayfoam, for example) shall be used in a restrained manner and carefully detailed. Samples of field-applied plaster detailing shall be submitted to the DRA for review and approval.

F. Masonry

Although real masonry is preferred, high quality manufactured masonry products are allowable when the quality and scale is indistinguishable from the real material. Special care shall be taken when detailing manufactured masonry, i.e. window openings, caps and base. Brick textures shall not look imitation. Bricks shall be earth tone in color.

Stone shall be laid to resemble structural stone walls with the long dimension turned horizontal. Grout color and tooling shall be specified and/or detailed. Masonry walls shall be detailed as if they were structural walls. Careful detailing of openings is required. On some projects, a mock-up of stone material will be required to be approved on site by the DRA.

G. Exterior colors

The DRA and the City of Pleasanton Planning Division must approve all exterior colors and their corresponding locations. Care shall be taken to match the house colors with the masonry and roofing materials. Colors may be denied if they conflict with adjacent existing homes Trim and accent colors shall be carefully coordinated with the body colors. Colors for all exterior materials shall be appropriate for the selected building style.

All color and material selections will be reviewed during the review of the Preliminary and Final Design Submittals. Warm earth tone colors are preferred. Trim colors shall complement the body colors and not be highly contrasting. Visible elements such as gutters, trellises, and down spouts shall match the color of the architectural element they are attached to, or be of a complementary color. Stark white, bright pastels or bright intense colors in large uninterrupted expanses is

not allowed. Color selections may be denied if they contrast with

adjacent home. Colors selected shall be appropriate to the proposed architectural style.

H. Windows

The style of the window chosen shall match the style of the building. Windows on all elevations shall be consistent in style. Avoid too many window shapes and sizes, unless appropriate to the architectural style.

Simulated true divided light windows add depth and break-up large glass areas and shall be used where appropriate. Use of transom, clerestory and bay windows, are encouraged and shall be used when appropriate to the style chosen. Side and rear elevation windows overlooking the adjacent home and invading either existing or future privacy shall be carefully evaluated.

Skylights shall be either clear or bronze in color.

Glazing shall be clear or gray tinted only. Reflective glazing of any type is not allowed.

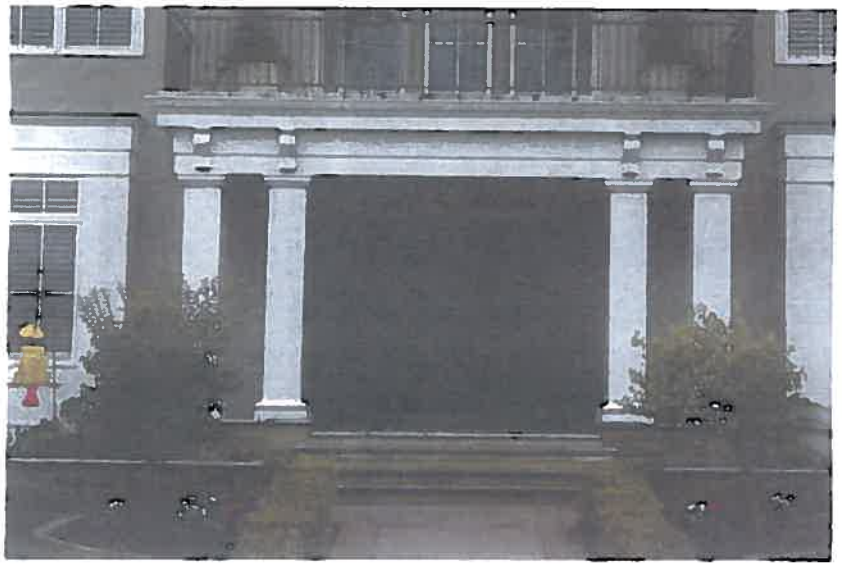
The architect or designer is encouraged to use windows and doors made of wood or clad wood. Mill finish aluminum is not allowed, except in rare cases where appropriate to the architectural style. Snap-in grids or imitation divided lights installed solely within dual pane glass are not allowed. Vinyl windows are allowed but extra care shall be taken in detailing.

Windows shall be square or rectangular in shape, with a vertical to horizontal ratio of at least 3 to 2, except in rare instances where they are compatible with the architectural style or used as transoms. Arch-top windows are to be used sparingly. Design of arched windows is to be carefully considered along with the architectural style of the home. Careful attention is to be paid to the walls on all sides of arched windows to achieve visual balance. Do not use horizontal window panes or vary window panes dramatically within a building. Horizontal sliding windows are prohibited unless integral to the style of the home or at the side or

rear where a projecting casement window would become a safety concern or where used for a pass-through.

Window trim shall be proportional to the window. Take care in design of window casing, especially at the head and sill. Arched window surrounds must appear proportional and reflect adequate support.

Windows in the street facing elevation in homes with stucco finish are to be recessed a minimum of 3" and with wood finish a minimum of 2", unless other architectural detail is provided to achieve depth and articulation.



I. Entries

The main entrance may have a sense of prominence, but must not be over-scaled or garish. The main entrance shall contain more detail than other openings but be consistent in styling with the residence.

Exterior entry features shall not be taller than one story Entry doors shall be wood and detailed appropriate to the style of the home. The use of sidelights on entry doors is encouraged.

J. Doors

Exterior doors shall either be raised panel wood or French type glass. Care shall be taken in roof and wall design to provide adequate weather protection. Mill finish aluminum is not allowed, except in rare cases where appropriate to the architectural style

K. Shutters

Shutters shall be traditional in design and in keeping with the architectural style.

Shutters shall be built of wood and proportional to their openings. Shutters shall be designed to look operable, with hinges and shutter-dogs.

L. Fireplaces & Chimneys

Care shall be taken in design and placement of fireplaces. Exterior fireplaces and chimneys contribute greatly towards the mass and visual permanence of a structure. The architect or designer must veneer all fireplaces with masonry or stucco.

Chimneys shall be properly detailed in correct proportion to the mass of the home. Chimneys shall be designed

with appropriate breaks for character. Flue pipes are required to be encased with a chimney enclosure of masonry or stucco and be supported by a foundation at grade. A decorative flue termination is required at all chimneys. Gas vent terminations are to be shown on exterior drawings. The use of chimneys to gang and disguise prominent vents is encouraged.

Refer to City of Pleasanton and County of Alameda ordinances regarding use of wood burning fireplaces. Only natural gas burning fireplaces and/or USEPA approved wood pellet stoves shall be permitted in the proposed homes. This condition shall not apply to outdoor barbeque or outdoor fire-pits.

M. Roof

The roof form is primary in providing clarity to the overall building form. The roof form shall express a clear hierarchy appropriate to the style. The roof is one of the most significant elements of the building and shall be simply shaped and uncomplicated. Roof forms shall be well organized and demonstrate the same character on all sides of the residence.

The pitch of the roof shall be consistent with the style of the dwelling. No Mansard roofs are allowed. Roofing material shall be fireproof Class "B" or better. A sample of roofing material must be submitted to the DRA for approval. All metal valleys, flashings, vents and skylight curbs shall be painted to match roofing material. Plumbing vents are to be combined wherever possible to reduce the number of roof penetrations as the plumbing/mechanical code allows.

Roof material shall be appropriate to the style of the residence. Use of authentic materials such as clay tile, is encouraged. Acceptable roofing materials are: slate, clay tile, concrete tile, wood, or standing seamed metal, factory painted steel. Architectural grade composition (40 year high definition without abstract shingle patterns) is acceptable, but not encouraged. Colors shall be appropriate for the style of the home although bold colors shall be avoided. Provide small samples of actual material proposed in full color range.

Eaves and rakes are to be detailed and shall be articulated by multiple fascia boards, moldings, decorative beam-work or decorative gutters. Carefully detail eave return caps. Eave projections and detail shall be appropriate to the building style.

N. Gutters and Downspouts

All gutters shall be drained in a solid pipe system through curbs onto streets. All gutters and downspouts shall be painted. No plastic gutters are allowed. Half-round gutters and round downspouts are preferred. Leader boxes contribute to the overall design and their use is encouraged.

O. Columns

Columns shall be designed or specified appropriate to the architectural style. Columns shall be built of substantial materials. Columns are to be drawn to scale on the elevations and their installation fully detailed to include connections at base and cap. Beams or entablature at top of columns are to be detailed. Carefully design multiple column areas with proportions

appropriate to the style chosen. Large square columns shall be built of frame and panels, unless they are classically designed manufactured columns.

P. Balconies

Carefully detail balconies where visible to the street. "Heavy" materials, such as cast concrete balustrades are to be avoided, unless detailed appropriately. Railings shall have top and bottom rails. Visually support projecting balconies.

Q. Bay Windows

Bay windows shall be carried down to grade or express visual support at cantilevered conditions. When bay windows are stacked in a 2-story condition, the blank panel between all facets shall be articulated. Bay roofs shall be distinct from the primary roof.

R. Dormers

Dormers shall be designed in keeping with the architectural style Dormers must be correctly located on the roof and not be too large or out of proportion. Dormer jamb materials shall be a solid assembly with strong, substantial casing boards at the corners. Dormer roof trim shall begin at the window head with no siding over the window. Properly proportion dormers so the window adequately fills the dormer face. Articulate the

post between the windows on ganged dormer windows. Do not over-size the dormer roof or eaves. Stone or brick dormer faces shall terminate with a parapet.

S. Exterior Decks and Trellises

Decks, balconies & trellises must be integrated into the house design and be compatible in color, texture and form. Second story decks, if proposed, must be carefully designed into the residence and must not intrude on the privacy of adjacent homes. Exterior stairways must be integrated into the house design.

Raised deck supports shall incorporate materials which relate to the residence, such as wood, brick, stucco or stone. If wood posts are used, they shall be a minimum of 6" by 6" with base and capital detailing and shall relate to the design of the home. Decks over 3' above grade shall incorporate skirting. Decks over 6' off the ground are not allowed.

T. Skylights

Skylights can detract from the roof-scape and therefore shall be used sparingly. Skylights are to be flat panel with a thin profile and follow the pitch of the roof. Exposed curbs and flashing shall be painted to match the color of the roof. Location of skylights shall be carefully considered so as not to clutter the roof. Architecturally integrated lanterns or dormers shall be considered in lieu of skylights.

U. Solar Panels

Care shall be taken to design solar systems into the roof form rather than as an after-thought.

V. Antennas

Satellite dishes and antennas shall not be visible from streets and must be screened from adjacent lots. No roof-top antennas are allowed. The City of Pleasanton Planning Division must approve antenna location and screening.

W. Exterior Lighting

The DRA and the City of Pleasanton Planning Division must approve all exterior lighting fixtures. The goal of all exterior lighting is to accent architectural features and illuminate walkways and doors. Lighting must not glare onto adjacent homes. Side and rear yard lighting must be task type lighting for decks, patios, and doorways and landscaping. Light shall be projected directly to desired areas and not allowed to glare onto adjacent properties. Security flood lights may not be placed on timers, except as required by code, and shall not be in constant use. For decorative exterior lighting, the light source must be shielded. Cut sheets of fixtures chosen must be submitted. Up-lighting into trees is to be minimized.

X. Mechanical Equipment

Electrical meters, gas meters, trash containers, air conditioning units, soft water tanks, pool and spa equipment, etc., shall be completely screened from view of neighboring houses and shall not be located on the front elevation nor within the first one third of the side elevations. This may be accomplished by individual enclosures, fencing or landscaping. Equipment noise mitigation shall be considered in screen design.

Y. Retaining Walls

An effort shall be made in the grading design to minimize the use of retaining walls. However, situations will arise that require their use. If retaining walls are required, they shall be constructed of materials that complement or match those used on the residence and be screened or softened by the use of landscaping. Retaining walls must be masonry. High quality stack block is allowable if color is appropriate to the color of the home. Straight, uninterrupted retaining walls shall be avoided. The design team shall break up the length of retaining walls with planters, shaped or stepped elements.

Significant Landscape is to be incorporated to minimize the visual impact of retaining walls.

Check with the City of Pleasanton Building Department for requirements regarding structural engineering requirements for retaining walls.

Z. Game Areas, Playhouses & Auxiliary Structures

Structures 10' or less in height are exempt from planning review, providing they are within the designated building envelope. The style of all external/detached structures shall be consistent with the style of the residence. Landscaping shall be used to reduce dominance of external/detached structures to neighboring properties.

Any proposed accessory structures shall be located on the site plan and within the designated building envelope. All Silver Oaks Hillside Lots design requirements which are applied to the main residence will also be applied to any proposed accessory structures. The maximum height is fifteen feet as measured from finished grade to the peak of the structure, including finish material,

The design of accessory structures must be compatible with the architecture of the home including material and color selections.

V. GENERAL FORM

New development on hillsides is the most visible and the most challenging to design with sensitivity. Homes in the Silver Oaks Hillside Lots must be designed to minimize visual impacts by careful attention to architectural and landscape design, preserving ridgelines and other significant topographic features when possible, and minimizing grading.

Proposed grading shall create a natural sloped or terraced effect resulting in smaller pads and varied footprints that conform to the topography and reduce the need for large visible retaining or skirt walls. All grading shall present a finished appearance with rounded slopes.

The building's massing shall respect and conform to the natural topography and create living spaces that are close to the ground. Location and design of skirt walls, projecting decks and spas/swimming pools shall also be designed to minimize off-site visual impacts.

Driveways, garages, fencing and open parking areas shall be integrated into the overall design.

The design and materials of the building shall achieve a well-composed, varied and interesting appearance, which visually integrates the building into its natural surroundings.

Buildings shall be simple in overall form. Composing a home from simple forms saves money for proper detailing and other amenities, such as porches and garden walls. The architect or designer is encouraged to site buildings so as to create courtyards and other interesting outdoor spaces.

A sense of order, proportion, and balance shall be expressed in the design. This is perhaps the core

statement in these Guidelines and the most difficult to articulate in words.

