WRITTEN NARRATIVE
Oak Grove PUD

November, 2011

Introduction

The project is a PUD Development Plan for a 562 acre parcel of undeveloped land located within the City of Pleasanton immediately east of Kottinger Ranch and south of the Grey Eagle Estates and Vintage Hills II neighborhoods. It was annexed to the City in December 1991 and at that time prezoned to PUD Rural Density and Open Space- Public Health and Safety. The property is now designated Low Density Residential, Open Space- Parks & Recreation, and Open Space- Public Health and Safety and is proposed to be redesignated to Rural Density Residential, Open Space- Agriculture and Grazing, and Open Space- Public Health and Safety. The property is currently zoned PUD Rural Density Residential/Open Space and is proposed to be rezoned to PUD Rural Density Residential/Open Space- Agriculture and Grazing/Open Space- Public Health and Safety.

The project submitted and approved by the City Council in 2007 was determined to be the environmentally preferred alternative in an EIR prepared for a 98 unit project on this property. The approved project encompassed 51 units. The EIR for PUD-33 was approved, adopted and certified by the City Council. It has not been challenged and is available for use in analyzing the proposed project. This Plan was designed to reflect and protect the southeastern hills of Pleasanton. The Project provides for 10 custom home sites ranging between approximately 16 acres and 214 acres in size. A trail easement established in the Oak Grove PUD-33 plan is proposed to remain and cross the site between the Grey Eagle development and the Foley property, continuing the anticipated regional trail. Due to the reduced scope of the Project, the environmental impacts on and off the Oak Grove property are slight and fall well below those created, evaluated, and mitigated for by the previous PUD-33 Project. Because this proposal has been carefully designed with the existing EIR in mind, the project changes do not result in new impacts that were not considered in the previous EIR nor does the proposal result in an increase in the severity of impacts (in fact, all impacts are reduced when compared to the previously approved project) and therefore no changes or additions to the EIR are should be required.

The subject property is very large and expansive and is hilly in nature. There are substantial areas of tree cover but ample area for the designation of building sites on the proposed lots that will avoid negative impacts. By locating the development envelopes and access roads mainly as planned, impacts to the trees will be limited. This development pattern also assures no impact on wetlands and other Waters of the United States and, therefore, the habitat of the flora and fauna which inhabit low-lying areas is also avoided. Potential development envelope locations are identified for approval as part of this submittal. Should future home owners or builders desire to select another site, such site will be subject to further review.

The grading for the access roads will be balanced. Any disturbed areas will be reseeded with plant materials to control erosion and return the area to the existing landscape character.

Factors to be Considered for Project Approval

Section 18.68.110 of the Pleasanton Municipal Code lists various points the Planning Commission and City Council are to consider when approving a PUD Development Plan. First is whether it is consistent with the General Plan. The Oak Grove site is 562 acres in size, with a residential designation of 51 units for the property. Measure PP was approved by the voters in 2008 restricting development on certain "ridgelines and hillsides" (although these terms were not defined by the measure nor have they been defined elsewhere in the General Plan). However, by its own terms, Measure PP specifically exempts housing developments of 10 or fewer housing units on a single property, thus Measure PP does not apply to this proposal. The voters also approved Measure QQ in 2008. Because Measure QQ reaffirms and readopts policies that were already existing in the General Plan at the time of the certification of the EIR for PUD-33 the proposed project is consistent with Measure QQ.

Secondly, whether the plan is compatible with previously developed properties in the vicinity and with the natural and topographic features of the project site is also to be considered. Oak Grove will be mainly accessed by Hearst Drive, a residential collector which is the primary street through Kottinger Ranch and which was sized to accommodate ten times the amount of traffic that would be generated by the proposed project. An emergency vehicle access route will connect the extension of Hearst Drive to the existing Gray Eagle Estates emergency vehicle access easement. This route is to be used only for emergency personnel access and resident egress in emergency situations. Benedict Court will be used to access agricultural uses within Oak Grove. The Kottinger Ranch development is on the ridges with narrow building pads on either side of the access roads and, with one exception, the stream valleys avoided. Grey Eagle Estates employs a similar concept. The majority of the homes in that neighborhood are situated along a ridge. The Vintage Hills II neighborhood was also developed in harmony with its topography but only after major grading and in two sections of that subdivision homes were built in the valley bottoms. All three of these neighboring projects were thought to be developed in accord with their topography and biological resources. This project however, takes a minimalist approach to the site preparation for the proposed home sites. Massive grading is eschewed. As the last property to be developed inside the voter approved urban growth boundary this project proposes a perfect balance between urban and agricultural development while maximizing the protection of the environment and open spaces in the southeastern hills of Pleasanton.

The next factor to be considered is whether the grading to be performed within the project boundaries takes into account the environmental characteristics of the property. The street alignment, development envelopes, and preferred home sites have been meticulously adjusted such that currently up to ten trees are impacted- of which four trees are anticipated to requiring removal. Final alignment and grading plans are required

in order to determine the final tree impact outcome. This equates to 0.00083% of the estimated over 12,000 mature trees (greater than 6" in diameter) on the site to be removed. Proposed development envelopes have been designated so as to limit additional loss and impact upon the existing oaks. The prior EIR analyzed the loss of 118 oak trees. Future homeowners and builders may remove up to this many oaks in total without further CEQA analysis being required provided that removed trees caused by a home owner or home builder will be mitigated at a 6:1 ratio.

