

**EXHIBIT A  
DRAFT CONDITIONS OF APPROVAL**

**Vesting Tentative Subdivision Map 8139  
Roselyn Estates II**

**SPECIAL CONDITIONS**

**Planning Division**

1. The approval of Vesting Tentative Subdivision Map 8139 shall not become effective until Ordinance No. 2069 approving PUD-94 has become effective.
2. Prior to the approval of Final Map, the lot line adjustments approved by Case Nos. P12-1745 and P12-1809 shall be recorded.
3. Parcel A (Arroyo del Valle) shall be conveyed by separate instrument to the homeowners association and shall be maintained by the homeowners association.
4. A public trail easement, consistent with PUD-94 development plan, shall be dedicated on the face of the final map for Parcel B. The public trail and the remainder of Parcel B shall be maintained by the homeowners association including, bio-swale/retention areas, landscaping, irrigation, and fencing.

**Urban Stormwater**

5. The Homeowners Association shall be responsible for annual inspection, maintenance, and reporting of all stormwater NPDES facilities in accordance with the Operation and Maintenance Agreement executed between the City of Pleasanton and the Roselyn Estates, LLC representative and recorded at the Alameda County Recorder's office.

**STANDARD CONDITIONS**

**Planning**

6. Vesting Tentative Map 8139 shall be in substantial conformance to Exhibit B, dated "Received, May 22, 2013" on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.
7. Vesting Tentative Subdivision Map 8139 shall lapse two years from the effective date of this approval unless a final subdivision map is recorded or an extension is approved by the City.

8. Vesting Tentative Subdivision Map 8139 shall incorporate by reference all applicable conditions and requirements of PUD-94, the PUD Development Plan covering this subdivision, as approved by the City Council.
9. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
10. Planning Division approval is required before any changes are implemented in the design, grading, drainage, etc., of the subdivision map.
11. The Final Subdivision Map plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the resolution unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal.

## **STANDARD CONDITIONS**

### **Engineering**

12. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
13. The tentative map shall contain a brief legal description of any parcel being re-subdivided, a statement of lot and total acreage, and a statement referencing any separate documents required to be recorded with the map.
14. Any dedications, open offers of dedication, or grants of easements to the city may be dedicated and accepted on the face of the map. Agreement or other required items shall be recorded as separate documents concurrently after recordation of the Final Map.
15. Prior to approval of the Final Map, the applicant developer shall comply with all applicable conditions of outside agencies having jurisdiction.
16. Prior to the first plan check, the applicant's engineer/surveyor shall submit a preliminary copy of the Final Map along with a preliminary copy of the title report and a copy of the adjoining deeds and/or recorded maps to the City. The City will forward these documents to its consultant who will estimate the cost for examining

the map and certifying that the map is technically correct and in accordance with Section 66442 of the California Subdivision Map Act. After the consultant has provided a cost estimate, the applicant's engineer/surveyor may submit the first plan check along with a deposit for these costs along with all other standard plan check fees. Any unused portion of the estimate will be returned to the applicant after the map is recorded. Similarly, if the applicant withdraws their application in writing prior to the consultant having performed the work, any unused portion of the deposit will be returned to the applicant. Conversely, should consultant's estimate be insufficient to cover all of the consultant's time, the applicant will be required to pay the City the difference between the estimate and the actual cost prior to submittal of the map for the City Engineer's approval.

17. At the time the applicant/responsible party submits the fee for the consultant map review, the applicant/responsible party shall also submit the following information to the City Engineer for review and approval:
  - a. Two prints of the Final Map.
  - b. One copy of the preliminary title report.
  - c. One set of the computer closures.
  - d. One legible copy of the latest recorded deed for the property being subdivided.
  - e. One legible copy of the recorded deeds for each of the adjacent properties unless those properties are part of a recorded map which has been recorded within the last seven years; and
  - f. One legible copy of the Recorded Final map, Parcel Map, or Record of Survey used to prepare this Parcel Map.
18. When the map is submitted for the City Engineer's signature, the applicant shall provide the City with an electronic copy of the Final Map in AutoCAD format for the City's GIS Division.
19. The developer's title company shall record the Final Map with the Alameda County Recorder's Office. The project developer shall provide the City with a bond copy of the recorded map with all recording data shown.
20. The Final Map submittal shall include the Planning Division number under which the tentative map application was approved and the Assessor's Parcel Number(s) for the original parcel(s) prior to this Subdivision.

**END**

INDEX TO SHEETS

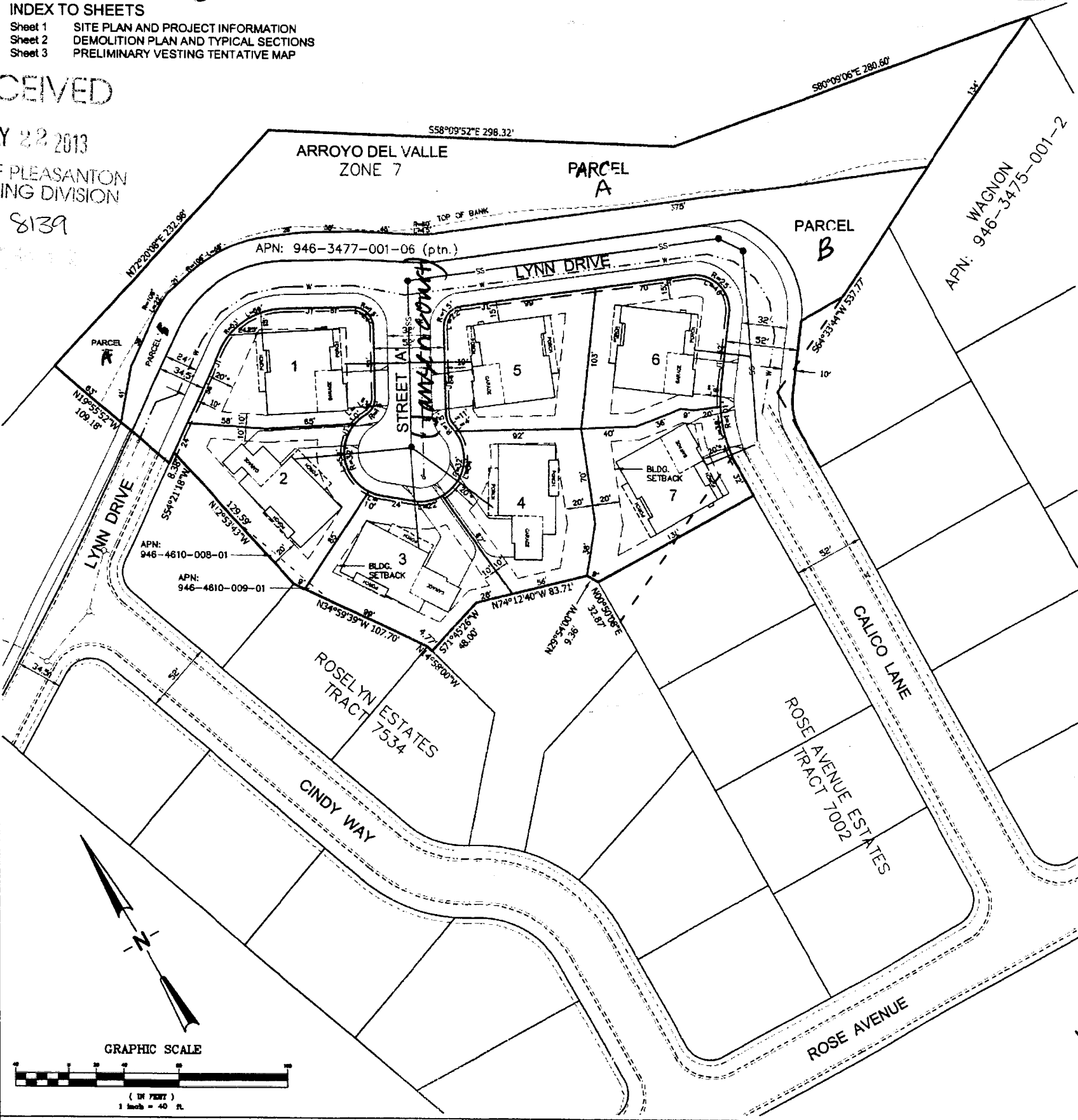
- Sheet 1 SITE PLAN AND PROJECT INFORMATION
- Sheet 2 DEMOLITION PLAN AND TYPICAL SECTIONS
- Sheet 3 PRELIMINARY VESTING TENTATIVE MAP

RECEIVED

MAY 22 2013

CITY OF PLEASANTON  
PLANNING DIVISION

TRACT 8139



OWNER / DEVELOPER

Roselyn Estates, LLC  
c/o Mr. Lynn Jensen  
Lynden Homes  
P.O. Box 417  
Diablo, CA 94528-0417  
(925) 743-8482

ROSELYN ESTATES PHASE II  
RESIDENTIAL HOME PROJECT  
(PUD 94 - TR 8139)

CIVIL ENGINEERING

DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, CA 94526  
(925) 743-8482

BY **Lynden**  
H O M E S

LANDSCAPE DESIGN

Thomas Bank & Associates  
1620 North Main Street, Suite 4  
Walnut Creek, CA 94596  
(925) 933-2683

PUBLIC WORKS AGENCIES

Water Service City of Pleasanton  
Sanitary Sewer City of Pleasanton  
Storm Drain City of Pleasanton  
Creek Drainage Zone 7 Water District

ARCHITECTURAL DESIGN

John Nicosley, Architect  
179 Kendall Road  
Walnut Creek, CA 94596  
(925) 932-8767

OUTSIDE UTILITIES & AGENCIES

Telephone AT&T  
Gas & Electric Pacific Gas & Electric  
Cable TV Comcast  
Fire Protection Livermore-Pleasanton Fire Dept.

EXISTING SITE INFORMATION

Address	APN	Acres	Usage	Zoning	General Plan
Parcel Map 10076 (Pt. 'B')	946-3477-001-06 (portion)	3.71	Residential	Residential	Medium Density Residential
	946-4810-008-01				
	946-4810-009-01				

PROPOSED HOMES

Plan	Quantity	Living Area	Porch	Garage	Bedrooms	Gar. Car	Dwy. Car
'A'	4	2,635 SF	448 SF	587 SF	4	3	3
'B'	3	3,433 SF	408 SF	682 SF	5	3	3
<b>Project Totals:</b>	<b>7</b>	<b>20,839 SF</b>	<b>3,019 SF</b>	<b>4,394 SF</b>	<b>31</b>	<b>21</b>	<b>21</b>

PROPOSED PROJECT SUMMARY

Total Residential Units	7 Units
Total Gross Acres	3.71 Acres
Gross Density	1.89 Acres
Total Net Acres (w/o Arroyo)	2.80 Acres
Net Density	2.50 Du/Ac
Smallest Lot Size	9,906 Sq. Ft.
Largest Lot Size	10,010 Sq. Ft.
Average Lot Size	9,991 Sq. Ft.
Average Home (Living)	2,929 Sq. Ft.
Average FAR SF	30.1 Percent
Highest FAR	35.1 Percent

PROPOSED SITING SUMMARY

Front Setback Min. - Living Space:	20 Feet
Front Setback Min. - Garage / Porch:	15 Feet
Side Setback Min. - Standard:	10 Feet
Side Setback Min. - Street 'A'	15 Feet*
Rear Setback Min. - Living Space:	20 Feet*

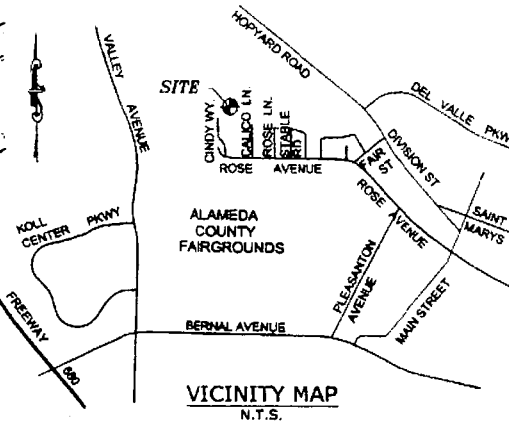
\* Exceptions as indicated on Sheet 5 Building Layouts

PROPOSED LAND USE SUMMARY

SFD Residential Lots	1.806 Acres	44%
Streets & Sidewalks R-O-W	0.747 Acres	20%
Other R-O-W	0.432 Acres	12%
Arroyo Del Valle	0.913 Acres	24%
<b>Total Project</b>	<b>3.709 Acres</b>	<b>100%</b>

PROPOSED LANDSCAPING

Front Yard Landscaping	11,034 SF
Creekside Trail	5,432 SF
Bioswale Area	13,357 SF
24" Box Street Trees	15 Ea.
24" Box Front Yard Trees	14 Ea.
HOA Area Trees	19 Ea.



PROPOSED LOT USE SUMMARY

LOT #	LOT SQ. FT.	LIVING SQ. FT.	GARAGE SQ. FT.	PORCH SQ. FT.	F.A.R.
1	9,905 SF±	2,635 SF±	587 SF±	448 SF±	28.6%
2	10,002 SF±	3,433 SF±	682 SF±	408 SF±	35.1%
3	10,009 SF±	3,433 SF±	682 SF±	408 SF±	35.1%
4	10,009 SF±	3,433 SF±	682 SF±	408 SF±	35.1%
5	10,003 SF±	2,636 SF±	587 SF±	448 SF±	28.3%
6	10,001 SF±	2,636 SF±	587 SF±	448 SF±	28.3%
7	10,010 SF±	2,635 SF±	587 SF±	448 SF±	28.3%
<b>TOTAL</b>	<b>69,938 SF±</b>	<b>20,839 SF±</b>	<b>4,394 SF±</b>	<b>3,019 SF±</b>	
<b>HIGH</b>	<b>10,010 SF±</b>	<b>3,433 SF±</b>	<b>682 SF±</b>	<b>448 SF±</b>	<b>35.1%</b>
<b>LOW</b>	<b>9,905 SF±</b>	<b>2,635 SF±</b>	<b>587 SF±</b>	<b>408 SF±</b>	<b>28.3%</b>
<b>AVERAGE</b>	<b>9,981 SF±</b>	<b>2,977 SF±</b>	<b>628 SF±</b>	<b>431 SF±</b>	<b>30.1%</b>

SITE PLAN & PROJECT INFORMATION  
VESTING TENTATIVE MAP

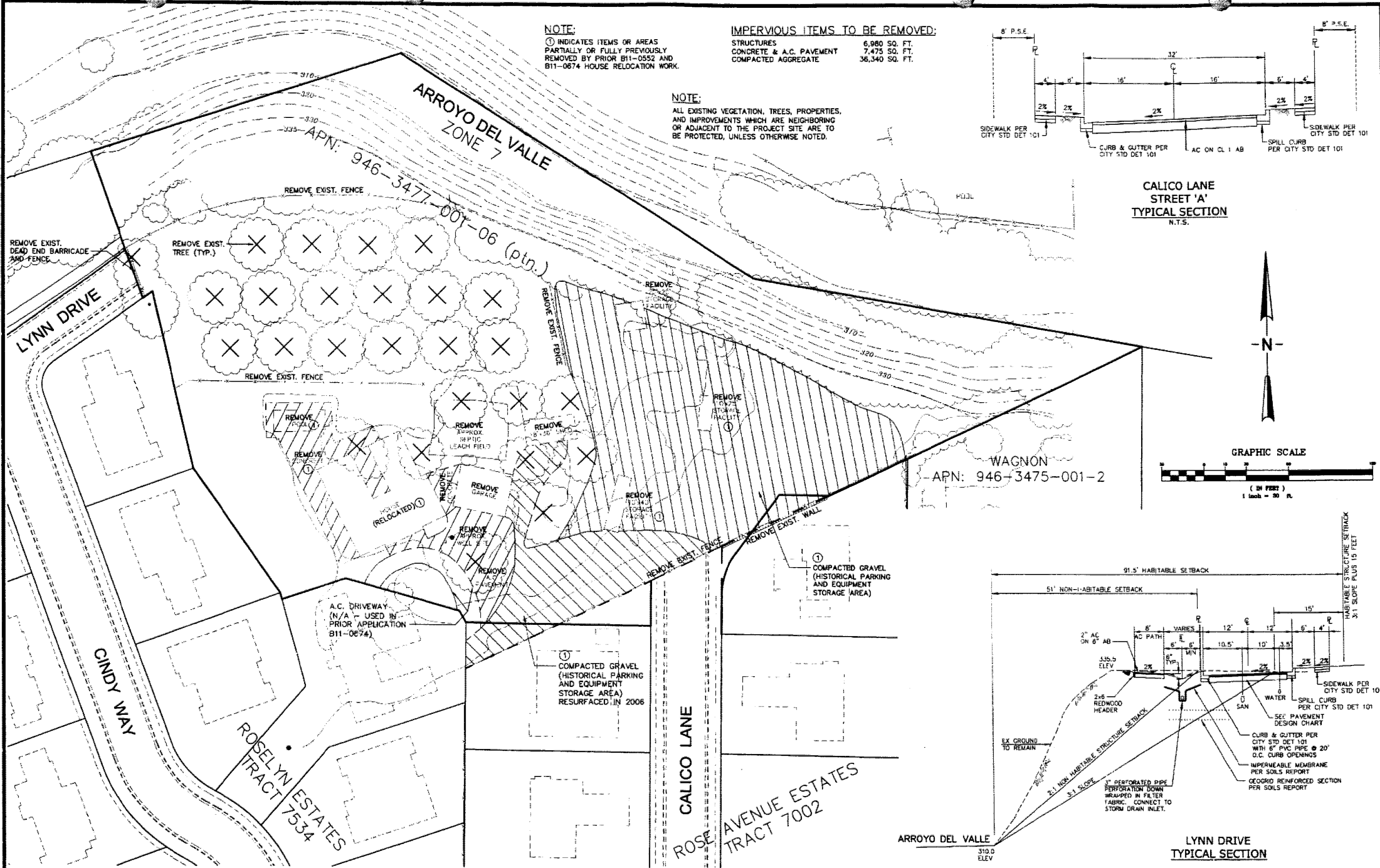
ROSELYN ESTATES PHASE II PROJECT  
P.U.D. #94 - TRACT 8139  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE



DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

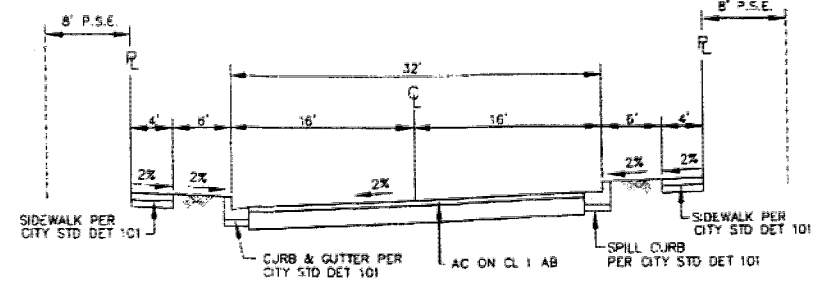
Date: 5/22/2013  
Scale: 1" = 40'  
By: JED / msh  
Job No.: 06136



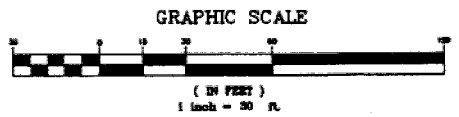
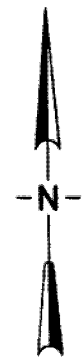
**NOTE:**  
 ① INDICATES ITEMS OR AREAS PARTIALLY OR FULLY PREVIOUSLY REMOVED BY PRIOR B11-0552 AND B11-0674 HOUSE RELOCATION WORK.

**IMPERVIOUS ITEMS TO BE REMOVED:**  
 STRUCTURES 6,980 SQ. FT.  
 CONCRETE & A.C. PAVEMENT 7,475 SQ. FT.  
 COMPACTED AGGREGATE 36,340 SQ. FT.

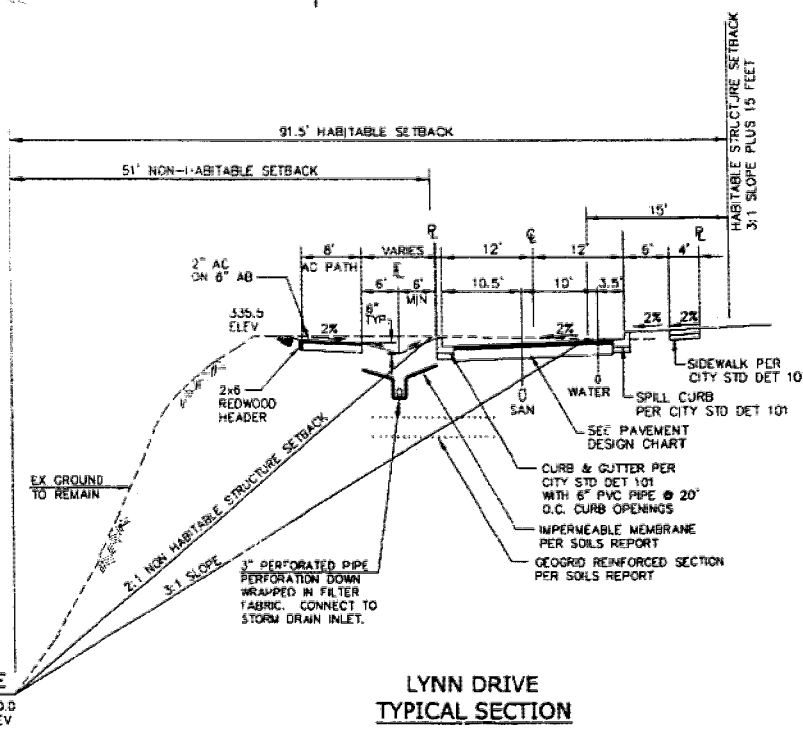
**NOTE:**  
 ALL EXISTING VEGETATION, TREES, PROPERTIES, AND IMPROVEMENTS WHICH ARE NEIGHBORING OR ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED, UNLESS OTHERWISE NOTED.



**CALICO LANE STREET 'A' TYPICAL SECTION**  
 N.T.S.



WAGNON  
 APN: 946-3475-001-2



**LYNN DRIVE TYPICAL SECTION**

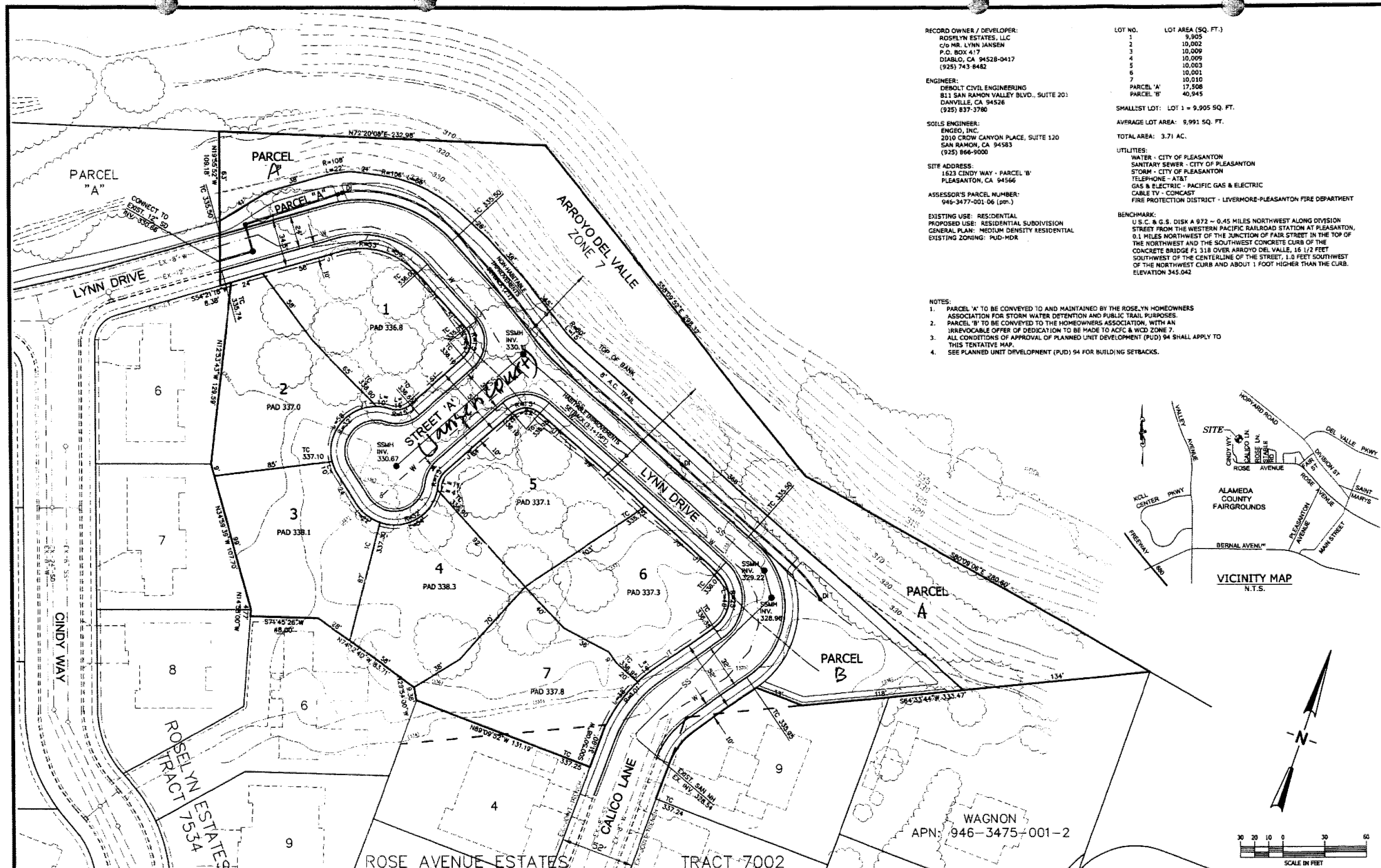
DEMOLITION PLAN & TYPICAL SECTIONS  
 VESTING TENTATIVE MAP

**ROSELYN ESTATES PHASE II PROJECT**  
 P.U.D. #94 - TRACT 8139  
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**DeBolt Civil Engineering**  
 811 San Ramon Valley Boulevard  
 Danville, California 94526  
 Tel: 925/837-3780  
 Fax: 925/837-4378

Date: 3/22/2013  
 Scale: 1" = 30'  
 By: JED / adv  
 Job No.: 06136



RECORD OWNER / DEVELOPER:  
 ROSELYN ESTATES, LLC  
 c/o MR. LYNN JANSEN  
 P.O. BOX 417  
 DIABLO, CA 94528-0417  
 (925) 743-8482

ENGINEER:  
 DEBOLT CIVIL ENGINEERING  
 811 SAN RAMON VALLEY BLVD., SUITE 201  
 DANVILLE, CA 94526  
 (925) 837-3780

SOILS ENGINEER:  
 ENGED, INC.  
 2010 CROW CANYON PLACE, SUITE 120  
 SAN RAMON, CA 94583  
 (925) 866-9000

SITE ADDRESS:  
 1623 CINDY WAY - PARCEL 'B'  
 PLEASANTON, CA 94566

ASSESSOR'S PARCEL NUMBER:  
 946-3477-001-06 (pt.)

EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL SUBDIVISION  
 GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL  
 EXISTING ZONING: PUD-MDR

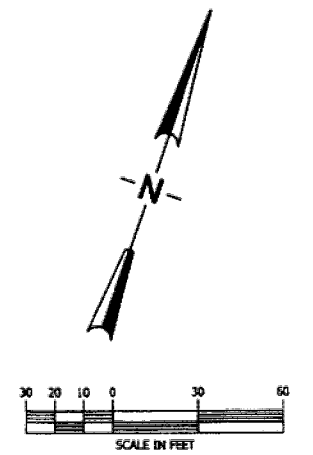
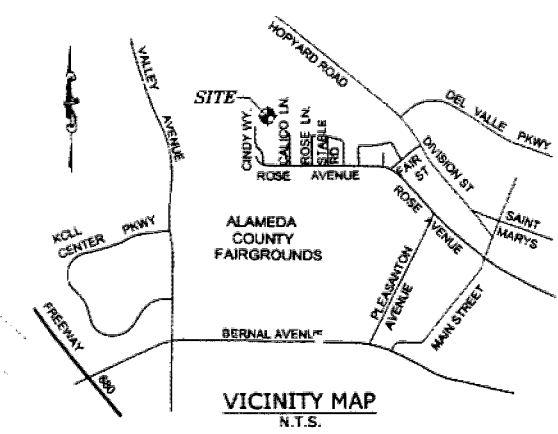
LOT NO.	LOT AREA (SQ. FT.)
1	9,905
2	10,002
3	10,009
4	10,005
5	10,003
6	10,001
7	10,010
PARCEL 'A'	17,508
PARCEL 'B'	40,945

SMALLEST LOT: LOT 1 = 9,905 SQ. FT.  
 AVERAGE LOT AREA: 9,991 SQ. FT.  
 TOTAL AREA: 3.71 AC.