It is desirable for the homes of Silver Oaks Hillside Lots to exhibit the individuality of their owners as well as the characteristics of the selected architectural style. But it is also important that they observe some basic design principles. The following criteria will be used to evaluate submittals:

a. Will the materials chosen allow a pleasing and harmonious exterior appearance for the residence;
b. Does the project incorporate quality building materials and construction methods to provide a sense of permanency;
c. Are columns and windows placed in a rational manner;
d. Are the colors appropriate;
e. Is there consistent scale used throughout the design of the residence;
f. Is each element designed in proportion to the others;
g. Are the specific features of the architectural style well developed and carefully detailed;
h. Have these features been researched to achieve a degree of authenticity;
i. Have the characteristics of the selected architectural style been expressed on all sides;
j. Have the characteristics of the selected architectural style been expressed in the siting and landscape;
k. Are openings properly placed and spaced and do they have well executed details that are consistent with the architectural style;
l. Does the massing and roof structure reflect the tradition of the style chosen;
m. Do the details selected relate to the tradition of the style chosen;
n. Does the project reflect a sensitive interpretation of the style within constraints of budget and site;
o. Is there consistency expressed in the site planning, landscaping and architecture.

The design of each residence shall be compatible with the architecture of the surrounding homes, whether they are existing, under construction or approved by the City. This applies to all elements of the design including architecture, grading, fencing and landscaping. Although stylistic variety is encouraged, there shall be a sense of cohesion to the neighborhood. Wildly eccentric designs, such as stark white modern or Georgian mansions are not allowed. Well-designed contemporary homes are allowed, but must have a texture and color palette that is compatible with other homes in the neighborhood.

VI. ADDITIONS

All additions to existing homes must be submitted to the DRA and the City of Pleasanton Planning Division for design review approval. All additions must be designed to match the existing architectural style of the existing house. Roofing, exterior siding, exterior colors and masonry details must match the existing house.

Remodeling or additions to existing homes are required to meet the same criteria as new construction. All criteria concerning aesthetics, color, siting, architecture, landscaping, grading and excavation, roof height limit, satellite dishes, setbacks, lighting etc., are of concern. Approval from the City of Pleasanton Planning staff is required for any additional work just as it is for new construction. Owners shall check with the City of Pleasanton Planning Division to determine if Design Review will be required. The City of Pleasanton Planning staff will assess whether the scale of the work proposed requires approval by the DRA.

Prior to starting any work on any changes to the existing home, the Owner must contact the City of Pleasanton Planning staff to determine what will be required for review process.

VII. ADDITIONAL REQUIREMENTS

The Owner and General Contractor are ultimately responsible to construct the project per the approved

drawings. Deviation from the approved drawings shall not occur without review by the DRA and the City of Pleasanton Planning staff. Even deviations that seem minor can have catastrophic affect on the integrity of a design. Work done without approval that deviates from the approved drawings may be required to be removed and replaced if deemed necessary by the DRA and/ or the City of Pleasanton Planning staff. This may result in additional cost to the Owner. Owner is responsible for payment of any additional fees to the DRA if required to review any work that deviates from the approved drawings.

Any proposed changes or deviations from the approved plans occurring during construction must be submitted to the DRA for approval, prior to the execution of such changes. The Subdivision will make an effort to review proposed changes quickly, but has 10 working days to do so. Owner is responsible for payment of any additional fees to the DRA if required.

VIII. LANDSCAPE REQUIREMENTS

These guidelines outline some general principals that shall be considered by homeowners and their designers alike. Care shall be taken in developing a landscape design that blends landscape elements with the surrounding natural woodland environment, adjacent homes and yards, and the house itself. Care should be taken in the implementation of landscaping and hardscaping design to assure that the design complements and augments the architectural character of the home. Essential to the design is the basic need for harmony with the native terrain and natural beauty found on each lot. The use of plant materials indigenous to the area is strongly encouraged by these Guidelines.

A. Design Requirements

Landscape design shall be based on the existing topography of each individual site. No landscaping may be installed or significantly altered without prior approval from the City of Pleasanton Planning Division.

Plans for all front and side yard landscaping visible from the street shall be submitted for approval to the DRA and the City of Pleasanton Planning Division per Section 1 Submittal & Review Process. Approved landscaping shall be completed no later than 9 months after final inspection.

No existing trees shall be removed without the written consent of the City of Pleasanton Planning Division. The landscape plan when completed should be fully detailed, showing contours and elevations clearly. The hardscape layout, drainage provisions, and all pertinent site and architectural information, including the outline of all buildings, showing doors, windows, stoops and decks, should be accurately drawn to an appropriate scale. A complete list of plant materials should be provided with plant nomenclature for positive identification. Standard nursery sizes should be indicated as well as the quantities of each plant group.

B. Special Planting Zones

This development is surrounded by natural hillsides that feature blue oaks and open grassland. Both properties abut this open space shall have a 20' transition zone that consists of a landscape scheme that utilizes Oaks, grasses and other native plants installed in such a way as to form a transition from the domestic landscape to the native hillside. This transition zone may be outside the designated building envelope. No structures are permitted within the transition zone.

C. Planting Design

Planting palettes shall also be developed to blend the landscape with the Architectural style of the home. Designers are encouraged to use plant material to frame views and compliment the elevations of the home.

When developing a planting plan, attention shall be given to both short and long term plant growth in order to avoid over-planting. Trees that develop a large canopy will be subject to scrutiny by the DRA and the City of Pleasanton Planning Division for mature size and appropriateness.

In addition to the harmonious blending of native and indigenous plant materials, consideration in the plan should be given to water conservation. Limited turf areas and the use of drought tolerant plants should be incorporated.

Landscape Design is to conform to City Conditions of Approval requiring compliance with the State Water efficient Ordinance and Bay Area Friendly Landscape Coalition practices.

Attention shall be paid to sections of the Vineyard Avenue Corridor Specific Plan regarding Landscape design and installation.

All shrubs shall be 5 gallon size (min.) All trees shall be 24" box (min.) All sizes must comply with the recognized standards for plant materials. Cf. American Nursery Association.

Inert materials such as Decomposed Granite is encouraged for use as top dress.

The selection of plant materials should lean heavily toward the native and indigenous species of trees, shrubs and ground covers that will complement the existing plant materials present in The Estates on Oak Ridge. They should be chosen and placed so that they can bring out the particular elements of the home site's architecture. The planting of new non-native materials should be compatible with the natural setting of the plant area and be confined to the immediate area of the home (VACSP pg. 33).

Certain trees, shrubs, and ground covers are considered not in keeping with the envisioned planting theme of The Estates on Oak Ridge. Other trees and plants may also be so considered and prohibited upon review of the landscape plans. The following plant types are not encouraged:

Botanical Name	Common Name
Acacia Species	Acacia
Calocedrus decurrens	Incense Cedar
Cupress glabra	Smooth Arizona Cypress
Eucalyptus Species	Eucalyptus
Palmae Species	Palm
Picea Species	Spruce
Pinus Species	Pines
Cortoderia Selloana	Pampas Grass
Juniper Species	Juniper

D. Fences & Site Walls

The DRA and the City of Pleasanton Planning Division must approve all fences and site walls. The applicant shall provide designs for access gates and fencing for review and approval by the DRA and Pleasanton Planning Division.

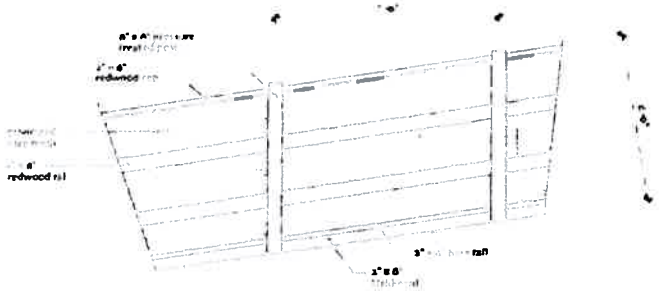
Fences, walls and hedges shall be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements.

Homeowners are also encouraged to screen boundaries with natural trees or shrubs whenever possible.

Provide 18" min. planting adjacent to wood fences and walls as a buffer between any fence or wall and paving

There are several types of approved walls and fencing:

1. MASONRY WALLS: Walls shall be considered as an extension of the architecture of the residence. They shall serve to make a transition between the mass of the architecture and the natural forms of the site. Walls can help define space in a courtyard or create a planting or retaining wall. The maximum height for a masonry wall is s



view fence with rail
scale: 1/2" = 1'-0"

shall be constructed of a material that matches or complements the architectural style of the residence. Acceptable materials include stucco, stone, brick or wrought iron with masonry columns.

2. PERIMETER FENCING: Fences used on the perimeter of the property shall be open fencing or 3-rail split rail fence, with a maximum height of six feet.

3. RETURN FENCING: Fences used to connect the house to the perimeter fence shall be open fencing or 3-rail split rail fence, with a maximum height of six feet.

4. RETAINING WALLS: Significant Landscape is to be incorporated to minimize the visual impact of retaining walls.

Clearly indicate extent of all fencing types on plans.

Walls and fencing must be properly planted to provide softening. Long stretches of bare fences or walls will not be allowed.

E. Paving

Driveways, steps and sidewalks must be colored concrete, decorative gravel, or masonry paving. Earth-toned and textured surfaces which complement the home exterior building materials are preferred. No grey colored gravel is allowed except in special cases where appropriate to the style of the home.

Brick or masonry paving and borders are encouraged.

No asphalt driveways or uncolored concrete paving areas are allowed. Concrete colors are subject to review. Colors must relate to the house color chosen. Concrete paving may be seeded aggregate, washed aggregate, stamped, salt, or colored broom finish.

F. Pools

All pools and spas shall require City of Pleasanton Planning Division approval. All pools are to fit within the designated building envelope.

G. Trash, Pool Equipment & Air Conditioner Screening

All Pool and spa equipment shall be adequately screened. Trash enclosures and air conditioners shall be completely screened from view of neighboring houses. Pool equipment and trash enclosures may be screened with masonry walls or wood fencing. Fences or walls shall be softened with plant material. Equipment noise mitigation shall be considered in screen design.

In rare cases, plant material alone can be used to screen air conditioners, provided that appropriate plant varieties are chosen.

H. Oak Tree Preservation and Protection

Removal of existing trees is subject to City of Pleasanton Tree Ordinance.

All lots have existing oak trees. Landscape architects and designers must be sensitive to existing trees when site planning and shall provide special recommendations for planting and irrigation near existing trees.

The following activities and practices are ***not allowed*** within the dripline of existing oaks:

1. Trenching, grade cutting, filling, soil compaction or rototilling over 6" deep unless approved by a certified arborist.

2. Plant materials which require sprinkler irrigation (drip irrigation may be permitted).

3. Paving with materials of limited permeability. (Use of porous materials such as gravel, decomposed granite, or brick over sand is acceptable to allow sufficient water penetration and gas exchange).

Special conditions may require the services of an arborist. For example, newly constructed barriers (concrete foundations, swimming pools, garden walls) can act as dams that trap water. Shall such a barrier be proposed, a certified arborist shall be consulted to determine if any special remedial measures must be undertaken to avoid damage to the tree.

Sometimes, for remedial procedures proposed by an arborist, some limited infilling may be allowed under the dripline of oak trees. Boring or hand digging (in place of trenching) may limit damage to tree roots if a pipe or electrical line must be installed.

A Tree Assessment Report prepared by Ralph Osterling Consultants, Inc. 1650 Borel Place, Suite 204, San Mateo, Ca 94402 (650) 573-8733 is available for review from the Developer.

I. Irrigation

All landscape areas must have an automatically controlled irrigation system with in-line valves placed in valve boxed and appropriate backflow prevention. A Landscape Architect or irrigation system designer shall design the irrigation system. Landscape plans submitted for approval shall show detailed irrigation system with pipe sizes, sprinkler layout, zone control and flow rates.

Weather-based irrigation controllers are required.

The design of the irrigation system should conform to all local and state laws, rules, and regulations, governing residential irrigation systems. The water conservation practices of the City of Pleasanton must be adhered to. Over watering of any landscape is counter-productive. On hillsides over watering can lead to slope damage and costly repairs. Low water consumption irrigation practices shall be utilized.

J. Drainage

A complete and detailed drainage plan must be included in the landscape design. All surface water must be collected and directed to the street through an enclosed pipe drainage system. Water must be directed away from foundation. Ponding or surface flow onto adjacent lots is not allowed.

Conceptual Stormwater control designs are included on each property in this Subdivision. Copies of these plans are available from the developer. The Owner, Architect, Landscape Architect and Civil Engineer for each site are required to adhere to these conceptual designs. Any new work in the area designated for stormwater control shall be designed to meet any applicable standards.

K. Additional Requirements from the City of Pleasanton Planning Division

a. The applicant shall provide root control barriers and four inch perforated pipes for trees in planting areas less than ten feet in width as determined necessary by the Planning Division at the time of review of the final landscape plans.

b. Within 9 months of occupancy all new landscaping shall be installed.

c. No property line fencing of any type is allowed. Six-foot tall open fencing only may be installed on the perimeter of the building envelope areas including split rail style or wrought iron style fencing. Limited solid fencing is allowed as privacy fencing only for private courtyards or spas.

d. The project shall comply with the State of California Model Water Efficient Landscape Ordinance. A licensed

landscape architect shall verify the project compliance with the ordinance prior to the issuance of a building permit and prior to final inspection. The verification shall be provided to the Planning Division.

e. Limit landscape lighting to ground fixtures.

IX. CITY OF PLEASANTON REVIEW PROCESS

It is the responsibility of each property owner to contact the City of Pleasanton and to review related codes and issues.

The homeowner and their design team shall contact the City of Pleasanton regarding conformance with the Green Building Ordinance and C-3 Stormwater Control.
When a property owner receives approval from the Silver Oaks Hillside Lots DRA, he/she will need to submit to the City of Pleasanton Planning and Community Development for design review approval before submitting plans for permits. Property owners are responsible to obtain all required permits from the City of Pleasanton.