Another factor in PUD consideration is whether streets, buildings and other manmade structures have been designed and located in such a manner as to complement the natural terrain and landscape. There is no doubt that from a biological and hydrological standpoint the proposed location of the structures and roads and their limited scope in the project complement the natural terrain and landscape. If the homes were to be constructed primarily in the valleys, the number of trees which to be removed would be several times as great as in the proposed plan. Additionally many of the drainages in those valleys would be disturbed and, hence, potential foraging and breeding habitat for amphibians and other fauna would be impacted. Grading impacts would also be considerably greater than with the proposed plan.

Another consideration is whether adequate public safety measures have been incorporated into the design of the plan. The plan proposes a 25' private street (two travel lanes between curbs) as well as a few private shared driveways for lot access and an emergency vehicle access route connecting the extension of Hearst Drive with the Gray Eagle Estates subdivision. These facilities will be designed to the standards of the Livermore/Pleasanton Fire Department to ensure proper access by emergency vehicles. Additionally, future development will follow applicable local and state regulations for fire safety, as well as the Wildland Urban Interface Plan and the Grazing and Open Space Management Plans.

Whether the proposed project is in the best interests of the public health, safety and general welfare is also to be considered as part of any PUD application. This factor was addressed and concurred with by the City when the Oak Grove property was prezoned. The purpose of the Pleasanton Zoning Code is "to protect and to promote the public health, safety, peace, comfort, convenience, prosperity and general welfare" of the City (Section 18.04.010). Among other factors, zoning in Pleasanton is intended to achieve the following objectives:

- Provide a precise guide for the physical development of the City in such a manner as to achieve progressively the arrangement of land uses depicted in the General Plan;
- Foster the harmonious, convenient and workable relationship among land uses;
- Insure that public and private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole; and
- Prevent excessive population densities and overcrowding of the land with structures.

Therefore, by prezoning the site Low Density Residential, Open Space- Park & Recreations, and Open Space- Public Health and Safety, the City was stating that those objectives could be met; i.e. that the land uses allowed by this zoning are consistent with those objectives and are in the best interests of the City's public health, safety and general welfare.

Finally, Section 18.68.110 directs the City to consider whether the plan conforms to the purpose of the planned unit development district. Eight separate purposes are listed in the Code (Section 18.68.020) which can be summarized as addressing the use of imagination to avoid monotony in developing a wide variety of sites while achieving the goals of the applicant and general community. The subject project was designed to achieve all of these purposes.

CEQA/Environmental Impact Report

Extraordinary efforts have been employed to reduce onsite environmental impacts; there will be minor external effects of the project. Chief among these are traffic and change in scenic views or vistas from existing residential areas. However, in view of the voter approved Measure PP exempting projects such as this from its limitations view impacts are deemed to be acceptable. The capacity of the existing street system is sufficient to accommodate the project's traffic within the standards established by the City. These potential impacts were evaluated under the EIR of PUD-33 for a substantially larger project and where found to be minimal.

Description

The Development Plan is for a 10 lot residential subdivision. The lots range in size from approximately 16 acres to 214 acres, with street acreage accounting for approximately 3 acres. Lot sizes are as follows:

Lot Number	*Approx. Acres*
1	172 Ac
2	214 Ac
3	20 Ac
4	17 Ac
5	16 Ac
6	29 Ac
7	16 Ac
8	17 Ac
9	31 Ac
10	27 Ac
Private Street	3 Ac
Total Site	562 Ac

Extending off the existing Hearst Drive cul-de-sac, a two travel lane private street, with a right of way of 25', will provide access to all lots. A security/privacy gate and mailbox kiosk will be placed adjacent to the Hearst Drive cul-de-sac. Separate security/privacy gates to each lot will also be allowed. The project will dedicate the existing Heart Drive cul-de-sac to the City for ownership and maintenance. The existing two travel lane water tank access road will remain and be used for agricultural purposes only. A joint maintenance agreement will be required of the lots to share in the ownership and maintenance of shared items, including the Private Street, security/privacy project entry gate, entry mitigation planting, shared water quality features, utilities, and mailbox kiosk. The City will be responsible for maintaining the water tank access road. Homeowners will maintain their own lots; however, the City will be responsible for any damage caused to the water tank access road and adjacent lands created by their personnel and/or vehicles. All units will be served by public water infrastructure. Lots may be fenced with barbed wire, rail fencing, or other fencing types if desired.