UTILITIES:  
 WATER - CITY OF PLEASANTON  
 SANITARY SEWER - CITY OF PLEASANTON  
 STORM - CITY OF PLEASANTON  
 TELEPHONE - AT&T  
 GAS & ELECTRIC - PACIFIC GAS & ELECTRIC  
 CABLE TV - COMCAST  
 FIRE PROTECTION DISTRICT - LIVERMORE-PLEASANTON FIRE DEPARTMENT

BENCHMARK:  
 U.S.C. & G.S. DISK A 972 - 0.45 MILES NORTHWEST ALONG DIVISION STREET FROM THE WESTERN PACIFIC RAILROAD STATION AT PLEASANTON, 0.1 MILES NORTHWEST OF THE JUNCTION OF FAIR STREET IN THE TOP OF THE NORTHWEST AND THE SOUTHWEST CONCRETE CURB OF THE CONCRETE BRIDGE F318 OVER ARROYO DEL VALLE, 16 1/2 FEET SOUTHWEST OF THE CENTERLINE OF THE STREET, 1.0 FEET SOUTHWEST OF THE NORTHWEST CURB AND ABOUT 1 FOOT HIGHER THAN THE CURB. ELEVATION 345.042

- NOTES:
1. PARCEL 'A' TO BE CONVEYED TO AND MAINTAINED BY THE ROSELYN HOMEOWNERS ASSOCIATION FOR STORM WATER DETENTION AND PUBLIC TRAIL PURPOSES.
  2. PARCEL 'B' TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, WITH AN IRREVOCABLE OFFER OF DEDICATION TO BE MADE TO ACFC & WCD ZONE 7.
  3. ALL CONDITIONS OF APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD) 94 SHALL APPLY TO THIS TENTATIVE MAP.
  4. SEE PLANNED UNIT DEVELOPMENT (PUD) 94 FOR BUILDING SETBACKS.



VESTING TENTATIVE MAP

**ROSELYN ESTATES PHASE II PROJECT**  
 P.U.D. #94 - TRACT 8139  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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**ORDINANCE NO. 2069**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE APPLICATION OF LYNN JANSEN OF LYNDEN HOMES FOR PUD DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASE PUD-94**

**WHEREAS**, Lynn Jansen of Lynden Homes, has applied for Planned Unit Development (PUD) development plan approval to construct a seven lot detached single-family home development on an approximately 3.7 acre site generally located north of the present terminus of Calico Lane and east of the present terminus of Lynn Drive; and

**WHEREAS**, a Negative Declaration was prepared in conjunction with the rezoning of the property in 2011. The Negative Declaration analyzed the proposed seven lot development as a future development of the site. The Negative Declaration states that a separate Negative Declaration would be prepared if significant changes have occurred. The proposed PUD plan is consistent with the Negative Declaration previously prepared for the rezoning of the subject site and none of the conditions in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration have occurred; and

**WHEREAS**, at its meeting of May 21, 2013, the City Council received a report from the Director of Community Development, including the Planning Commission's positive recommendations for approval of the PUD development plan; and

**WHEREAS**, the City Council held a public hearing on May 21, 2013, at which time the applicant and other members of the public were offered an opportunity to present information regarding this application; and

**WHEREAS**, after a review of the materials presented, the City Council determines that the PUD plan is consistent with the General Plan and the purposes of the PUD ordinance based on the findings set forth in the report presented to the City Council on May 21, 2013, and information presented at the public hearing.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council finds that the project is consistent with the Pleasanton General Plan and the PUD District ordinance of the City of Pleasanton, and that the project is consistent with the negative declaration prepared for the earlier rezoning of this site.

**SECTION 2.** The City Council approves Case PUD-94 the application of Lynn Jansen of Lynden Homes for a Planned Unit Development (PUD) development plan (Case PUD-94) to construct a seven lot detached single-family home development on an approximately 3.7 acre site generally located north of the present terminus of Calico Lane and east of the present terminus of Lynn Drive; and subject to the conditions shown on Exhibit A, attached here and incorporated herein by this reference.

**SECTION 3.** A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's Office within fifteen (15) days after its adoption.

**SECTION 4.** This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on May 21, 2013 by the following vote:

Ayes: Councilmembers Brown, Cook-Kallio, Narum, Pentin, Mayor Thorne  
Noes: None  
Absent: None  
Abstain: None

And adopted at a regular meeting of the City Council of the City of Pleasanton on ----- by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

---

Jerry Thorne, Mayor

ATTEST:

---

Karen Diaz, City Clerk

APPROVED AS TO FORM:

---

Jonathan Lowell, City Attorney



## EXHIBIT A

### CONDITIONS OF APPROVAL

#### PUD-94, Lynn Jansen, Roselyn Estates II

##### Project-Specific Conditions:

1. The PUD development plan shall lapse two years from the effective date of this ordinance unless a tentative or parcel map, as applicable, is approved. If a tentative or parcel map is approved, the PUD development plan approval shall lapse when the tentative map or parcel map approval expires. If a final map is recorded before the tentative map or parcel map expires, then the PUD development plan approval shall not lapse.
2. The applicant shall annex to the existing Roselyn Estates homeowners' association the seven-lot Roselyn Estates II development concurrent with the recording of the final map for Roselyn Estates II.

In the event that Roselyn Estates II does not annex to the existing Roselyn Estates HOA, a separate HOA shall be created for Roselyn Estates II. Roselyn Estates II HOA shall be the responsible party for the ownership and maintenance of the Arroyo Del Valle, the trail, landscaping, bio-swales, and the bio-retention areas. The CC&Rs of Roselyn Estates II shall be submitted to the City and is subject to the review and approval by the City Attorney's Office prior to the submittal of the tentative map. The CC&Rs for Roselyn Estates II shall be recorded concurrently with the Final Tract Map.

3. If Roselyn Estates II is unable to join the existing Roselyn Estates HOA, the applicant shall design a stormwater outfall system specifically for the proposed development. Said stormwater outfall system is subject to the review and approval of all applicable regulatory agencies as well as the City Engineer prior to the submittal of the tentative tract map.
4. Prior to the approval of Final Map, the lot line adjustments approved by Case Nos. P12-1745 and P12-1809 shall be recorded.
5. The lots covered by this PUD development plan shall be subject to the permitted and conditional uses of the One-Family Residential District as defined in the Pleasanton Municipal Code.
6. No building permits shall be issued prior to City approval of the tentative map and recordation of a Final Map.
7. The residences shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The project developer/applicant shall comply with the following requirements for making the dwellings photovoltaic-ready and solar-water-heating-ready:

- a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
- b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;
- c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing.
- d. Plumbing shall be installed for solar-water heating; and
- e. Space shall be provided for solar-heating tank.

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

8. Except as shown in the PUD development plan, the lots and structures covered by this PUD approval shall be subject to the following site development standards:

	<i>Roselyn Estates II (PUD-94)</i> <i>(in feet)</i>
Front Setback	
Living Area/House	20
Covered Porch	15
Garage (Front Facing)	20
Garage (Side Entry)	15
Rear Yard Setback	
Living Area	20
Covered Porches	15
Side Yard Setback	10 min. on each side 15 street-side
Height <sup>1</sup>	32
FAR <sup>2</sup>	40%

1) Height is taken from the lowest finished grade adjacent to the house to the highest point of the home.

2) Maximum building area includes primary and Class I accessory structures but excludes up to 600 square feet of garage area. Portions of garage floor area over 600 square feet shall be included in the building area calculation.

3) The southeast corner of the garage on Lot 1 is measured 15 feet to the cul-de-sac of Street "A".

Unless otherwise specified above, the site development standards of the R-1-10,000 District shall apply.

- 9. Appliances meeting Energy Star standards shall be installed as part of the project. The proposed appliances shall be indicated on the plans submitted for the issuance of a building permit.
- 10. Water conservation devices such as low-flow faucets, toilets, shower fixtures, etc. shall be installed as part of the project. The devices shall be indicated on the plans submitted for the issuance of a building permit.

11. The electrical plan for the homes shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.
12. The project developer/applicant shall specify the details of windows and doors (manufacturer, style/model, etc.) on the construction drawings submitted for plan check. The details shall include a one-inch window recess as measured from the siding not the window sill/trim. The details shall be subject to review and approval by the Director of Community Development prior to issuance of building permits for the project.
13. The project shall comply with the current City and Pleasanton Garbage Service's recycling and composting programs.
14. No fence shall be located beyond the top of the southern slope bank of Arroyo Del Valle.
15. The State of California's Green Building Standard Code, "CALGreen", shall apply, if applicable.
16. The Building and Safety Division may require special plan check or inspections for the green building measures proposed. If required, the applicant shall provide verification to the Planning Division clearly stating that the Building and Safety Division approved all applicable requirements relating to green building measures. Said verification shall be provided prior to occupancy.
17. A flagman is required to direct traffic if a construction vehicle needs to park/stop Calico Lane, Cindy Way, or Rose Avenue.
18. A demolition permit shall be obtained and the site cleared of all structures prior to Final Map recordation.
19. The project developer/applicant shall increase the GreenBuilding points for the proposed homes subject to the satisfaction of the Director of the Community Development. The final GreenBuilding checklist shall be submitted with the construction plans and is subject to the review and approval by the Director of Community Development prior to issuance of a building permit.
20. The proposed street lights shall match the street lights on Cindy Way/Lynn Drive.

## **Fire**

21. The homes covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted to the Pleasanton Building and Safety Division for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review

and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building.

22. The location(s) of the fire hydrant(s) shall be reviewed and approved by the Livermore-Pleasanton Fire Department prior to issuance of a building permit.

### **Landscaping**

23. The project shall comply with the State of California's Model Water Efficient Landscape Ordinance and Bay Friendly Landscaping Basic requirements. A licensed landscape architect shall verify the project's compliance with the ordinance and Bay Friendly requirements: 1) prior to the issuance of a building permit; and 2) prior to final inspection. The verification shall be provided to the Planning Division.
24. The project developer/applicant shall comply with the recommendations of the tree report prepared for Roselyn Estates II, Inc. by HortScience, dated "Received September 21, 2012". No tree trimming or pruning other than that specified in the tree report shall occur. The project developer/applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
25. Prior to building final, all front yard landscaping shall be installed and inspected by the Planning Division.
26. The final landscape and irrigation plan shall include the planting details in the bioswale and bio-retention areas and are subject to review and approval by the Director of Community Development prior to the approval of the final map.
27. The project developer/applicant shall mitigate the heritage tree removal by making a payment of \$33,750.00 to the Urban Forestry Fund, based on the appraised value of the heritage-sized trees with credit given for five additional trees planted in the northeastern corner of the project site, or paying a proportionately reduced amount by increasing the size of some or all of the 34 trees that are presently shown on the landscape plan. The planting size increase and reduced payment to the Urban Forestry Fund is subject to review and approval by the City Landscape Architect and Director of Community Development. The required payment shall be paid in full prior to issuance of a building permit.
28. A final landscape plan and irrigation plan shall be submitted to and approved by the Director of Community Development as part of the building plan set prior to the issuance of a building permit. Said landscape plan shall be detailed in terms of species, location, and size. Plant species shall be of a drought tolerant nature with an irrigation system that maximizes water conservation throughout the development (e.g., drip system).

## **Engineering**

29. The project developer/applicant shall pay pro-rata share of the future sewer and water main extensions along the Alameda County Fairgrounds property to Valley Avenue as determined by the City Engineer. A cost estimate and pro-rata share payment shall be approved by the City Engineer prior to approval of the Final Map.
30. A public trail easement on Parcel A shall be dedicated on the face of the final map and shall be maintained by the homeowners association including landscaping, irrigation, and fencing.
31. Parcel B (Arroyo del Valle) shall be conveyed by separate instrument to the homeowners association and shall be maintained by the homeowners association.
32. Prior to the approval of the final map, the project developer/applicant shall submit a detailed geo-grid design to the City Engineer for review and approval. The location of the geo-grid shall not interfere with public utilities.
33. Prior to the approval of the final map, the project developer/applicant shall provide a photometric of the proposed street lights to the City Engineer for review and approval.
34. The project developer/applicant shall comply with the recommendations of the project's geotechnical consultant (Engeo) and geotechnical peer review consultant (Kropp & Associates). The project developer/applicant/applicant's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations including those from Kropp & Associates have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the City Engineer that the final development plan is in conformance with the geotechnical report approved with the project.
35. The project developer/applicant shall protect Arroyo Del Valle during all grading and construction activities. A \$10,000.00 bond shall be posted with the City Engineer to ensure compliance with this requirement. Protection measures shall be described in detail on the on-site/grading plan, site plan, and any other construction or building plans to the satisfaction of the Director of Community Development and/or the City Engineer or Chief Building Official before grading/construction begins.

## **Building**

36. Prior to receiving a foundation inspection for the structure, the project developer/applicant shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development, certifying that the pad elevation and building location (setbacks) are pursuant to the approved plans.

37. Prior to issuance of a building permit, the project developer/applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project developer/applicant shall pay any applicable DSRSD sewer permit fee.

## **STANDARD CONDITIONS OF APPROVAL**

### **Community Development Department**

38. The project developer/applicant shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.
39. The project developer/applicant shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
40. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of Appendix K of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.
41. All existing wells on the site shall be removed or sealed, filled and abandoned pursuant to Alameda County Ordinance 73-68, prior to the start of grading operations. Wells shall be destroyed in accordance with the procedures outlined on the permit obtained from Zone 7. Zone 7 may request the developer/subdivider to retain specific wells for monitoring the ground water. The developer/subdivider shall notify the City of Zone 7 desire to retain any well and make provisions to save the well. Additionally, the developer/subdivider may request special approval for temporary use of an existing well for construction water or a more permanent use such as non potable outdoor landscaping. The developer/subdivider shall make such request in writing to the City Engineer.

42. The permit plan check package will be accepted for submittal only after the ordinance approving the PUD development plan becomes effective, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the ordinance is overturned or that the design is significantly changed. In no case will a permit be issued prior to the effective date of the ordinance.
43. The project developer/applicant shall submit a written dust control plan or procedure as part of the building permit plans.

### Planning

44. The seven-lot development plan covered by this approval shall be in substantial conformance to the development plan, Exhibit B, on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
45. To the extent permitted by law, the project developer/applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the project developer/applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
46. The project developer/applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by Project developer/applicant to the City, on a form generated by the PUSD, prior to building permit issuance.
47. Prior to building permit submittal, a list of the green building measures used in the design of the units covered by this approval shall be provided to the Planning Division for the review and approval by the Director of Community Development.

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

shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

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

48. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed inside or outside the homes.
49. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
50. Planning Division approval is required before any changes are implemented in site design, grading, house design, house colors or materials, green building measures, landscape material, etc.
51. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
52. The developer and future homeowners are encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.
53. The developer and future homeowners are encouraged to use best management practices for the use of pesticides and herbicides.
54. The project developer/applicant must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.
55. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.
56. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
57. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.



58. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or Federal Holidays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

## **Engineering**

59. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
60. The project developer/subdivider shall post with the City, prior to approval of the final map/parcel map, a separate labor and material bond, performance bond and maintenance bond for the full value of all subdivision improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer. The City Engineer may waive this requirement if the required improvements have been satisfactorily installed prior to approval of the map.
61. The project developer/subdivider shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer, or other easements, which may be designated by the City Engineer.
62. There shall be no direct roof leaders connected to the street gutter/parking lot or storm drain system, unless otherwise approved by the City Engineer.
63. A water meter shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
64. A sanitary sewer lateral with two-way cleanout (located at the back of the sidewalk or curb, whichever is applicable) shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
65. The project developer/subdivider shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.
66. For new streets, the minimum grade for the gutter flow line shall be set at one percent where practical, but not less than .75% unless otherwise approved by the City Engineer. The existing streets shall have grade to match existing site conditions subject to review by the City Engineer.

67. All existing septic tanks or holding tanks, if any shall be properly abandoned, pursuant to the requirements of the Alameda County Department of Health Services prior to the start of grading operations, unless specifically approved by the City Engineer.
68. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
69. The project developer/subdivider shall submit detailed landscape and irrigation plans as part of the improvement plans. The irrigation plan shall provide for automatic controls.
70. The project developer/subdivider shall be responsible for the installation of the street lighting system serving the development. The street lights shall be (LED units) of type and poles subject to review and approval by Community Development Director with poured in place bases, on the LS-2A schedule per City requirements and PG&E standard details, unless otherwise specifically approved. The lighting system design shall conform to the Illuminating Engineering Society (IES). Approval for the number, location, and type of electroliers shall be subject to the review and approval of the City Traffic Engineer.
71. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.
72. The project developer/subdivider shall be responsible for the undergrounding of the overhead utility lines across the project frontage. All utility lines shall be installed in conduit. Only PG&E switch enclosures or capacity banks can be installed above ground provided the units are screened with landscaping to the satisfaction of the Director of Community Development.
73. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
74. The project developer/subdivider shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wa l and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.
75. The encroachment permit for haul route for all materials and equipment to and from this development shall be approved by the City Engineer prior to the issuance of any permit by City Building Division or Engineering Division.

76. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer/subdivider. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
77. The in-lieu park dedication fees shall be paid to the City prior to approval of the map, at the rate then in effect, for the total number of buildable lots on the map, unless this requirement has been otherwise satisfied.

#### **URBAN STORMWATER CONDITIONS OF APPROVAL**

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

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

#### **A. Design Requirements**

1. NPDES Permit design requirements include, but are not limited to, the following:
  - a. Source control, site design, implementation, and maintenance standards when a regulated project (such as a commercial, industrial, residential subdivision, mixed use, or public project) creates and/or replaces 10,000 square feet or more of impervious surface (5,000 square feet for auto service facilities, retail gasoline outlets, restaurants, and uncovered parking lots), including roof area, street, and sidewalk.
  - b. Hydromodification standards when a regulated project creates and/or replaces a total impervious area of one acre or more.
  - c. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
  - d. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.
2. The following requirements shall be incorporated into the project:

- a. The project developer/applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and onsite drainage control measures including bio-retention swales. Irrigated bio-retention swales shall be designed to maximize stormwater entry at their most upstream point. The grading and drainage plans shall be subject to the review and approval of the City Engineer prior to the issuance of a grading or building permit, whichever is sooner.
- b. In addition to natural controls, the project developer/applicant may be required to install a structural control(s), such as an oil/water separator(s), sand filter(s), or approved equal(s) in the parking lot and/or on the site to intercept and pre-treat stormwater prior to reaching the storm drain. The design, location(s), and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. The structural control shall be cleaned at least twice a year (once immediately prior to October 15 and once in January).
- c. The project developer/applicant shall submit to the City Engineer the sizing design criteria and calculations for a hydromodification facility, if required, and for the treatment of stormwater runoff. The design criteria and calculations shall be subject to the review and approval of the City Engineer and shall be submitted prior to the issuance of a grading or building permit, whichever is sooner.
- d. Building/Structures shall be designed to minimize the occurrence and entry of pests into buildings, thus minimizing the need for pesticides, as determined by the Chief Building Official prior to the issuance of a building permit.
- e. The project's landscape and irrigation plans shall be designed to: 1) minimize the use of fertilizers and pesticides that can contribute to stormwater pollution; and 2) promote surface infiltration. Prior to the installation of project landscaping and irrigation, the project landscape architect shall submit a landscaping and irrigation plan to the City Engineer for review and approval and submit written verification stating the project incorporates the following:
  - i. Plants tolerant of saturated soil conditions and prolonged exposure to water in areas that provide detention of water.
  - ii. Plants and soil amendments appropriate to site specific characteristics such as topography and climate.
  - iii. Landscaping and irrigation consistent with Bay-Friendly Landscaping.
  - iv. Water conservation techniques to promote surface infiltration.
- f. Trash dumpsters and recycling containers shall be in an enclosed and roofed area to minimize water flowing in and from the area and to contain litter and trash to minimize disbursement by the wind or runoff. These areas shall not

drain to the storm drain system, but to the sanitary sewer system. An area drain shall be installed in the enclosure area with a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer/applicant shall notify the Dublin San Ramon Services District of the sanitary sewer connection and provide written verification of such notification to the City Engineer/Chief Building Official prior to the installation of the connection.

- g. All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official.
  - h. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.
  - i. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for use and maintenance:
    - a. During installation, copper material shall be pre-patinated at the factory. If patination is done on-site; collect the rinse water in a tank and haul off-site for disposal. With prior authorization from Dublin San Ramon Services District (DSRSD), you may collect the rinse water in a tank and discharge to the sanitary sewer. Optionally, consider coating the copper materials with a clear coating that prevents further corrosion and stormwater pollution. The clear coating, if utilized, shall be reapplied (as recommended by the coating manufacturer) to maintain its efficacy.
    - b. During maintenance, the following applies during washing and patination:
      - i. Minimize washing of architectural copper as it damages the patina and any protective coating.
      - ii. Block all storm drain inlets downstream of the wash.
      - iii. collect in a tank and dispose off-site, or discharge the wash water to the sanitary sewer (with prior authorization from DSRSD).
    - c. During re-patination, collect the rinse water in a tank and dispose off-site or discharge to sewer (with prior authorization from DSRSD).
  - j. Roof drains shall drain away from the building foundation. Ten percent of the stormwater flow shall drain to a landscaped area or to an unpaved area wherever practicable as determined by the City Engineer/Chief Building Official.
3. The project developer/applicant shall install trash capture devices within the project's storm drain inlets or storm drain piping to capture trash within the

development. These devices shall trap particles of 5mm or greater and have treatment capacity not less than the peak storm from a "one year, one hour" event within the drainage area. The project developer/applicant's engineer shall submit calculations and product submittals to the City Engineer for review and approval prior to the issuance of a grading or building permit, whichever is sooner.

## **B. Construction Requirements**

The project shall comply with the "Construction General Permit" requirements of the NPDES Permit for construction activities (including other land disturbing activities) that disturb **one acre or more** (including smaller sites that are part of a larger common plan of development).

Information related to the Construction General Permit is on line at:

- [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)
- [http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/docs/finalconstrpermit.pdf](http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstrpermit.pdf)

1. The Construction General Permit's requirements include, but are not limited to, the following:
  - a. The project developer/applicant shall obtain a construction general permit (NOI) from the Regional Water Quality Control Board to discharge stormwater, and to develop and implement stormwater pollution prevention plans.
  - b. The project developer/applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the project site for City review until all engineering and building work is complete and City permits have been finalized. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.
  - c. The project developer/applicant is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by the City.

- i. The project developer/applicant shall include erosion control/stormwater quality measures on the project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for a building permit, and shall be subject to the review and approval of the Building and Safety Division. The project developer/applicant is responsible for ensuring that the contractor is aware of and implements such measures.
- ii. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the vegetated areas are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
- iii. Gather all sorted construction debris on a regular basis and place in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
- iv. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked on mud and dirt from these areas before sweeping.
- v. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
- vi. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system by being windblown or by being spilled.
- vii. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.

- viii. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain.
  - ix. Equipment fueling area: use a designated area away from the storm drainage facility; use secondary containment and spill rags when fueling; discourage "topping off" of fuel tanks; place a stockpile of absorbent material where it will be readily accessible; check vehicles and equipment regularly for leaking oils and fuels; and dispose of rags and absorbent materials promptly and properly. Use of an off-site fueling station is strongly encouraged.
  - x. Concrete wash area: 1) locate wash out area away from storm drains and open ditches; 2) construct a temporary pit large enough to store the liquid and solid waste; 3) clean the pit by allowing concrete to set; 4) break up the concrete; and then 5) recycle or dispose of properly.
  - xi. Equipment and vehicle maintenance area: use a designated area away from the storm drainage facility; always use secondary containment and keep stockpile of cleanup materials nearby; regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site; and train employees on spill cleanup procedures. Use of an off-site repair shop is strongly encouraged.
2. Within 30 days of the installation and testing of the stormwater treatment and hydromodification facilities, the designer of the site shall submit a letter to City Project Inspector/Construction Services Manager certifying the devices have been constructed in accordance with the approved plans for stormwater and C3 design for the project. The letter shall request an inspection by City staff.

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

The project shall comply with the operation and maintenance requirements of the NPDES Permit. All regulated projects (such as commercial, industrial, residential subdivision, mixed use, or public projects) that create and/or replace 10,000 square feet or more of impervious areas (5,000 square feet for auto service facilities, retail gasoline outlets, restaurants, and uncovered parking lots) shall enter into a recorded Stormwater Operation and Maintenance (O&M) Agreement for treating stormwater runoff from the site in perpetuity. The agreement is required to be recorded at the Alameda County Recorder's Office in a format approved by the City.

1. The Operation and Maintenance Agreement shall clarify that the property owner(s) of the site shall be responsible for the following in perpetuity:
  - a. Maintaining all private stormwater treatment measures on the project site.
  - b. Annually submitting a maintenance report to the City Operations Services Department, Utilities Division, addressing the implementation of the Operation and Maintenance Agreement requirements.



The final Operation and Maintenance Agreement shall be submitted to the Engineering Division prior to the issuance of a grading or building permit, whichever comes first. The Agreement is subject to review and approval of the City Engineer/City Attorney, prior to recordation.

3. The Operation and Maintenance Agreement responsibilities shall include, but not be limited to the following:
  - a. Repainting text near the drain inlets to state "No Dumping – Drains to Bay."
  - b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.
  - c. Ensuring wastewater from industrial, commercial, and covered vehicle wash areas and equipment washing operations is not discharged to the storm drain system.
  - d. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
  - e. Cleaning all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
  - f. Sweeping regularly but not less than once a month, driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
  - g. Mowing and removing clippings from vegetated swales with grasses on a regular basis.

### **Building**

79. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.
80. At the time of building permit plan submittal, the project developer/applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

81. Prior to issuance of building or demolition permits, the project developer/applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer/project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer/project developer/applicant shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer/project developer/applicant shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

### **Landscaping**

82. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report. The project developer/project developer/applicant shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
83. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer/project developer/applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of grading permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
84. Six-inch vertical concrete curbs shall be installed between all paved and landscaped areas.
85. The project developer/project developer shall provide root control barriers and 4-inch perforated pipes for trees near driveways and in other paved areas less than 10-feet in width, or as determined by the Director of Community Development.
86. Except as otherwise conditioned, all trees used in landscaping shall be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
87. The project developer/applicant shall install an automatic irrigation system for all landscaping, including the landscaping installed in the City right-of-way. The site irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to maximize water conservation to the greatest extent possible. The irrigation systems shall include a soil moisture, rain sensor, or other irrigation efficiency device. The proposed type of irrigation efficiency device shall be shown on the plans submitted for the issuance of building permits.

88. Prior to issuance of a grading or building permit, the project developer/applicant shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines, as shown on the plans. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a "stop work order."
89. For purposes of erosion control, the applicant/developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the subdivision improvement plans and building permit plans for review and approval by the Director of Community Development and shall be maintained by the project developer/applicant until the project has been stabilized with landscaping and stormwater NPDES permit has been accepted by State Water Board.
90. The following statements shall be printed on to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
  - a. No existing tree may be trimmed or pruned without prior approval by the Community Development Director.
  - b. No equipment may be stored within or beneath the driplines of the existing trees.
  - c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
  - d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.

## **Fire**

91. The project developer/applicant shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
92. Prior to any construction framing, the project developer/applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
93. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
94. The Fire Chief shall approve the number, type, and location of all private fire hydrants.

95. All curbs located with a seven-foot, six-inch radius of a public/private fire hydrant shall be painted red, unless, modified by the Fire Chief. Blue street "hydrant markers" shall be installed for all fire hydrants per City of Pleasanton Standard Specifications.
96. All private streets and driveway aisles designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code which permits towing vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking, Fire Lane, Tow Away Zone" or "No Parking, Fire Lane, Tow Away Zone" signs shall be installed as required by the Vehicle Code.
97. The project developer/applicant shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
98. Prior to any construction framing, the project developer/project developer/applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
99. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.
  - a. Emergency vehicle access will be required to be provided to the site (tract), including the area where construction is occurring.
  - b. Emergency vehicle access shall be a minimum of 20 feet in clear width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) is required. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.
  - c. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.
  - d. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
  - e. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

### **CODE REQUIREMENTS**

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

### **Planning**

100. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan, and include drawings

and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.