CITY OF PLEASANTON
Planning Division
200 Old Bernal Avenue (site address)
P.O. Box 520 (mailing address)
Pleasanton, CA 94566

Tel: (925) 931-5600/Fax: (925) 931-5384
Website: www.ci.pleasanton.ca.us

X. ADDENDUM 1- ADDITIONAL REQUIREMENTS FROM THE CITY OF PLEASANTON PLANNING DIVISION.

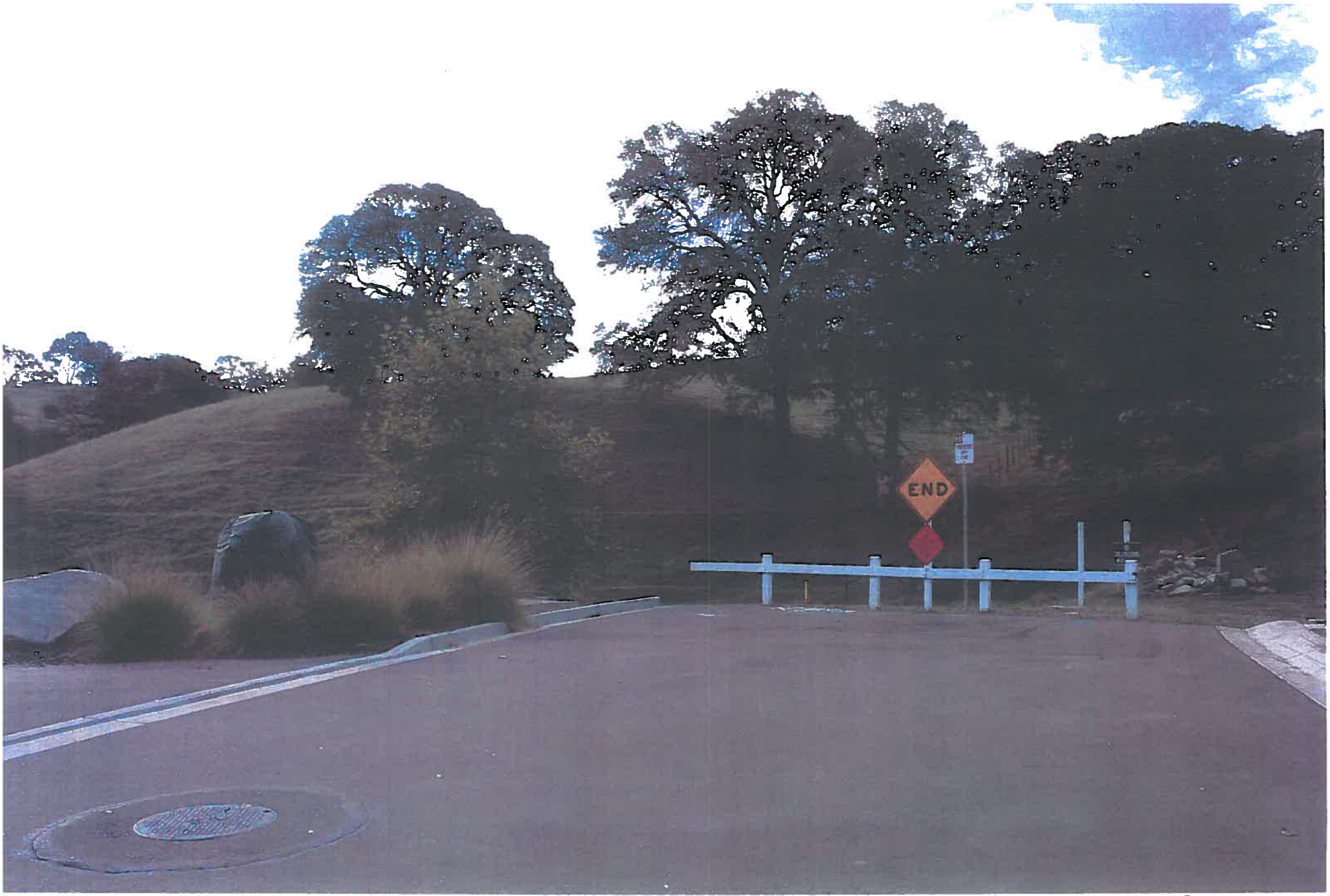
TO BE INCLUDED AFTER CITY REVIEW PROCESS COMPLETE

XI. ADDENDUM 2- EXCERPTS OF THE CONDITIONS OF APPROVAL FOR THE PUD.

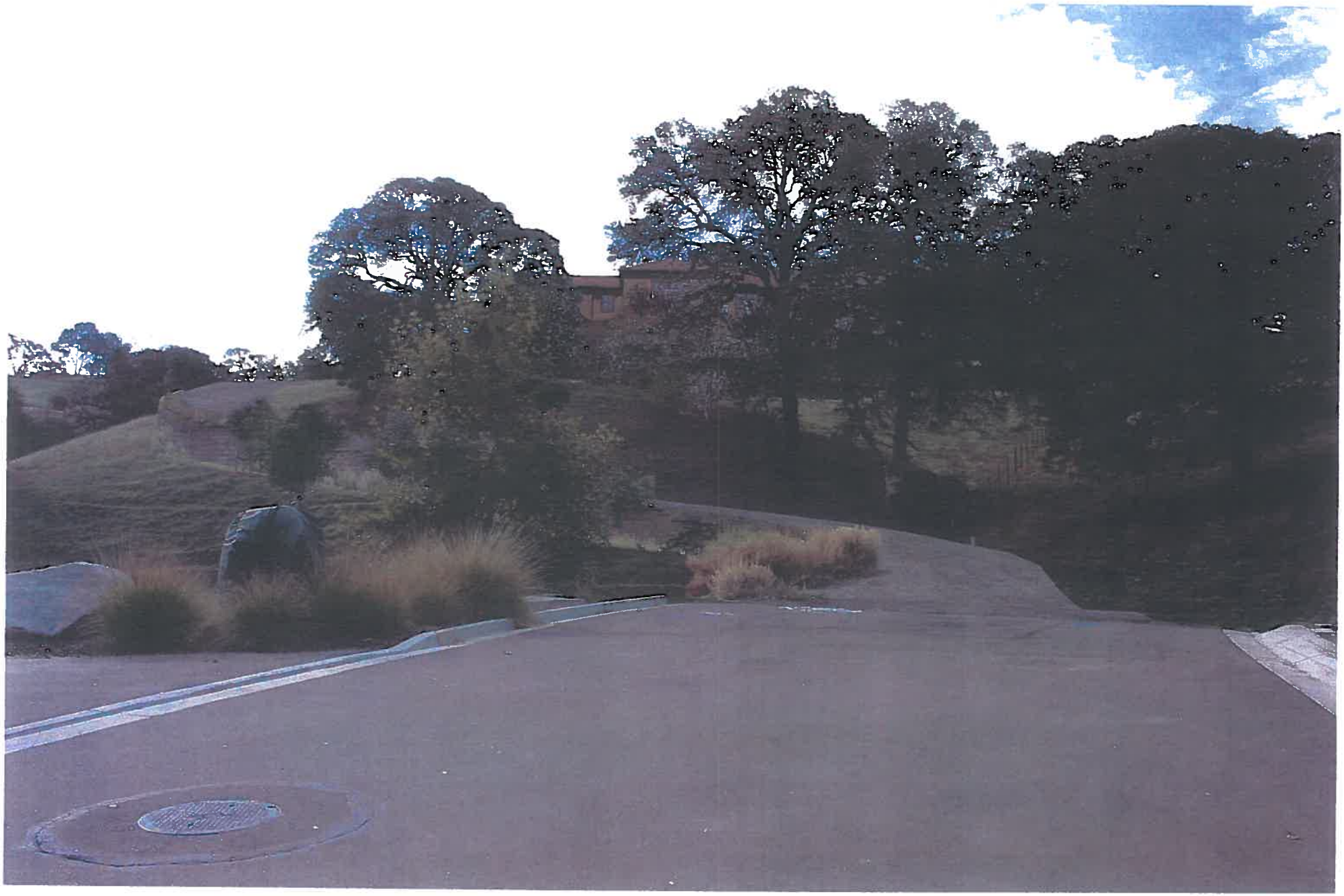
TO BE INCLUDED AFTER CITY REVIEW PROCESS COMPLETE

EXHIBIT B

PUD-84
Frank and Barbara Berlogar



View No. 1 End of Silver Oaks Ct (base)



View No. 1

End of Silver Oaks Ct. (Final)

View No. 2 lot 8 (base)

View No. 2

lot 16 (Final)

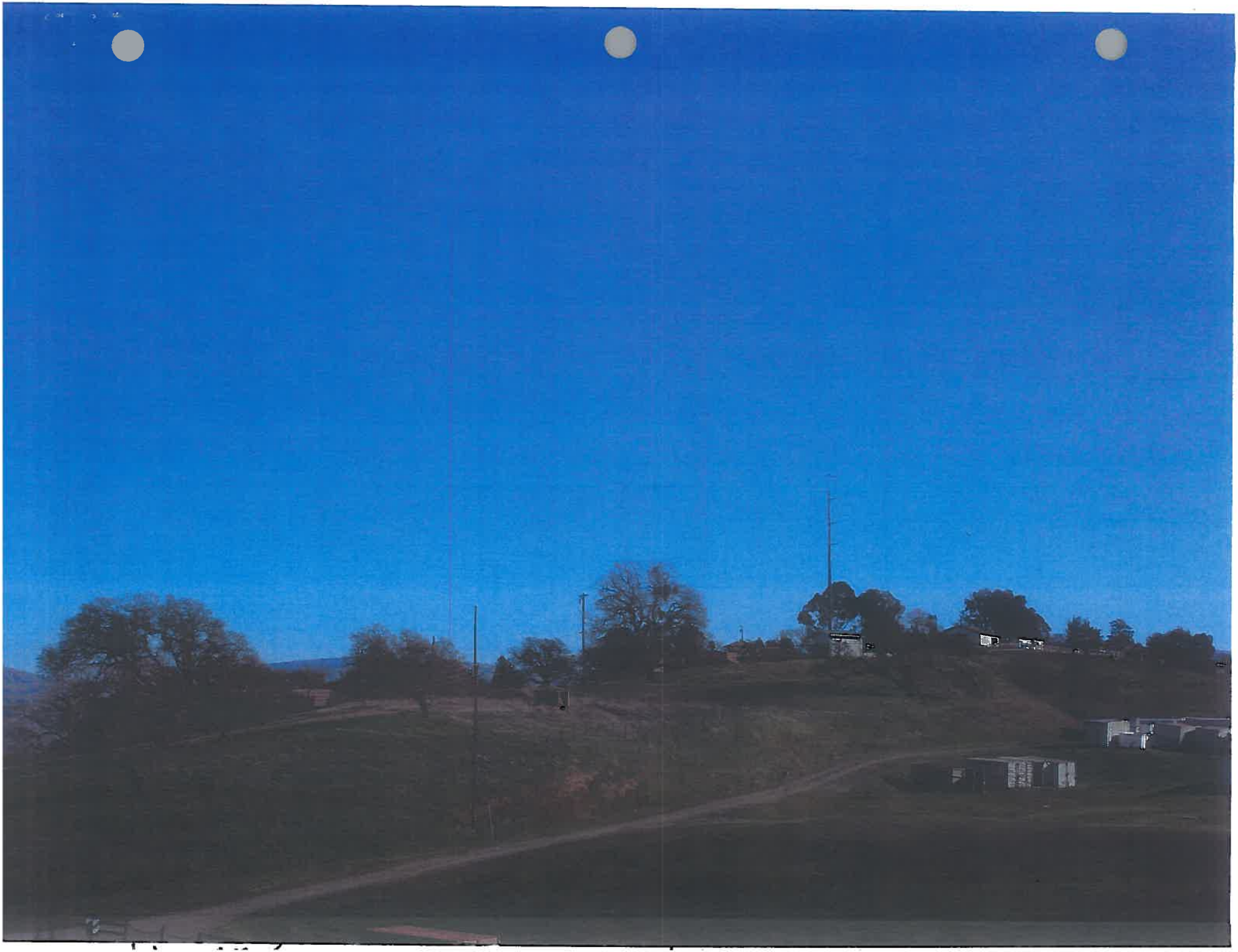
View No. 3

Total (Base)

View No.3 lot 9 (basal)

View No. 4

View NO. 4



View No. 7 Vineyard Ave

View No. 7 Vineyard Ave. - Final

From Proudfoot Residence

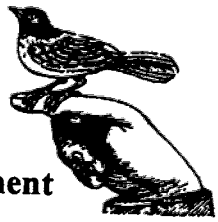
PUD-84
Frank and Barbara Berlogar

Berlogar Engineering
Silver Oaks Project
Arborist Tree Assessment Report

27 September 2010

Ralph Osterling Consultants

Natural & Urban Resources Management



ARBORIST TREE ASSESSMENT REPORT

Silver Oaks Project
Livermore, California

Prepared for:

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Principal
Berlogar Geotechnical
Consultants
5587 Sunol Blvd.
Pleasanton, CA 94566

Prepared by:

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27 September 2010

Contents

Introduction

Assignment

Berlogar Geotechnical Consultants (BGC) requested Ralph Osterling Consultants, Inc. (ROC) to complete a tree assessment report of certain trees located on property adjacent to Silver Oaks Court. This report is limited to 21 trees called out by BGC and an additional four trees ROC observed to be possibly relevant to the project.

Survey Methods

A visual assessment of the trees was made from the ground. No samples were collected for laboratory analysis nor were the trees climbed as neither were part of the assignment. The trees were affixed with blue numerical aluminum tags for reference purposes in the report and the Tree Location Map. The numerical tags were affixed on the north facing side of the trunk approximately five to six feet above grade when physically possible. The trunk diameter of trees was measured with a diameter tape at the height of 4.5 feet above ground level as specified in Chapter 17.16 'Tree Preservation', section 17.16.006 'Definitions' of the municipal code for the City of Pleasanton

Observations and Discussion

On 22 September 2010, ROC visited the subject property to complete the requested tree assessment. The property was observed to be former pasture land and without residential structures. Mature blue oaks are the dominate tree species.

A total of 25 trees composed of 3 tree species were assessed; blue oak (23), black oak (1) and valley oak (1). Please refer to Table 1 – Summary of Tree Species for additional information.