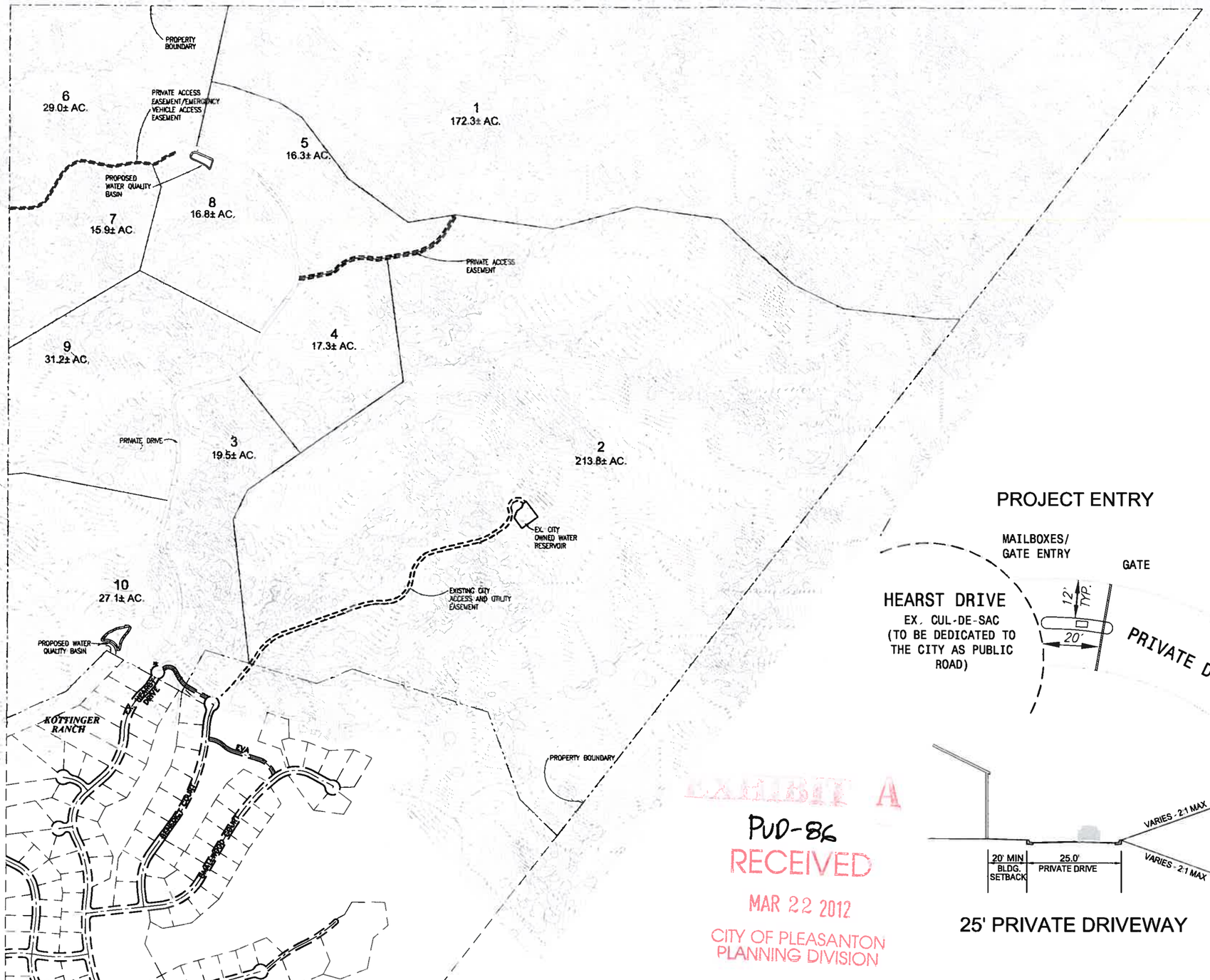
The rural character of the vehicular access ways (narrow streets limited to two travel lanes), as well as their proposed alignments continues to preserve and retain the majority of the trees on the site. Even though large portions of the property are heavily treed, up to ten trees or approximately 0.00083% of the over 12,000 mature trees on the site may be removed due to the placement of the shared street extending off Hearst Drive and home site pads. Conversely up to 99.9992% of the trees are being retained with the placement of the Hearst Drive extension. Potential future home site locations have been identified in development envelopes that limit further impacts upon the existing oak tree community, however, impacts to oak trees will be unknown until the ultimate site plan is completed for each lot. Even so, this means that the valuable natural oak resource will be virtually untouched by the Oak Grove development.

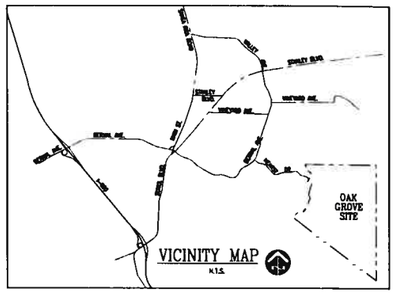
Potential home site locations are identified as part of this submittal in development envelopes; however, future home owners or builders may select another site if so desired. If another site is selected for the home, further CEQA analysis may be required.

Since homes in Oak Grove will be developed by others, plans and elevations of the structures have not been included as part of this submittal. These, along with proposed site grading and landscaping, will be provided to the City under a separate application for design review and approval by individual homeowners or builders. Each lot will address its own water quality needs as part of their design submittal.

Affordable Housing

The City's inclusionary zoning ordinance requires that a minimum of 15% of the units in the project be affordable to households classified as very low, low and/or moderate income; basically households earning up to 120% of the area wide median income, for projects that are 15 units or greater. As this project entails only 10 units, this project is exempt from this ordinance's provisions.





LAND COVERAGE TABLE	
RIGHTS-OF-WAY AREA STREETS 2.6 AC.	% OF TOTAL AREA
TOTAL 2.6 AC.	.6%
DEVELOPMENT AREA LOTS 559.0 AC. (10 LOTS - CUSTOM HOMES)	
TOTAL 559.0 AC.	99.4%
TOTAL PROJECT AREA R.O.W. + DEV. AREA = 561.6± AC.	100.0%

PROJECT NOTES:

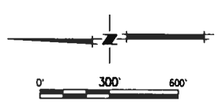
1. OWNER: JENNIFER LIN
2. APPLICANT: JIM TONG
CHARTER PROPERTIES
4690 CHABOT DR. SUITE 100
PLEASANTON, CA 94588
(925) 463-1666
3. ENGINEER/PLANNER: MACKAY & SOMPS
5142 FRANKLIN DR. SUITE B
PLEASANTON, CA 94588-3355
(925) 225-0690
CONTACT: JIM TEMPLETON
LISA VILHAUER
4. GEOTECHNICAL CONSULTANTS: BERLOGAR STEVENS AND ASSOC.
5587 SUNOL BOULEVARD
PLEASANTON, CA 94566
(925) 484-0220
CONTACT: FRANK BERLOGAR