### **Building**

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

### **Fire**

105. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
106. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies NFPA 13D for residential occupancies and NFPA 13R for multifamily residential occupancies.
107. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.
108. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.
109. The buildings covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the

Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

*{end}*



**PROPOSED SITING SUMMARY**

Front Setback Min. - Living Space	20 Feet	Front Setback Min. -Garage/Porch	15 Feet
Side Setback Min. -Standard	10 Feet	Side Setback Min. -Corner Lot	15 Feet
Rear Setback Min. - Living Space	20 Feet	Rear Setback Min. -Porch	20 Feet

**PROPOSED LOT USE SUMMARY**

LOT #	LOT SF	PLAN-ELEV(HAND)	LIVING SF/GARAGE SF	PORCH SF	FAR SF	FAR
1	9,905	A-1 (left)	2,635 / 587	448	2,635	26.6%
2	10,002	B-1 (right)	3,433 / 682	409	3,433	35.1%
3	10,009	B-2 (left)	3,433 / 682	409	3,433	35.1%
4	10,009	B-1 (right)	3,433 / 682	409	3,433	35.1%
5	10,003	A-2 (right)	2,635 / 587	448	2,635	26.3%
6	10,001	A-2 (left)	2,635 / 587	448	2,635	26.3%
7	10,010	A-1 (right)	2,635 / 587	448	2,635	26.3%
TOTAL	69,938		20,839 / 4,394	3,019	20,839	
HIGH	10,010		3,433 / 682	448		35.1%
LOW	9,987		2,635 / 587	409		26.3%
AVE.	10,060		2,977 / 628	431		30.1%

# ROSELYN ESTATES II

(7 New Home Development)  
PLEASANTON, CALIFORNIA

**PROPOSED LAND USE SUMMARY**

SFD Residential Lots	1.617 Acres (44%)
Streets and Sidewalks ROW	0.747 Acres (20%)
Other ROW	0.432 Acres (12%)
Arroyo Del Valle	0.913 Acres (24%)
Total Project (Gross)	3.709 Acres (100%)
Total Project (Net w/o Arroyo)	2.796 Acres (76%)

**PROPOSED PROJECT SUMMARY**

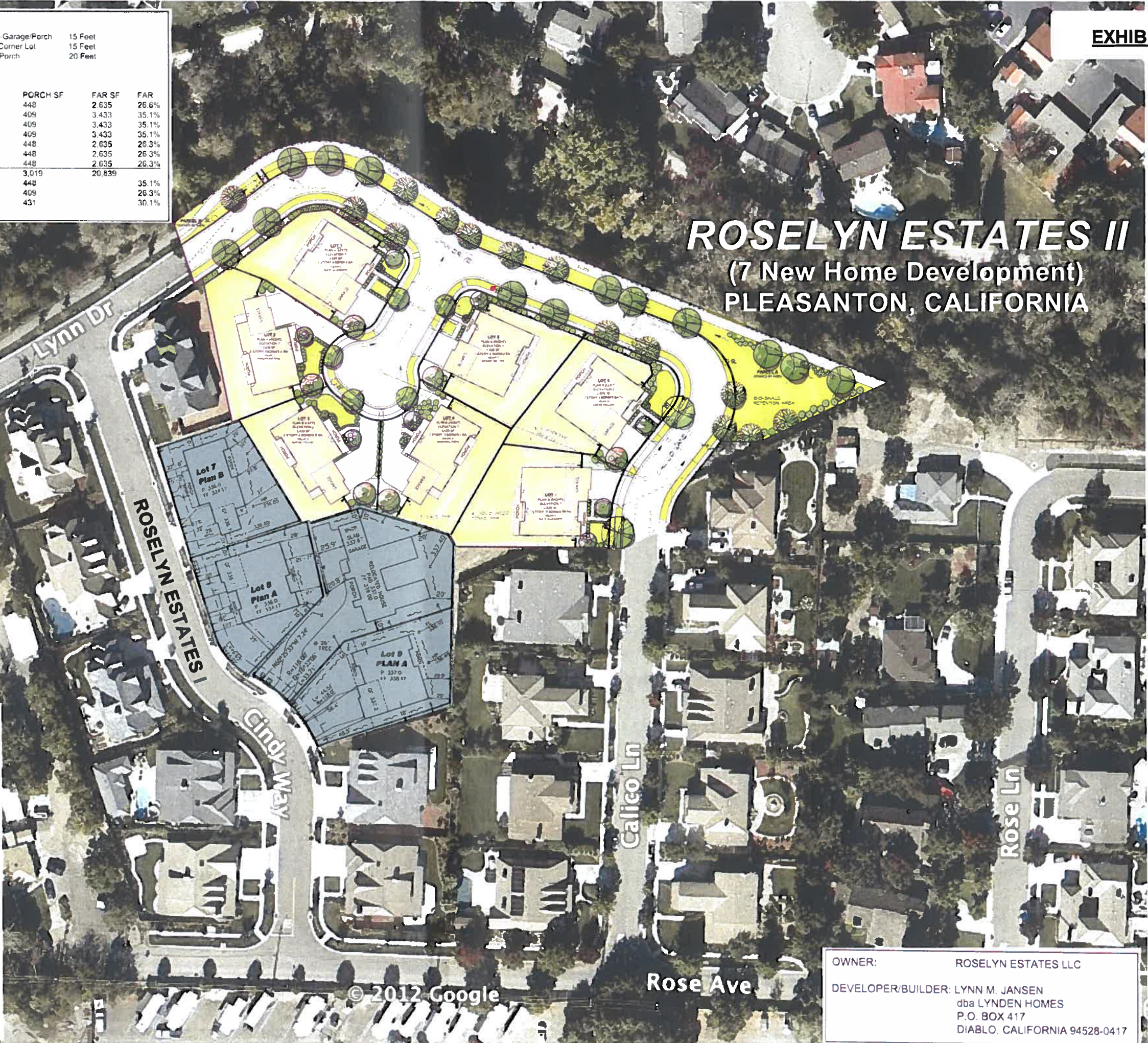
Total Residential Units	7 Units
total Gross Acres	3.71 Acres
Gross Density	1.89 Dbl/Ac
Total Net Acres (w/o Arroyo)	2.80 Acres
Total Net Density (w/o Arroyo)	2.50 Dbl/Ac

Smallest Lot Size	9,987 Sq. Ft.
Largest Lot Size	10,320 Sq. Ft.
Average Lot Size	10,060 Sq. Ft.

Average Home (Living)	3,034 Sq. Ft.
Average FAR	29.61%
Highest FAR	34.32%



OWNER: ROSELYN ESTATES LLC  
 DEVELOPER/BUILDER: LYNN M. JANSEN  
 dba LYNDEN HOMES  
 P.O. BOX 417  
 DIABLO, CALIFORNIA 94528-0417



**INDEX TO SHEETS**

- Sheet 1 SITE PLAN AND PROJECT INFORMATION
- Sheet 2 PREVIOUS IMPERVIOUS AND DEMOLITION PLAN
- Sheet 3 PRELIMINARY GRADING AND DRAINAGE PLAN
- Sheet 4 PRELIMINARY UTILITY AND SITE IMPROVEMENTS PLAN
- Sheet 5 BUILDING PLOTTINGS AND SETBACKS
- Sheet 6 STORM WATER CONTROL PLAN
- Sheet 7 PRELIMINARY VESTING TENTATIVE MAP

**OWNER / DEVELOPER**

Roselyn Estates, LLC  
 c/o Mr. Lynn Jansen  
 Lynden Homes  
 P.O. Box 417  
 Diablo, CA 94528-0417  
 (925) 743-8482

**ROSELYN ESTATES PHASE II**  
**RESIDENTIAL HOME PROJECT**  
 (PUD 94 - TR 8139)

BY **Lynden**  
 HOMES

**CIVIL ENGINEERING**

DeBolt Civil Engineering  
 811 San Ramon Valley Boulevard  
 Danville, CA 94526  
 (925) 743-8482

**LANDSCAPE DESIGN**

Thomas Baak & Associates  
 1620 North Main Street, Suite 4  
 Walnut Creek, CA 94596  
 (925) 933-2583

**PUBLIC WORKS AGENCIES**

Water Service City of Pleasanton  
 Sanitary Sewer City of Pleasanton  
 Storm Drain City of Pleasanton  
 Creek Drainage Zone 7 Water District

**ARCHITECTURAL DESIGN**

John Niceley, Architect  
 179 Kendall Road  
 Walnut Creek, CA 94596  
 (925) 932-6767

**OUTSIDE UTILITIES & AGENCIES**

Telephone AT&T  
 Gas & Electric Pacific Gas & Electric  
 Cable TV Comcast  
 Fire Protection Livermore-Pleasanton Fire Dept.

**EXISTING SITE INFORMATION**

Address	APN	Acres	Usage	Zoning	General Plan
Parcel Map 10076 (Pt. 'B')	946-3477-001-06 (portion)	3.71	Residential	Residential	Medium Density Residential
	946-4610-008-01				
	946-4610-009-01				

**PROPOSED HOMES**

Plan	Quantity	Living Area	Porch	Garage	Bedrooms	Gar. Car	Dwv. Car
'A'	4	2,635 SF	448 SF	587 SF	4	3	3
'B'	3	3,433 SF	409 SF	682 SF	5	3	3
<b>Project Totals:</b>	<b>7</b>	<b>20,839 SF</b>	<b>3,019 SF</b>	<b>4,394 SF</b>	<b>31</b>	<b>21</b>	<b>21</b>

**PROPOSED PROJECT SUMMARY**

Total Residential Units: 7 Units  
 Total Gross Acres: 3.71 Acres  
 Gross Density: 1.88 Acres  
 Total Net Acres (w/o Arroyo): 2.80 Acres  
 Net Density: 2.50 Dwt/Ac  
 Smallest Lot Size: 9,905 Sq. Ft.  
 Largest Lot Size: 10,010 Sq. Ft.  
 Average Lot Size: 9,891 Sq. Ft.  
 Average Home (Living): 2,929 Sq. Ft.  
 Average FAR SF: 30.1 Percent  
 Highest FAR: 35.1 Percent

**PROPOSED SITING SUMMARY**

Front Setback Min. - Living Space: 20 Feet  
 Front Setback Min. - Garage / Porch: 15 Feet  
 Side Setback Min. - Standard: 10 Feet  
 Side Setback Min. - Street 'A': 15 Feet  
 Rear Setback Min. - Living Space: 20 Feet

\* Exceptions as indicated on Sheet 5 Building Layouts

**PROPOSED LAND USE SUMMARY**

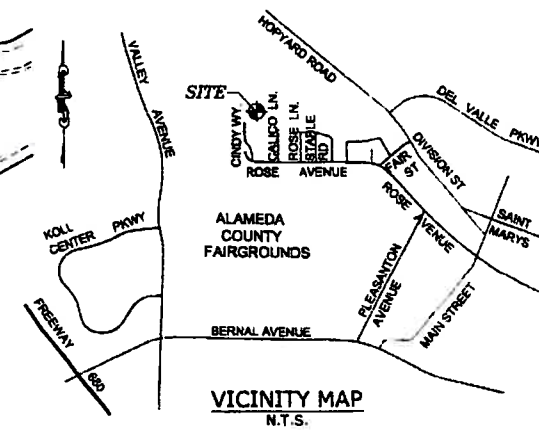
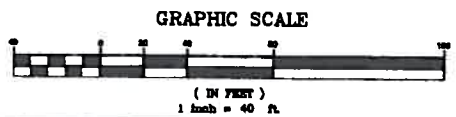
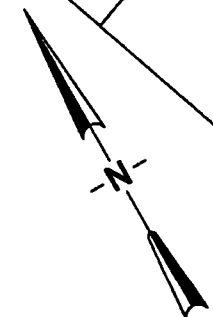
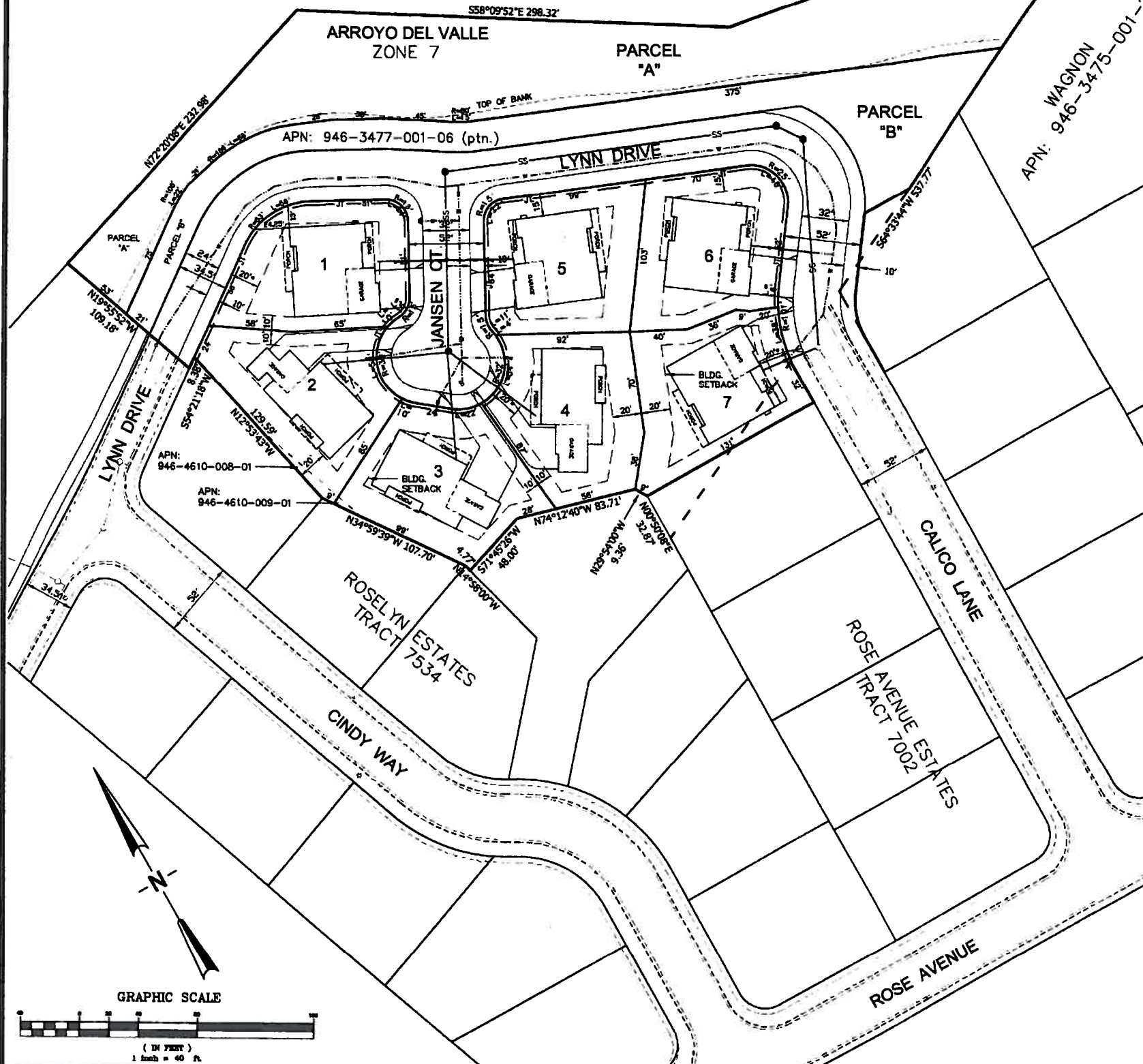
SFD Residential Lots	1.806 Acres	44%
Streets & Sidewalks R-O-W	0.747 Acres	20%
Other R-O-W	0.432 Acres	12%
Arroyo Del Valle	0.913 Acres	24%
<b>Total Project</b>	<b>3.709 Acres</b>	<b>100%</b>

**PROPOSED LANDSCAPING**

Front Yard Landscaping	11,034 SF
Creekside Trail	5,432 SF
Bioswale Area	13,357 SF
24" Box Street Trees	15 Ea.
24" Box Front Yard Trees	14 Ea.
HOA Area Trees	19 Ea.

**PROPOSED LOT USE SUMMARY**

LOT #	LOT SQ. FT.	LIVING SQ. FT.	GARAGE SQ. FT.	PORCH SQ. FT.	F.A.R.
1	9,905 SF±	2,635 SF±	587 SF±	448 SF±	28.8%
2	10,002 SF±	3,433 SF±	682 SF±	409 SF±	35.1%
3	10,009 SF±	3,433 SF±	682 SF±	409 SF±	35.1%
4	10,009 SF±	3,433 SF±	682 SF±	409 SF±	35.1%
5	10,003 SF±	2,635 SF±	587 SF±	448 SF±	26.3%
6	10,001 SF±	2,635 SF±	587 SF±	448 SF±	26.3%
7	10,010 SF±	2,635 SF±	587 SF±	448 SF±	26.3%
<b>TOTAL</b>	<b>81,938 SF±</b>	<b>20,839 SF±</b>	<b>4,394 SF±</b>	<b>3,019 SF±</b>	
<b>HIGH</b>	<b>10,010 SF±</b>	<b>3,433 SF±</b>	<b>682 SF±</b>	<b>448 SF±</b>	<b>35.1%</b>
<b>LOW</b>	<b>9,905 SF±</b>	<b>2,635 SF±</b>	<b>587 SF±</b>	<b>409 SF±</b>	<b>26.3%</b>
<b>AVERAGE</b>	<b>9,891 SF±</b>	<b>2,977 SF±</b>	<b>620 SF±</b>	<b>431 SF±</b>	<b>30.1%</b>



**SITE PLAN AND PROJECT INFORMATION**

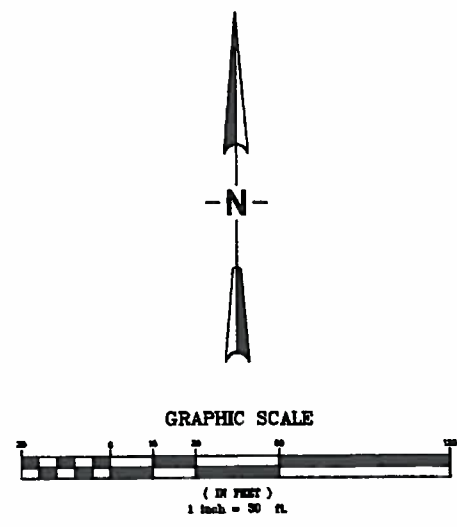
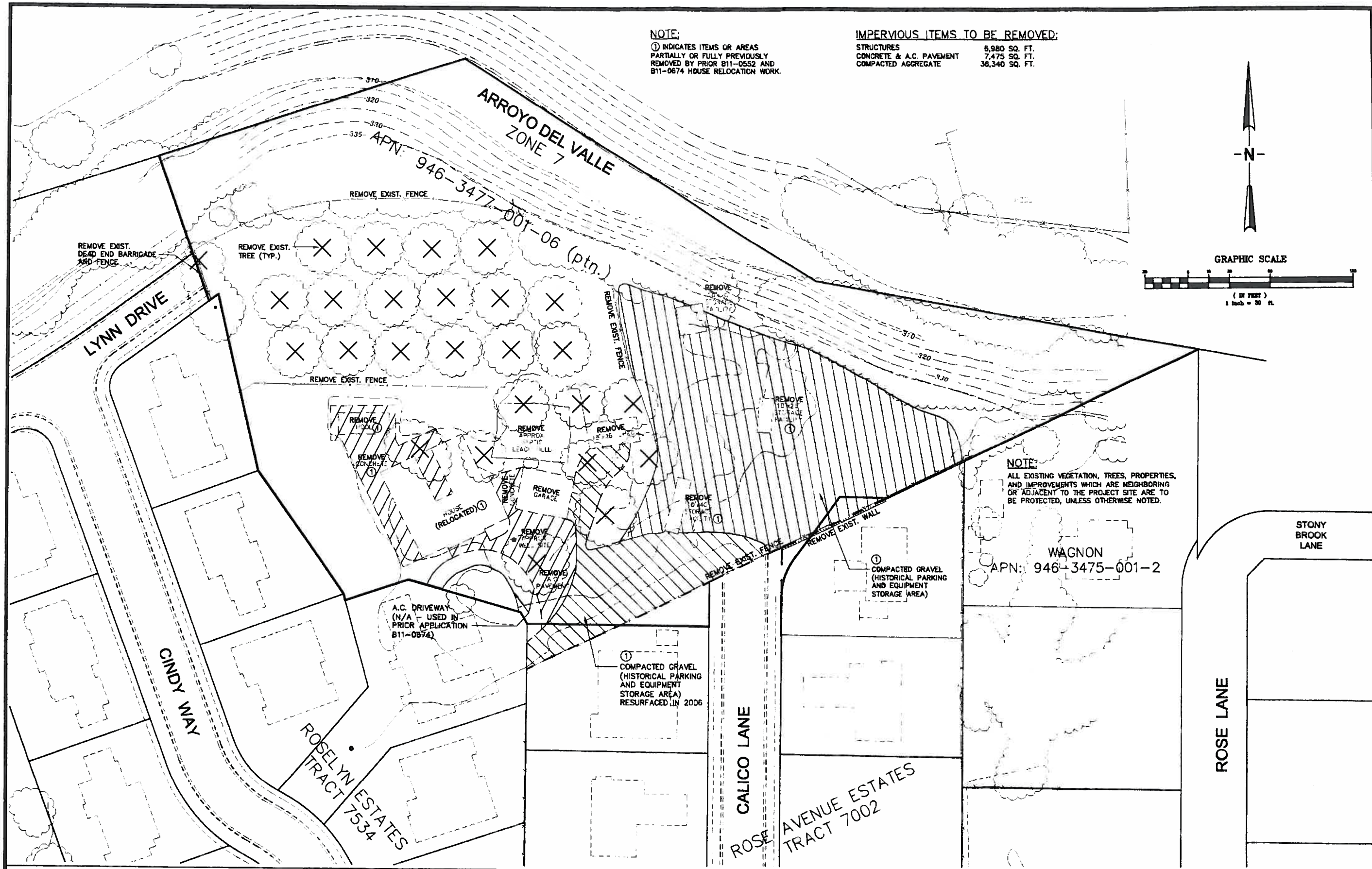
**ROSELYN ESTATES PHASE II PROJECT**  
 P.U.D. #94 - TRACT 8139  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. SANITARY SEWER ALIGNMENT	12/13/2012
3	REV. LOTS 1-7	1/22/2013
4	REV. WATER & SEWER ALIGNMENT	4/27/2013
5	CARRY PARCEL DESIGNATIONS	6/20/13

**DeBolt Civil Engineering**  
 811 San Ramon Valley Boulevard  
 Danville, California 94526  
 Tel: 925/837-3780  
 Fax: 925/837-4378

Date: 8/15/2012  
 Scale: 1" = 40'  
 By: [Signature]  
 Job No.: 06136





**PREVIOUS IMPERVIOUS AND DEMOLITION PLAN**

**ROSELYN ESTATES PHASE II PROJECT**  
 P.U.D. #00 - TRACT 8139  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

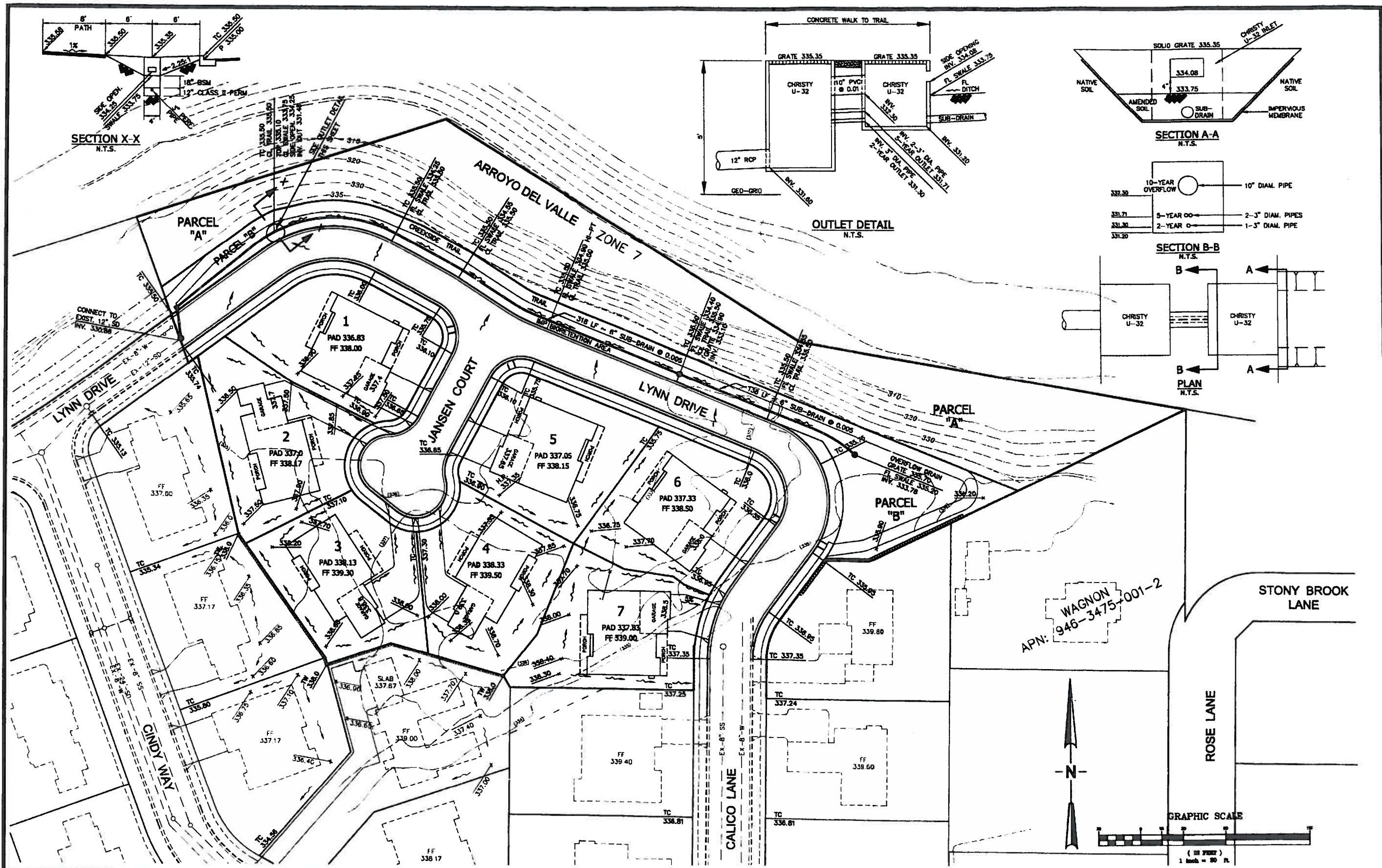
#	REVISIONS	DATE



**DeBolt Civil Engineering**  
 811 San Ramon Valley Boulevard  
 Danville, California 94526  
 Tel: 925/837-3780  
 Fax: 925/837-4378

Date: 9/10/2012  
 Scale: 1" = 30'  
 By: JES / sch  
 Job No.: 06136





**PRELIMINARY GRADING  
AND DRAINAGE PLAN**

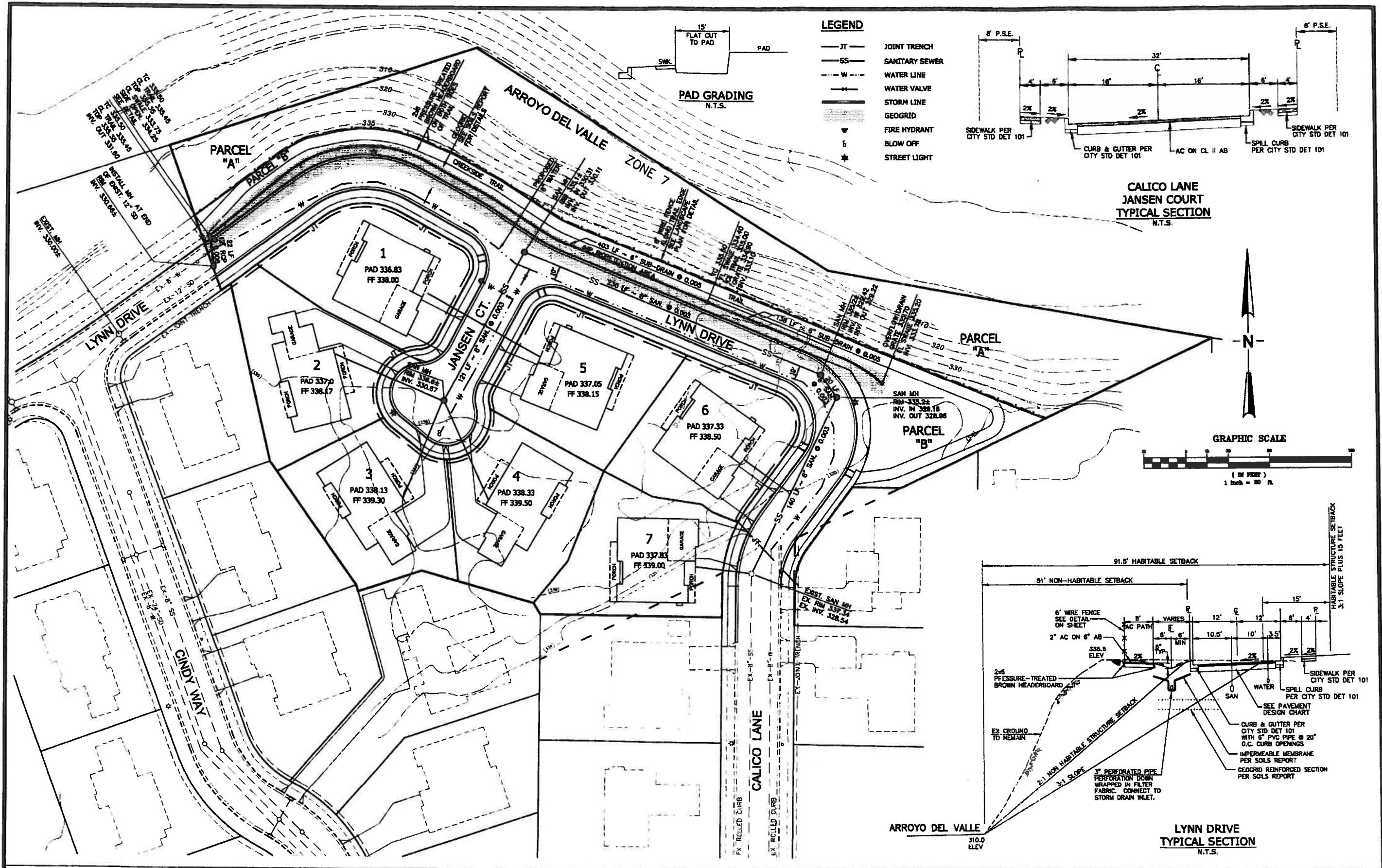
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P.U.D. #94 - TRACT 0000  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/19/2012
2	REV. LOTS 1-7	1/8/2013
3	REV. PER MEETING WITH CITY	3/27/2013
4	CLARIFY PARCEL DESIGNATIONS	6/5/2013

**D** DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

Date: 8/15/2012  
Scale: 1" = 30'  
By: JED / sdy  
Job No.: 06136





**PRELIMINARY UTILITY  
AND SITE IMPROVEMENTS PLAN**

**ROSELYN ESTATES PHASE II PROJECT**  
P.U.D. #94 - TRACT 8139  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. SANITARY SEWER ALIGNMENT	12/13/2012
3	REV. LOTS 1-7	1/30/13
4	REV. WATER, SAN & SD ALIGNMENT	4/27/2013
5	CLARIFY PARCEL DESIGNATION	6/20/13