The subject trees were assessed for structure, health and overall condition. Table 2 – Evaluation Factors for Determining Overall Tree Condition defines the characteristics for each rating. Table 4 – Tree Assessment Chart includes the condition ratings for each assessed tree.

Two trees, both blue oaks were observed to have suffered major limb failures. Tree 6 lost approximately one third of its canopy with its limb failure. The failed limb remains attached to the trunk and appears stable. One half of the canopy for tree 8 was lost with its limb failure. Debris and the failed limb were removed from the vicinity of tree 8. A large crack is visible from the face of the wound extending to the base of the tree.

Assessed trees were also rated as to suitability for preservation. Nineteen trees were rated high in suitability for preservation and six were determined to be moderate in suitability for preservation.

Table 3 – Suitability Factors for Tree Preservation explains the method behind the rating system. Suitability for preservation is especially valuable when used as a design component by architects and planners. This qualitative tree data is a contributing factor when deciding the cost-effectiveness and the reasonableness of whether to accommodate a tree by design. Table 4 – Tree Assessment Chart contains the suitability rating for each tree with germane comments.

Conclusions

With the exception of trees 6 and 8, the resident trees are for the most part in fair to very good overall condition. Removal of large dead branches and judicious reduction pruning when necessary by a qualified tree contractor would be a prudent course of action prior to beginning construction activities.

Trees 6 and 8 will require work to balance or reduce their foliar canopies to increase their aerodynamic properties. Proper installation of suitable hardware may increase structural integrity. Currently these two trees present a low risk of hazard to humans or domestic animals.

Construction activities adjacent to the dripline of trees, grade changes or changes in the direction of run-off should be avoided. If construction impacts to trees are a concern, an effective tree protection plan that is properly implemented is expected to extend the life of these trees.

Recommendations

1. Final grading, improvement and construction plans should consider the tree data presented in this report to proactively reduce construction impacts to the trees through the design process.

2. The final grading, improvement and construction plans should be reviewed by a qualified Arborist prior to the commencement of construction activities.

3. Proper implementation of an effective tree protection plan, which includes regular monitoring by a qualified Arborist, is expected to extend the life of those protected trees determined to be moderately or highly suitable for preservation.

4. All tree work (pruning and removals) is to be performed by a State of California Licensed Tree Contractor. All pruning is to be performed or directed by a Certified Arborist or a Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture) and adhere to the most recent editions of the American National Standards Institute (ANSI) for Tree Care

Operations (Z133.1) and Pruning (A300). The Project Arborist should monitor any pruning of the trees.

5. Should monitoring of the trees during construction be required, a qualified Arborist should be retained to act as the Project Arborist. A qualified Arborist would include an ISA Certified Arborist, an ASCA Registered Consulting Arborist or a Registered Professional Forester.

References

American National Standard. Tree Care Operations (ANSI 133.1- ANSI A300 et al.) American National Standards Institute 11 West 42nd Street New York, NY 10036 c.1994

Dreistadt, S.H. and Kelly, J.K. Pests of Landscape Trees and Shrubs. 2nd ed. Oakland, CA: UC/ANR Publications (Publication 3359) c.2004

Harris, R.W., Clark, J.R. and Matheny, N.P. Arboriculture: *integrated management of landscape tree, shrubs, and vines.*3rd ed. Upper Saddle River, NJ: Prentice-Hall, Inc. c.1999

Hayes, E. Evaluating Tree Defects. Rochester, MN: Safetrees, c.2001

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Swiecki, Tedmund J. and Bernhardt, Elizabeth A. 2006. A field guide to insects of California oaks. Gen. Tech Rep. PSW-GTR—197. Albany, CA: Pacific Southwest Research Station, Forest Service, U.S. Department of Agriculture, 151p.

Table 1

Tree Species Summary

TABLE 1
Tree Species Summary
Silver Oaks Project
Pleasanton, California

SPECIES	TREE POPULATION	PERCENTAGE OF POPULATION	Range of Trunk Diameters				OVERALL CONDITION RATING				
			6 - 14	15 - 23	24 - 32	33 - 39	Very Poor	Poor	Fair	Good	Very Good
black oak *(Quercus kelloggii)*	1	4%	1					1			
blue oak *(Quercus douglasii)*	23	92%		5	16	2		3	12	6	2
valley oak *(Quercus lobata)*	1	4%		1				1			
TOTAL TREES	**25**	**100%**	**1**	**6**	**16**	**2**	**0**	**5**	**12**	**6**	**2**

TABLE 2

Evaluation Factors for Determining
Overall Tree Condition

Table 2
Evaluation Factors for Determining
Overall Tree Condition

Structure	
1-Very Poor	Trunk has large pockets of decay, is weakly bifurcated or has a severe lean. Limbs or branches are poorly attached or dead. Possible hazard.
2-Poor	Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has a lean.
3-Fair	Trunk, limb and branch development though flawed is typical of this species
4-Good	Trunk is well developed with well-attached limbs and branches have some flaws but hardly visible.
5-Very Good	In addition to attributes of a good rating, the tree exhibits a well-developed root flare and a balanced canopy.
Health	
1-Very Poor	Tree displays severe dieback of branches, canopy is extremely sparse. May exhibit extensive pathogen infestation. Or tree is dead.
2-Poor	Tree displays some dieback of branches, foliar canopy is sparse, little to no signs of new growth or vigor. Possible pathogen infestation.
3-Fair	Tree is developing in a manner typical to others in the area. Canopy is full.
4-Good	New growth is vigorous as evidenced by stem elongation and color. Canopy is dense.
5-Very Good	In addition to attributes of a good rating, tree is displaying extremely vigorous growth and trunk displays a pattern of vigor cracks or lines.
Overall	
0-DEAD	Tree has no green foliage and no green in sampled twigs.
1-Very Poor	Tree is in severe decline or dead.
2-Poor	Tree is in decline or lacks vigor.
3-Fair	Tree is typical of species in the area.
4-Good	Tree is vigorous with few visible flaws.
5-Very Good	Tree is extremely vigorous.

TABLE 3

Suitability Factors for Tree Preservation

Table 3
Suitability Factors for Tree Preservation

Suitability Factors
To assist in the design process assessed trees have been rated as to suitability for preservation. Factors that influence suitability include:

Health: Overall tree vigor, extension of new growth, proper closing of wounds and the presence of plant pathogens.

Structure: The overall tree architrave, including roots, trunk, limbs, and branches are visually assessed for defects. A defect that can be corrected by proper arboricultural practices may allow a tree to be preserved.

Safe and Useful Life Expectancy: The life of a tree is much like a bell-shaped curve; where aging accentuates tree vigor until a point at the top of the curve where aging now reduces tree vigor and decline begins. A species may be long lived but have a poor structure that is prone to fail (e.g. blue gum) and should not be considered safe or useful.

Tree Species: The factors described above are predicated on the tree species. Certain species grow slowly and decline slowly (e.g. coast live oak). Other species grow quickly and decline quickly (e.g. Monterey pine). Tree species that are invasive, or a nuisance or have an inherently poor structure are to be avoided (e.g. Bailey acacia).

Suitability Ratings
When the above factors are considered, assessed trees were rated as HIGH, MODERATE or LOW in suitability for preservation. An explanation for each rating is provided below.

HIGH: Trees which are significant and expected to provide long-term contributions to the site. They display fair or better health and fair or better structural condition. On-going suitability may require typical maintenance practices commonly associated with the tree species. These trees are the most suitable for retention measures and are worthy of consideration during the design process or design revision.

MODERATE: Trees which contribute to the site but provide less than significant contributions for reasons of health, structural condition or appearance. On-going suitability will require properly implemented maintenance practices. Design revisions to preserve these trees may not be warranted.

LOW: Trees which provide minor contributions to the property for reasons of poor health, structural condition or appearance. A tree species that is a nuisance due to litter, will grow too large for the area or is known to develop a structure prone to failure is also rated low in suitability. Generally speaking, trees in this category are not expected to benefit or respond to acceptable corrective measures. Removal of these trees will often allow the safe, useful and aesthetic enjoyment of the property. *Preservation of low rated trees is not recommended.*

TABLE 4

Tree Assessment Chart

Table 4
Tree Assessment Chart
Silver Oaks Project
Pleasanton, California

Tree No.	Common Name	Species	Trunk Diameter [1]	Adjusted Trunk Diameter [2]	Crown Radius [3]	Approximate Height [4]	Structure	Health	Overall Condition [5]	Suitability [6]	Comments A	Comments B	Comments C	Recommendations
1	blue oak	*Quercus douglasii*	25.5	26	24	55	3	3	Fair	High	Shared canopy,	Typical form		
2	blue oak	*Quercus douglasii*	32.1	32	48	63	4	4	Good	High	Good overall form,	shared canopy,		
3	black oak	*Quercus kelloggii*	7.1	7	4	9	2	2	Poor	Moderate	Suppressed growth	trunk lean,	one sided canopy	
4	blue oak	*Quercus douglasii*	23.2	23	22	50	5	5	Very Good	High	Good overall form,	dense canopy		
5	blue oak	*Quercus douglasii*	28.6	29	36	50	3	4	Fair	High	Shared canopy,	one sided canopy,	dead branches	
6	blue oak	*Quercus douglasii*	30.5	31	40	50	1	4	Poor	Moderate	Major limb failure, one third of canopy damaged, requires mitigation	shared canopy,	trunk wounds	Recommended removal of failed limb and proper follow-up maintenance pruning
7	blue oak	*Quercus douglasii*	18.3	18	18	20	5	5	Very Good	High	Good overall form,	dead branches		
8	blue oak	*Quercus douglasii*	25.5	26	24	28	1	5	Poor	Moderate	Major stem failure, half of tree removed, crack extends to root collar,	one sided canopy,	dense canopy	Recommended reduction of foliar end weight.
9	blue oak	*Quercus douglasii*	25	25	20	23	3	3	Fair	Moderate	Dead branches,	trunk wounds and canker		

Table 4
Tree Assessment Chart
Silver Oaks Project
Pleasanton, California

Tree No.	Common Name	Species	Trunk Diameter [1]	Adjusted Trunk Diameter [2]	Crown Radius [3]	Approximate Height [4]	Structure	Health	Overall Condition [5]	Suitability [6]	Comments A	Comments B	Comments C	Recommendations
10	blue oak	*Quercus douglasii*	29	29	26	45	5	4	Good	High	Mistletoe observed in canopy	dense canopy	dead branches	
11	blue oak	*Quercus douglasii*	17	17	20	30	4	2	Poor	Moderate	Sparse canopy,	branch dieback,	branch failures	
12	blue oak	*Quercus douglasii*	28¥	28	33	25	3	3	Fair	High	Trunk bifurcation,	one sided canopy,		
13	blue oak	*Quercus douglasii*	31.4¥	31	30	38	3	4	Fair	High	Trunk lean	cavity at root collar,	trunk wounds	
14	blue oak	*Quercus douglasii*	29	29	25	38	4	3	Fair	High	Trunk wounds,	shared canopy,	dead branches	
15	blue oak	*Quercus douglasii*	15.8	16	12	14	4	3	Fair	High	Sparse canopy,	dead branches		
16	valley oak	*Quercus lobata*	22.1	22	25	28	3	2	Poor	Moderate	Sparse canopy,	one sided canopy,	dead branches	
17	blue oak	*Quercus douglasii*	19.8	20	28	28	4	5	Good	High	Trunk lean	root collar covered,		
18	blue oak	*Quercus douglasii*	28.8	29	36	35	4	3	Fair	High	Dense canopy, tag affixed on west side,	dead branches	root collar covered	
19	blue oak	*Quercus douglasii*	32.1	32	36	30	4	4	Good	High	Shared canopy,	dense canopy	trunk wounds	
20	blue oak	*Quercus douglasii*	24.2	24	20	33	4	4	Good	High	Good overall form,	root collar covered,		
21	blue oak	*Quercus douglasii*	34	34	30	38	4	4	Good	High	Trunk bifurcation,	dead branches		