GENERAL NOTES:

1. THE SHADED AREAS SHOWN ON PAGE 2 REPRESENT POTENTIAL DEVELOPMENT ENVELOPES FOR EACH LOT. SHOULD DEVELOPMENT OCCUR WITHIN THESE AREAS NO ADDITIONAL SITE VISUAL WORK IS REQUIRED.
2. STREETS AND ALL UTILITIES BUT POTABLE WATER ARE TO BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS THROUGH A JOINT MAINTENANCE AGREEMENT.
3. ACCESS TO THE PROJECT IS TO BE RESTRICTED BY GATES AT THE END OF HEARST DRIVE.
4. GUEST PARKING WILL BE ON THE INDIVIDUAL LOTS, IN DRIVEWAY OR DESIGNATED SPACES. THERE WILL BE NO PARKING ON THE PRIVATE DRIVE.
5. EMERGENCY ACCESS ROAD SHALL SUPPORT 69,000 LBS WITH A MINIMUM WIDTH OF 16 FEET CLEAR. A 45 FOOT INSIDE TURNING RADIUS IS REQUIRED. MINIMUM FOR TREE CLEARANCE IS 13 FEET 6 INCHES.
6. FIRE TURNAROUNDS AND PULL OUTS TO BE DETERMINED AT FINAL DESIGN.

25' PRIVATE DRIVEWAY

EXHIBIT A
PUD-86
RECEIVED
MAR 22 2012
CITY OF PLEASANTON
PLANNING DIVISION



SHEET 1 OF 6

OAK GROVE
SITE PLAN/STREET SECTIONS

CITY OF PLEASANTON CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5142 FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690

PLEASANTON	1" = 300'	NOVEMBER 2011	19551-0
OFFICE	SCALE	DATE	JOB NO.

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6
29.0± AC.

PRIVATE ACCESS EASEMENT/EMERGENCY VEHICLE ACCESS EASEMENT

1
172.3± AC.

5
16.3± AC.

PROPOSED WATER QUALITY BASIN

8
16.8± AC.

7
15.9± AC.

PRIVATE ACCESS EASEMENT

4
17.3± AC.

9
31.2± AC.

PRIVATE DRIVE

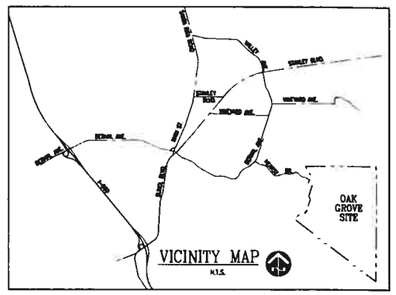
3
19.5± AC.

2
213.8± AC.

10
27.1± AC.

EX. CITY OWNED WATER RESERVOIR

EXISTING CITY ACCESS AND UTILITY EASEMENT



LEGEND:

- Development Envelope
- Potential Building Pad
- City of Pleasanton Existing General Plan Landuse LIne

0' 75' 150' 300'

SCALE: 1"=150'

SHEET 2 OF 6

OAK GROVE
POTENTIAL DEVELOPMENT ENVELOPE

CITY OF PLEASANTON CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1329 FRANKLIN DR. PLEASANTON, CA 94588 (925)225-0690

PLEASANTON	1" = 150'	NOVEMBER 2011	19551-0
OFFICE	SCALE	DATE	JOB NO.

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10
27.1± AC.

PROPOSED WATER QUALITY BASIN

9
31.2± AC.

6
29.0± AC.

7
15.9± AC.

PROPOSED WATER QUALITY BASIN

8
16.8± AC.

3
19.5± AC.

5
16.3± AC.

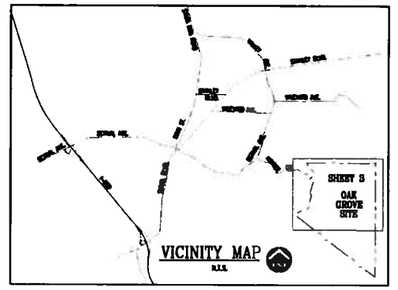
4
17.3± AC.

1
172.3± AC.

3:1 SLOPE

3:1 SLOPE

3:1 SLOPE



GENERAL GRADING NOTES:

1. SLOPES BETWEEN LOTS AND LESS THAN 30' HIGH ARE 2:1 OR FLATTER.
   PERIMETER SLOPES AND SLOPES GREATER THAN 30' HIGH ARE 3:1 OR FLATTER.
3. RETAINING WALLS ARE NOT SHOWN ON THIS PLAN. ANY RETAINING WALLS SHALL BE PART OF THE BUILDING PERMIT APPLICATION FOR THE INDIVIDUAL HOMES.
4. BUILDING PAD ELEVATIONS FOR THE CUSTOM LOTS HAVE NOT BEEN SHOWN. THIS INFORMATION WILL BE PART OF THE BUILDING PERMIT APPLICATION.
5. PROPOSED CONTOURS SHOWN REPRESENT ROUGH GRADING NEEDED TO PROVIDE ACCESS.
6. REFER TO SHEET 4 FOR PROPOSED TREES TO BE REMOVED.
7. MAXIMUM STREET SLOPE IS 12%.
   MINIMUM STREET SLOPE IS 1%
8. THE WATER QUALITY BASINS WILL BE DESIGNED SUCH THAT POST STORM DRAIN FLOWS WILL BE EQUAL TO OR LESS THAN THE STORM DRAIN FLOWS LEAVING THE SITE.
9. THE PAD GRADES SHOWN REPRESENT AN APPROXIMATE BUILDING PAD GRADE TO BE USED IN DETERMINING ANY VISUAL IMPACTS.