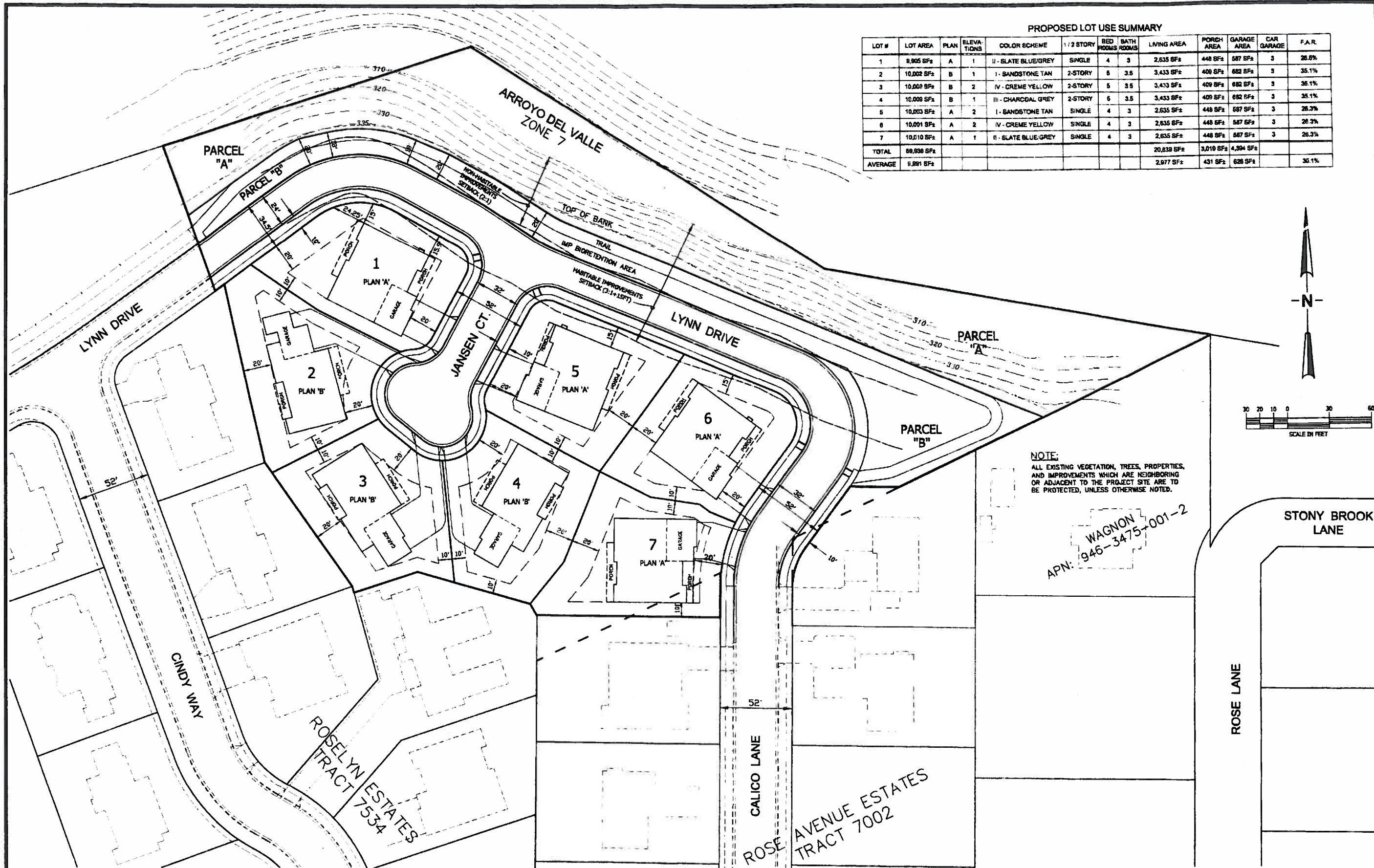
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811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

Date: 11/13/2012  
Scale: 1" = 30'  
By: JEB / abh  
Job No.: 06136



PROPOSED LOT USE SUMMARY

LOT #	LOT AREA	PLAN	ELEVATIONS	COLOR SCHEME	1/2 STORY	BED ROOMS	BATH ROOMS	LIVING AREA	PORCH AREA	GARAGE AREA	CAR GARAGE	F.A.R.
1	8,905 SF±	A	1	II - SLATE BLUE/GREY	SINGLE	4	3	2,635 SF±	448 SF±	587 SF±	3	26.6%
2	10,002 SF±	B	1	I - SANDSTONE TAN	2-STORY	6	3.5	3,433 SF±	409 SF±	682 SF±	3	35.1%
3	10,000 SF±	B	2	IV - CREME YELLOW	2-STORY	5	3.5	3,433 SF±	409 SF±	682 SF±	3	35.1%
4	10,000 SF±	B	1	III - CHARCOAL GREY	2-STORY	5	3.5	3,433 SF±	409 SF±	682 SF±	3	35.1%
5	10,003 SF±	A	2	I - SANDSTONE TAN	SINGLE	4	3	2,635 SF±	448 SF±	587 SF±	3	26.3%
6	10,001 SF±	A	2	IV - CREME YELLOW	SINGLE	4	3	2,635 SF±	448 SF±	587 SF±	3	26.3%
7	10,010 SF±	A	1	II - SLATE BLUE/GREY	SINGLE	4	3	2,635 SF±	448 SF±	587 SF±	3	26.3%
TOTAL	69,938 SF±							20,838 SF±	3,010 SF±	4,394 SF±		
AVERAGE	9,991 SF±							2,977 SF±	431 SF±	628 SF±		30.1%



NOTE:  
ALL EXISTING VEGETATION, TREES, PROPERTIES,  
AND IMPROVEMENTS WHICH ARE NEIGHBORING  
OR ADJACENT TO THE PROJECT SITE ARE TO  
BE PROTECTED, UNLESS OTHERWISE NOTED.

WAGNON  
APN: 946-3475-001-2

BUILDING PLOTTINGS  
AND SETBACKS

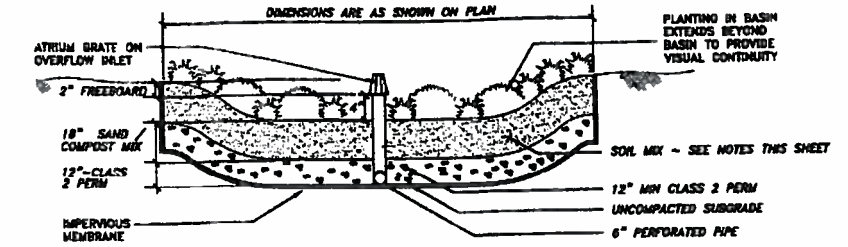
ROSELYN ESTATES PHASE II PROJECT  
P.U.D. #94 - TRACT 8139  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. LOTS 1-7	10/20/13
3	CLARIFY PARCEL DESIGNATIONS	05/20/13



DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

Date: 9/10/2012  
Scale: 1" = 30'  
By: JED / adv  
Job No.: 06136

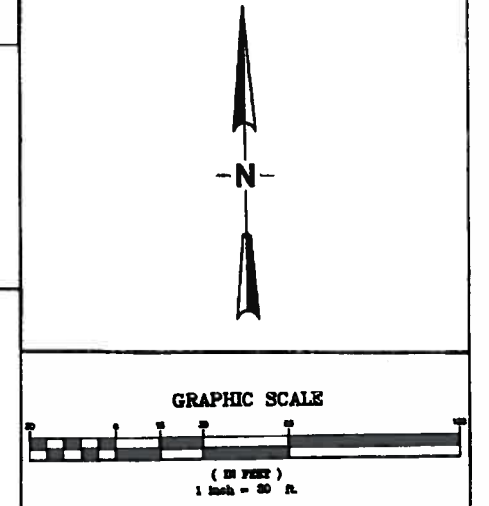
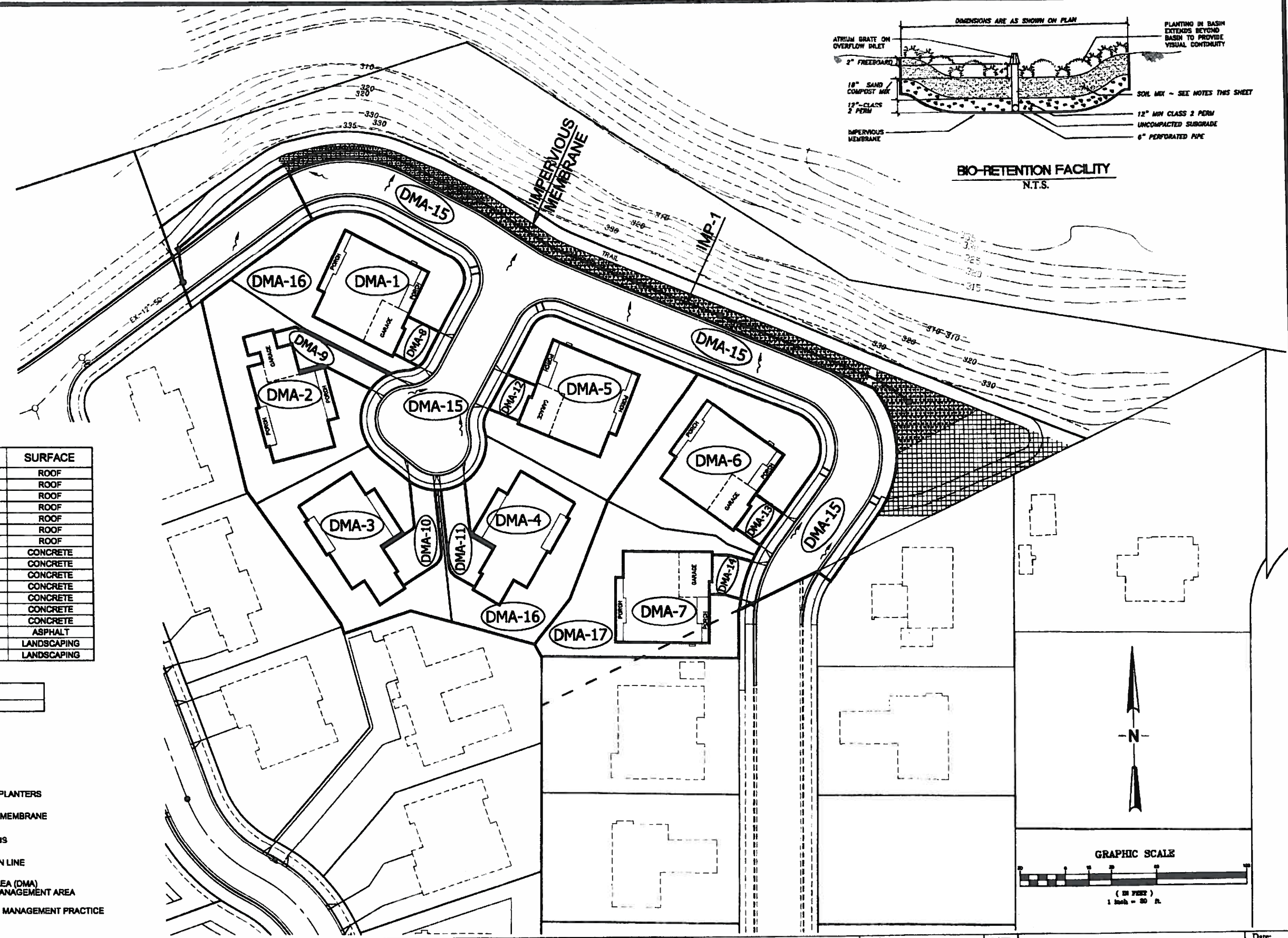


**BIO-RETENTION FACILITY**  
N.T.S.

DMA	AREA	SURFACE
DMA-1	3,670 SF±	ROOF
DMA-2	3,285 SF±	ROOF
DMA-3	3,285 SF±	ROOF
DMA-4	3,285 SF±	ROOF
DMA-5	3,670 SF±	ROOF
DMA-6	3,670 SF±	ROOF
DMA-7	3,670 SF±	ROOF
DMA-8	555 SF±	CONCRETE
DMA-9	1,125 SF±	CONCRETE
DMA-10	1,380 SF±	CONCRETE
DMA-11	1,210 SF±	CONCRETE
DMA-12	535 SF±	CONCRETE
DMA-13	540 SF±	CONCRETE
DMA-14	605 SF±	CONCRETE
DMA-15	29,470 SF±	ASPHALT
DMA-16	27,890 SF±	LANDSCAPING
DMA-17	11,520 SF±	LANDSCAPING

IMP	SIZE
1	11,205 SF±

- LEGEND**
- BIO-SWALE / PLANTERS
  - IMPERVIOUS MEMBRANE
  - CATCH BASINS
  - STORM DRAIN LINE
  - DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
  - INTEGRATED MANAGEMENT PRACTICE



**STORM WATER CONTROL PLAN**

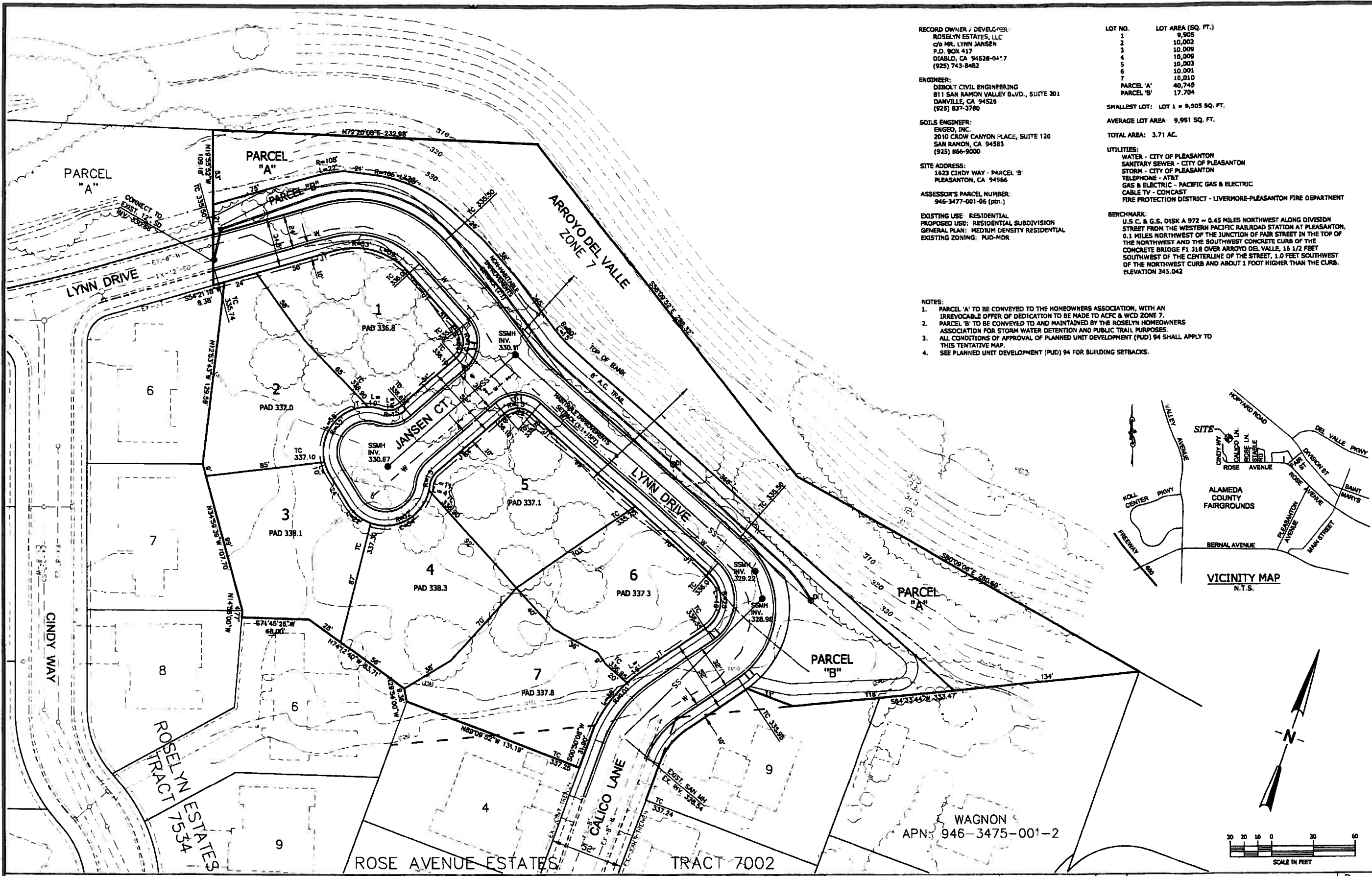
**ROSELYN ESTATES PHASE II PROJECT**  
P.U.D. #94 - TRACT 8139  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. LOTS 1-7	1/30/2013
3	PER MEETING WITH CITY	3/27/2013

**D** DeBolt Civil Engineering  
811 San Ramon Valley Boulevard  
Danville, California 94526  
Tel: 925/837-3780  
Fax: 925/837-4378

Date: 9/10/2012  
Scale: 1" = 30'  
By: JES / adh  
Job No.: 08136





RECORD OWNER / DEVELOPER:  
 ROSELYN ESTATES, LLC  
 c/o MR. LYNN JANSEN  
 P.O. BOX 417  
 DIABLO, CA 94528-0417  
 (925) 743-8482

ENGINEER:  
 DEBOLT CIVIL ENGINEERING  
 811 SAN RAMON VALLEY BLVD., SUITE 201  
 DANVILLE, CA 94526  
 (925) 837-3780

SOILS ENGINEER:  
 ENGED, INC.  
 2010 CROW CANYON PLACE, SUITE 120  
 SAN RAMON, CA 94583  
 (925) 866-9000

SITE ADDRESS:  
 1623 CINDY WAY - PARCEL 'B'  
 PLEASANTON, CA 94566

ASSESSOR'S PARCEL NUMBER:  
 946-3475-001-06 (part.)

EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL SUBDIVISION  
 GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL  
 EXISTING ZONING: PUD-MDR

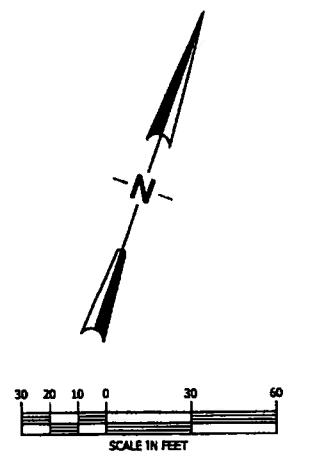
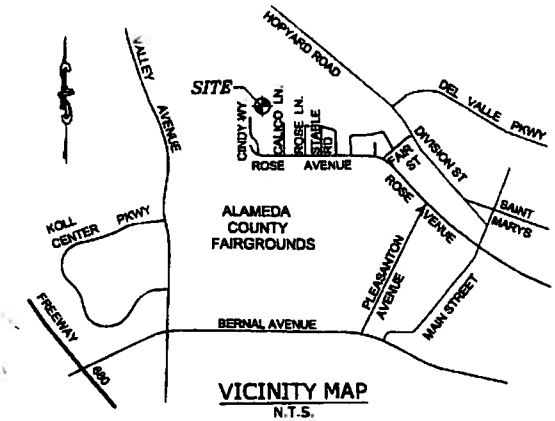
LOT NO.	LOT AREA (SQ. FT.)
1	9,905
2	10,002
3	10,009
4	10,009
5	10,003
6	10,001
7	10,010
PARCEL 'A'	40,749
PARCEL 'B'	17,704

SMALLEST LOT: LOT 1 = 9,905 SQ. FT.  
 AVERAGE LOT AREA: 9,991 SQ. FT.  
 TOTAL AREA: 3.71 AC.

UTILITIES:  
 WATER - CITY OF PLEASANTON  
 SANITARY SEWER - CITY OF PLEASANTON  
 STORM - CITY OF PLEASANTON  
 TELEPHONE - AT&T  
 GAS & ELECTRIC - PACIFIC GAS & ELECTRIC  
 CABLE TV - COMCAST  
 FIRE PROTECTION DISTRICT - LIVERMORE-PLEASANTON FIRE DEPARTMENT

BENCHMARK:  
 U.S.C. & G.S. DISK A 972 ~ 0.45 MILES NORTHWEST ALONG DIVISION STREET FROM THE WESTERN PACIFIC RAILROAD STATION AT PLEASANTON, 0.1 MILES NORTHWEST OF THE JUNCTION OF FAIR STREET IN THE TOP OF THE NORTHWEST AND THE SOUTHWEST CONCRETE CURB OF THE CONCRETE BRIDGE F1 318 OVER ARROYO DEL VALLE, 16 1/2 FEET SOUTHWEST OF THE CENTERLINE OF THE STREET, 1.0 FEET SOUTHWEST OF THE NORTHWEST CURB AND ABOUT 1 FOOT HIGHER THAN THE CURB. ELEVATION 345.042

- NOTES:
1. PARCEL 'A' TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, WITH AN IRREVOCABLE OFFER OF DEDICATION TO BE MADE TO ACFC & WCD ZONE 7.
  2. PARCEL 'B' TO BE CONVEYED TO AND MAINTAINED BY THE ROSELYN HOMEOWNERS ASSOCIATION FOR STORM WATER DETENTION AND PUBLIC TRAIL PURPOSES.
  3. ALL CONDITIONS OF APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD) 94 SHALL APPLY TO THIS TENTATIVE MAP.
  4. SEE PLANNED UNIT DEVELOPMENT (PUD) 94 FOR BUILDING SETBACKS.



**PRELIMINARY VESTING  
 TENTATIVE MAP**

**ROSELYN ESTATES PHASE II PROJECT**  
 P.U.D. #94 ~ TRACT 8139  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

#	REVISIONS	DATE
1	REV. LOT 1	12/13/2012
2	REV. SANITARY SEWER ALIGNMENT	12/13/2012
3	REV. LOTS 1-7	1/20/13
4	REV. WATER, SAN & SD ALIGNMENT	4/27/2013
5	CLARIFY PARCEL DESIGNATIONS	6/20/13

**DeBolt Civil Engineering**  
 811 San Ramon Valley Boulevard  
 Danville, California 94526  
 Tel: 925/837-3780  
 Fax: 925/837-4378

Date: 9/10/2012  
 Scale: 1" = 30'  
 By: [Signature]  
 Job No.: 06136

## PLAN A

### • PLAN AREAS

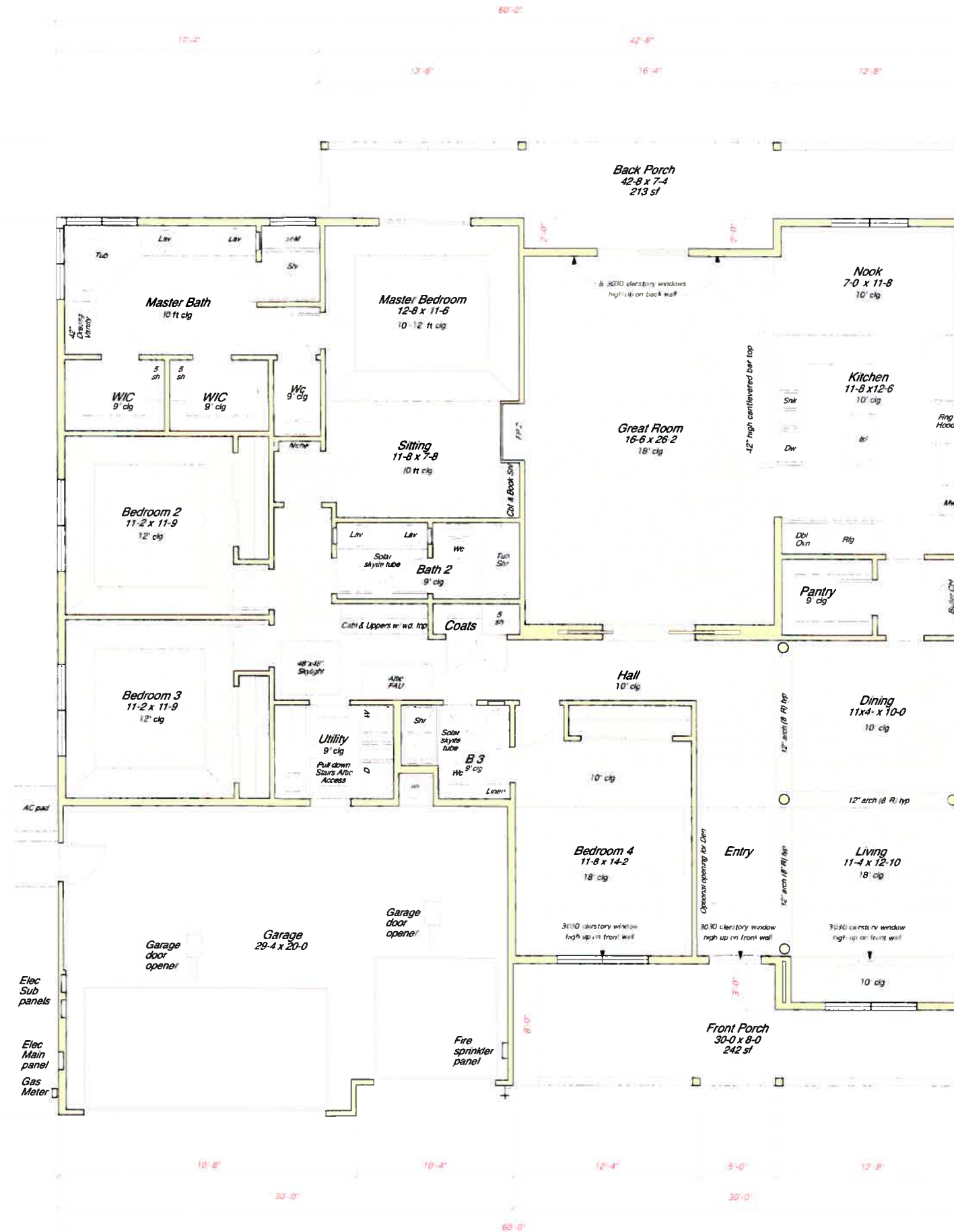
*Living Area : 2,635 sf*  
*Garage Area : 587 sf*  
*Covered Porch Area : 448 sf*

### • MAIN ROOMS

*4 Bedrooms*  
*3 Baths*  
*3 Car Garage*

### • FEATURES

- Living Room
- Dining Room
- Kitchen Nook
- Open Family Room
- Master Bedroom Sitting
- Laundry Room
- 10' Ceilings in Main Rooms





# ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

**Lynden**  
H O M E S



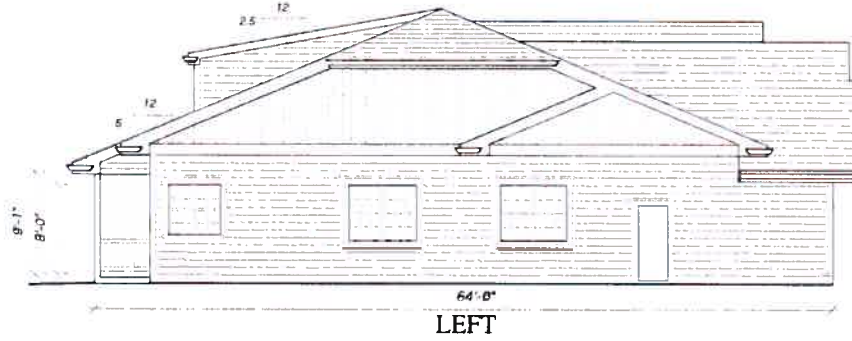
FRONT

## PLAN A ELEVATION A-1

### COLOR SCHEME 2

MAIN COLOR	Slate Blue / Gray
SIDING BODY	KM3852-2 Constance
GARAGE DOOR	KM3850-1 Dancing Bubbles
FRONT DOOR	73 Cortez
TRIM	23 Swiss Coffee
ROOF	Eagle Lite
PRODUCT	999 Charcoal Range
DESCRIPTION	Gray Range

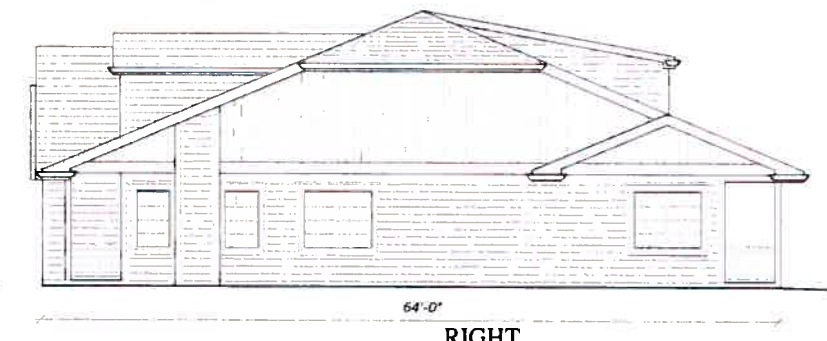
COLOR SCHEME 2  
is used for  
LOTS 2 & 5



LEFT



REAR



RIGHT

### EXTERIOR MATERIALS

- 1) Roof: Flat, Handsplit Shake look, Concrete Tile (Natural Wood Colors: Tan, Brown and Grey)
- 2) Siding: 8" Hardiplank Wood textured Lap Siding, individually layered horizontal. Typical all sides. (Earthy colors: Cream, sand, slate and stone.)
- 3) Trim: 2 x 4 S4S wood trim. (Color: primarily Swiss Coffee white)



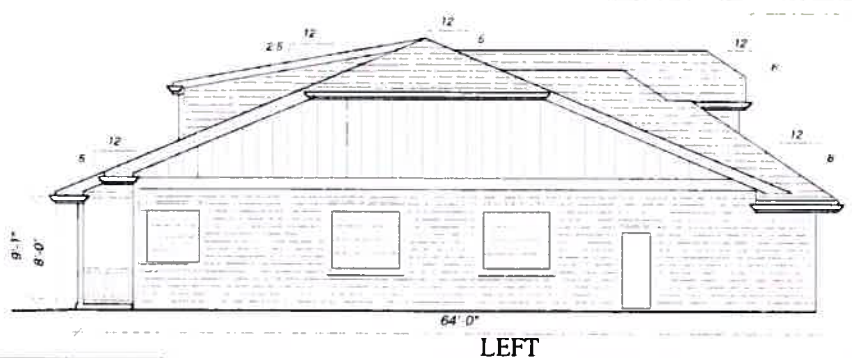
FRONT

## PLAN A ELEVATION A-2

### COLOR SCHEME 1

MAIN COLOR	Tan / Brown
SIDING BODY	231 Sandstone Tan
GARAGE DOOR	36 Navajo White
FRONT DOOR	196 Villita
TRIM	23 Swiss Coffee
ROOF	Eagle Lite
PRODUCT	901 Oakwood
DESCRIPTION	Brown/Brown Streaks