Table 4
Tree Assessment Chart
Silver Oaks Project
Pleasanton, California

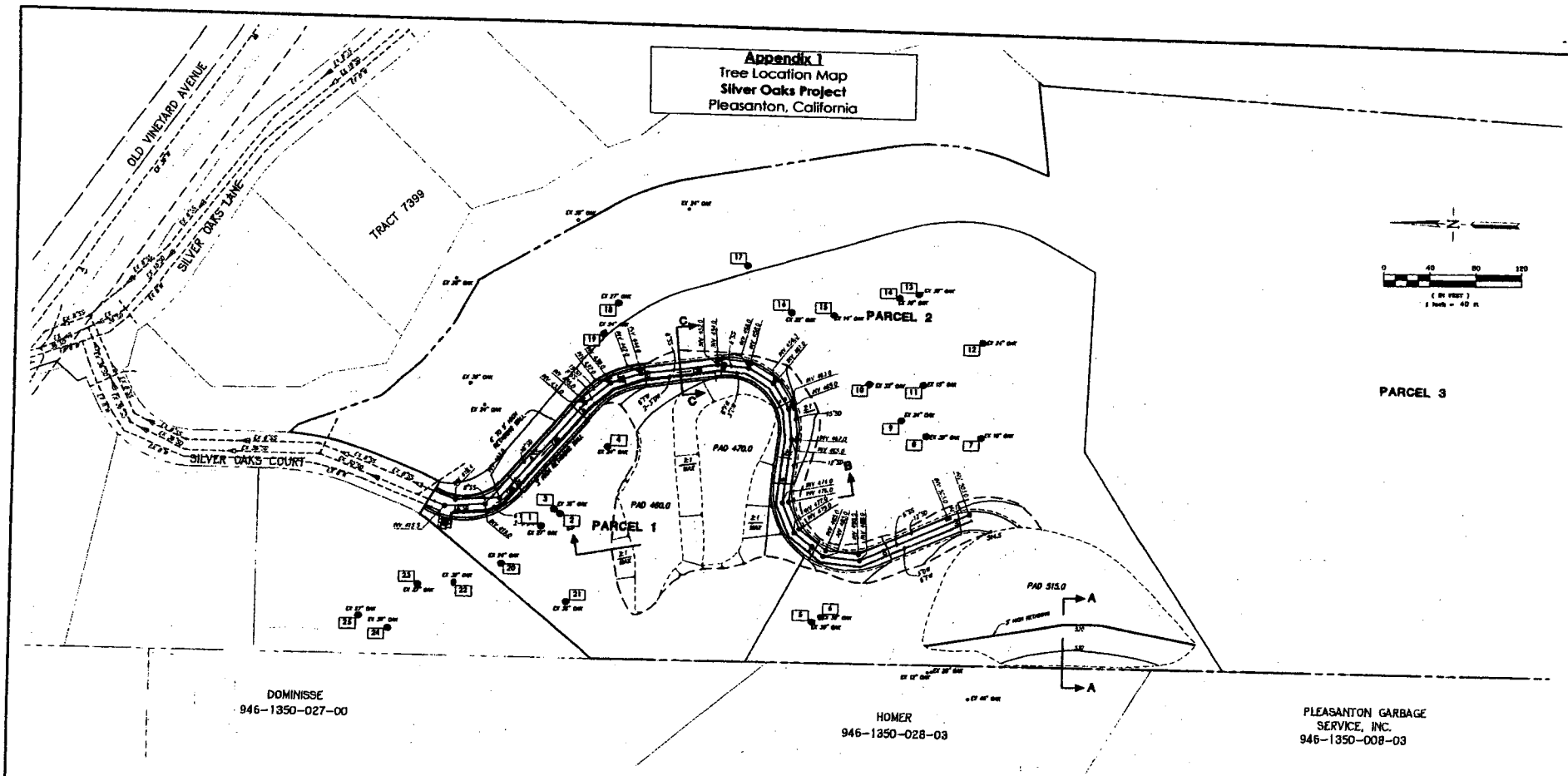
Tree No.	Common Name	Species	Trunk Diameter [1]	Adjusted Trunk Diameter [2]	Crown Radius [3]	Approximate Height [4]	Structure	Health	Overall Condition [5]	Suitability [6]	Comments A	Comments B	Comments C	Recommendations
22	blue oak	*Quercus douglasii*	25.7,13.4	39	26	28	3	3	Fair	High	Sparse canopy, one stem	trunk bifurcation,	trunk lean	
23	blue oak	*Quercus douglasii*	25	25	26	30	4	3	Fair	High	Sparse canopy,	trunk wounds,		
24	blue oak	*Quercus douglasii*	25.2	25	30	33	4	3	Fair	High	Trunk wounds; barb wire,	trunk bifurcation,	sparse canopy	
25	blue oak	*Quercus douglasii*	26.2	26	35	38	4	3	Fair	High	High foliar crown,	trunk wounds,	sparse canopy	

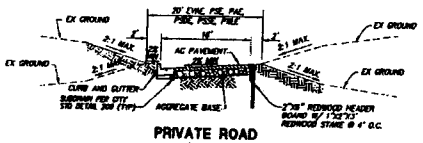
1/ Trunk Diameter: Measured at 4.5 feet from the existing grade with a diameter tape.
2/ Adjusted Trunk Diameter: Diameters were rounded to whole numbers. Multi-stem trunk diameters were added together as stated in the ordinance.
3/ Crown Radius: Distance was paced from trunk to furthest point of dripline
4/ Approximate Height: Tree height was visually approximated
5/ Overall Condition: Please refer to Table 2a for an explanation of terms.
6/ Suitability for Preservation: Please refer to Table 2b for an explanation of terms.
¥/ Symbol indicates that the trunk or trunks were measured below trunk bifurcation or largest limb
TREE Highlighted trees were observed to be at risk for structural failure and should be mitigated prior to beginning construction activities

Appendix 1

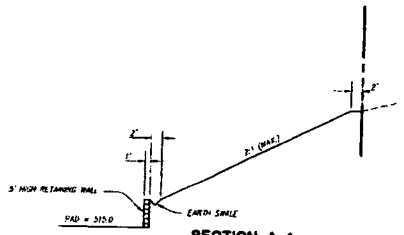
Tree Location Map

Appendix 1
Tree Location Map
Silver Oaks Project
Pleasanton, California





PRIVATE ROAD
SECTION C-C
NOT TO SCALE



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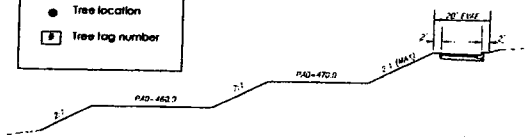

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PRELIMINARY GRADING AND UTILITY PLAN

BERLOGAR PROPERTY

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

DATE: JULY 20, 2009 JOB NO. 021040B SHEET 3 OF

Attachments

Certification of Performance
and
Terms and Conditions

Certification of Performance

That I have personally inspected the tree(s) and /or property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;

That the analysis opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment the attainment of stipulated results or the occurrence of any subsequent events;

That my analysis opinions and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices;

I further certify that I am a Registered Consulting Arborist affiliated with the American Society of Consulting Arborists (ASCA), a member of the International Society of Arboriculture (ISA) and an ISA Certified Arborist.

Disclosure Statement

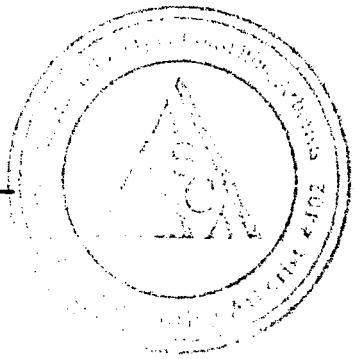
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees and recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Certain conditions are often hidden within trees or below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed.

Trees can be managed but they cannot be controlled.
To live near trees is to accept some degree of risk.

Signed: Walter Fujii Date: 9/27/10

Walter Fujii



Ralph Osterling Consultants, Inc.
TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Ralph Osterling Consultants, Inc. hereinafter referred to as "ROC".

1. Any legal description provided to the consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.

2. It is assumed that any property referred to in any report or in conjunction with any services performed by ROC, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.

3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.

4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. ROC and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.

5. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects, which could only have been discovered by climbing. A full roots collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.

6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.

7. ROC offers no guarantees or warrantees, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.

8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.

9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work produce of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by ROC or the consultant as to the sufficiency or accuracy of that information.

10. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

11. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a $25.00 service fee. Advance payment of fees may be required in some cases.

Via E-Mail and Mail

July 2, 2012
Job No. 1806.101A

BERLOGAR STEVENS & ASSOCIATES

PUD-84

Berlogar Vineyards Inc.
P.O. Box 1000
Pleasanton, California 94566

Subject: Geotechnical Investigation
Tract 7399 - Parcels 1 and 2
Silver Oaks Court
Pleasanton, California

Dear Mr. Berlogar:

INTRODUCTION

This report presents our geotechnical investigation for 2 proposed single-family residences on Parcels 1 and 2 of the Berlogar Vineyards in Pleasanton, California (see Plate 1, Vicinity Map). The Parcels are located at the end of Silver Oaks Court as shown on Plate 2, Site Plan and are proposed to be accessed via a private drive off Silver Oaks Court.

PURPOSE AND SCOPE OF SERVICES

The purpose of this geotechnical investigation was to investigate the site soil, bedrock and groundwater conditions and to evaluate the feasibility of the planned development from a geotechnical engineering standpoint. Our scope of services included:

1. Review of published maps and literature pertinent to the site and vicinity.
2. Review of existing geotechnical and geologic reports pertaining to the site.
3. Excavating and logging exploratory test pits.
4. Geotechnical engineering and geologic analysis.
5. Providing grading recommendations
6. Preparing this report.

SITE CONDITIONS

SURFACE CONDITIONS

Currently, the area is an undeveloped hillside. Parcel 1 is proposed to be graded to be a split pad at 460 and 470 feet MSL separated by a maximum 2H:1V slope. A 2H:1V slope is proposed to extend downhill to the north from the Pad at 460 feet MSL. The pad at 470 feet MSL is proposed to be bordered on the uphill side by a maximum 2H:1V slope. The second pad is on Parcel 2 and is proposed to be at 515 feet MSL.

SUBSURFACE CONDITIONS

We excavated eleven test pits (TP-1 to TP-11) up to 9 feet deep on September 16, 2010 and October 13, 2011 to explore the subsurface conditions at the locations shown on Plate 2, Site Plan. Soils encountered were generally silty to sandy clays and clayey silts overlying the Livermore Gravels formation. Siltstone was encountered in TP-9 at a depth of 4 feet below existing ground surface and was highly weathered, friable, and moderately to highly fractured. The test pit logs are contained on Plates 3 and 4.

GROUNDWATER

Groundwater was not encountered in the test pits.

GEOLOGIC HAZARDS

LANDSLIDES

Mapped landslides at the site were not found in the geologic literature in our files and we did not find evidence of landslides during our field exploration.

EARTHQUAKES

The site is not located within a designated State of California Earthquake Fault Zone for active faults. We did not observe signs of active faults during our field exploration. Hence, the potential for surface fault rupture at the site is low. The subject site is located at approximately 37.6623 degrees north latitude and 121.8369 degrees west longitude. The peak ground acceleration (PGA) with a 10% chance of exceedance in 50 years (475 year return period) is 0.53g according to the United States Geologic Survey (USGS) Deaggregation website with an assumed shear wave velocity of 270 m/s.

LIQUEFACTION AND DYNAMIC COMPACTION

Liquefaction is the temporary transformation of saturated, loose cohesionless soils into a viscous liquid during strong ground shaking from a major earthquake. The site is underlain by silty to sandy clays and clayey silts which are underlain by the Livermore Gravel formation. Therefore, the risk of liquefaction at the site is believed to be low. Dynamic compaction is the densification of dry, loose sandy soil above the water table. Loose, relatively clean sandy soil was not encountered in the test pits, hence, the potential for dynamic compaction is considered to be low.

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

From a geotechnical engineering standpoint, the proposed home sites appear to be feasible at the site, provided the conclusions and recommendations contained in this report are followed as project planning advances.

SITE GRADING

The on-site soils are generally suitable for engineered fill, provided they are free of debris, significant vegetation, rocks greater than 6 inches in largest dimension and other deleterious matter.

In engineered fill and building pad areas, the upper foot of existing ground should be overexcavated, and the exposed grade should be scarified to a depth of about 12 inches, properly moisture conditioned to at least 3 percent above the optimum moisture content and compacted to a minimum of 90 percent relative compaction as determined by ASTM D1557. Cut and fill slopes should be graded at 2H:1V.

Fill slopes should be keyed and benched into the hillside and should include a subdrain. Keyways should slope back into the slope at a 5 percent gradient, extend a minimum of 4 feet into completed soil, and have a width of 15 feet or half the fill slope height, whichever is greater. All fill should be compacted to a minimum of 90 percent relative compaction (ASTM D1557) at 3 percent above optimum. Horizontal benches should be excavated to key the fill into native material.

A keyway subdrain should be located along the upslope side of the keyway and consist of a 6 inch diameter perforated PVC pipe placed holes down surrounded by 6 inches of Class 2 Permeable Material. The subdrain should discharge via a closed pipe to the proposed storm drain system.

We recommend that supplemental investigations be performed for each proposed residence when specific house plans become available. Foundation recommendations can be provided upon request. We trust this provides the information needed at this time. If you have any questions, please contact us.

LIMITATIONS

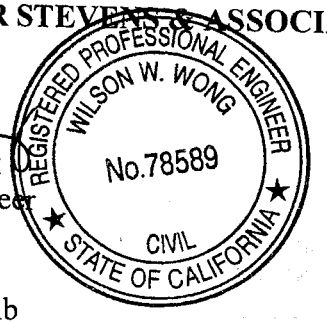
The conclusions and recommendations of this geotechnical investigation report are based on the information provided to us regarding the proposed development, subsurface conditions encountered at the test pit locations, laboratory tests and professional judgment. The study has been conducted in accordance with current professional geotechnical engineering standards; no other warranty is expressed or implied.

The locations of the test pits were estimated by pacing from existing features and should be considered approximate only. The test pits show subsurface conditions encountered at the locations and dates indicated; it is not warranted that they are representative of such conditions at other locations or times.

In the event that changes in nature, design, and location of the proposed development are planned, or if the subsurface conditions differ from those described herein during construction, then the conclusions and recommendations presented in this report should be considered invalid unless the changes are reviewed, and the conclusions and recommendations are modified or approved in writing.