EARTHWORK TABLE		
	CUT	FILL
STREET	31,000 CY	31,000 CY

LEGEND

- Fill Area
- Development Envelope
- Potential Building Pad

0' 75' 150' 300'
SCALE: 1"=150'

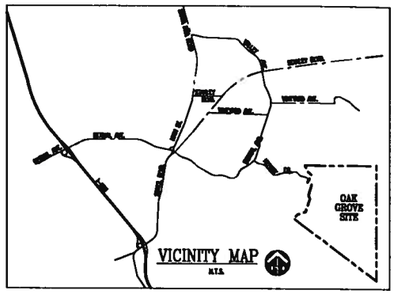
SHEET 3 OF 6

OAK GROVE
GRADING PLAN

CITY OF PLEASANTON — CALIFORNIA

MacKAY & SOMPS

PLEASANTON	1" = 150'	NOVEMBER 2011	19551-G
OFFICE	SCALE	DATE	JOB NO.



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0%	25%	7778529 SF	
2	25%	100%	26275983 SF	

0' 75' 150' 300'
SCALE: 1"=150'

SHEET 4 OF 6

OAK GROVE
SLOPE CLASSIFICATION MAP

CITY OF PLEASANTON — CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
5160 Touvelle Dr, Pleasanton, CA 94566 (925)225-0690

PLEASANTON OFFICE	1" = 150' SCALE	NOVEMBER 2011 DATE	19551-0 JOB NO.

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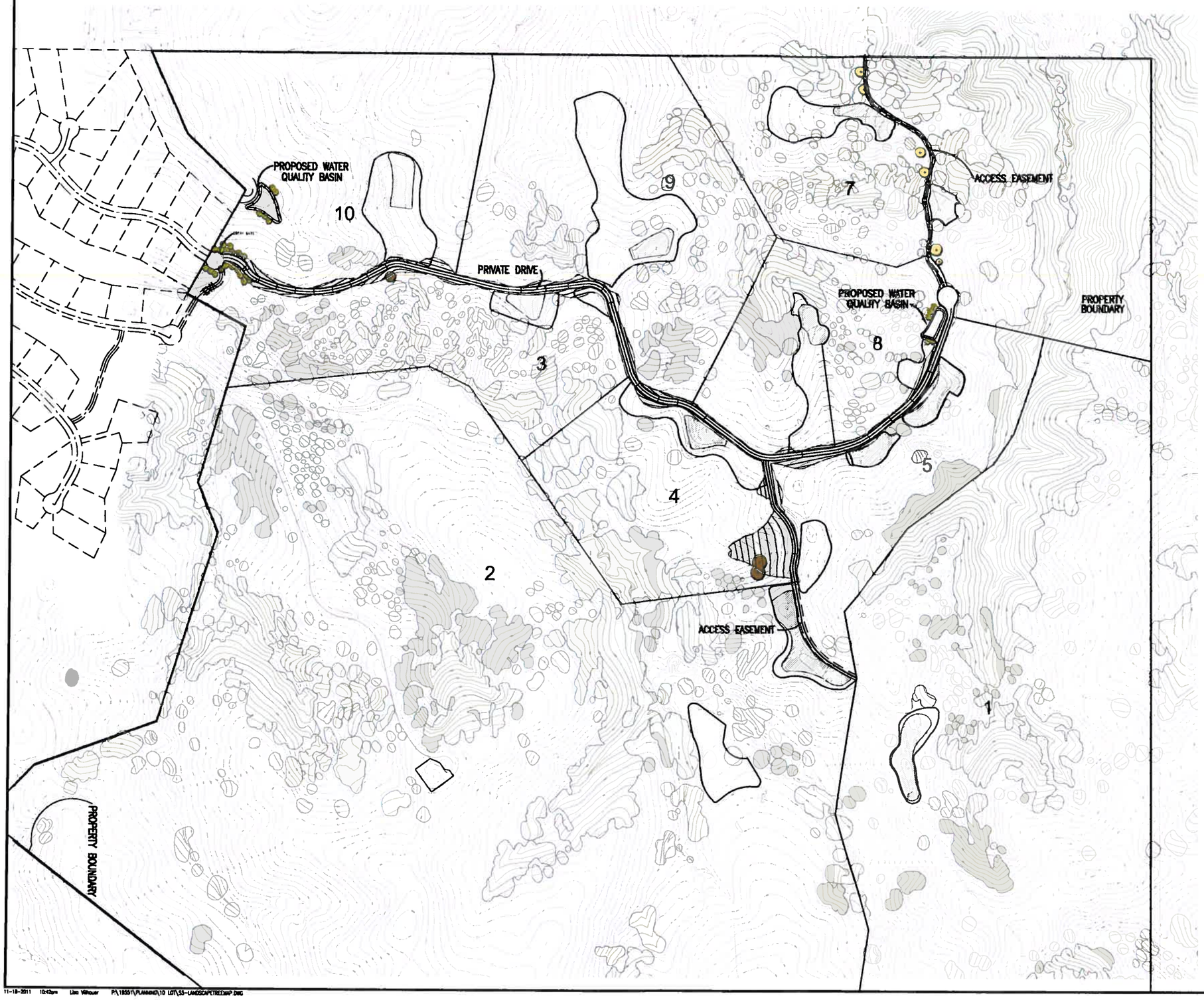
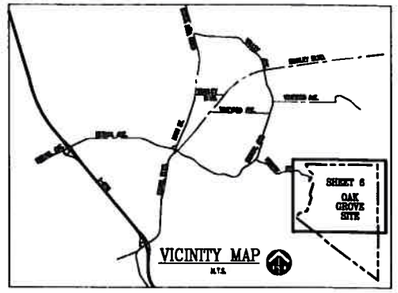