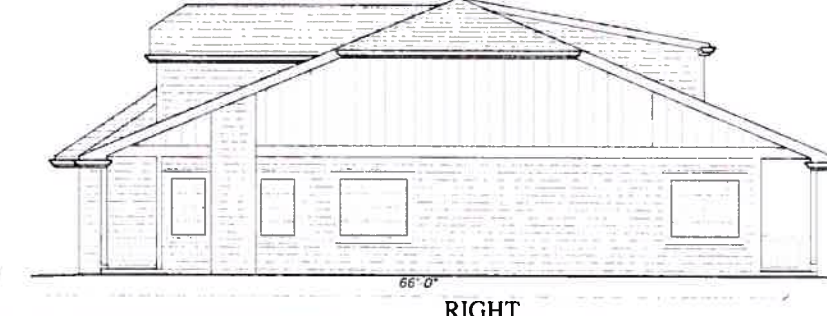
COLOR SCHEME 1  
is used for  
LOTS 1 & 7



LEFT



REAR



RIGHT



# ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

Lynden  
H O M E S

## PLAN B

UPPER FLOOR

MAIN FLOOR

### • PLAN AREAS

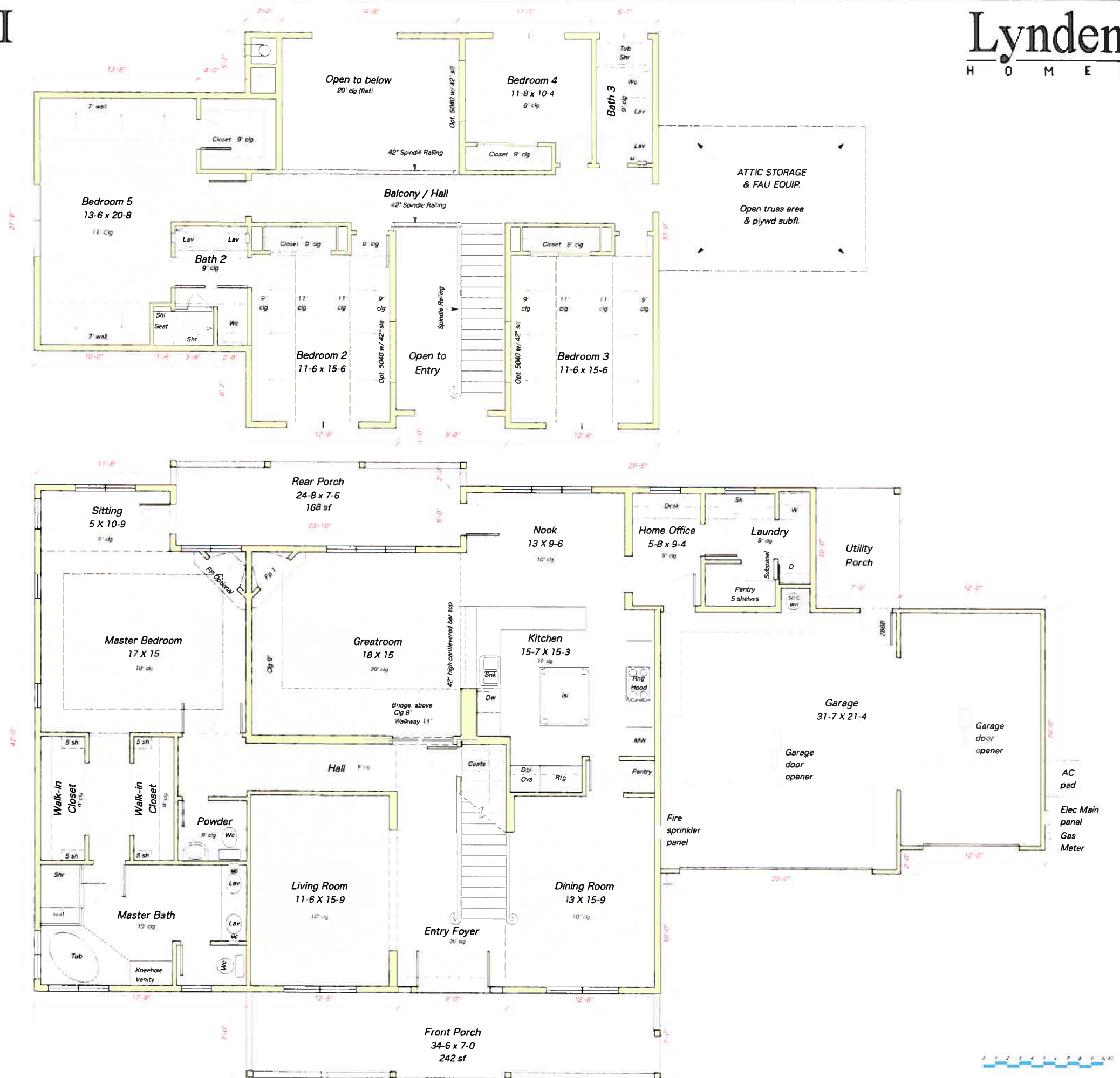
*Living Area Main : 2,195 sf*  
*Living Area Upper : 1,238 sf*  
*Living Area Total : 3,433 sf*  
*Garage Area : 680 sf*  
*Covered Porch Area : 409 sf*

### • MAIN ROOMS

*5 Bedrooms*  
*3 Baths plus*  
*Powder Room Half Bath*  
*3 Car Garage*

### • FEATURES

- Living Room
- Dining Room
- Kitchen Nook
- Open Family Room
- Master Bedroom Sitting
- Laundry Room
- 10' Ceilings in Main Rooms





# ROSELYN ESTATES II

PLEASANTON, CALIFORNIA

## Lynden

H O M E S



B1 - RIGHT



B1 - FRONT

### PLAN B

#### ELEVATION B-1

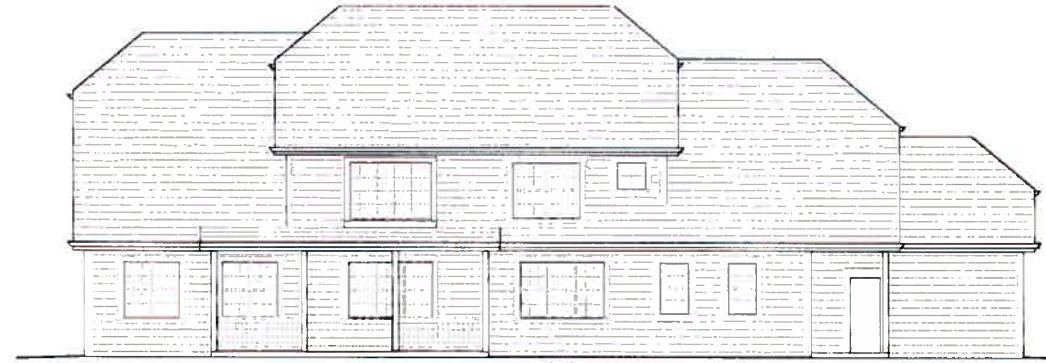
##### COLOR SCHEME 3

MAIN COLOR	Stone Gray
SIDING BODY	186 Keystone
GARAGE DOOR	KM394-1-1 Whishing Star
FRONT DOOR	407 Carbon
TRIM	23 Swiss Coffee
ROOF	Eagle Lite
PRODUCT	903 Charcoal
DESCRIPTION	Between Brown Streaks

COLOR SCHEME 3  
is used for  
Lot 4



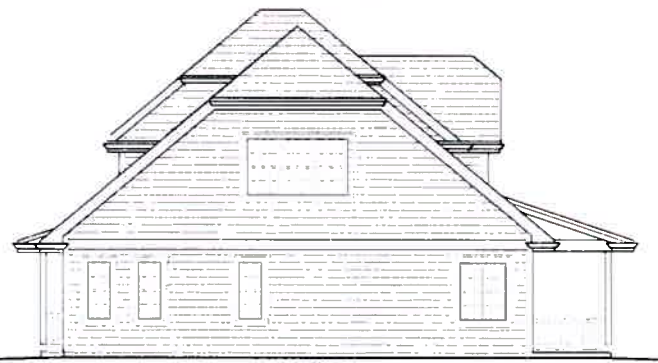
B1-LEFT



B1 - REAR (B2 - REAR REVERSED)

##### EXTERIOR MATERIALS

- 1) Roof : Flat, Handsplit Shake look, Concrete Tile  
(Natural Wood Colors : Tan, Brown and Grey)
- 2) Siding : 8" "Hardiplank" Wood textured Lap Siding-  
individually layed horizontal.  
Typical all sides.  
(Earhtone colors : Cream, sand, slate and stone.)
- 3) Trim : 2 x & 4x S4S wood trim.  
(Color : primarily Swiss Coffee white)



B2-LEFT



B2 - FRONT

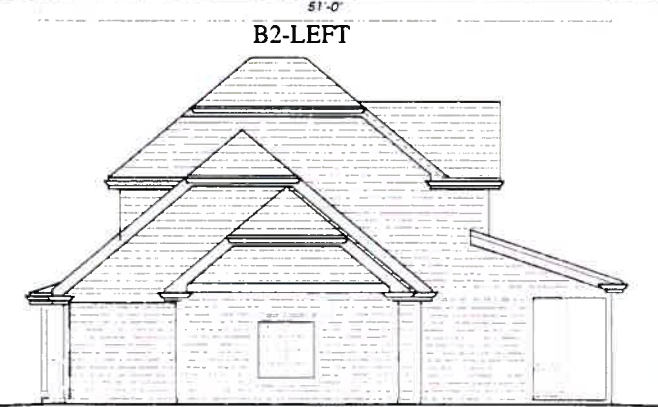
### PLAN B

#### ELEVATION B-2

##### COLOR SCHEME 4

MAIN COLOR	Cream Yellow
SIDING BODY	KM3531-1 Home & Hearth
GARAGE DOOR	KM3530-1 Shedd Wheat
FRONT DOOR	73 Cortez
TRIM	23 Swiss Coffee
ROOF	Eagle Lite
PRODUCT	904 New Cedar
DESCRIPTION	Light Brown

COLOR SCHEME 4  
is used for  
Lots 3 & 6



B2 - RIGHT



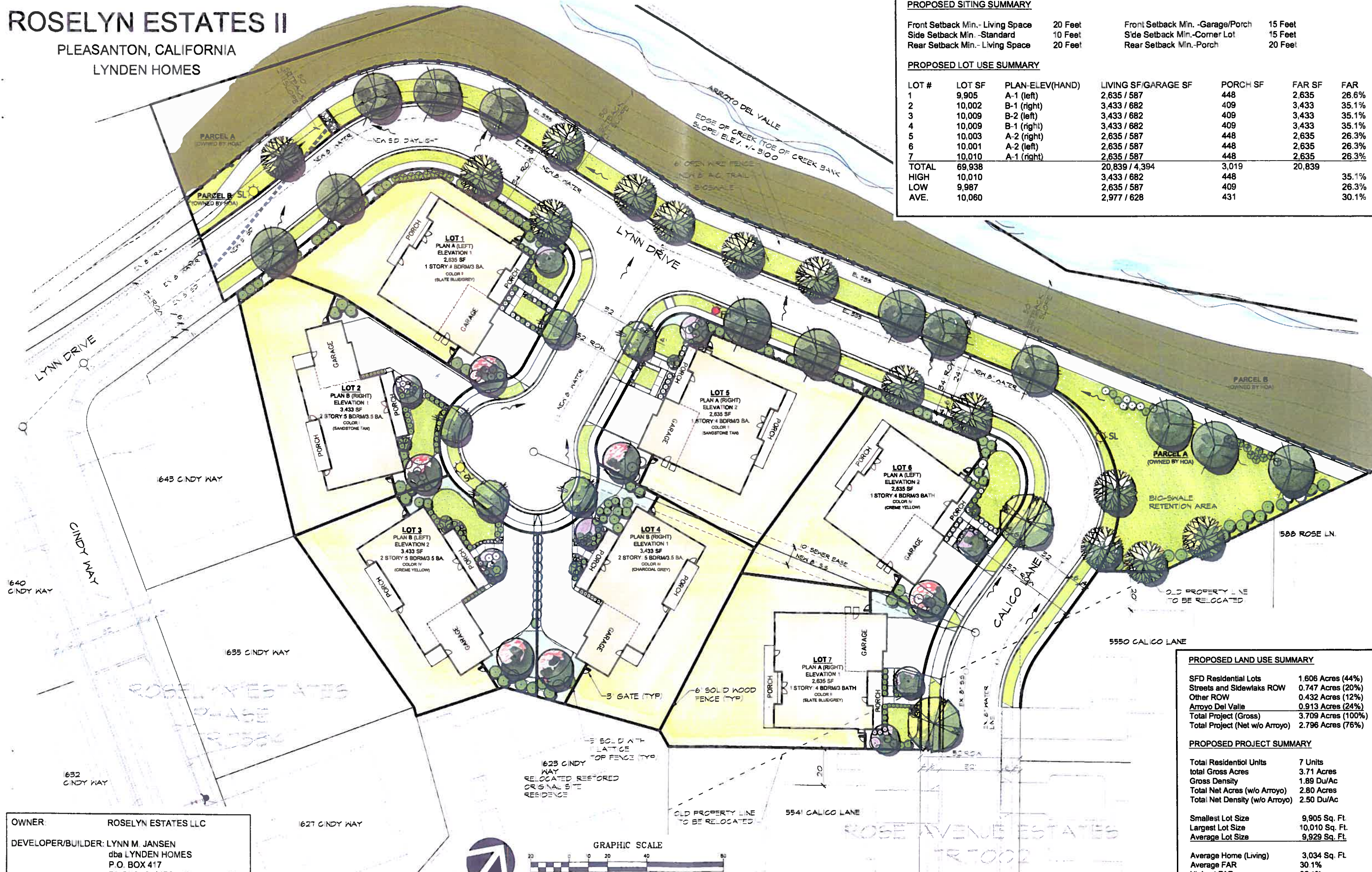
# ROSELYN ESTATES II

PLEASANTON, CALIFORNIA  
LYNDEN HOMES

PROPOSED SITING SUMMARY			
Front Setback Min. - Living Space	20 Feet	Front Setback Min. - Garage/Porch	15 Feet
Side Setback Min. - Standard	10 Feet	Side Setback Min. - Corner Lot	15 Feet
Rear Setback Min. - Living Space	20 Feet	Rear Setback Min. - Porch	20 Feet

PROPOSED LOT USE SUMMARY						
LOT #	LOT SF	PLAN-ELEV(HAND)	LIVING SF/GARAGE SF	PORCH SF	FAR SF	FAR
1	9,905	A-1 (left)	2,635 / 587	448	2,635	26.6%
2	10,002	B-1 (right)	3,433 / 682	409	3,433	35.1%
3	10,009	B-2 (left)	3,433 / 682	409	3,433	35.1%
4	10,009	B-1 (right)	3,433 / 682	409	3,433	35.1%
5	10,003	A-2 (right)	2,635 / 587	448	2,635	26.3%
6	10,001	A-2 (left)	2,635 / 587	448	2,635	26.3%
7	10,010	A-1 (right)	2,635 / 587	448	2,635	26.3%
<b>TOTAL</b>	<b>69,938</b>		<b>20,839 / 4,394</b>	<b>3,019</b>	<b>20,839</b>	
HIGH	10,010		3,433 / 682	448		35.1%
LOW	9,987		2,635 / 587	409		26.3%
AVE.	10,060		2,977 / 628	431		30.1%



PROPOSED LAND USE SUMMARY	
SFD Residential Lots	1.606 Acres (44%)
Streets and Sidewalks ROW	0.747 Acres (20%)
Other ROW	0.432 Acres (12%)
Arroyo Del Valle	0.913 Acres (24%)
<b>Total Project (Gross)</b>	<b>3.709 Acres (100%)</b>
<b>Total Project (Net w/o Arroyo)</b>	<b>2.796 Acres (76%)</b>

PROPOSED PROJECT SUMMARY	
Total Residential Units	7 Units
total Gross Acres	3.71 Acres
Gross Density	1.89 Du/Ac
Total Net Acres (w/o Arroyo)	2.80 Acres
Total Net Density (w/o Arroyo)	2.50 Du/Ac

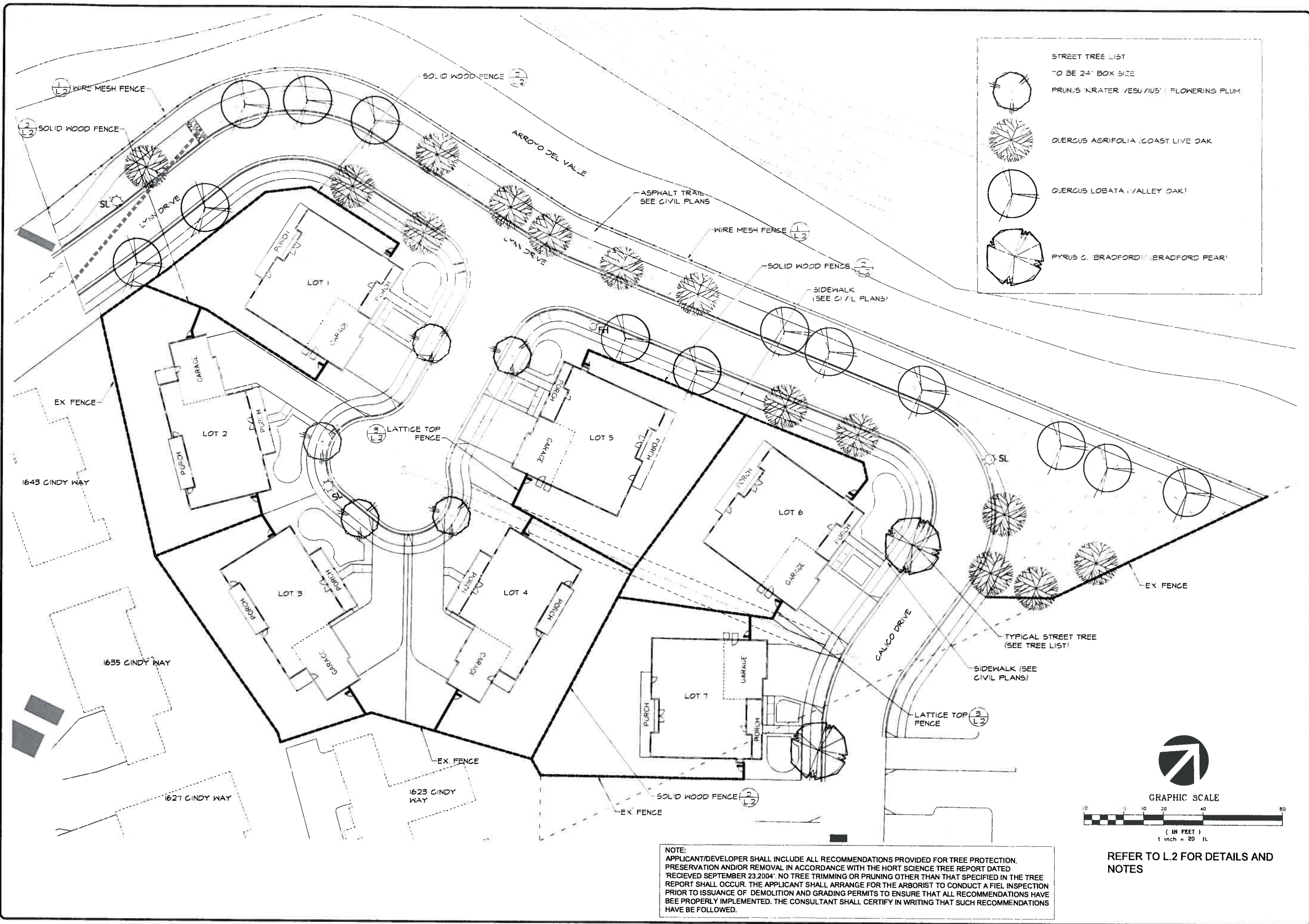
Smallest Lot Size	9,905 Sq. Ft.
Largest Lot Size	10,010 Sq. Ft.
Average Lot Size	9,929 Sq. Ft.





  

Average Home (Living)	3,034 Sq. Ft.
Average FAR	30.1%
Urban FAR	35.1%

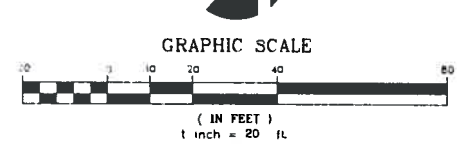
OWNER: ROSELYN ESTATES LLC  
DEVELOPER/BUILDER: LYNN M. JANSEN  
dba LYNDEN HOMES  
P.O. BOX 417  
DUBLIN, CALIFORNIA 94568





- STREET TREE LIST**  
 TO BE 24" BOX SIZE
-  PRUNUS KRATER / ESU / US' FLOWERING PLUM
  -  QUERCUS AGRIFOLIA (COAST LIVE OAK)
  -  QUERCUS LOBATA (VALLEY OAK)
  -  PYRUS C. BRADFORDII (BRADFORD PEAR)

**NOTE:**  
 APPLICANT/DEVELOPER SHALL INCLUDE ALL RECOMMENDATIONS PROVIDED FOR TREE PROTECTION, PRESERVATION AND/OR REMOVAL IN ACCORDANCE WITH THE HORT SCIENCE TREE REPORT DATED 'RECIEVED SEPTEMBER 23,2004'. NO TREE TRIMMING OR PRUNING OTHER THAN THAT SPECIFIED IN THE TREE REPORT SHALL OCCUR. THE APPLICANT SHALL ARRANGE FOR THE ARBORIST TO CONDUCT A FIEL INSPECTION PRIOR TO ISSUANCE OF DEMOLITION AND GRADING PERMITS TO ENSURE THAT ALL RECOMMENDATIONS HAVE BEE PROPERLY IMPLEMENTED. THE CONSULTANT SHALL CERTIFY IN WRITING THAT SUCH RECOMMENDATIONS HAVE BE FOLLOWED.



REFER TO L.2 FOR DETAILS AND NOTES

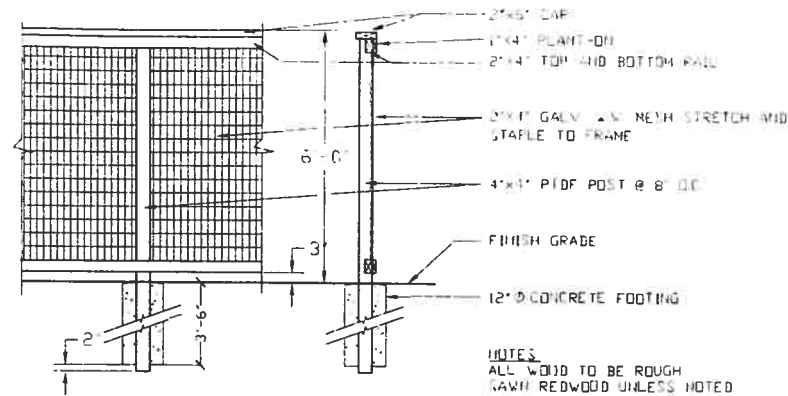

Thomas Bank & Associates, LLP  
 Landscape Architects  
 15000 Canyon Blvd, Suite 4  
 Westlake, CA 91391  
 PH: 952.933.5586



**ROSELYN ESTATES II**  
**PLEASANTON, CALIFORNIA**  
 LYNDEN HOMES

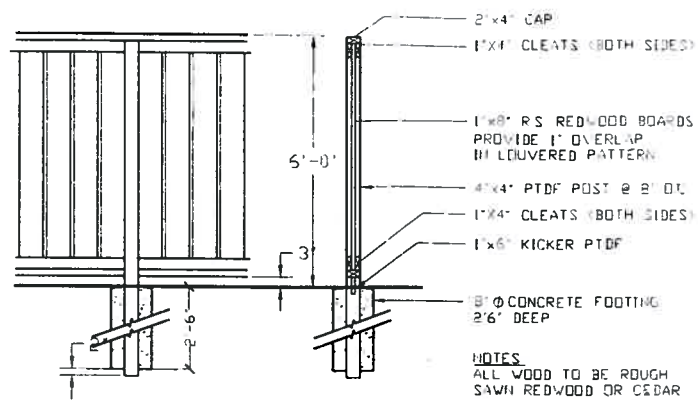
**STREET TREE**  
**FENCING PLAN**

DESIGNER	AS	DRAWN	AS
CHECKED	JHM	DATE	02-27-17
SCALE	NOTED	SHEET	L.1



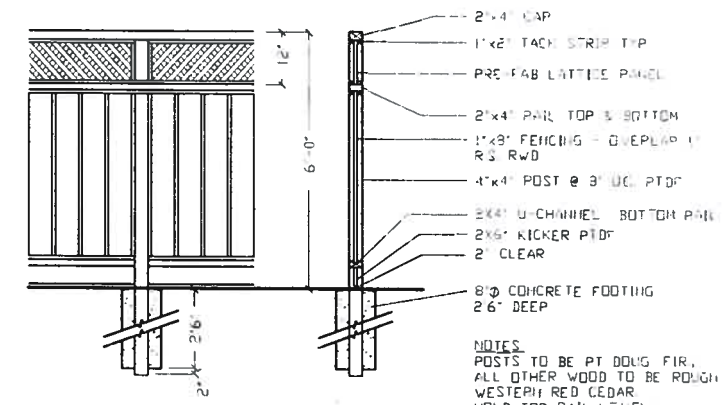
1 WIRE MESH FENCE DETAIL

NOTES:  
ALL WOOD TO BE ROUGH  
SAWN REDWOOD UNLESS NOTED  
HOLD TOP RAIL LEVEL.  
STEP FENCE & ALTER PANEL  
WIDTH AS NECESSARY TO  
CONFORM TO GRADES.



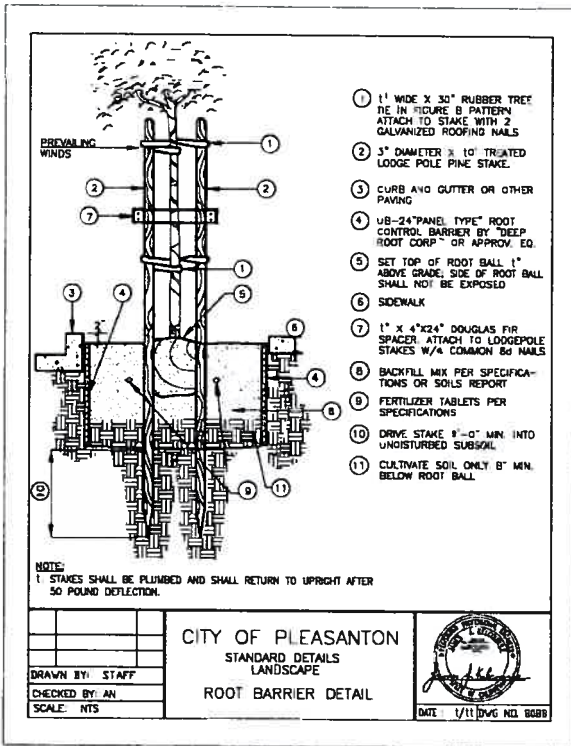
2 SOLID WOOD FENCE DETAIL

NOTES:  
ALL WOOD TO BE ROUGH  
SAWN REDWOOD OR CEDAR  
HOLD TOP RAIL LEVEL.  
STEP FENCE & ALTER PANEL  
WIDTH AS NECESSARY TO  
CONFORM TO GRADES.



3 LATTICE TOP FENCE

NOTES:  
POSTS TO BE PY DONG FIR,  
ALL OTHER WOOD TO BE ROUGH  
WESTERN RED CEDAR  
HOLD TOP RAIL LEVEL.  
STEP FENCE & ALTER PANEL  
WIDTH AS NECESSARY TO  
CONFORM TO GRADES.  
ALL HARDWARE TO BE HCT DIP GALV.

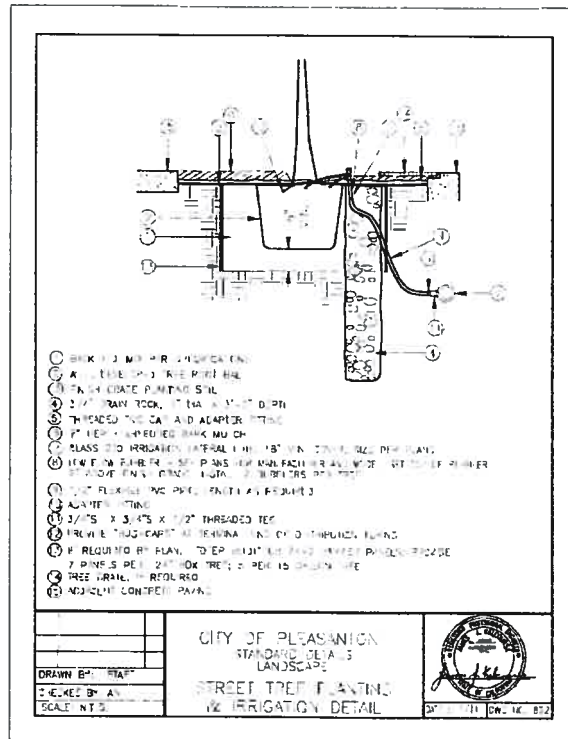


TREE PLANTING DETAILS FOR CITY STREET TREES  
ONLY. SEE SHEET L.4 FOR TREE PLANTING DETAILS  
FOR TREES ON INDIVIDUAL LOTS

- 1 1\"/>

NOTE:  
1. STAKES SHALL BE PLUMBED AND SHALL RETURN TO UPRIGHT AFTER  
50 POUND DEFLECTION.