Respectfully submitted,

BERLOGAR STEVENS & ASSOCIATES



Wilson Wong
Project Engineer
C78589

William R. Stevens
Principal Engineer

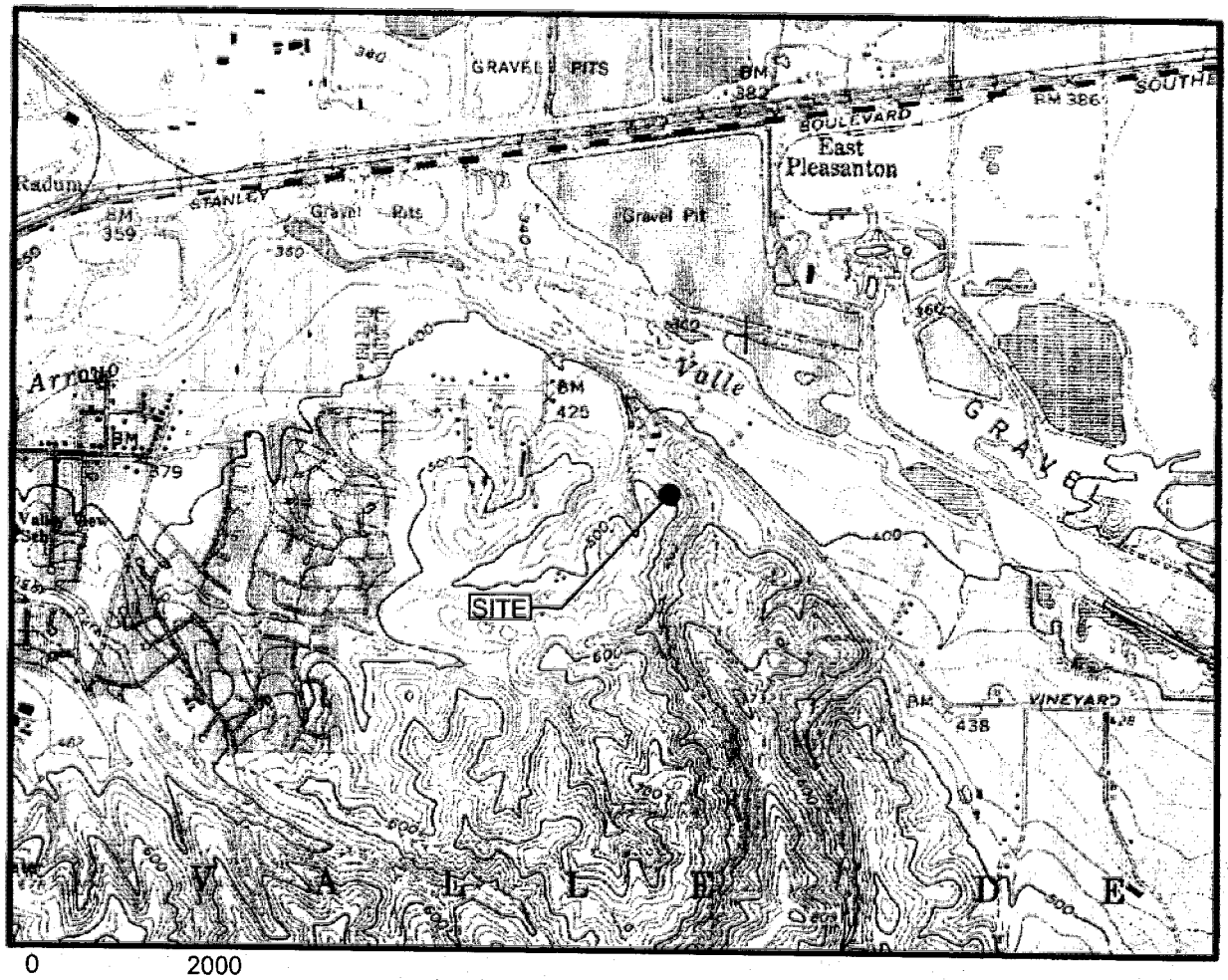
WW/WRS:jmb

Attachment: Plate 1 – Vicinity Map
Plate 2 – Site Plan
Plates 3 and 4 – Test Pit Logs

Copies: Addressee (6)

U:\@@@Public\1-Pleasanton\1806 Silver Oaks\101A Parcels 1 and 2\1806.101A Geotech Inv WRS - 24652.docx

JOB NUMBER: 1806.101A DATE: 2-13-12 BY: CC



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VICINITY MAP

TRACT 7399

PARCELS 1 AND 2

SILVER OAKS COURT

PLEASANTON, CALIFORNIA

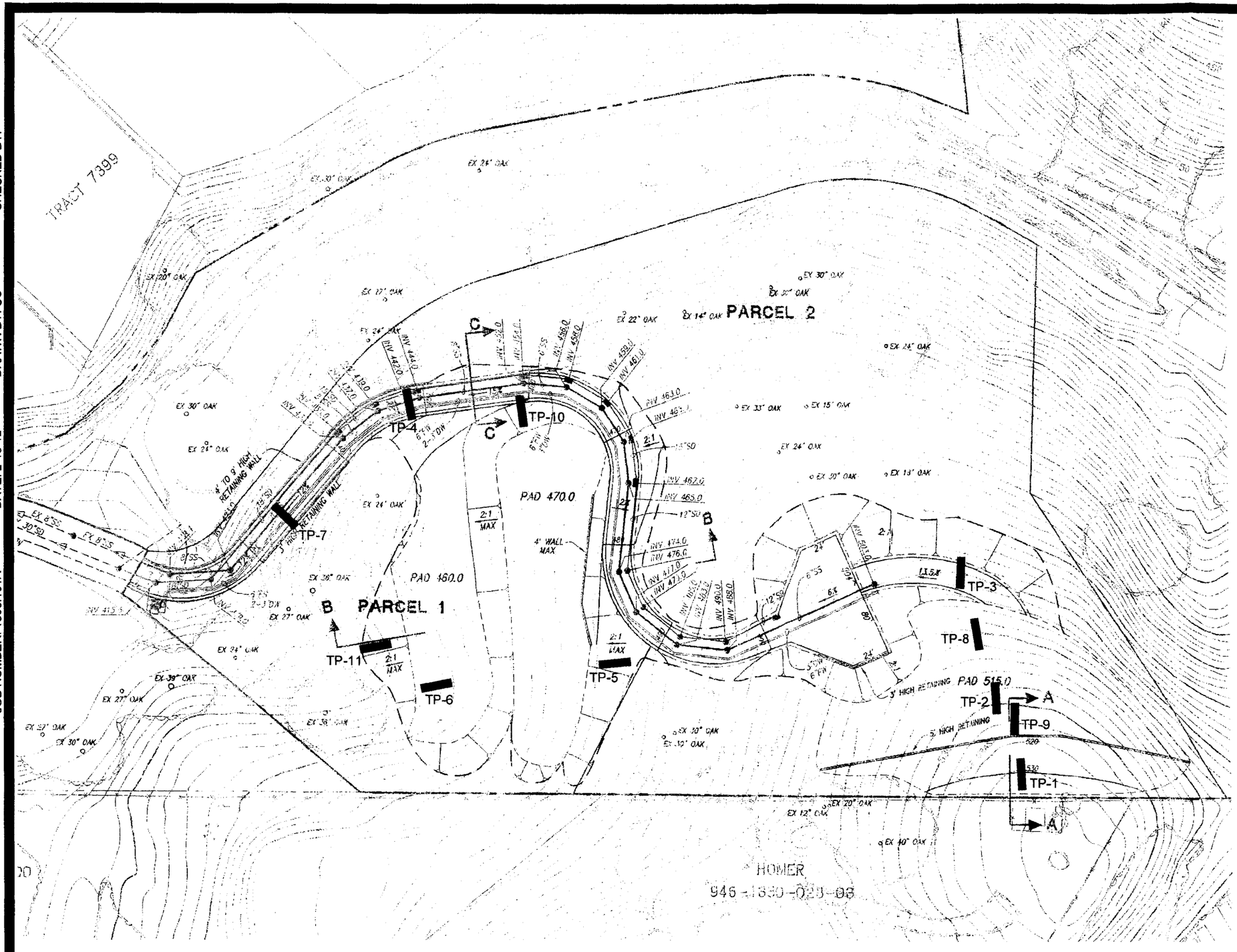
FOR

BERLOGAR VINEYARDS INC.

BASE: PORTION OF U.S.G.S. 7.5 MINUTE TOPOGRAPHIC QUADRANGLES, LIVERMORE, CALIFORNIA, PHOTOREVISED 1980, AT A SCALE OF 1:24,000.

PLATE 1

JOB NUMBER: 1806.101A DATE: 2-13-12 DRAWN BY: CC CHECKED BY:



N

0 60

1"=60'

EXPLANATION

TP-11 TEST PIT LOCATION

SITE PLAN

TRACT 7399
PARCELS 1 AND 2

SILVER OAKS COURT
PLEASANTON, CALIFORNIA
FOR
BERLOGAR VINEYARDS INC.

Berlogar Stevens & Associates
SOIL ENGINEERS * ENGINEERING GEOLOGISTS

BASE: TITLED, "PRELIMINARY GRADING AND UTILITY PLAN BERLOGAR PROPERTY", REVISED DATED:11/8/10, PREPARED BY RJA

PLATE 2

TEST PIT LOGS

Test Pit Number	Depth (feet)	Description
TP-1	0 – 2	Conglomerate, light to moderate gray-brown, moist, hard/very dense, predominantly sand, gravel and cobbles in sandy clay matrix. "Livermore Gravels" Total Depth 2 feet No free groundwater encountered
TP-2	0 – 2	Conglomerate, light to medium gray-brown, moist, hard/very dense, gravel and cobbles in sandy clay matrix. "Livermore Gravels" Total Depth 2 feet No free groundwater encountered
TP-3	0 – 1½	Sandy Clay, light to medium gray-brown, dry to moist, hard, some fine to coarse gravel. "Livermore Gravels"
	1½ – 3	Clayey Silt, light gray-brown (reddish), moist, very stiff to hard, trace fine to coarse gravel. "Livermore Gravels" Total Depth 3 feet No free groundwater encountered
TP-4	0 – 2½	Clayey Silt, light to medium gray-brown, moist, dense, slightly porous, some fine to medium-grained sand and fine to coarse gravel, occasional cobbles. "Livermore Gravels" Total Depth 2½ feet No free groundwater encountered
TP-5	0 – 2	Clayey Silt with fine to coarse gravel, light to medium gray-brown. Dry to moist, very dense, occasional cobbles. "Livermore Gravels" Total Depth 2 feet No free groundwater encountered
TP-6	0 – 2	Clayey Silt, light to medium gray-brown, dry to moist, dense, porous, some fine to coarse grained sand and fine to coarse gravel, occasional cobbles. "Livermore Gravels" Total Depth 2 feet No free groundwater encountered
TP-7	0 – 2	Sandy Clay, gray-brown, dry to moist, very stiff to hard, some fine to coarse gravel, fine to coarse-grained sand, occasional cobbles. "Livermore Gravels" Total Depth 2 feet No free groundwater encountered

TEST PIT LOGS

Test Pit Number	Depth (feet)	Description
TP-8	0 – 2	Conglomerate, light to medium gray-brown, moist, hard/very dense, gravel and cobbles in sandy clay matrix. "Livermore Gravels"
		Total Depth 2 feet No free groundwater encountered
TP-9	0 – 1	Silty Clay, brown, dry, stiff, trace fine-grained sand.
	1 – 2	Silty Clay, brown, moist, stiff, trace fine-grained sand, trace fine gravel, faint blocky ped structure.
	2 – 4	Conglomerate, red-brown, highly weathered, friable, coarse-grained sand matrix, matrix supported, matrix: gravel ≈ 60:40, rounded gravel up to ½ inch, channeled basal contact. "Livermore Gravels"
	4 – 6	Siltstone, tan-brown, highly weathered, friable, moderately to highly fractured.
		Total Depth 6 feet No free groundwater encountered
TP-10	0 – 1½	Silty Clay, brown, dry, stiff.
	1½ – 2½	Silty Clay, brown, moist, stiff, trace fine-grained sand, trace fine gravel.
	2½ – 5½	Conglomerate, red-brown, highly weathered, friable, coarse-grained sand matrix, clast supported, matrix: gravel ≈ 40:60, rounded gravel up to 1½ inch "Livermore Gravels."
		Total Depth 5½ feet No free groundwater encountered
TP-11	0 – 3½	Silty Clay, brown, dry, stiff, porous, trace fine-grained sand, trace fine gravel.
	3½ – 6½	Silty Clay, brown, dry to moist, very stiff, trace to some rounded fine to coarse gravel, trace fine-grained sand.
	6½ – 9	Conglomerate, brown to red-brown, highly weathered, friable, coarse-grained sand matrix, matrix to clast supported, matrix: gravel ≈ 50:50, rounded fine to coarse gravel "Livermore Gravels."
		Total Depth 9 feet No free groundwater encountered

* Hard excavation in Livermore Gravels due to interlocking gravel.

EBA ENGINEERING

October 26, 2012

Mr. Frank Berlogar
5587 Sunol Boulevard
Pleasanton, CA 94566

RE: LANDFILL GAS ASSESSMENT REPORT
88 SILVER OAKS COURT, PLEASANTON, CALIFORNIA
EBA JOB No. 12-1869 (TASK 3)

Dear Mr. Bhatt:

This report presents the findings from a landfill gas (LFG) assessment performed at the 88 Silver Oaks Court property (Property) located in Pleasanton, California. The LFG assessment was performed at the request of the City of Pleasanton, Engineering Department (City) as part of a building permit requirement based on the Property's proximity to the Old Pleasanton Landfill (Landfill). The Property is currently in the planning stage for the development of two parcels that will include the construction of two single family dwellings. The building pads for the dwellings will be located approximately 250 to 400 feet east of the Landfill's waste footprint. Thus, the purpose of the assessment was to establish if LFG is present on the Property in the area of the proposed building pads. The work was performed in general accordance with the *Work Plan for Landfill Gas Assessment (Work Plan)* dated September 25, 2012 (EBA Engineering [EBA], 2012). The Work Plan was submitted to the City for review prior to implementation.

SCOPE OF WORK

Two (2) temporary LFG monitoring points (MP-1 and MP-2) were installed on October 10, 2012 under a permit from the Zone 7 Water Agency (Permit No. 2012101) at the locations shown on Figure 1 (Appendix A). As shown on Figure 1, one LFG monitoring point was installed on each parcel within or adjacent to the proposed building pads. The LFG monitoring points were installed by Britton Exploration of Los Gatos, California under the direct supervision of EBA. Drilling was performed using a track-mounted rotary auger drill rig equipped with 8-inch diameter hollow-stem augers. Soil samples were collected during the course of drilling at 5-foot intervals using a standard split-spoon sampler for the purpose of characterizing the lithology. In addition, the boreholes were monitored for methane at 5-foot intervals using a portable methane meter (RKI Eagle Series). Each soil boring was logged and recorded by EBA's field geologist. Copies of the corresponding soil boring logs are enclosed in Appendix B.