LEGEND

- EXISTING TREES
- TREES WITH IMPACTS – TO BE REMOVED
- TREES WITH POTENTIAL IMPACTS – MAY NEED TO BE REMOVED
- MITIGATION TREES

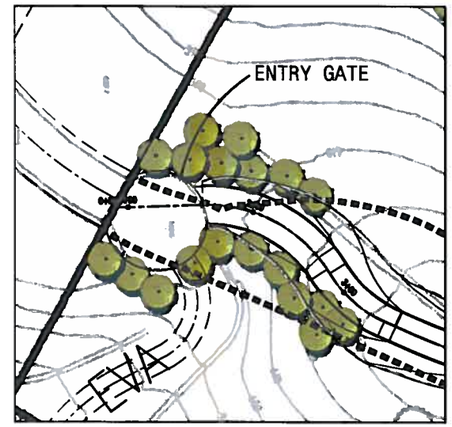
NOTES:

A. SEE TREE REPORT FOR THE OAK GROVE SUBDIVISION PREPARED BY RALPH OSTERLING CONSULTANTS, FEBRUARY 26, 2009, FOR EXISTING TREE INFORMATION.

B. IT IS ANTICIPATED THAT UP TO 10 TREES WILL BE REMOVED TO CONSTRUCT THE PRIVATE DRIVE. OAK GROVE EIR ALLOWS FOR A REMOVAL OF 47 TREES AND IMPACTS OF AN ADDITIONAL 90 TREES.

C. TREES TO BE REMOVED WILL BE MITIGATED 3:1. MITIGATION TREES WILL BE PLANTED AT THE ENTRANCE OF THE PROPERTY AND ADJACENT TO THE WATER QUALITY BASINS. (SEE DETAIL OF ENTRY BELOW)

D. WITH THE DEVELOPMENT OF EACH LOT AN ADDITIONAL 15 TREES PER LOT WILL BE PLANTED.



0' 100' 200' 400'

SCALE: 1"=200'

SHEET 5 OF 6

OAK GROVE
LANDSCAPE PLAN
TREE MITIGATION PLAN

CITY OF PLEASANTON CALIFORNIA

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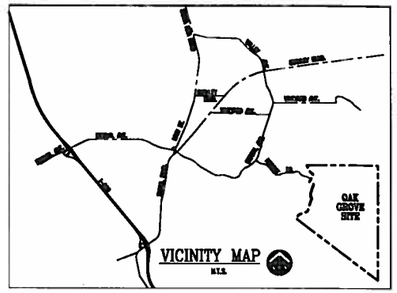
STORM DRAIN - GRAVITY (18" TO 24" MAIN) - PRIVATE
SANITARY SEWER - GRAVITY (8" MAIN) - PRIVATE
SANITARY SEWER - FORCEMAIN (4" MAIN) - PRIVATE
WATER (8" MIN. MAIN) - PUBLIC
FIRE WATER MAIN (8" MIN MAIN) - PUBLIC
EXISTING SANITARY SEWER - GRAVITY
EXISTING WATER - PUBLIC
STORM DRAIN OUTFALL
STORM DRAIN INLET
FIRE BOOSTER PUMP - PUBLIC
SANITARY SEWER PUMP STATION (LOCATED IN MANHOLE WITH WET WELL)
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT



VICINITY MAP
N.T.S.

EXISTING WATER RESERVIOR

CONNECT PROPOSED PUBLIC WATER MAIN TO EXISTING MAIN/RESEVOIR

PROPOSED WATER QUALITY / DETENTION BASIN

CONNECT TO EX. SEWER AND WATER SYSTEM

APPROX. LOCATION OF FIRE BOOSTER PUMP

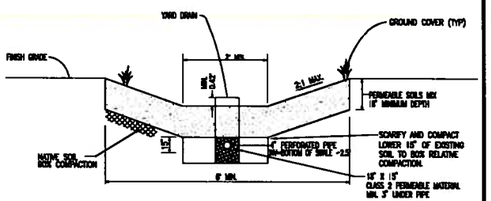
PROPOSED WATER QUALITY / DETENTION BASIN

APPROX. LOCATION OF STORM DRAIN OUTFALL FINAL LOCATION TO BE DETERMINED IN THE FIELD

SANITARY SEWER PUMP

EX. WATER (ZONE 'A')

EXISTING WATER RESERVIOR



ON-LOT BIOSWALE
N. T. S.