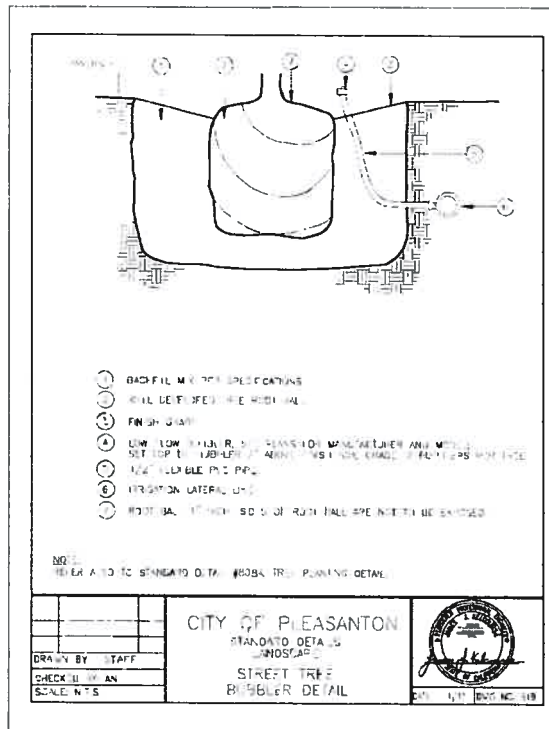
CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE		
DRAWN BY: STAFF	DATE: 1/11/06 NG 9889	
CHECKED BY: AN	SCALE: NTS	



TREE PLANTING DETAILS FOR CITY STREET TREES  
ONLY. SEE SHEET L.4 FOR TREE PLANTING DETAILS  
FOR TREES ON INDIVIDUAL LOTS

- 1 1/2\"/>

CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE		
DRAWN BY: STAFF	DATE: 1/11/06 NG 9889	
CHECKED BY: AN	SCALE: NTS	



TREE PLANTING DETAILS FOR CITY STREET TREES  
ONLY. SEE SHEET L.4 FOR TREE PLANTING DETAILS  
FOR TREES ON INDIVIDUAL LOTS

- 1 BACKFILL MIX PER SPECIFICATIONS
- 2 1/2\"/>

CITY OF PLEASANTON STANDARD DETAILS LANDSCAPE		
DRAWN BY: STAFF	DATE: 1/11/06 NG 9889	
CHECKED BY: AN	SCALE: NTS	

NO.	DESCRIPTION	DATE

Thomas Bank & Associates, L.L.C.  
Landscape Architects  
10000 Wilshire Blvd., Suite 4  
Beverly Hills, CA 90210  
PH: 310 351 1593



ROSELYN ESTATES II  
PLEASANTON, CALIFORNIA

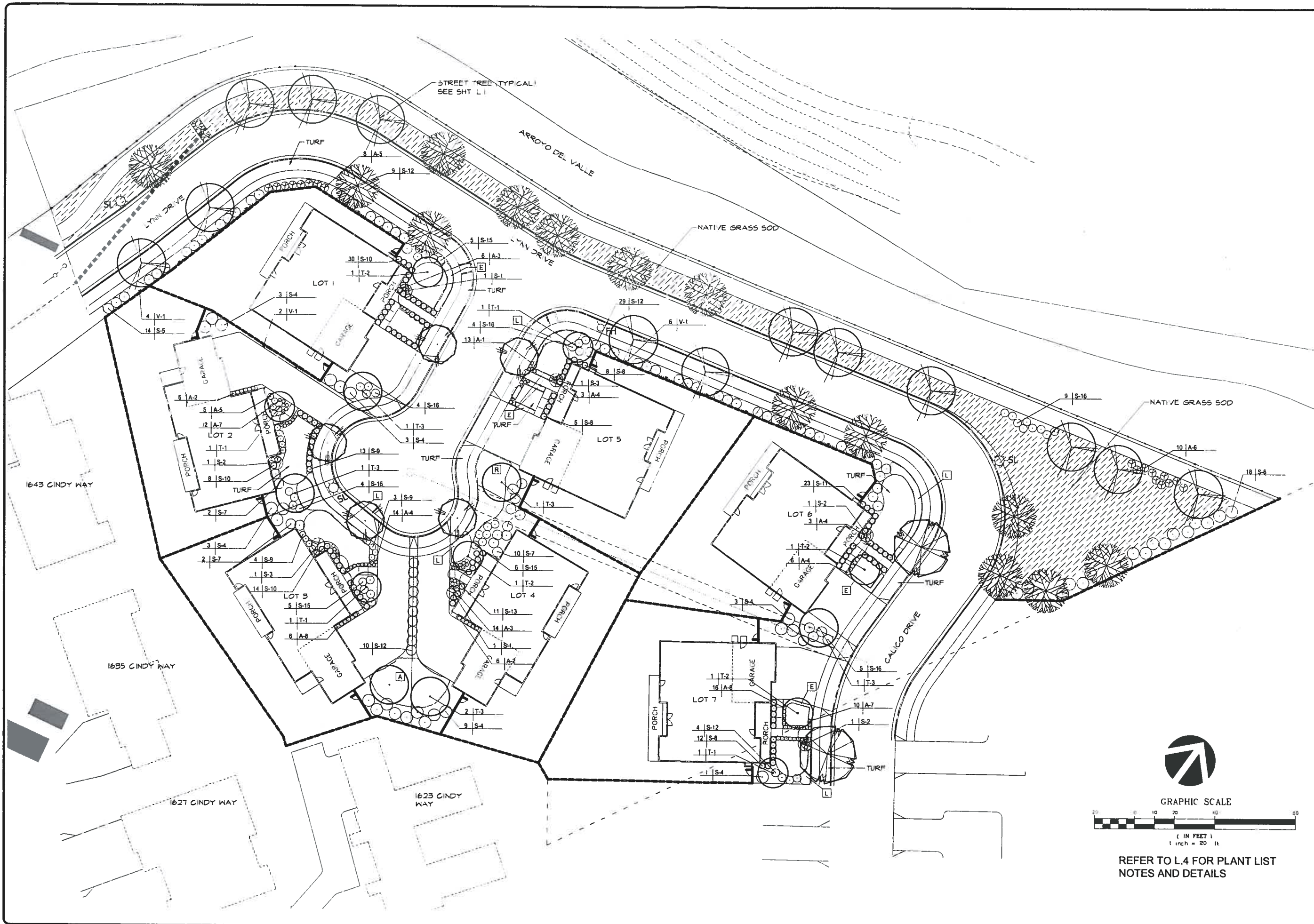
LYNDEN HOMES

FENCING, STREET  
TREE DETAILS

DESIGNED AS	DRAWN AS
CHECKED JOB NO.	
DATE 02-27-12	
SCALE NOTED	

SHEET  
L.2  
4 SHEETS





REVISIONS	

Thomas Bank & Associates, LLP.  
Landscape Architects  
1000 Lakeside Blvd., Suite 4  
Walpole, N.H. 03091  
PH: 603.933.2381

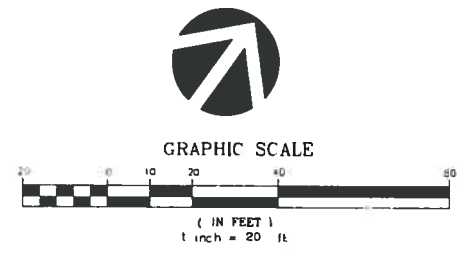


ROSELYN ESTATES II  
PLEASANTON, CALIFORNIA  
LYNDEN HOMES

PRELIMINARY  
PLANTING  
PLAN

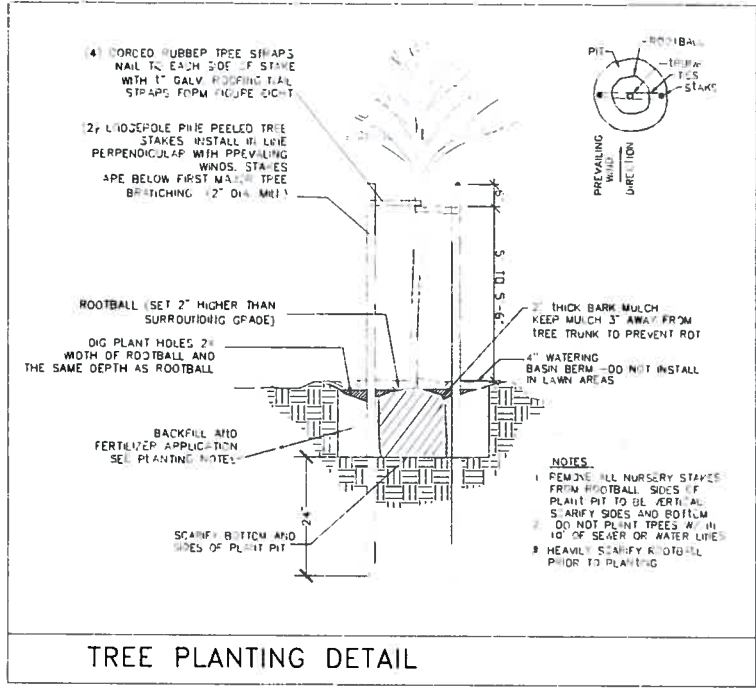
DESIGN	DATE	DRAWN	DATE
AS	AS	AS	AS
CHK'D BY	JOB NO.	DATE	SCALE
		02-27-12	NOTED

SHEET  
L.3  
4 SHEETS

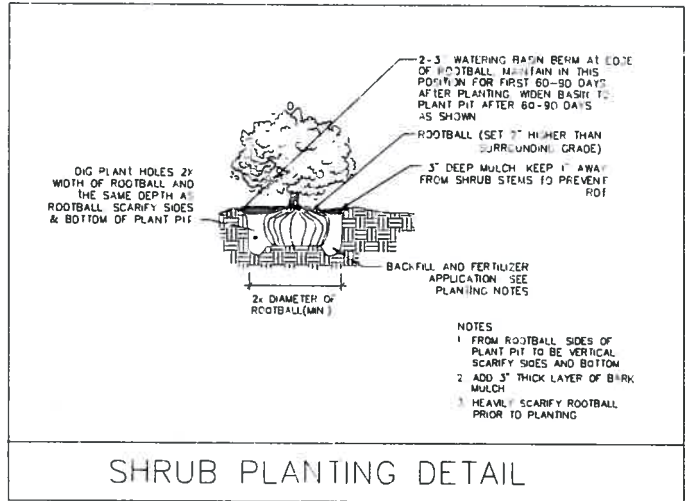


REFER TO L.4 FOR PLANT LIST  
NOTES AND DETAILS





**TREE PLANTING DETAIL**  
TREE PLANTING DETAILS FOR INDIVIDUAL LOTS ONLY. SEE SHEET L.2 FOR TREE PLANTING DETAILS FOR CITY STREET TREES



**SHRUB PLANTING DETAIL**

**PLANTING NOTES**  
**GENERAL NOTES:** The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a Licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

**SOIL PREPARATION:** The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendments into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all ricks and debris over 1 inch in diameter removed.

**SOIL PREPARATION AMENDMENTS AND BACKFILL MIX:** The Landscape Contractor shall amend existing soil, by rototilling 6 cu. yd. nitrated soil conditioner (with a PH of 6.5-7.5) and 15 lbs granular fertilizer (12-12-12) per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. Pit Planting Mix for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above. IF SOILS FERTILITY REPORT VARIES FROM THIS SPECIFICATION, SOILS REPORT TAKES PRECEDENCE.

**TREE PLANTING:** The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walls, headers, buildings, overheads, and other trees within the project. Backfill shall be the "Pit Planting Mix" as noted above. All trees shall receive Agrilarm 21 gram (20-20-5) fertilizer tablets at the following rates: For 2 1/2 inch cal trees 6 tablets, for 5 gallon trees 4 tablets, for 15 gallon trees 3 tablets. Thoroughly water trees immediately after planting.

**ROOT BARRIERS:** Trees within 5' of any building or paved surface, curb or building shall receive a root barrier. Deep Root surround type barrier #RB-24-2 shall be used except for street trees.

**SHRUB PLANTING:** The shrubs shall be planted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the "Pit Planting Mix" as noted in Backfill soil mixes. All shrubs shall receive Agrilarm 21 gram (20-20-5) fertilizer tablets at the following rates: For 1 gallon shrubs 4 tablets, for 5 gallon shrubs 3 tablets, for 15 gallon shrubs 1 tablet. Thoroughly water shrubs immediately after planting.

**MULCHING:** Mulch all planting areas, including lawn, having a slope less than 7:1 with a 3 inch minimum depth of 1/2"-3/4" recycled black dyed fir bark (nugget not shredded material) with a PH of no higher than 5.0 and free of noxious weeds and foreign materials. Provide twine sample PRIOR to installation. Keep bark 1" from base stems of shrubs, ground covers and trees.

**SOO LAWN:** Sod shall be as specified on drawings and installed as per suppliers specifications. Remove from all turf areas, stones (1" or larger), mortar, concrete, asphalt, rubbish, debris and any materials harmful to plant life. Remove or spray as required to eradicate noxious weed growth and roots. Thoroughly mix and pulverize the following proportions of materials (lightly compacted measurements) to a minimum depth of 6-8 inches while in a moist, friable condition: 6 inches of topsoil 15 lbs fertilizer/1,000 sq. ft. inorganic (16-16-8) 6 cu. yd. Nitrogen stabilized soil amendment per 1,000 sq. ft. soil.

**LAWN MAINTENANCE:** Protect an maintain each area by watering, mowing, reseed, or seeding as necessary for a minimum of 60 days after turf installation or to the end of the 90 day maintenance period (whichever is later). Establish a thick, weed free uniform stand of grass. Apply weed killer when broadleaf weeds start developing in competition with grass, apply manufacturers specified rate. Mow grass at 1 1/2 inches in height when it attains a height of 3 inches. At 14 days after turf installation apply and thoroughly water in ferrous ammonium sulfate fertilizer @ 5 lbs/1,000 sq. ft. At 60 days after installation fertilize with (16-16-8) @ 7 lbs/1,000 sq. ft. and again at the end of the maintenance period.

**MAINTENANCE:** The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During this entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary, spraying for insects and disease shall be performed. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Furnish Owner with typed maintenance manual outlining watering, fertilizing, weeding, pruning and mowing schedules.

**SUBSTITUTIONS:** Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

**GUARANTEE:** All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

**CLEAN UP:** At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and signs. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

**HEADER BOARD:** Install header board where shown on plan and as specified on detail. Anchor with stakes spaced not more than 3 feet on center, and driven at least 1/2 inch below top of header. Use two galvanized nails or screws per stake to fasten to headers, and clinch point of each nail.

**EXISTING TREES TO REMAIN:** See arborist's report for specific directions for techniques for preserving existing trees.

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
<b>TREES:</b>				
T-1	CERCIS C. 'FOREST PANSY'	REDBUD-STANDARD	LOW	15 GA
T-2	ERIOBOTRYA DEFLEXA	LOQUAT-STANDARD	LOW	15 GA
T-3	LAGERSTROEMIA TUSCARORA'	GRAPE MYRTLE- STANDARD	LOW	
<b>SHRUBS:</b>				
<b>LARGE ACCENTS</b>				
S-1	ANISDONTA 'TARAS PINK'	CAPE MALLOW-STANDARD	LOW	5 GA
S-2	ALYOGYNE HUEGELII	BLUE HIBISCUS-STANDARD	LOW	5 GA
S-3	ROSA 'ICEBERG'	TREE ROSE-STANDARD	MED	
<b>LARGE SHRUBS</b>				
S-4	DODONAEA 'PURPLE ROBE'	HOPSEED BUSH	LOW	5 GA
S-5	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GA
S-6	MYRICA CALIFORNICA	CALIFORNIA MYRTLE	LOW	5 GA
<b>MEDIUM SHRUBS</b>				
S-7	ARBUS U. 'COMPACTA'	DWARF STRAWBERRY BUSH	LOW	5 GA
S-8	BUXUS 'GREEN BEAUTY'	BOXWOOD	LOW	5 GA
S-9	COLEONEMA 'SUNSET GOLD'	COLEONEMA	LOW	5 GA
S-10	MYRTUS C. 'COMPACTA'	DWARF TRUE MYRTLE	LOW	5 GA
S-11	NANDINA 'BAR HARBOR'	DWARF HEAVENLY BAMBOO	LOW	5 GA
S-12	RHAMNUS 'EVE CASE'	COFFEEBERRY	LOW	5 GA
S-13	SALVIA GREGII	AUTUMN SAGE	LOW	5 GA
<b>SPREADING SHRUBS</b>				
S-15	ROSA X 'MAGIC CARPET'	PINK CARPET ROSE	MED	2 GA
S-16	CEANOTHUS 'JOYCE COULTER'	WILD LILAC	LOW	5 GA
<b>SMALL ACCENT SHRUBS</b>				
A-1	CAREX 'PRAIRIE FIRE'	SEDGE	LOW	1 GA
A-2	DIETES IRIDIODES	FORTNIGHT LILY	LOW	1 GA
A-3	FESTUCA 'IDAHOENSIS'	BLUE FESCUE	LOW	1 GA
A-4	HEMEROCALLIS 'LANDSCAPE SUPREME YELLOW'	DAYLILY	LOW	1 GA
A-5	LAVANDULA STOECHES	SPANISH LAVENDER	LOW	1 GA
A-6	NASELLA TENNUSECTA	FEATHER GRASS	LOW	1 GA
A-7	PHORMIUM 'JACK SPRATT'	DWARF FLAX	LOW	1 GA
A-8	TEUCRIUM LUCIDRYS	DWARF GERMANDER	LOW	1 GA
<b>VINES</b>				
V-1	SOLANUM JASMINOIDES	POTATO VINE	LOW	5 GA
<b>GROUND COVER</b>				
E	ERIGERON KARVINSKIANUS	SANTABARBARA DAISY	LOW	1GA@24"O.C.
L	LANTANA MONTEVIDENSIS	LANTANA	LOW	1GA@30"O.C.
R	ROSEMARINUS 'IRENE'	PROSTRATE ROSEMARY	LOW	1GA@30"O.C.
<b>TURF</b>				
		DWARF TALL FESCUE SOD ROLLS		
<b>NATIVE GRASSES TURF:</b>				
'BIO-INFILTRATION SOD' FROM SOD ROLLS AVAILABLE: 'DELTA BLUEGRASS COMPANY' (800)637-8873 deltabluegrass.com				

**IRRIGATION NOTES:**  
1. IRRIGATION TO BE A WATER CONSERVING DRIP TYPE SYSTEM EXCEPT TURF AREAS WHICH WILL BE LOW PRECIPITATION RATE SPRAY HEADS.  
2. IRRIGATION CONTROLLERS FOR INDIVIDUAL LOTS WILL BE A WEATHER-BASED SMART CONTROLLER  
3. BIO-INFILTRATION AREA TO UTILIZE EXISTING METER AND CONTROLLER IF POSSIBLE.

REVISION

**Thomas Bank & Associates, LLP**  
Landscape Architects  
11111 Wilshire Blvd, Suite 400  
Los Angeles, CA 90025  
Ph: 310.551.2581

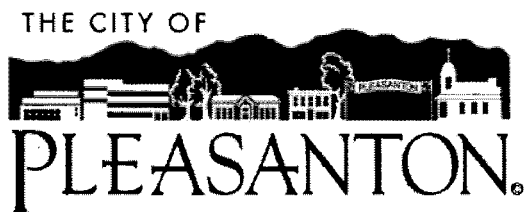


**ROSELYN ESTATES II**  
**PLEASANTON, CALIFORNIA**  
LYNDEN HOMES

**PLANT LIST**  
NOTES, DETAILS

DESIGNED	BY
AS	AS
DRAWN	BY
DATE	02-27-12
SCALE	NOTED

SHEET  
**L.4**  
4 SHEETS



**Planning Commission  
Staff Report**

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April 24, 2013

Item 6.a.

- SUBJECT:** PUD-94
- APPLICANT/  
PROPERTY OWNER:** Lynn Jansen, Roselyn Estates II
- PURPOSE:** Application for Planned Unit Development (PUD) Development Plan approval for a seven-lot single-family residential development located on an approximately 3.7-acre property.
- GENERAL PLAN:** Medium Density Residential and Open Space-Public Health and Safety/Wildland Overlay
- ZONING:** PUD-MDR (Planned Unit Development – Medium Density Residential) District.
- LOCATION:** Generally located north of the present terminus of Calico Lane and east of the present terminus of Lynn Drive
- EXHIBITS:**
- A. Recommended Conditions of Approval
  - B. Proposed PUD Development Plan and supporting documents listed below:
    - PUD Development Plan, dated “Received April 5, 2013”
    - Roselyn Estates II Design Guidelines, dated “Received April 5, 2013”
    - Arborist’s Report by HortiScience, dated “Received September 21, 2012”
    - Geotechnical Exploration Report by Engeo, dated “Received September 21, 2012”
    - Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle by Engeo, dated “Received September 21, 2012”
    - Responses from Engeo Regarding Geotechnical and Slope Stability, Dated “Received January 17, 2013” and “Received March 5, 2013”
    - Phase II Environment Site Assessment, dated “Received January, 30, 2013”
    - Peer Review Comments and Report by Kropp &



- Associates, Dated "Received March 1, 2013" and "Received March 14, 2013"
  - Hydro-Modification Report by DeBolt Civil Engineering, Dated "Received March 5, 2013"
  - Hydro-Modification Outlet by DeBolt Civil Engineering, Dated March 5, 2013"
  - IMP Sizing Calculations by DeBolt Civil Engineering, Dated "Received March 5, 2013"
  - Pre-Demolition Asbestos and Lead Inspection Report by Kellco Services, Dated "Received September 21, 2012"
  - GreenBuilding Checklist
  - C. Letter from California Department of Fish & Wildlife
  - D. Letters from Roselyn Estates HOA and Nolan Farms Maintenance Association
  - E. Public Comments
  - F. Negative Declaration Prepared for PRZ-59
  - G. Location Map/Notification Map
- 

## BACKGROUND

**Project Site History:** The subject site was formerly known as the Jones property. The site was approximately four acres in size, and was occupied by the Jones residence with a swimming pool and several accessory structures. The property was supported by a septic system.

In 2005, Mr. Lynn Jansen of Lynden Homes developed the site to the immediate west of the Jones site with 11 single-family homes on Cindy Way (known as Roselyn Estates, PUD-38). As stipulated by PUD-38 conditions of approval, Lynn Jansen/Lynden Homes extended City water and sewer lines to the Jones site for future lateral connections to either the Jones residence or future development of the Jones site.

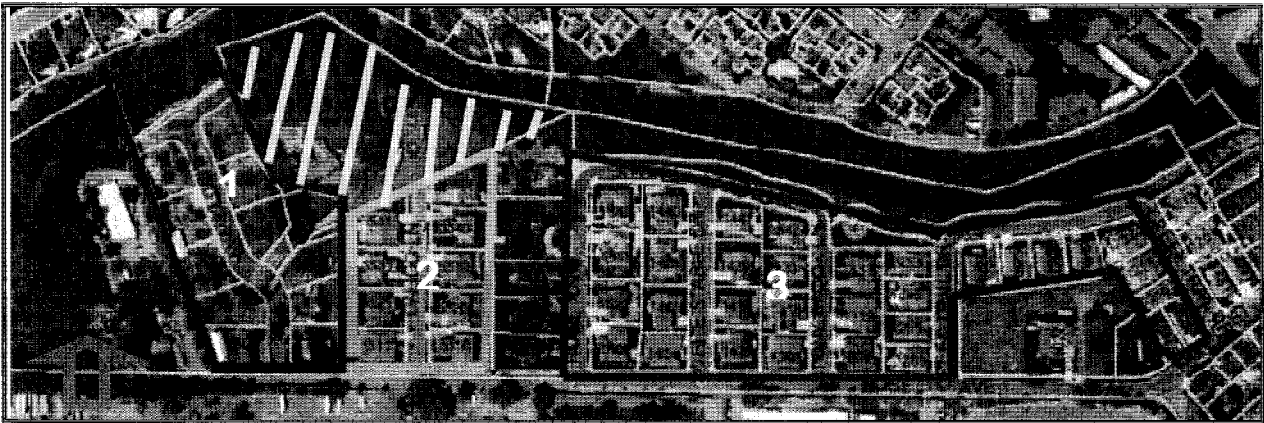
The Jones property had two different zoning designations: PUD-MDR (Planned Unit Development – Medium Density Residential) and A (Agriculture) districts. In 2011, Lynn Jansen acquired the property, and submitted applications to:

- 1) rezone the entire site to PUD-MDR district thus removing the A district designation on the property;
- 2) relocate and remodel the existing Jones residence closer to the southwestern portion of the site;
- 3) modify the location of the driveway off of Cindy Way; and
- 4) subdivide the existing site into two lots.

During the rezoning review, Mr. Jansen disclosed his intent to develop the remainder of the parcel with seven single-family homes similar to Roselyn Estates.

In August 2012, the former Jones residence was relocated, remodeled and sold. The former Jones site was subdivided into two lots: one lot is occupied by the remodeled home, and other lot is the subject site of approximately 3.7 acres in size.

**Rose Avenue Development History:** In the past 10+ years, several developments have occurred on Rose Avenue. In 2001, Summerhill Homes constructed 32 single-family residences on a 15.2-acre site (PUD-99-05) and Trumark Commercial Development constructed nine homes on an approximately three acre site (PUD-97-22). In 2006, Lynden Homes received approval for the construction of 11 single-family homes on 4.19 acres, and the last home was constructed in August 2012. These developments generally followed the development standards of the R-1-10,000 zoning district.



1 = PUD-38/Lynden Homes    2=PUD-97-22/Trumark    3= PUD-99-05/Summerhill Homes

Previous Developments on Rose Avenue

**Disturbance to the Slope Bank of Arroyo Del Valle:** In September 2012, Lynn Jansen submitted an application to develop the current, approximately 3.7 acre site with seven new single-family lots. On November 20, 2012, in response to a call from a resident, the City's Senior Code Enforcement Officer witnessed a contractor dumping a load of concrete debris from the subject site into the creek bank. The Code Enforcement Officer also noticed that concrete debris had been deposited along the southern creek bank. The contractor indicated that he was hired by the applicant.

Staff notified the California Department of Fish & Wildlife immediately. On February 5, 2013, Warden Russo of the California Department of Fish & Wildlife notified the City that the violation was relatively minor and "Mr. Jansen removed the debris that was placed along the creek bed and also made a satisfactory attempt to re-vegetate (hydro-

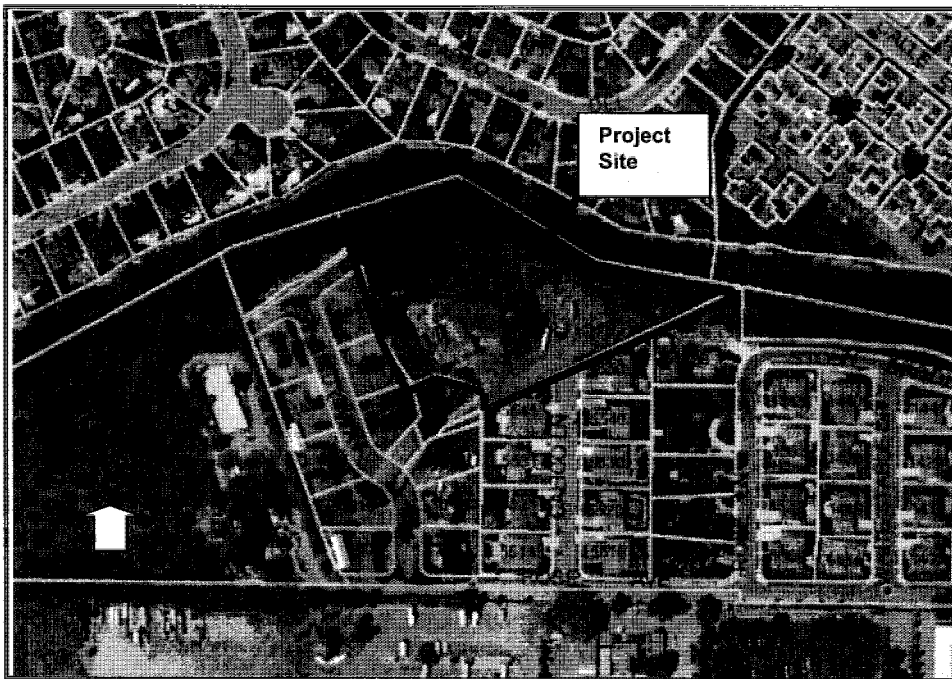
seeding) the surrounding areas.” Warden Russo further stated that he “explained to Mr. Jansen if he had future plans for the creek bank he would also have to contact the U.S.

Fish and Wildlife Service for a BO [Biological Opinion] and possible permits, as this location is possible habitat for federally protected species.” A copy of the letter is attached as Exhibit C.

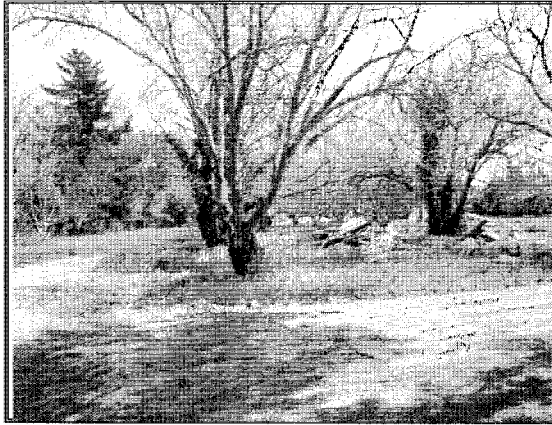
### **SUBJECT PROPERTY**

The site is bounded by single-family homes on the south, east, and west sides, and by the Arroyo Del Valle, a controlled release storm water channel, on the north side.