825 Sonoma Avenue, Suite C · Santa Rosa, California 95404
(707) 544-0784 · FAX (707) 544-0866 · www.ebagroup.com

PUD-84

The borehole for MP-1 was terminated at a depth of 29.5 feet below ground surface (BGS), while the borehole for MP-2 was terminated at a depth of 17 feet BGS. These termination depths coincide to approximately 15 feet below the proposed building pads. Findings from the soil sampling program revealed soil profiles consisting of sandy silt and silt with sand units at both locations. Based on the relatively uniform and fine-grained nature of the underlying soils, single probes were installed at both locations. The probes were constructed of 1-inch diameter, Schedule 40 polyvinyl chloride (PVC) slotted (0.02-inch machine slot) and blank casing. The slotted intervals for MP-1 and MP-2 were placed from 16.5 to 26.5 feet BGS and eight to 17 feet BGS, respectively. Coarse sand (#3) was placed around the slotted intervals, followed by hydrated bentonite chips to within approximately two feet of ground surface. The upper two feet of the boreholes were backfilled with compacted soil. The tops of the probe casings at ground surface were fitted with labcock valves to facilitate monitoring. Please refer to the soil boring logs in Appendix B for graphic illustrations of the probe construction characteristics.

The probes were allowed to stabilize for one week after installation, whereupon a monitoring event was performed by EBA on October 18, 2012. The monitoring event encompassed initially measuring static pressure conditions using a Magnehelic pressure gauge, followed by purging one probe volume equivalent from each probe. Methane, carbon dioxide and oxygen concentrations were measured during the course of purging using the RKI Eagle Series portable methane meter. A final reading was also measured upon conclusion of the purging process. The corresponding data was recorded on a field data sheet. A copy of the field data sheet is enclosed in Appendix C.

RESULTS AND FINDINGS

Findings from the monitoring activities performed during the course of drilling and one week following the probe installation revealed no indications of methane being present on the Property in the areas of the proposed building pads. Since the Landfill has existed for over 60 years, sufficient time has elapsed to allow for LFG to migrate into the area, if such conditions were going to occur. Thus, the absence of methane negates this concern. Other variables that should provide ongoing protection include the fine-grained nature of the soils underlying the building pads and the fact that active LFG collection is currently performed at the Landfill and will continue as such for the foreseeable future. Based on these circumstances, further assessment of potential LFG migration issues associated with the proposed development is not considered warranted.

RECOMMENDATIONS

Since findings from the investigation confirmed the absence of LFG in the area of the proposed building pads, provisions should be made to properly destroy the LFG monitoring points under permit from the Zone 7 Water Agency. A rotary auger drill rig should be used to remove the probe casing and annular materials (i.e., sand and bentonite chips). Upon removal of these materials, the boreholes should be backfilled with neat cement grout in accordance with Zone 7

Water Agency abandonment procedures. The aforementioned provisions should not be implemented until authorization to do so is granted by the City.

CLOSING

If you should have any questions regarding the information contained herein, please do not hesitate to contact EBA's office at (707) 544-0784.

Sincerely,
EBA ENGINEERING

Mike Delmanowski, C.E.G., C.Hg.
Senior Hydrogeologist

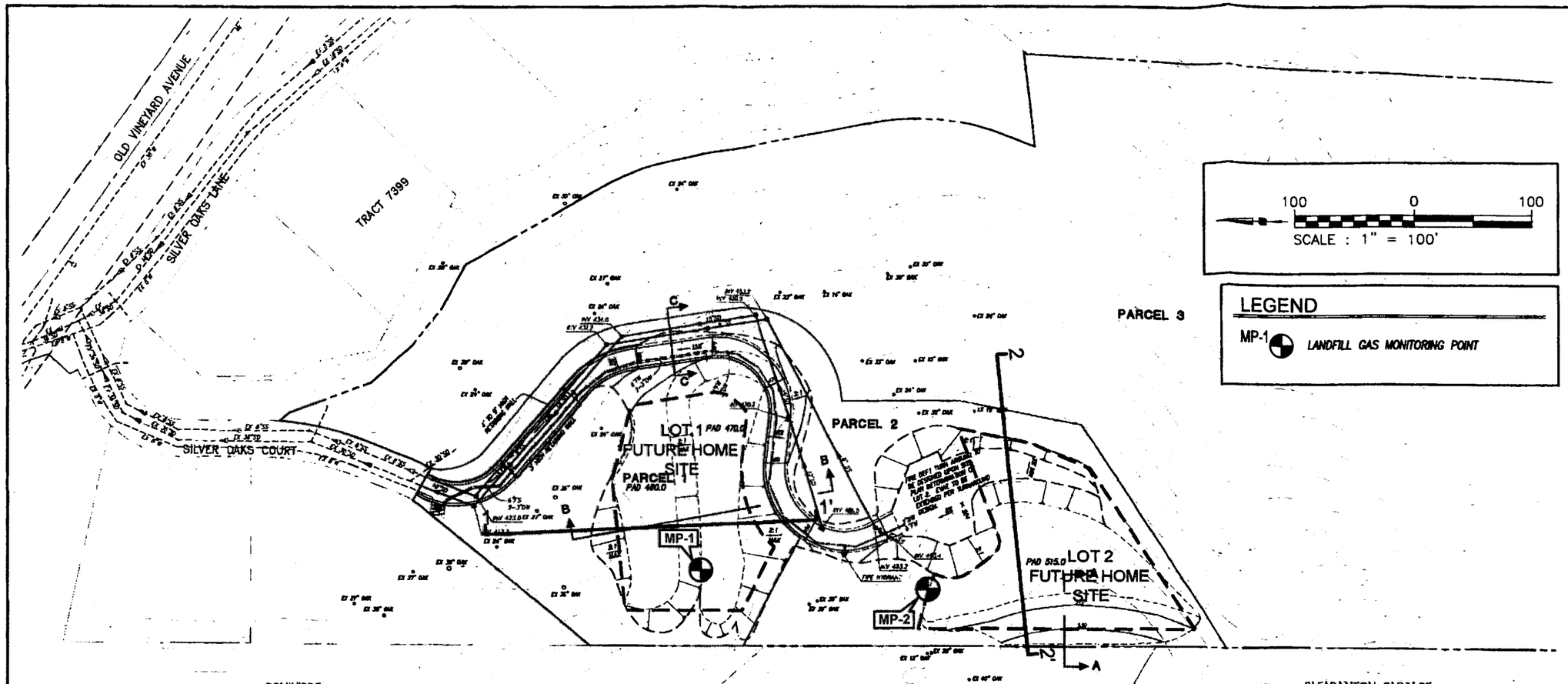
Enclosures: Appendix A - Figure 1
Appendix B - Soil Boring Logs and Probe Construction Details
Appendix C - LFG Monitoring Data Sheet

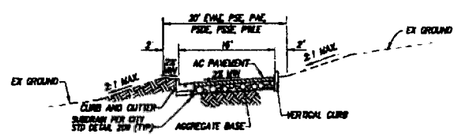
REFERENCES

EBA Engineering, September 25, 2012, *Work Plan for Landfill Gas Assessment, 88 Silver Oaks Court, Pleasanton, California, EBA Job No. 12-1869 (Task 1);* Prepared for Mr. Frank Berlogar by EBA Engineering, Santa Rosa, California.

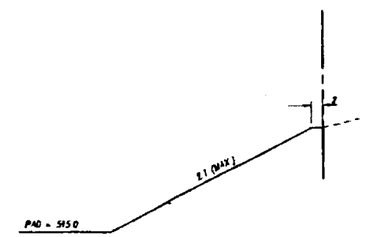
APPENDIX A

FIGURE 1

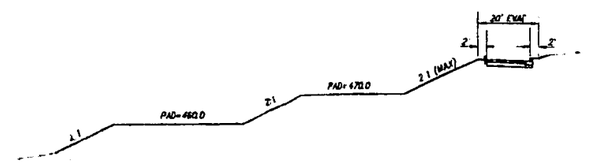




PRIVATE ROAD
SECTION C-C
NOT TO SCALE



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

PRELIMINARY GRADING AND UTILITY PLAN
BERLOGAR PROPERTY
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

FIGURE 1

EBA Engineering modified (2012-09-24), original image by:
RJA (Ruggeri-Jensen-Azar) Engineers, Planners and Surveyors

DATE: APRIL 30, 2012 JOB NO. 02104088 SHEET 3 OF 4

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APPENDIX B

SOIL BORING LOGS
AND
PROBE CONSTRUCTION DETAILS

EBA ENGINEERING

EBA Engineering
825 Sonoma Avenue
Santa Rosa, CA 95404
Telephone 707-544-0784
Fax 707-544-0686

WELL NUMBER MP-1

CLIENT Mr. Frank Barlogar
PROJECT NAME Landfill Gas Assessment
PROJECT NUMBER 12-1999
PROJECT LOCATION 68 Silver Oaks Court, Pleasanton, California
DATE STARTED 10/10/12 COMPLETED 10/10/12
GROUND ELEVATION 470.00' MSL CASING ELEVATION 470.00' MSL
DRILLING CONTRACTOR Bratton Exploration
GROUND WATER LEVELS: HOLE SIZE 8"
DRILLING METHOD Rotary Auger Drilling
AT TIME OF DRILLING --
LOGGED BY C. Jenkins (EBA) CHECKED BY M. Delmagowski (EBA)
AT END OF DRILLING --
NOTES
AFTER DRILLING --

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	REMARKS	U.S.C.S.	GRAPHIC LOG	CONTACT DEPTH	MATERIAL DESCRIPTION	CONTACT ELEVATION	WELL CONSTRUCTION DETAIL	DEPTH (ft)
0											0
5								SANDY SILT, moist, brownish yellow (10YR 6/8), 30-40% fine sand, 60-70% fines		Compacted Soil	5
	SS	100	12-23-22 (45)	0.0 ppm Methane				same as above, trace fractured cobbles			
10					ML			hard drilling		Bentonite	10
	SS	100	15-30-37 (67)	0.0 ppm Methane				same as above		1" Schedule 40 Blank PVC Casing	
15										Filter Pack (#3 Sand)	15
	SS	100	18-50	0.0 ppm Methane				same as above			
20							20.0		450.0		20
	SS	100	9-23-35 (58)	0.0 ppm Methane				SILT WITH SAND, moist, yellowish brown (10YR 6/8), 15% fine sand, 85% fines		1" Schedule 40 screen PVC Casing (0.020-inch slotted)	
25					ML						25
	SS	100	7-16-23 (39)	0.0 ppm Methane				same as above			
	SS	100	8-14-31 (45)	0.0 ppm Methane				same as above			
							29.5	Bottom of Borehole at 29.0 feet BGS	440.5		

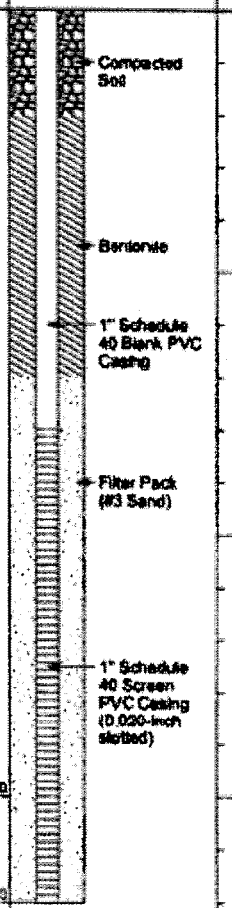
EBA Engineering
825 Sonoma Avenue
Santa Rosa, CA 95404
Telephone: 707-544-0784
Fax: 707-544-0866

WELL NUMBER MP-2

CLIENT Mr. Frank Bertocci
PROJECT NAME Landfill Gas Assessment
PROJECT NUMBER 12-1869
PROJECT LOCATION 68 Silver Oaks Court, Pleasanton, California
DATE STARTED 10/10/12 COMPLETED 10/10/12
GROUND ELEVATION 515.00' MSL CASING ELEVATION 515.00' MSL
DRILLING CONTRACTOR Britton Exploration
GROUND WATER LEVELS: HOLE SIZE 8"
DRILLING METHOD Rotary Auger Drilling
AT TIME OF DRILLING --
LOGGED BY C. Jenkins (EBA) CHECKED BY N. Delmanowski (EBA)
AT END OF DRILLING --
NOTES
AFTER DRILLING --

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	REMARKS	U.S.C.S.	GRAPHIC LOG	CONTACT DEPTH	MATERIAL DESCRIPTION	CONTACT ELEVATION
0									
								SANDY SILT, moist, brownish yellow (10YR 6/8), 30-40% fine sand, 60-70% fines	
5									
	SS	100	28-27-31 (58)	0.0 ppm Methane					
					ML				
10									
	SS	100	9-32-48 (80)	0.0 ppm Methane				same as above, trace fractured cobbles	
15							15.0		500.0
	SS	100	14-15-18 (33)	0.0 ppm Methane	ML			SILT WITH SAND, moist, brownish yellow (10YR 6/8), 15% fine sand, 85% fines	
							17.0		498.0
								Bottom of Borehole at 17.0 feet BGS.	

WELL CONSTRUCTION DETAIL



DEPTH (ft)

0
5
10
15

GENERAL BH / TP / WELL 1459 68 SILVER OAKS.GPJ GINT US.GDT 10/11/12

APPENDIX C

LFG MONITORING DATA SHEET

LFG MONITORING DATA SHEET

Project:	Berlogar Property	**Instrument:**	RKI Eagle
Date:	10-18-12	**Temperature:**	
Sampling Technician:	Kari Wester	**Weather:**	Sunny

Monitoring Probe	Depth (feet)	Time	Static Pressure (in. w.c.)	Initial Reading					Final Reading (1 purge volume)				
				Methane			Oxygen (% Vol.)	CO2 (% Vol.)	Methane			Oxygen (% Vol.)	CO2 (% Vol.)
				(% Vol.)	(% LEL)	ppmv			(% Vol.)	(% LEL)	ppmv		
MP-1	28	10:55	0.0	—	0	—	19.1	1.6	—	0	—	18.1	3.0
MP-2	17	11:05	0.0	—	0	—	19.3	0.0	—	0	—	20.7	0.0

Via E-Mail and Mail

July 2, 2012
Job No. 1806.101A

BERLOGAR STEVENS & ASSOCIATES

Berlogar Vineyards Inc.
P.O. Box 1000
Pleasanton, California 94566

Subject: Geotechnical Investigation
Tract 7399 - Parcels 1 and 2
Silver Oaks Court
Pleasanton, California

Dear Mr. Berlogar:

INTRODUCTION

This report presents our geotechnical investigation for 2 proposed single-family residences on Parcels 1 and 2 of the Berlogar Vineyards in Pleasanton, California (see Plate 1, Vicinity Map). The Parcels are located at the end of Silver Oaks Court as shown on Plate 2, Site Plan and are proposed to be accessed via a private drive off Silver Oaks Court.