BIOSWALE NOTES:

1. PERMEABLE SOILS MIX SHALL EXTEND A MINIMUM DEPTH OF 18" BELOW THE BOTTOM OF SWALE WITH A MINIMUM INFILTRATION RATE OF 5" PER HOUR. THE PERMEABLE SOILS MIX SHALL BE A UNIFORM MIX OF SAND, LOAM AND ORGANIC MATERIAL AND SHALL BE FREE OF NOXIOUS WEEDS, STONES, ROOTS, STUMPS OR SIMILAR MATERIAL.
2. ALL 4" PERFORATED PIPES (SDR 35 OR EQUAL) SHALL BE SET 2.5 FEET BELOW THE BOTTOM OF BASIN WITH MINIMAL SLOPE. THESE PIPES SHALL BE SET IN CLASS 2 PERMEABLE MATERIAL PER CAL-TRANS SPECIFICATION 68-1.025 AND CONNECTED TO THE ON LOT DRAINAGE SYSTEM.
3. DO NOT PLACE FILTER FABRIC AROUND THE PERFORATED PIPE OR BETWEEN THE SOIL AND THE CLASS 2 MATERIAL .
4. INSTALL NON-PERFORATED RISER PIPES WITH WATER TIGHT CAP AT THE END OF ALL 4" PERFORATED PIPES FOR USE AS CLEAN OUTS

GENERAL NOTES:

1. WATER SYSTEM TO BE PUBLIC
2. INDIVIDUAL LOT WATER BOOSTER PUMPS AND SEWER PUMPS MAY BE REQUIRED BASED ON FINAL HOUSE LOCATION/GRADE
3. FIRE HYDRANT SPACING TO BE VERIFIED WITH FINAL DESIGN.

N

0' 100' 200' 400'
SCALE: 1"=200'

SHEET 6 OF 6

OAK GROVE
CONCEPTUAL UTILITY LAYOUT

CITY OF PLEASANTON CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
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PLEASANTON OFFICE	1" = 200' SCALE	NOVEMBER 2011 DATE	19551.000 JOB NO.

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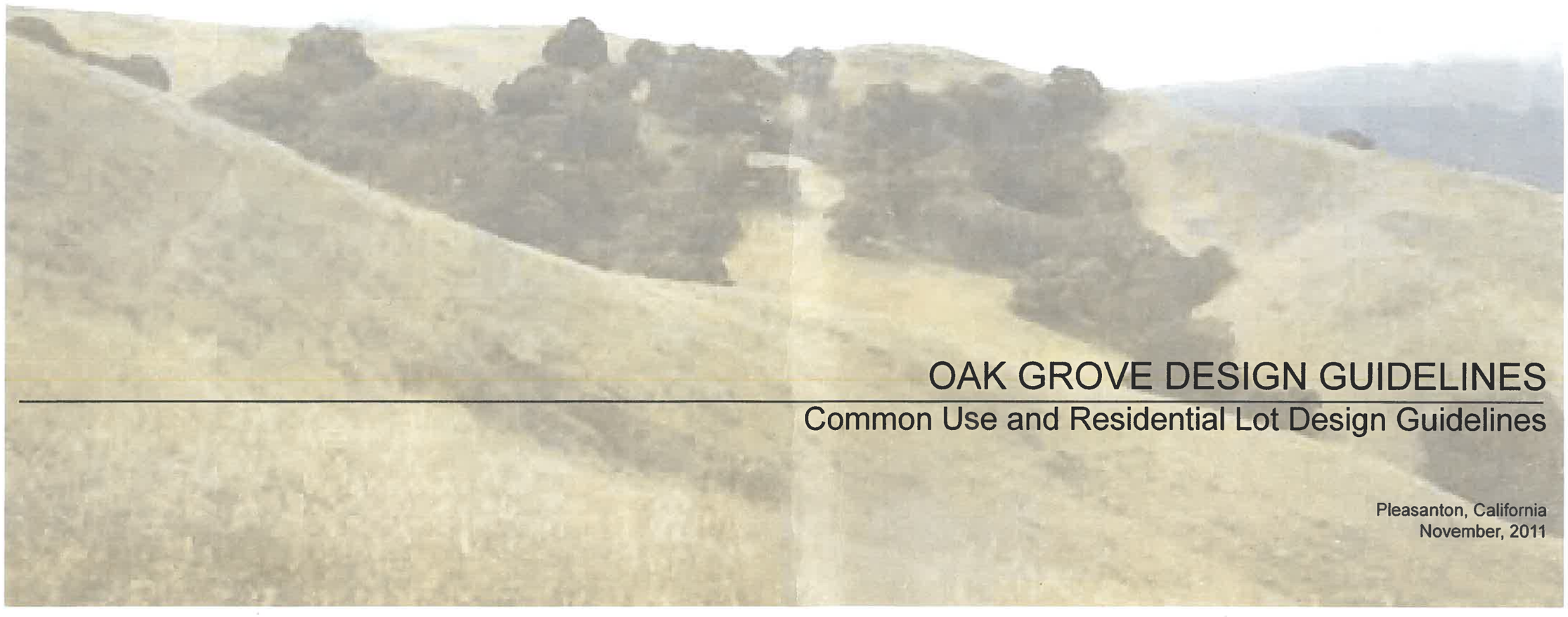
EXHIBIT A



OAK GROVE DESIGN GUIDELINES

Common Use and Residential Lot Design Guidelines

Pleasanton, California
November, 2011

Oak Grove Design Guidelines

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Oak Grove Design Guidelines

VISION

Oak Grove is situated on a beautiful, natural site with grassy, gently rolling hills and large stands of mature Oak trees. Home sites were selected to best preserve the natural experience for both Oak Grove homeowners and to minimize impacts to the property.

The general development goals of Oak Grove envision the residential neighborhood in terms of habitat enhancement and low-impact design, and are as follows:

Goal #1: To enhance homeowner access to the natural setting at Oak Grove.
Goal #2: To ensure that, where noticeably visible to neighbors and off-site viewpoints, individual homes settle gracefully into their sites.
Goal #3: To ensure that site design elements establish the qualities of a large lot development and where appropriate, ease transitions to neighboring properties and/or adjacent open space.
Goal #4: To ensure that urbanized areas outside Oak Grove are minimally impacted visually by the project.