The existing site is currently occupied by several dilapidated accessory structures as the existing home has been relocated to the lot to the immediate south. The site generally has flat terrain with slopes ranging from zero (0) to two (2) percent falling to the north excepting the embankment slope of the Arroyo and the grade changes from the easterly boundary. The northerly portion of the site has trees and shrubs located along the slope of Arroyo Del Valle.



Site Location



Photographs of the Site

## **PROJECT DESCRIPTION**

The applicant proposes a PUD development plan to allow the creation of seven single-family lots. Lot size ranges from 9,905 sq.ft. to 10,010 sq.ft. The PUD development plan includes development standards, lotting plan, elevations, and building color/material scheme for each lot. Staff notes that the “design guidelines” included in the PUD development submittal is not for future home designs. The proposed PUD development plan has included the specific house design for each lot; thus, the design guidelines summarize the proposed development standards.

The subject site has a gross acreage of approximately 3.709 acres, and a gross developable acreage as described in the General Plan of approximately 2.796 acres (less the area covered by Arroyo Del Valle). The proposed PUD development would have a density of 2.5 dwelling units per developable acre.

New streets, sidewalks, curb & gutter, bioswales, stormwater retention areas, underground utilities (sewer, water, storm drainage) would be installed. A bio-retention area, referenced as Parcel A, is proposed to collect, treat and release stormwater to the City’s stormwater system. Bioswales are proposed to capture and treat site stormwater prior to discharge off the site into the Arroyo via the existing stormwater system which was designed to accommodate the additional runoff capacity from the project. The development would provide the continuation of Lynn Drive easterly along Arroyo Del Valle before it connects to Calico Lane. The existing trail along Arroyo Del Valle would also be extended easterly and then southerly to connect to the sidewalk on the east side of Calico Lane.

Parcel B is the portion of Arroyo Del Valle that is located within the subject site. It would be owned and maintained by a homeowners association. Street "A", a cul-de-sac, would provide access for Lots 1-5. Lots 6 and 7 would take access from Calico Lane.

The table below provides a summary of the proposed project components including the number of units, density, lot sizes and floor area ratios (FARs):

<b>Summary of the Proposed Project Components</b>	
Total Residential Units	7 Units
Total Gross Acres	3.709 Acres
Gross Development Acres (less creek area)	2.796 Acres
Smallest Lot Size	9,905 sq.ft.
Largest Lot Size	10,010 sq.ft.
Range of Home Sizes (living area)	2,635 sq.ft – 3,433 sq.ft.
Range of FARs	30.1% - 35.1%
Range of Building Heights	23'-9" to 31'-0"

The proposed PUD follows the "farm home" architectural style of the approved for Rose-lyn Estates (PUD-38), an 11 single-family home development located to the immediate west on Cindy Way. The proposed homes show covered front and rear porches, dormers, horizontal siding, and tile as the roof material. As the proposed homes may not be constructed at the same time, the proposed PUD development plan specifies the house plan, color/material scheme, and front yard landscape plan for each lot. A three-car garage is proposed for each home. Additional parking spaces could be accommodated in each driveway area.

Arborist Report: An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 52 trees on the subject site; 30 trees would be impacted by the proposed development, and 22 trees would not be impacted as they are located along the banks of Arroyo Del Valle. The report indicated that among the 30 trees that are located within the development area, 27 would be removed due to project impacts; they are all heritage-sized trees except for four trees. The 22 trees that are located along the southern bank of the arroyo would be preserved. The report is attached as Exhibit B.

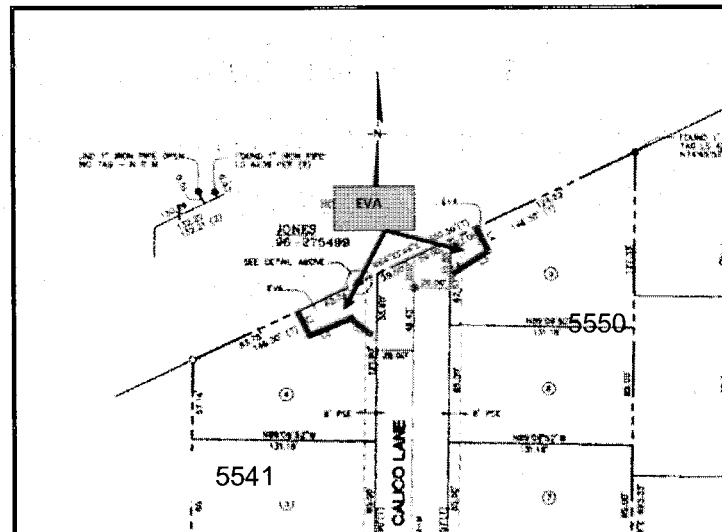
Arroyo Del Valle Slope Bank Report and Geotechnical Analysis: A Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle was prepared by Engeo. The report analyzed the estimated velocity and water surface profile of Arroyo Del Valle and assessed the current and estimated erosion potential of the southerly creek bank due to the proposed development. Due to the unauthorized dumping to the slope bank of Arroyo Del Valle, an addendum was prepared by Engeo to assess the stability of the slope, which was peer reviewed by Kropp & Associates. Reports related to the slope bank are attached as Exhibit B.

A Geotechnical Exploration report was prepared by Engeo. It includes laboratory testing results of subsurface materials, geologic mapping of the creek bank adjacent to the site, analyzing field and lab data, and making findings and recommendations. The report is attached as Exhibit B.

Homeowners Association and CC&Rs: The proposed seven single-family homes, known as Roselyn Estates II, would join the existing Roselyn Estates HOA. The HOA would assume the ownership and the maintenance responsibilities of the Arroyo, the trail along the Arroyo, the bioswale areas and the bio-retention areas for all 18 homes (11 existing homes and seven new homes). The current Roselyn Estates CC&Rs would be amended to reflect the inclusion of Roselyn Estates II.

### Lot Line Adjustment

Calico Lane was approved as Tract 7002. The approved tract map states that if and when Calico Lane is extended northerly on the adjacent property (the subject site) and the area designated on the map as "EVA" is abandoned, the abandoned "EVA" area shall be reverted to Lots 4 and 9 (5541 Calico Lane and 5550 Calico Lane, respectively) of Tract 7002.



To facilitate the proposed PUD development plan and in conformance with the Tract 7002 requirements, the applicant proposes two lot line adjustment applications: one is to adjust the lot line located between 5541 Calico Lane and the proposed Lot 7 and the second lot line adjustment would be between 5550 Calico Lane and the proposed Parcel A.

Staff will process the requested lot line adjustment applications concurrently with the final map to ensure the EVA would not be abandoned prior to the construction of the street improvements.

## **Outside Agency Referral**

Staff referred a copy of the proposed development to California Department of Fish and Wildlife, Regional Water Quality Control Board (RWQCB), Department of Army Corps of Engineers, and Zone 7 Water Agency in early September 2012. Brian Wines of the RWQCB commented on the stormwater treatment system design. The proposal has been modified to address his comments. No comments were received from California Department of Fish and Wildlife, Dept. of Army Corps of Engineers, or Zone 7.

## **ANALYSIS**

### **General Plan Compliance**

The General Plan Land Use map has an Open Space – Public Health and Safety and Wildland Overlay land use designation for Arroyo Del Valle. The non-creek portion of the subject site is designated Medium Density Residential (MDR) in the City of Pleasanton's current General Plan. A MDR designation allows a density of 2 to 8 dwelling units per acre (DUA).

The General Plan states that major arroyos are not to be counted as part of residentially designated gross developable acres. Excluding the arroyo area, the site has a 2.796 gross developable acres, resulting in a density of 2.5 DUA, which is consistent with the General Plan.

### **The Proposed Development Plan**

#### Lot Size

During the planning process of previous developments along Rose Avenue, the City Council and Planning Commission have directed that the development along Rose Avenue should maintain the existing "rural character" through the creation of large single-family lots of at least 10,000 square feet in size. As proposed, all lots, except for one, meet the 10,000 square foot minimum lot size. The smallest lot is approximately 9,905 square feet, 95 square feet shy of 10,000 square feet.

One of the purposes of a PUD is to provide greater flexibility in the design of integrated developments than is otherwise possible through strict application of zoning regulations. The intent of the proposed PUD development plan is to encourage the design of a well-planned residential development through creative planning. For example, there are lots within the Nolan Farm development that are slightly under 10,000 square feet in lot size. As such, a proposed PUD development plan with only one lot just 95 square feet shy of 10,000 square feet is acceptable to staff, particularly when considering that almost one acre of the parcel is not developable due to the arroyo.

Site Development Standards

In July 2011 the City approved a rezoning of approximately three acres of the subject site from A (Agriculture) to PUD-MDR (Planned Unit Development – Medium Density Residential) District (Ordinance No. 2020) to make the zoning consistent with the General Plan.

The proposed development standards are similar to the previously approved developments along Rose Avenue. The table on the following page shows the proposed development standards compared to the previously approved developments along Rose Avenue.

**Site Development Standard Comparison**

	R-1-10,000 (in feet)	Summerhill Homes (PUD-99-05) (in feet)	Trumark (PUD-97-22) (in feet)	Roselyn Estates (PUD-38) (in feet)	<i>Proposed Roselyn Estates II (PUD-94) (in feet)</i>
Front Setback					
Living Area/House	23	20	20	20	20
Covered Porch	23	12	15	15	15
Garage (Front Facing)	23	20	23	20	20 <sup>3</sup>
Garage (Side Entry)	15	n/a	15 (If one story)	15 (Lot 8 only, not side facing) <sup>3</sup>	15
Rear Yard Setback					
Living Area/House	20	20		20	20
Covered Porches				15	15
Side Yard Setback					
Street-side	5 min./20 combined	10 min./20 combined 5/15 Affordable lots only		10 min./20 combined	10 min./20 combined 15 street-side
Height <sup>1</sup>	30 ft. max	30'-10"	22 (one-story) 30 (two-story)	24 (one-story) 32 (two-story)	32
FAR <sup>2</sup>	40%	40%	40%	40%	40%

<sup>1)</sup> Height is taken from the lowest finished grade adjacent to the house to the highest point of the home.

<sup>2)</sup> Excluding up to 600 square feet of garage area

<sup>3)</sup> The southeast corner of the garage on Lot 1 is measured 15 feet to the cul-de-sac of Street "A".

The previously approved PUDs generally followed the development standards of the R-1-10,000 zoning district. Both Summerhill Homes' Nolan Farm development and Roselyn Estates varied from the R-1-10,000 standards in the reduction of the front setback to the garage and covered porch components, the allowance of a rear covered porch to be at a reduced rear yard setback, and a height measurement from the finished building pad. The proposed PUD would use the same setbacks as Roselyn Estates.



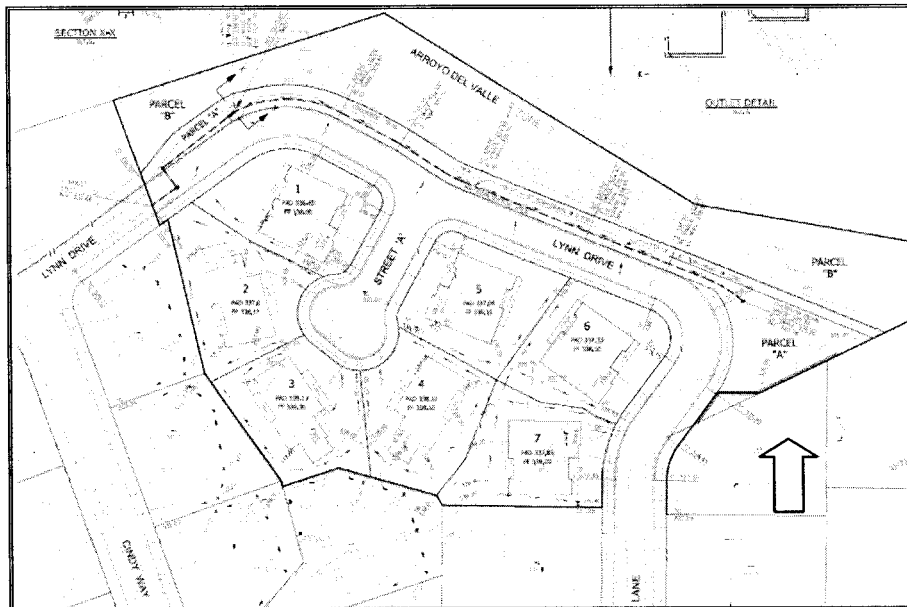
The table below summaries house plan, square footage of the home, building height, and FAR for each lot:

Lot No.	Lot Size (sq.ft.)	House Plan	Living Area (sq.ft.)	Garage Area (sq.ft.)	Building Height	FAR <sup>1</sup> (%)
1	9,905	Plan A-1	2,635	587	23'-9"	26.6
2	10,002	Plan B-1	3,433	682	31'-0"	35.1
3	10,009	Plan B-2	3,433	682	31'-0"	35.1
4	10,009	Plan B-1	3,433	682	31'-0"	35.1
5	10,003	Plan A-2	2,635	587	23'-9"	26.3
6	10,001	Plan A-2	2,635	587	23'-9"	26.3
7	10,010	Plan A-1	2,635	587	23'-9"	26.3

<sup>1</sup> FAR calculation includes the garage area exceeding 600 square feet.

**Site Layout and Site Improvements**

The proposed development would extend the existing Lynn Drive easterly following the alignment of the Arroyo then turn southerly to connect to the present northern terminus of Calico Lane. The proposed Street "A," a cul-de-sac, would be located at approximately 230 feet from the present east terminus of Lynn Drive. See site layout below:



All streets within the proposed development would be public streets. The project will require infrastructure extensions to serve the site. New curb, gutter, sidewalk and bioswale would be constructed. The proposed street would connect Cindy Way/Lynn Drive and the existing Calico Lane. Street designs would be as follows:

	Lynn Drive (east of the present Terminus)	Calico Lane (north of the present Terminus)	Street "A" (new Cul-de-Sac)
Street width (curb-to-curb)	24'	32'	32'
Bioswale width	12' min. on the north side 6' on the south side	6' each side	6' each side
Trail width	8'	-	--
Sidewalk width	4' on the south side	4' each side	4' each side

### Home Design

The project proposes two different house plans: Plan A is a single-story home with approximately 2,635 square feet in living area. Plan B is a two-story home with approximately 3,433 square feet of living area. Both Plan A and Plan B have two different exteriors which offer a total of four different elevations for the proposed development. Similar to the existing Roselyn Estates, the proposed homes have been designed with a rural "farm house" character, including individual horizontal wood siding, steeply pitched gable roofs, white single- and double-hung mullioned windows, and front and rear covered porches. Tile roof would be used on all houses with fish-scale siding above the garage of the Plan A-1 homes.

Four different color schemes comprised of earth tones and natural colors are proposed for exterior paint and roof colors, which appropriately compliment the rural tone of the proposed homes.

The Plan A homes would have an appearance of a two-story home. The dormer windows would function as clearstory windows allowing additional light into the house. Four Plan A homes are sited along Lynn Drive and Calico Lane. Three Plan B homes are located at the end of the proposed Street "A". Proposed front elevations for both plans are shown below and on the following page.



Plan A-1 Front Elevation



Plan A-2 Front Elevation



Plan B-1 Front Elevation



Plan B-2 Front Elevation

The house plan of the proposed homes are arranged to maximize street scene diversity. All homes have been sited so that no same plan exterior, nor exterior color scheme, is next to or directly across the street from itself.

Similar to Roselyn Estates, each of the proposed lots is designed with a specific plan as identified on the site plan submitted by the applicant. No flexibility between plans and lots is provided in the proposal. In addition to the design similarity to Roselyn Estates, the homes on Calico Lane and homes constructed by Summerhill Homes have wood siding, dormers, and covered front porches. Thus, the proposed designs are compatible with the design of the homes in the adjacent developments.

#### Grading and Urban Stormwater Runoff

The subject site is relatively flat; thus minor grading is proposed to prepare for the home foundations. As shown in the preliminary grading plan, the difference between the existing grades and the proposed house pads is less than 18 inches. Additionally, the proposed finished grades for Lots 2, 3, 4, and 7 would generally match the existing grades of the homes located on Cindy Way and Calico Lane; thus, no retaining walls are proposed.

The site improvements are designed to have all storm drainage collected and conveyed through bioswales, a bio-retention area, and underground piping to the existing drainage outlet, constructed with the Roselyn Estates development, within the southern creek bank of the Arroyo Del Valle. The existing drainage outlet was sized to accommodate additional stormwater runoff from the current seven-lot proposal. The site storm drainage is designed to flow first into vegetated swales located throughout the site, prior to drainage into the storm drainage system. In case of heavy rain, the proposed bio-retention area would temporarily retain stormwater, and release it to the stormwater system later at a regular flow rate without significantly impacting the stormwater system.

Because of the proposed release into the Arroyo via the existing stormwater system, staff has referred the proposed development to regulatory agencies, i.e. California Department of Fish and Wildlife, Regional Water Quality Control Board, Army Corps of Engineers, and Zone 7. As previously mentioned, other than Regional Water Quality Control Board comments regarding bioswale design and Fish & Wildlife's comments on the

unauthorized dumping into the creek slope bank, no comments from the other agencies have been received. The applicant would need to obtain all necessary permits required by the regulatory agencies prior to grading or the issuance of a building permit. A condition has been added to address this item.

#### Water, Sewer and Other Utilities

An eight-inch water line and an eight-inch sanitary sewer line are proposed to connect to the existing services at the eastern edge of Lynn Drive and the northern end of Calico Lane. A fire hydrant would be installed within the right-of-way of Street "A" between the proposed Lots 4 and 5. All utilities would be placed underground.

Three street lights are proposed for the development. However, the proposal does not show the location of the existing light poles on Lynn Drive and the second light pole on Calico Lane. In order to determine adequate luminosity, the applicant has been conditioned to show the location of the light poles in the vicinity of the project area and provide a photometric study to determine if additional light pole(s) would be needed. In addition, the light poles in the Roselyn Estates development (Lynn Drive and Cindy Way) have a different style from those that are located on Calico Lane. Staff has added a condition that the style of the light poles match the existing light pole style on Cindy Way.

#### Arroyo Del Valle Slope Stability

The northerly portion of property lies within the Arroyo Del Valle channel bottom and embankment. The applicant retained Engeo to conduct a hydraulic evaluation and bank erosion analysis of the Arroyo to:

- estimate and velocity and water surface profile of Arroyo Del Valle within the limits of the study reach for various peak hydrologic flow rates; and,
- assess the current condition and estimate the erosion potential of the southerly creek bank of the Arroyo within the limits of the proposed development and validate the structural setback zones recommended in the previous studies, including the property immediately to the east of the subject site.

The Engeo report, dated August 1, 2012, recommends the following:

- 3:1 (horizontal:vertical) line of projection from the toe of the creek bank to the top of the bank plus an additional horizontal distance of 15 feet for habitable structures.
- 2.5:1 (horizontal:vertical) line of projection from the toe of the creek bank to the top of the bank for non-habitable improvements, including the proposed Lynn Drive if no reinforcement is used.
- 2:1 (horizontal:vertical) line of projection from the toe of the creek bank to the top of the bank for non-habitable improvements, including the pro-

posed roadway fronting the Arroyo Del Valle Creek with geogrid reinforcement.

Instead of proposing a 2.5:1 line of projection from the toe of the creek bank, the applicant proposes using geogrid to reinforce the areas between the 3:1 and 2:1 lines of projection from the toe of the creek bank to the top of the bank underneath the public right-of-way. The City Engineer has reviewed the geogrid solution, and required peer review of the proposed geogrid design by a City consulting geotechnical engineer. The City Engineer also required the geogrid to be located below the public utilities and to not interfere with public utilities. A condition of approval has been added to address this item.

Due to the unauthorized dumping of concrete into the Arroyo, as previously described, at the City's request, an updated slope stability study was prepared by Engeo and it was peer reviewed by Kropp & Associates.

Kropp & Associates reviewed the documents prepared by Engeo, investigated the project site, and evaluated whether the static slope stability analysis of the arroyo bank conformed to generally accepted principles and practices. Kropp & Associates concluded that the proposed development conforms to generally accepted geotechnical engineering principles and practices. Specifically, Kropp & Associates concluded and recommended:

- the entire bio-retention facility will be underlain by a geomembrane to limit the entry of collected water into the top of the bank area;
- the project civil engineer should design the bio-retention area with sufficient volume so that overflow outside the area does not occur;
- the static slope stability analysis performed by Engeo appears reasonable and appears to utilize appropriate topographic conditions, soil parameters, and ground levels;
- the inclusion of geogrid in the locations proposed is a reasonable response to the conditions present and the proposed construction from a geotechnical standpoint; and,
- the clean-up work performed at the top of the bank and subsequently repaired does not appear to have significantly disturbed the slope.

Copies of Engeo's and Kropp's documents are attached as Exhibit B.

#### Arborist Report and Landscape Design

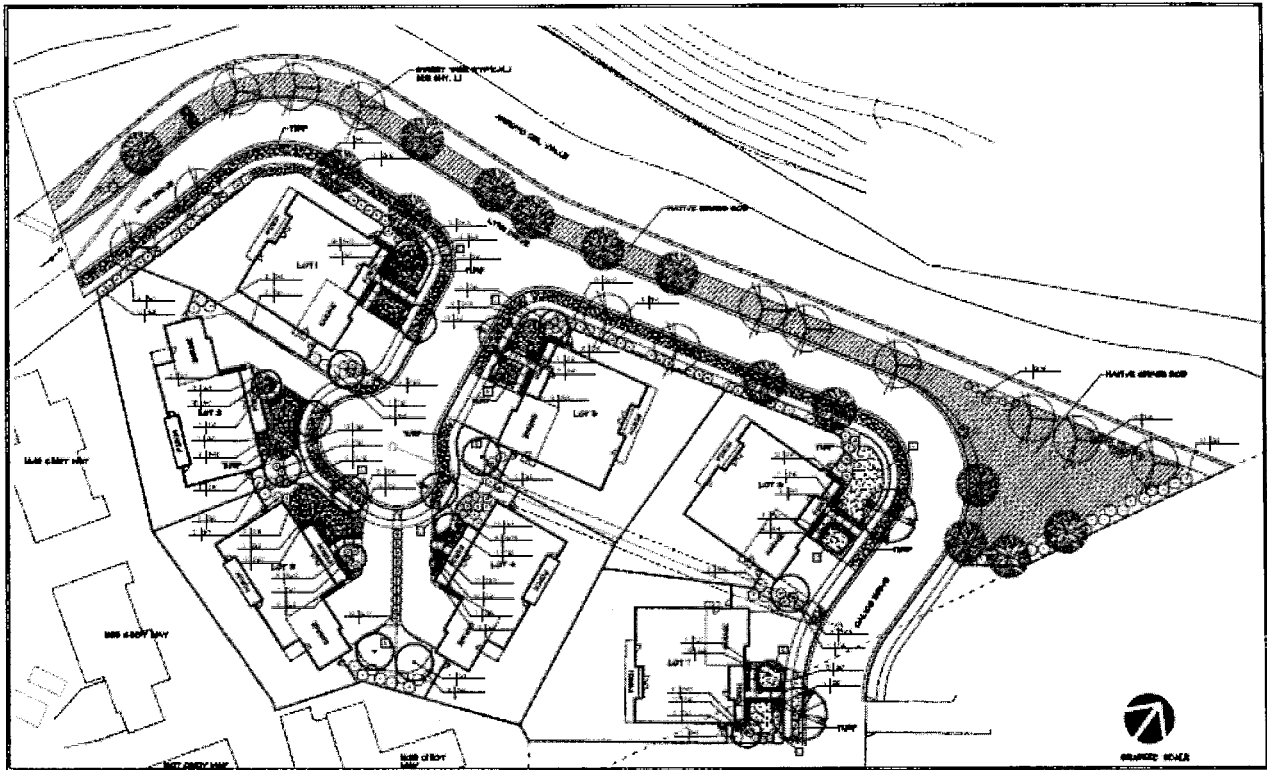
An arborist report was prepared by HortScience. It surveyed 52 trees on the project site; 30 trees are located within the proposed development area, and 22 trees are located outside the proposed development area along the Arroyo. The arborist report recommends the preservation of all trees that are located outside the development area but the removal of 27 of the 30 trees that are located within the project site due to pro

ject impacts. Among the 27 trees that are recommended to be removed, 22 are heritage-sized trees. The following table lists the reasons and health conditions of the trees that are recommended to be removed.

Tree No.	Species	Heritage Tree	Health Condition	Reason for Removal
9	English walnut	Yes	poor	Located within Lot 7 grading
10	English walnut	Yes	Moderate	Located within Lot 6 footprint
11	English walnut	No	Poor	Located within Lot 5 grading
12	Purple leaf plum	No	Moderate	Located within road
13	English walnut	Yes	Poor	Located within Lot 5 footprint
14	English walnut	Yes	Poor	Located within Lot 5 footprint
15	Calif. Black walnut	Yes	Poor	Located within road
16	English walnut	Yes	Poor	Located within sidewalk
17	English walnut	Yes	Poor	Located within road
18	English walnut	Yes	Poor	Located within road
19	English walnut	No	Poor	Located within sidewalk
20	English walnut	Yes	Poor	Located within Lot 1 drive
23	English walnut	Yes	Poor	Located within Lot 1 footprint
24	English walnut	Yes	Poor	Located within Lot 1 footprint
25	Calif. Black walnut	Yes	Moderate	Located within sidewalk
26	English walnut	Yes	Poor	Located within road
27	Calif. Black walnut	Yes	Poor	Located within road
28	Calif. Black walnut	Yes	Poor	Located within road
29	English walnut	Yes	Poor	Located within Lot 1 grading
30	English walnut	Yes	Poor	Located within Lot 1 grading
31	English walnut	Yes	Poor	Located within Lot 2 drive
32	English walnut	Yes	Poor	Located within Lot 2 footprint
33	English walnut	Yes	Poor	Located within Lot 2 grading
34	Calif. Black walnut	Yes	Poor	Impacted by road and storm drain
35	Monterey pine	Yes	Poor	Located within road
61	Privet	No	Moderate	Located within Lot 5
63	Raywood ash	No	Poor	Located within Lot 2 footprint

The City Landscape Architect reviewed the arborist’s report and found that it is well prepared. The City Landscape Architect recommends that tree protection measures identified in the report be incorporated in the plan review set submitted for building permits and be followed throughout the construction. A condition is added to address this item.

To mitigate the loss of existing trees, the proposed landscape plan shows a total of 34, 24-inch box sized street trees consisting of four species: flowering plum (5), coastal live oak (14), valley oak (13), and Bradford pear (2). The proposed landscape plan also includes a variety of large- and medium-sized shrubs, spreading shrubs, accent shrubs, and groundcovers. The proposed plant species require low water usage with a few of medium water use.



### Proposed Landscape Plan

In the past, the Planning Commission and/or City Council have attempted to discourage tree loss in developments by adding an extra requirement to contribute the value of the removed trees to the City's Urban Forestry Fund. The Urban Forestry Fund is used to plant new trees in the City as well as conservation, promotion, and public education in regard to Pleasanton's street trees, park trees, and trees on private property. Staff normally tries to mitigate tree removal by requiring additional trees be planted on the site beyond what is normally required in production home developments (i.e., street trees and other trees installed in the front yards). In some developments, tree mitigation is required at a 6:1 ratio for each tree removed with a certain percentage of those trees being box-sized. In this case, the proposed development would remove 27 trees including 22 heritage sized trees, valued at \$38,900, and replace them with 34 trees.

The proposed landscape plan does not include any additional trees beyond what is typically required for a residential development. There is little room on each lot for additional tree planting as the proposed development has maximized the use of the site. Staff has included a condition which requires the applicant to mitigate the heritage tree removal by making a payment to the Urban Forestry Fund. The payment amount would be based on the appraised value of the heritage sized trees (\$38,900). Also, should the applicant increase the size of some or all of the 34 trees that are presently shown on the landscape plan, staff would support reducing the payment to the Urban Forestry Fund proportionately.



## Fencing

Two types of fencing are proposed: open wire fencing and solid privacy fencing. All fencing is six feet in height. The open wire fencing would be located along the top of creek bank to prevent access to the creek area and also to provide views of the Arroyo. The proposed open wire fencing would match the existing open wire fencing at Roselyn Estates.

The solid privacy fencing consists of two styles: solid wood fence and solid wood fence with lattice on top. The solid wood fence would be located on the side and rear property lines of the lots; the solid wood fence with lattice on top would be located between the house/garage and the side property line fence providing a more aesthetic appearance.

In addition to the proposed fencing, the existing fencing located on the north property lines of 5541 and 5550 Calico Lane would be adjusted as a result of the proposed lot line adjustment applications. Staff has added a condition requiring the applicant relocate the affected fences located at 5541 and 5550 Calico Lane.

## Circulation and Traffic

The City's Traffic Engineering Division reviewed the proposed development and found that the street design conforms to the City's requirements for residential development and that the anticipated traffic volume generated from the proposed seven single-family residential homes can be accommodated by the existing roadways. A condition requires the project developer to pay the required regional and local traffic fees.