PURPOSE AND SCOPE OF SERVICES

The purpose of this geotechnical investigation was to investigate the site soil, bedrock and groundwater conditions and to evaluate the feasibility of the planned development from a geotechnical engineering standpoint. Our scope of services included:

1. Review of published maps and literature pertinent to the site and vicinity.
2. Review of existing geotechnical and geologic reports pertaining to the site.
3. Excavating and logging exploratory test pits.
4. Geotechnical engineering and geologic analysis.
5. Providing grading recommendations
6. Preparing this report.

SITE CONDITIONS

SURFACE CONDITIONS

Currently, the area is an undeveloped hillside. Parcel 1 is proposed to be graded to be a split pad at 460 and 470 feet MSL separated by a maximum 2H:1V slope. A 2H:1V slope is proposed to extend downhill to the north from the Pad at 460 feet MSL. The pad at 470 feet MSL is proposed to be bordered on the uphill side by a maximum 2H:1V slope. The second pad is on Parcel 2 and is proposed to be at 515 feet MSL.

SUBSURFACE CONDITIONS

We excavated eleven test pits (TP-1 to TP-11) up to 9 feet deep on September 16, 2010 and October 13, 2011 to explore the subsurface conditions at the locations shown on Plate 2, Site Plan. Soils encountered were generally silty to sandy clays and clayey silts overlying the Livermore Gravels formation. Siltstone was encountered in TP-9 at a depth of 4 feet below existing ground surface and was highly weathered, friable, and moderately to highly fractured. The test pit logs are contained on Plates 3 and 4.

GROUNDWATER

Groundwater was not encountered in the test pits.

GEOLOGIC HAZARDS

LANDSLIDES

Mapped landslides at the site were not found in the geologic literature in our files and we did not find evidence of landslides during our field exploration.

EARTHQUAKES

The site is not located within a designated State of California Earthquake Fault Zone for active faults. We did not observe signs of active faults during our field exploration. Hence, the potential for surface fault rupture at the site is low. The subject site is located at approximately 37.6623 degrees north latitude and 121.8369 degrees west longitude. The peak ground acceleration (PGA) with a 10% chance of exceedance in 50 years (475 year return period) is 0.53g according to the United States Geologic Survey (USGS) Deaggregation website with an assumed shear wave velocity of 270 m/s.

LIQUEFACTION AND DYNAMIC COMPACTION

Liquefaction is the temporary transformation of saturated, loose cohesionless soils into a viscous liquid during strong ground shaking from a major earthquake. The site is underlain by silty to sandy clays and clayey silts which are underlain by the Livermore Gravel formation. Therefore, the risk of liquefaction at the site is believed to be low. Dynamic compaction is the densification of dry, loose sandy soil above the water table. Loose, relatively clean sandy soil was not encountered in the test pits, hence, the potential for dynamic compaction is considered to be low.

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

From a geotechnical engineering standpoint, the proposed home sites appear to be feasible at the site, provided the conclusions and recommendations contained in this report are followed as project planning advances.

SITE GRADING

The on-site soils are generally suitable for engineered fill, provided they are free of debris, significant vegetation, rocks greater than 6 inches in largest dimension and other deleterious matter.

In engineered fill and building pad areas, the upper foot of existing ground should be overexcavated, and the exposed grade should be scarified to a depth of about 12 inches, properly moisture conditioned to at least 3 percent above the optimum moisture content and compacted to a minimum of 90 percent relative compaction as determined by ASTM D1557. Cut and fill slopes should be graded at 2H:1V.

Fill slopes should be keyed and benched into the hillside and should include a subdrain. Keyways should slope back into the slope at a 5 percent gradient, extend a minimum of 4 feet into completed soil, and have a width of 15 feet or half the fill slope height, whichever is greater. All fill should be compacted to a minimum of 90 percent relative compaction (ASTM D1557) at 3 percent above optimum. Horizontal benches should be excavated to key the fill into native material.

A keyway subdrain should be located along the upslope side of the keyway and consist of a 6 inch diameter perforated PVC pipe placed holes down surrounded by 6 inches of Class 2 Permeable Material. The subdrain should discharge via a closed pipe to the proposed storm drain system.

We recommend that supplemental investigations be performed for each proposed residence when specific house plans become available. Foundation recommendations can be provided upon request. We trust this provides the information needed at this time. If you have any questions, please contact us.

LIMITATIONS

The conclusions and recommendations of this geotechnical investigation report are based on the information provided to us regarding the proposed development, subsurface conditions encountered at the test pit locations, laboratory tests and professional judgment. The study has been conducted in accordance with current professional geotechnical engineering standards; no other warranty is expressed or implied.

The locations of the test pits were estimated by pacing from existing features and should be considered approximate only. The test pits show subsurface conditions encountered at the locations and dates indicated; it is not warranted that they are representative of such conditions at other locations or times.

In the event that changes in nature, design, and location of the proposed development are planned, or if the subsurface conditions differ from those described herein during construction, then the conclusions and recommendations presented in this report should be considered invalid unless the changes are reviewed, and the conclusions and recommendations are modified or approved in writing.

Respectfully submitted,

BERLOGAR STEVENS & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEER
WILSON W. WONG
No.78589
CIVIL
STATE OF CALIFORNIA

Wilson Wong
Project Engineer
C78589

William R. Stevens
Principal Engineer

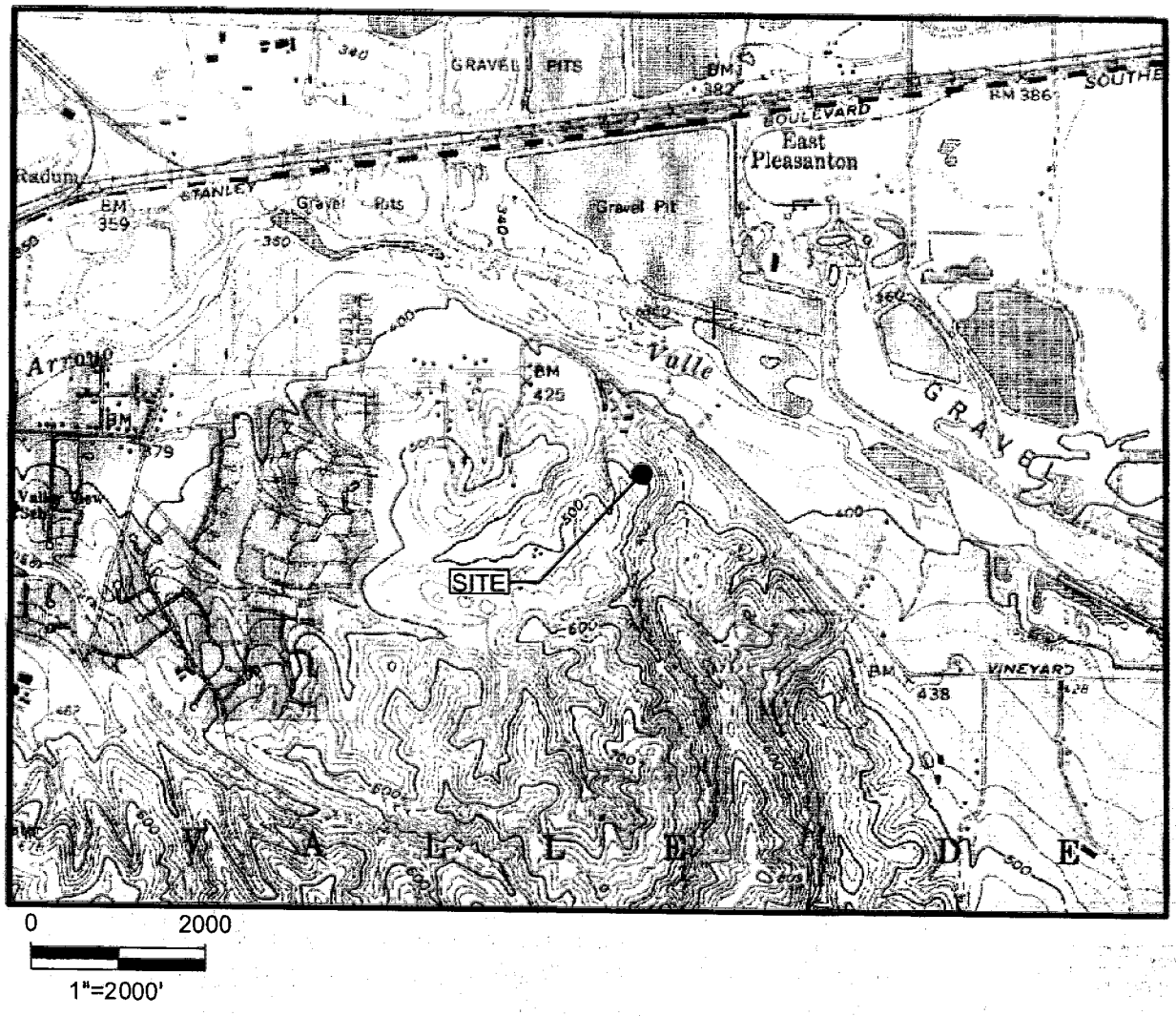
WW/WRS:jmb

Attachment: Plate 1 – Vicinity Map
Plate 2 – Site Plan
Plates 3 and 4 – Test Pit Logs

Copies: Addressee (6)

U:\@@@Public\1-Pleasanton\1806 Silver Oaks\101A Parcels 1 and 2\1806.101A Geotech Inv WRS - 24652.docx

JOB NUMBER: 1806.101A DATE: 2-13-12 BY: CC



VICINITY MAP

TRACT 7399

PARCELS 1 AND 2

SILVER OAKS COURT

PLEASANTON, CALIFORNIA

FOR

BERLOGAR VINEYARDS INC.

BASE: PORTION OF U.S.G.S. 7.5 MINUTE TOPOGRAPHIC QUADRANGLES, LIVERMORE, CALIFORNIA, PHOTOREVISED 1980, AT A SCALE OF 1:24,000.

PLATE 1

TEST PIT LOGS

Test Pit Number	Depth (feet)	Description
TP-1	0 – 2	Conglomerate, light to moderate gray-brown, moist, hard/very dense, predominantly sand, gravel and cobbles in sandy clay matrix. "Livermore Gravels"
		Total Depth 2 feet No free groundwater encountered
TP-2	0 – 2	Conglomerate, light to medium gray-brown, moist, hard/very dense, gravel and cobbles in sandy clay matrix. "Livermore Gravels"
		Total Depth 2 feet No free groundwater encountered
TP-3	0 – 1½	Sandy Clay, light to medium gray-brown, dry to moist, hard, some fine to coarse gravel. "Livermore Gravels"
	1½ – 3	Clayey Silt, light gray-brown (reddish), moist, very stiff to hard, trace fine to coarse gravel. "Livermore Gravels"
		Total Depth 3 feet No free groundwater encountered
TP-4	0 – 2½	Clayey Silt, light to medium gray-brown, moist, dense, slightly porous, some fine to medium-grained sand and fine to coarse gravel, occasional cobbles. "Livermore Gravels"
		Total Depth 2½ feet No free groundwater encountered
TP-5	0 – 2	Clayey Silt with fine to coarse gravel, light to medium gray-brown. Dry to moist, very dense, occasional cobbles. "Livermore Gravels"
		Total Depth 2 feet No free groundwater encountered
TP-6	0 – 2	Clayey Silt, light to medium gray-brown, dry to moist, dense, porous, some fine to coarse grained sand and fine to coarse gravel, occasional cobbles. "Livermore Gravels"
		Total Depth 2 feet No free groundwater encountered
TP-7	0 – 2	Sandy Clay, gray-brown, dry to moist, very stiff to hard, some fine to coarse gravel, fine to coarse-grained sand, occasional cobbles. "Livermore Gravels"
		Total Depth 2 feet No free groundwater encountered

TEST PIT LOGS

Test Pit Number	Depth (feet)	Description
TP-8	0 – 2	Conglomerate, light to medium gray-brown, moist, hard/very dense, gravel and cobbles in sandy clay matrix. "Livermore Gravels"
		Total Depth 2 feet No free groundwater encountered
TP-9	0 – 1	Silty Clay, brown, dry, stiff, trace fine-grained sand.
	1 – 2	Silty Clay, brown, moist, stiff, trace fine-grained sand, trace fine gravel, faint blocky ped structure.
	2 – 4	Conglomerate, red-brown, highly weathered, friable, coarse-grained sand matrix, matrix supported, matrix: gravel ≈ 60:40, rounded gravel up to ½ inch, channeled basal contact. "Livermore Gravels"
	4 – 6	Siltstone, tan-brown, highly weathered, friable, moderately to highly fractured.
		Total Depth 6 feet No free groundwater encountered
TP-10	0 – 1½	Silty Clay, brown, dry, stiff.
	1½ – 2½	Silty Clay, brown, moist, stiff, trace fine-grained sand, trace fine gravel.
	2½ – 5½	Conglomerate, red-brown, highly weathered, friable, coarse-grained sand matrix, clast supported, matrix: gravel ≈ 40:60, rounded gravel up to 1½ inch "Livermore Gravels."
		Total Depth 5½ feet No free groundwater encountered
TP-11	0 – 3½	Silty Clay, brown, dry, stiff, porous, trace fine-grained sand, trace fine gravel.
	3½ – 6½	Silty Clay, brown, dry to moist, very stiff, trace to some rounded fine to coarse gravel, trace fine-grained sand.
	6½ – 9	Conglomerate, brown to red-brown, highly weathered, friable, coarse-grained sand matrix, matrix to clast supported, matrix: gravel ≈ 50:50, rounded fine to coarse gravel "Livermore Gravels."
		Total Depth 9 feet No free groundwater encountered

* Hard excavation in Livermore Gravels due to interlocking gravel.