## Green Building

The Pleasanton Municipal Code requires single-family residential homes that are 2,000 square feet or more in size achieve a "green home" rating on the single-family green building rating system. The Green Points rating system establishes a minimum of 50 points for a home to be determined to be a "green home" with a minimum of 30 points in Energy, a minimum of five points in Indoor Air Quality/Health, a minimum of six points in Resources, and a minimum of nine points in Water. The GreenPoint rated Checklist submitted by the applicant shows a total of 58 points with 36 points in Energy, six points in Indoor Air Quality/Health, six points in Resources, one point in community, and nine points in Water, exceeding the minimum requirements. A copy of the GreenPoint Rated Checklist is included in Exhibit B.

Although the proposed 58 total green points meet the requirements of the Green Building Ordinance, they are on the lower end compared to other recently approved single-family home projects. Staff has brought it to the applicant's attention and has added a condition requiring additional green points.

## Homeowners Association and CC&Rs

As proposed, the seven-lot Roselyn Estates II would join the Homeowners Association of Roselyn Estates and the current Roselyn Estates CC&Rs would be amended to include the seven new lots. By joining the existing HOA, the proposed development would be allowed to tie into the existing stormwater outfall system instead of constructing its own.

The Roselyn Estates HOA stated support of the proposed development. However, if the proposed development is not accepted by the Roselyn Estates HOA to become part of the existing Roselyn Estates HOA, a separate homeowners association would need to be established. In addition, the proposed development would not have the permission to connect to the existing stormwater outfall system. A separate outfall system would need to be constructed for this development and be subject to the review and approval of all regulatory agencies. Staff has added conditions to addresses these items.

## **PUBLIC COMMENT**

Notices of the Planning Commission's public hearing on this item were sent to the property owners located within 1,000-feet of the subject property. Roselyn Estates HOA and Nolan Farms Maintenance Associated submitted letters stating thier support of the proposed development. Ms. Joann Lombardi, 5577 Corte Del Cajon, reviewed the proposal and commented that the proposed single-story homes have a two-story home appearance and appear to be too tall for the corner locations. Mr. Christopher Koopmans, 1643 Cindy Way, emailed staff stating his support of the proposed development.

At the time this report was prepared, no other comments from the public were received.

## **PUD DEVELOPMENT PLAN FINDINGS**

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development (PUD) District and the considerations to be addressed in reviewing a PUD development plan proposal. The Planning Commission must make the following findings that the proposed PUD development plan conforms to the purposes of the PUD District, before making its recommendation.

### **1. Whether the proposed development plan is in the best interests of the public health, safety, and general welfare:**

The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare, e.g. vehicle access, geologic hazards (not within a special study zone), and flood hazards. The proposed development is designed to be compatible with the adjacent land uses, as well as the General Plan

designation for this site and all other relevant policies and programs. The project has been planned to allow the proposed development to connect to the existing infrastructure. Adequate storm drain, sanitary sewer, and water service utilities are present near the development and are sufficient to serve the new buildings. Public street access is provided to all structures for police, fire, and other emergency response vehicles. The buildings are designed to meet the requirements of the Building Code and other applicable City codes. The applicant would install public landscaping with street trees, along the public trail and along the south side of Arroyo Del Valle. As conditioned, staff feels that the design of the homes compliments the neighborhood. Furthermore, minimum grading would be performed on the subject site. Therefore, staff recommends that this finding be made.

**2. Whether the proposed development plan is consistent with the Pleasanton General Plan :**

The General Plan land use designation of Medium Density Residential allows a density range of two to eight dwelling units per gross developable acre. The proposed project yields a density of 2.5 dwelling units per gross developable acre, consistent with the General Plan. The lot sizes are consistent with the large lot precedent established by the prior subdivisions near this project site.

The proposed development has been found to be consistent with the General Plan policies including development outside 100-year flood zone areas, development on stable soils, construction (future) of housing stock, development which respects existing residential neighborhoods, development which does not create traffic impacts beyond acceptable standards, and densities consistent with surrounding properties. Based on the analysis contained within this staff report, staff believes that, as conditioned, the subject development is consistent with the General Plan. Therefore, staff recommends that this finding be made.

**3. Whether the proposed development plan is compatible with the previously developed properties in the vicinity and the natural, topographic features of the site.**

The project site is an infill property surrounded by a variety of existing residential developments. The proposed development plan incorporates numerous provisions, such as maximum building heights, minimum setbacks, maximum floor area, etc., to integrate the design of the planned buildings on the lots with the adjacent single-family homes.

As proposed, minimum grading would be performed, and as the result, the proposed building pads would be at a similar elevation as the existing grades. In addition, the proposed development is proposed in conformance with the current stormwater runoff requirements (C3). Staff believes that through the proposed

conditions, grading and drainage issues would be adequately addressed. Therefore, staff recommends that this finding be made.

- 4. Whether grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding, and to have as minimal an effect upon the environment as possible.**

The subject site is flat and has a general slope of 0.5%, therefore, as conditioned, staff feels that the minimal grading required is designed in keeping with the best engineering practices and would not have an impact on the environment. Storm water runoff would be directed into bio-swales then the proposed bio-retention area before entering the Arroyo. Therefore, staff recommends that this finding be made.

- 5. Whether streets, buildings, and other manmade structures have been designed and located in such manner to complement the natural terrain and landscape:**

The project site is in a developed area of the City. The proposed homes will be compatible in size and scale with the existing homes in the neighborhood. The arborist report prepared for the proposed development surveyed a total of 52 trees and recommends the removal of 27 trees. The proposed landscape plan includes the planting of 34 trees. Staff has included a condition which requires the applicant to mitigate the heritage tree removal by making a payment to the Urban Forestry Fund, based on the appraised value of the heritage-sized trees. Also, should the applicant increase the size of some or all of the 34 trees that are presently shown on the landscape plan, staff would support proportionately reducing payment to the Urban Forestry Fund. Therefore, staff recommends that this finding be made.

- 6. Whether adequate public safety measures have been incorporated into the design of the proposed development plan:**

Through the proposed conditions of approval, staff believes that all public safety measures would be addressed. The subject property is not located in an Alquist-Priolo Special study zone. The proposed drainage improvements are adequate to handle on-site stormwater runoff. All construction would be designed to meet the requirements of applicable Building, Fire, and other City codes. Therefore, staff recommends that this finding be made.

- 7. Whether the proposed development plan conforms to the purposes of the PUD District:**

The proposed PUD development plan conforms to the purposes of the PUD district. One of these purposes is to ensure that the desires of the developer and

the community are understood prior to the commencement of construction. Staff believes that the proposed project implements the purposes of the PUD ordinance in this case by providing a medium-density project consistent with the General Plan and Municipal Code. Therefore, staff recommends that this finding be made as conditioned.

## **ENVIRONMENTAL ASSESSMENT**

A Negative Declaration was prepared in conjunction with the rezoning of the property in 2011. The Negative Declaration analyzed the proposed seven-lot development as a future development of the site. The Negative Declaration states that a separate Negative Declaration would be prepared if significant changes have occurred.

The project site and its surrounding remain as they were until the unauthorized dumping into the creek bank occurred in November 2012. The State's Dept. of Fish and Wildlife reviewed the incident and determined that the impacts resulting from the dumping was insignificant.

## **CONCLUSION**

Staff believes that the proposed project would be similar to the existing Roslyn Estates development located to the immediate west of the subject site. The proposed project is designed in a manner that is compatible with surrounding properties. Staff, therefore, believes that the proposed development merits a favorable recommendation from the Planning Commission.

## **STAFF RECOMMENDATION**

Staff recommends the Planning Commission forward Case PUD-93 to the City Council with a recommendation of approval by taking the following actions:

1. Find that the proposed PUD Development is consistent with the Negative Declaration previously prepared for the rezoning of the subject site (PRZ-59) and that none of the conditions in CEQA Guidelines Section 15162 calling for preparation of a subsequent negative declaration have occurred;
2. Find that the proposed PUD Development Plan is consistent with the General Plan and the purposes of the PUD Ordinance;
3. Make the appropriate PUD development plan findings as stated in the staff report; and
4. Adopt a resolution recommending approval of Case PUD-94 subject to the Draft Conditions of Approval listed in Exhibit A.

Staff Planner: Jenny Soo, 925.931.5615, email: [jsoo@cityofpleasantonca.gov](mailto:jsoo@cityofpleasantonca.gov)

**PUD-94, Lynn Jansen, Roselyn Estates II**

**Application for Planned Unit Development (PUD) Development Plan approval for a seven-lot single-family residential development located on an approximately 3.7-acre property generally located north of the present terminus of Calico Lane and east of the present terminus of Lynn Drive. Zoning for the property is PUD-MDR (Planned Unit Development - Medium Density Residential) District.**

Jenny Soo presented the staff report and described the background, scope, and key elements of the application.

**THE PUBLIC HEARING WAS OPENED.**

Lynn Jansen, Applicant, thanked the Commissioners for their time and staff for their effort. He indicated that they have been working on this Phase II of Roselyn Estates for almost two years and that while the project plan has not really changed much from when it was originally proposed, it has been tweaked and perfected and has gone through a very thorough analysis by staff.

Mr. Jansen stated that this project is essentially a second phase of the very successful first phase of 12 homes: 11 new homes, with the 12<sup>th</sup> being the relocated original house on the site. He noted that as shown in the many letters of support received regarding the project, the neighborhood is very happy with the homes, the builder, and the developer, and he is looking forward to advocating that next phase to complete the neighborhood.

Mr. Jansen stated that these seven homes will become part of the Roselyn Estates Homeowners Association (HOA) which is integral to some things with respect to the creek side ownership and maintenance. He noted that the Roselyn Estates HOA has unanimously voted for this, as confirmed in its letter included in the project packet.

Mr. Jansen stated that the house plans for this project are essentially those of the most successful ones from the prior subdivision, with some adjustments and improvements. He noted that these homes have been very well received, and they will stay with all the same exteriors, colors and materials, and widths and lot sizes.

Chair Blank stated that this is a fun project for him because he has seen it and has heard discussions about the creek. He inquired what the new houses would sell for.

Mr. Jansen replied that the project has changed since the homes in the first phase came off the line, the last single-story home of which sold for about \$1.1 million, and the last two-story home sold for about \$100,000 or so more than that. He noted that the market has gone up a little since then.

Mike Derbish stated that he lives in the area that that this whole development is kind of his front yard. He indicated that they have a problem on Cindy Way where people drive down Rose Avenue without looking in either direction or following the signs, go all the way down to the end of Rose Lane, down through Cindy Way which terminates in a dead end

on either side; then turn around and come back up. He noted that a number of people who live down there complain about the cars coming back and forth.

Mr. Derbish stated that he likes this new plan because it solves this problem. He indicated that there will always be people who will not read signs and will come down the street, and this project allows an outlet where these drivers will not have to turn around and come back down the street. He added that it also gives a better connectivity to the entire neighborhood and gives the residents a walking route to go around for exercising. He stated that all of the people he has talked to like this design and this idea. He added that the lot there has been neglected for years, with junk cars, trailers, and trucks on it right now, and this development will get this all cleaned up. He stated that he thinks the people who live on this end with a two-story house would love to see the area cleaned up.

Mr. Derbish stated that the HOA is a very small one, so any addition to it will be beneficial to all the homeowners because the HOA takes care of the lawn maintenance and everything else. He noted that he just loves the design of the houses with their huge front and rear porches, really cute houses, really great materials, little details like crown molding under the gutters, and things like HardieBoard® sidings that do not need a lot of maintenance.

#### **THE PUBLIC HEARING WAS CLOSED.**

Commissioner Narum commented that she happened to be in the neighborhood over the weekend, and she has always been very impressed with this development, tucked back in there and the look and feel of it. She noted that it looks like a real neighborhood and that she is partly jealous of the big front porches because she used to have one in the Midwest.

**Commissioner Narum moved to find that the proposed PUD Development Plan is consistent with the Negative Declaration previously prepared for the rezoning of the subject site, PRZ-59, and that none of the conditions in CEQA guidelines Section 15162 calling for preparation of a supplemental Negative Declaration have occurred; and that the proposed PUD Development Plan is consistent with the General Plan and the purposes of the PUD Ordinance; to make the appropriate PUD Development Plan findings as stated in the staff report; and to recommend approval to the City Council of Case PUD-94 subject to the Conditions of Approval listed in Exhibit A of the staff report, with the modification of Condition No. 33 as stated in the staff memo, dated April 24, 2013. Commissioner O'Connor seconded the motion.**

Commissioner Olson noted that it is great and really refreshing to see a project where the neighborhood comes in and says it is a terrific project and we love it.



**ROLL CALL VOTE:**

**AYES:** Commissioners Blank, Narum, O'Connor, Olson, and Posson.

**NOES:** None.

**ABSTAIN:** None.

**RECUSED:** None.

**ABSENT:** Commissioner Pearce.

Resolution No. PC-2013-20 recommending approval to the City Council of Case PUD-94 was entered and adopted as motioned.

**CITY COUNCIL AGENDA REPORT**

May 21, 2013  
Community Development Department

**TITLE: PUD-94, LYNN JANSEN - APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN APPROVAL FOR A SEVEN-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON AN APPROXIMATELY 3.7-ACRE PROPERTY GENERALLY LOCATED NORTH OF THE PRESENT TERMINUS OF CALICO LANE AND EAST OF THE PRESENT TERMINUS OF LYNN DRIVE**

**SUMMARY**

The applicant proposes a development plan for seven single-family residential lots on an approximately 3.7-acre site. All streets would be public streets. A public pedestrian trail would be constructed on the south side of Arroyo Del Valle connecting the existing public pedestrian trail on Lynn Drive to Calico Lane. Staff and the Planning Commission believe the proposed development, as conditioned, would be compatible with the surrounding uses. The applicant is in an agreement with the conditions of approval recommended by the Planning Commission.

**PLANNING COMMISSION ACTION**

Recommended approval of the application (4-0) subject to the conditions of approval in Attachment 3.

**RECOMMENDATION**

1. Find that the proposed PUD Development is consistent with the Negative Declaration previously prepared for the rezoning of the subject site (PRZ-59) and that none of the conditions in CEQA Guidelines Section 15162 calling for preparation of a subsequent negative declaration have occurred;
2. Find that the proposed PUD Development Plan is consistent with the General Plan and the purposes of the PUD Ordinance;
3. Make the PUD findings for the proposed development as stated in the April 24, 2013 Planning Commission staff report (Attachment 4);
4. Introduce the attached draft ordinance approving Case PUD-94 subject to Draft Conditions of Approval listed in Exhibit A (Attachment 1).

## **FINANCIAL STATEMENT**

The proposed project would be responsible for the installation of the necessary infrastructure improvements to serve this development. The creation of new lots and construction of the new residences will generate property taxes and revenue to be used to provide services such as Police and Fire.

## **BACKGROUND**

The subject site was formerly known as the Jones property. The site was approximately four acres in size, and was occupied by the Jones residence with a swimming pool and several accessory structures. The property was supported by a septic system.

In 2005, Mr. Lynn Jansen of Lynden Homes developed the site to the immediate west of the Jones site (Cindy Way) with 11 single-family homes known as Roselyn Estates, PUD-38. As stipulated by PUD-38 conditions of approval, Lynn Jansen/Lynden Homes extended City water and sewer lines to the Jones site for future lateral connections to either the Jones residence or future development of the Jones site.

The Jones property had two different zoning designations: PUD-MDR (Planned Unit Development – Medium Density Residential) and A (Agriculture) districts. In 2011, Lynn Jansen acquired the property, and submitted applications to:

- 1) rezone the entire site to PUD-MDR district thus removing the A district designation on the property;
- 2) relocate and remodel the existing Jones residence closer to the southwestern portion of the site;
- 3) modify the location of the driveway off of Cindy Way; and
- 4) subdivide the existing site into two lots.

During the rezoning review, Mr. Jansen disclosed his intent to develop the remainder of the parcel with seven single-family homes similar to Roselyn Estates.

In August 2012, the former Jones residence was relocated, remodeled and sold. The former Jones site was subdivided into two lots: one lot is occupied by the remodeled home, and other lot is the subject site of approximately 3.7 acres in size.

## **PROJECT DESCRIPTION**

The applicant proposes a PUD development plan to allow the creation of seven single-family lots. Lot size ranges from 9,905 sq.ft. to 10,010 sq.ft. The PUD development plan includes development standards, lotting plan, elevations, and building color/material scheme for each lot. Staff notes that the “design guidelines” included in the PUD development submittal is not for future home designs. The proposed PUD development plan has included the specific house design for each lot; thus, the design guidelines summarize the proposed development standards.

The table below provides a summary of the proposed project components including the number of units, density, lot sizes and floor area ratios (FARs):

<b>Summary of the Proposed Project Components</b>	
Total Residential Units	7 Units
Total Gross Acres	3.709 Acres
Gross Development Acres (less creek area)	2.796 Acres
Smallest Lot Size	9,905 sq.ft.
Largest Lot Size	10,010 sq.ft.
Range of Home Sizes (living area)	2,635 sq.ft – 3,433 sq.ft.
Range of FARs	30.1% - 35.1%
Range of Building Heights	23'-9" to 31'-0"

The proposed PUD follows the “farm home” architectural style approved for Roselyn Estates (PUD-38), an 11 single-family home development located to the immediate west on Cindy Way. The proposed homes include covered front and rear porches, dormers, horizontal siding, and concrete tile as the roof material. The proposed PUD development plan specifies the house plan, color/material scheme, and front yard landscape plan for each lot. A three-car garage is proposed for each home. Additional parking spaces can be accommodated in each driveway area.

New streets, sidewalks, curb & gutter, bioswales, stormwater retention areas and underground utilities (sewer, water, storm drainage) would be installed. A bio-retention area, referenced as Parcel A, is proposed to collect, treat and release stormwater to the City’s stormwater system. Bioswales are proposed to capture and treat site stormwater prior to discharge off the site into the Arroyo via the existing stormwater system which was designed to accommodate the additional runoff capacity from the project. The development would provide the continuation of Lynn Drive easterly along Arroyo Del Valle before it connects to Calico Lane. The existing trail along Arroyo Del Valle would also be extended easterly and then southerly to connect to the sidewalk on the east side of Calico Lane.

An arborist report was submitted assessing the existing trees on the subject site. The report surveyed a total of 52 trees on the subject site; 30 trees would be impacted by the proposed development, and 22 trees would not be impacted as they are located along the banks of Arroyo Del Valle. The report indicated that among the 30 trees that are located within the development area, 27 would be removed due to project impacts; they are all heritage-sized trees except for four trees. The 22 trees that are located along the southern bank of the arroyo would be preserved. The report is attached as Attachment 2.

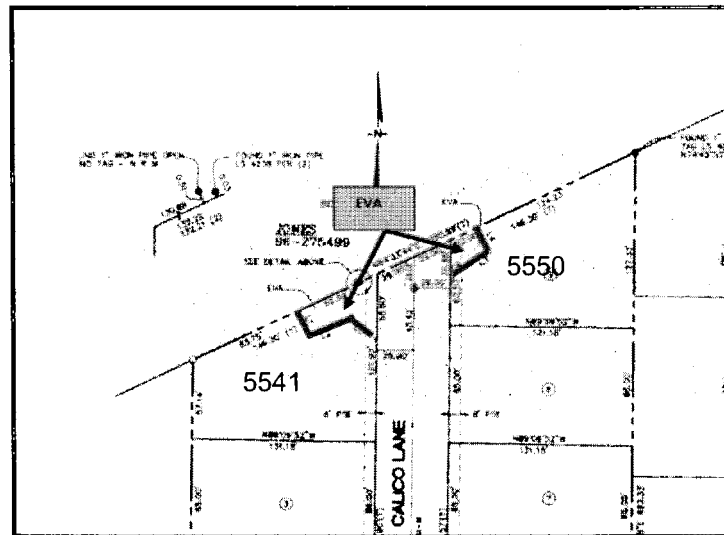
A Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle was prepared by Engeo. The report analyzed the estimated velocity and water surface profile of Arroyo Del Valle and assessed the current and estimated erosion potential for the southerly creek bank due to the proposed development. Due to unauthorized dumping on the

slope bank of Arroyo Del Valle (which took place in November 2012)<sup>1</sup>, an addendum was prepared by Engeo to assess the stability of the slope, which was peer reviewed by Kropp & Associates. Reports related to the slope bank are provided in Attachment 2

A Geotechnical Exploration report was prepared by Engeo in order to provide geotechnical recommendations for the grading and foundation design. These recommendations shall be followed during site preparation and construction and the geotechnical consultant shall inspect and approve this work.

### Lot Line Adjustment

Calico Lane was approved as Tract 7002. The approved tract map states that if and when Calico Lane is extended northerly on the adjacent property (the subject site) and the area designated on the map as “EVA” is abandoned, the abandoned “EVA” area shall be reverted to Lots 4 and 9 (5541 Calico Lane and 5550 Calico Lane, respectively) of Tract 7002.



To facilitate the proposed PUD development plan and in conformance with the Tract 7002 requirements, the applicant proposes two lot line adjustment applications: one is to adjust the lot line located between 5541 Calico Lane and the proposed Lot 7 and the second lot line adjustment would be between 5550 Calico Lane and the proposed Parcel A.

Staff will process the requested lot line adjustment applications concurrently with the final map to ensure the EVA would not be abandoned prior to the construction of the street improvements.

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<sup>1</sup>The State's Dept. of Fish and Wildlife reviewed the incident, required remediation, and determined that the impacts resulting from the dumping were insignificant.

Please refer to the attached Planning Commission staff report, dated April 24, 2013 and the proposed plans for additional project information.

### **PLANNING COMMISSION ACTION**

The Planning Commission held a public hearing on April 24, 2013 to review the subject application. Michael Derbish, property owner of 1624 Cindy Way spoke in favor of the proposed development.

The Planning Commission recommended approval of the proposed PUD development plan on a 4-0 vote. Planning Commission meeting minutes (draft) can be found in Attachment 3.

### **DISCUSSION**

During the planning process of previous developments along Rose Avenue, the City Council and Planning Commission have directed that the development along Rose Avenue should maintain the existing "rural character" through the creation of large single-family lots of at least 10,000 square feet in size. As proposed, all lots, except for one, meet the 10,000 square foot lot size. The smallest lot is approximately 9,905 square feet, 95 square feet shy of 10,000 square feet.

The proposed PUD development plan is compatible with the existing homes in the vicinity and is appropriate for the subject site. The project proposes two different house plans with four different color schemes comprised of earth tones and natural colors for exterior paint and roof colors. Similar to the existing Roselyn Estates, the proposed homes have been designed with a rural "farm house" character, including individual horizontal wood siding, steeply pitched gable roofs, white single- and double-hung mullioned windows, and front and rear covered porches. Each of the proposed lots is designed with a specific plan as identified on the site plan submitted by the applicant.

The proposed landscaping would provide a pleasant streetscape along Lynn Drive and the new Street "A", and preserve the trees along southern slope bank of the arroyo. A detailed analysis and discussion of the proposal is included in the attached Planning Commission staff report dated April 28, 2013 (Attachment 4).

### **PUBLIC NOTICE**

Notices regarding the public hearing were mailed to the surrounding property owners and tenants within a 1,000-foot radius of the project site. At the time this report was prepared staff had not received any additional comments or concerns.

### **ENVIRONMENTAL ASSESSMENT**

A Negative Declaration was prepared in conjunction with the rezoning of the property in 2011. The Negative Declaration analyzed the proposed seven-lot development as a future development of the site. The Negative Declaration states that a separate Negative Declaration would be prepared if significant changes have occurred. The project site and its surroundings remain as they were at the time the Negative Declaration was prepared.

**CONCLUSION**

The proposed density meets the General Plan density requirement. The project site is relatively flat except for the arroyo portion site. The proposed design of the homes would be similar to the existing Roslyn Estates development located to the immediate west of the subject site. With the proposed conditions, the proposed development would minimize the impacts to the adjoining residents. Staff believes that the proposed PUD development plan meets all applicable requirements of the Pleasanton Municipal Code and General Plan, and is supported by staff and the Planning Commission.

Submitted by: Fiscal Review: Approved by:

Brian Dolan Emily Wagner Nelson Fialho  
Director of Community Development Director of Finance City Manager

**Attachments:**

1. Draft City Council Ordinance with Exhibit A, Recommended Conditions of Approval
2. Proposed PUD Development Plan and supporting documents listed below:
  - PUD Development Plan, dated "Received April 5, 2013"
  - Roselyn Estates II Design Guidelines, dated "Received April 5, 2013"
  - GreenBuilding Checklist
  - Letter from California Department of Fish & Wildlife
  - Negative Declaration Prepared for PRZ-59

*The following documents are available upon request:*

  - Arborist's Report by HortiScience, dated "Received September 21, 2012"
  - Geotechnical Exploration Report by Engeo, dated "Received September 21, 2012"
  - Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle by Engeo, dated "Received September 21, 2012"
  - Responses from Engeo Regarding Geotechnical and Slope Stability, Dated "Received January 17, 2013" and " Received March 6, 2013"
  - Phase II Environment Site Assessment, dated "Received January, 30, 2013"
  - Peer Review Comments and Report by Kropp & Associates, Dated "Received March 1, 2013" and "Received March 14, 2013"
  - Hydro-Modification Report by DeBolt Civil Engineering, Dated "Received March 5, 2013"
  - Hydro-Modification Outlet by DeBolt Civil Engineering, Dated March 5, 2013"
  - IMP Sizing Calculations by DeBolt Civil Engineering, Dated "Received March 5, 2013"
  - Pre-Demolition Asbestos and Lead Inspection Report by Kellco Services, Dated "Received September 21, 2012"
3. Planning Commission Meeting Minutes, dated April 24, 2013 (Excerpt)
4. April 24, 2013, Planning Commission Staff Report without exhibits
5. Location/Notification Maps

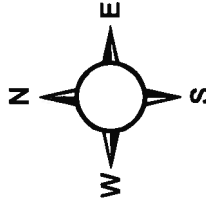
Tract 8139, Lynn Jansen

City of Pleasanton

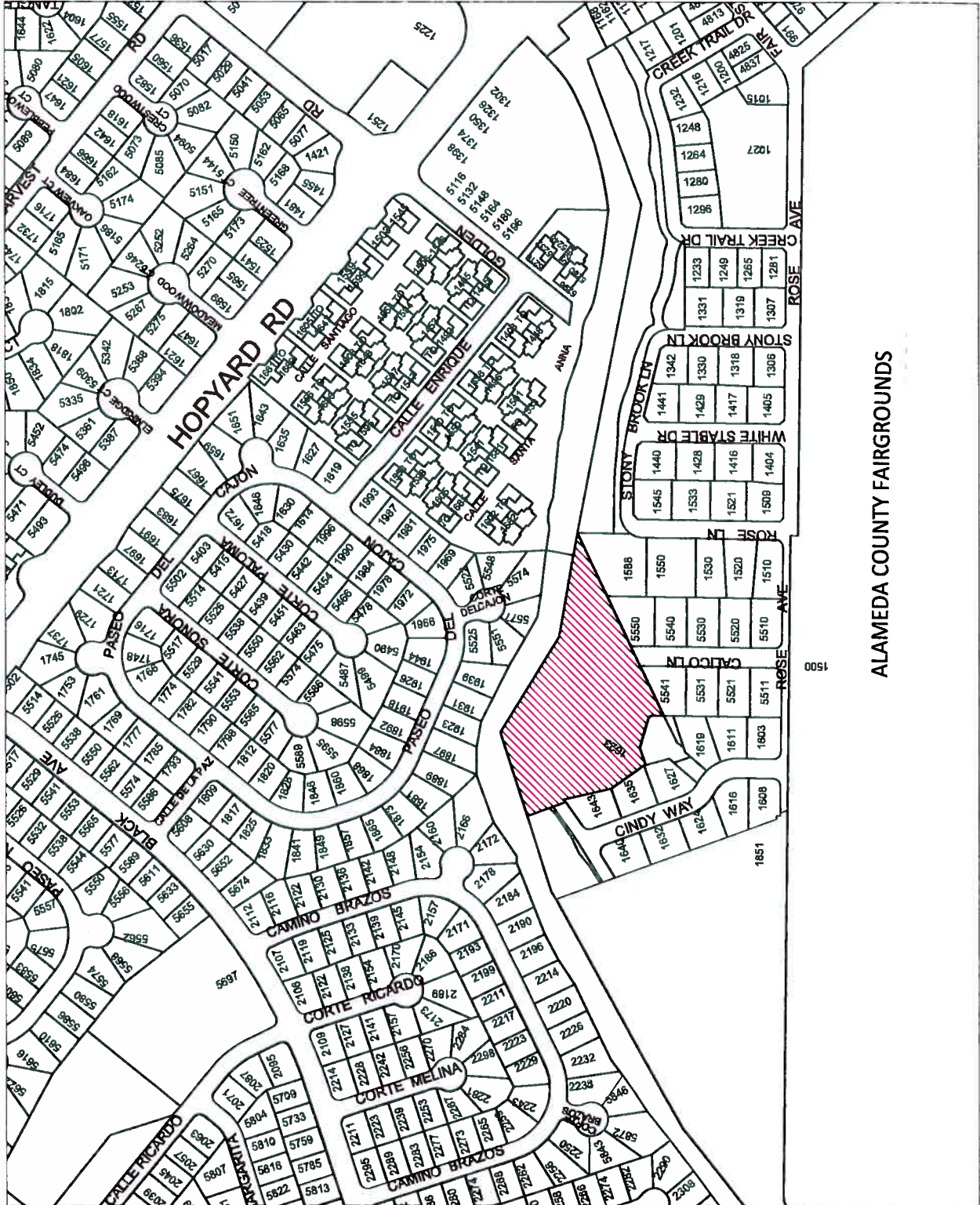
GIS

Department

Location Map



Printed 5/30/2013



ALAMEDA COUNTY FAIRGROUNDS

EXHIBIT H



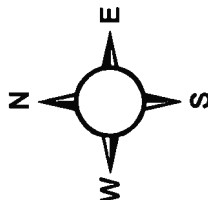
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City of Pleasanton

GIS

Department

Notification Map



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