DESIGN GUIDELINES

The Oak Grove Design Guidelines exist to preserve the beauty of Oak Grove's natural environment and to integrate the architecture and landscape with this unique setting. They will ensure that the development team, custom home builders and individual homeowners have the guidance necessary to achieve the goals set forth above. They are also a tool to inform individual buyers and future Oak Grove residents of the requirements of the project as a whole.

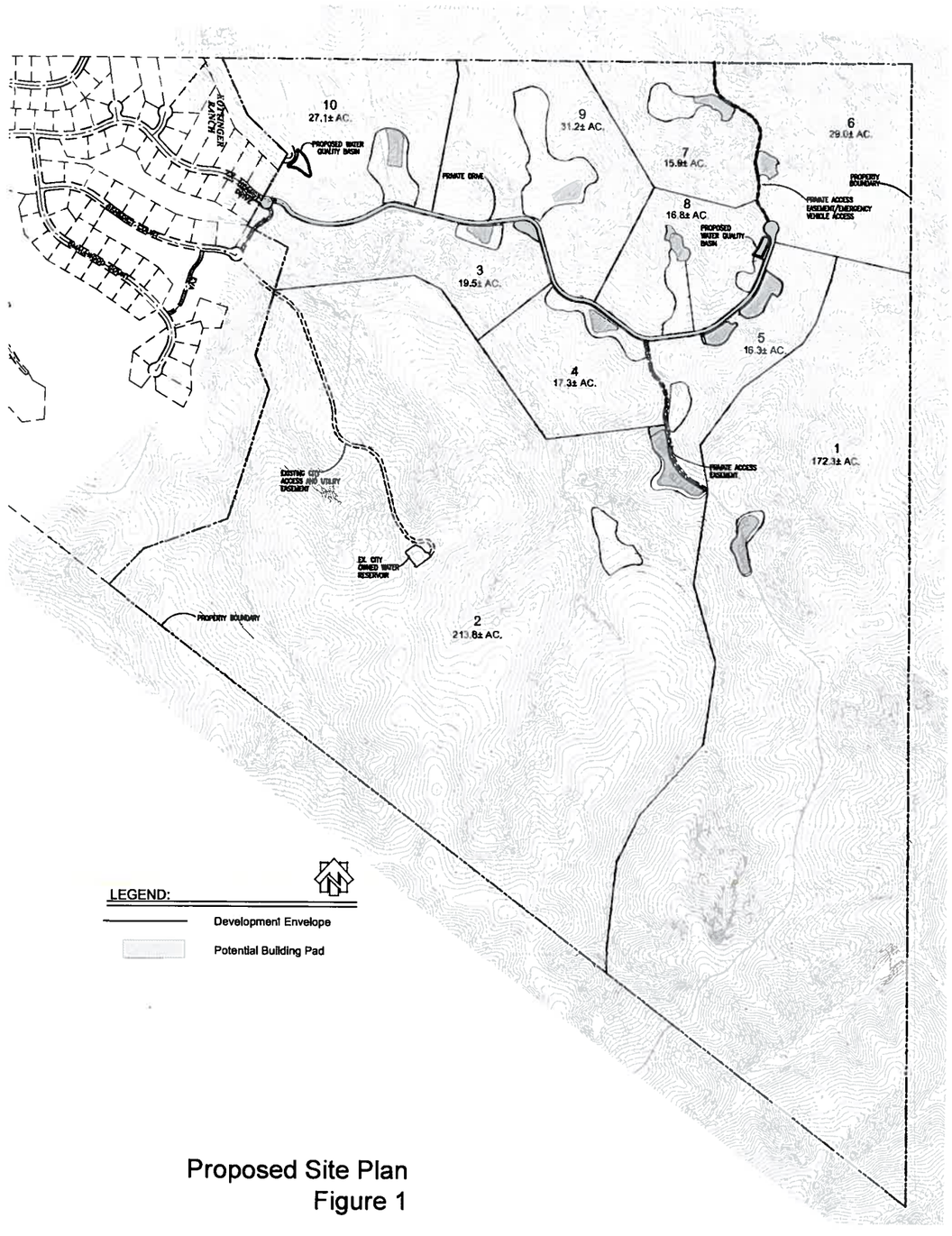
The Oak Grove Design Guidelines are composed of two sections that work towards the same goals: the Common Use Design Guidelines and the Residential Lot Design Guidelines. The Residential Lot Design Guidelines for Oak Grove are divided into two sections: General Architectural Design Guidelines and Landscape Design Guidelines.

Common Use Design Guidelines
While the Residential Lot Design Guidelines pertain to development on lots, the Common Use Design Guidelines [Section O] ensure that the common areas, which include the entry area, the private drive streetscape and the water quality basins, are developed in line with the vision for Oak Grove.

General, Lot Specific and Landscape Guidelines
The Residential Lot Design Guidelines for Oak Grove are divided into two sections: General Architectural Design Guidelines [Section G] and Landscape Design Guidelines [Section L].

The General Architectural Guidelines are meant to apply to all construction, and site work in Oak Grove. They cover site development criteria, grading, architectural form, materials, colors, uses, features permitted in the public view, and green design criteria.

Landscape Guidelines include criteria for tree preservation, planting and garden design, acceptable landscape materials, planting methods, grading, and wild fire protection criteria.



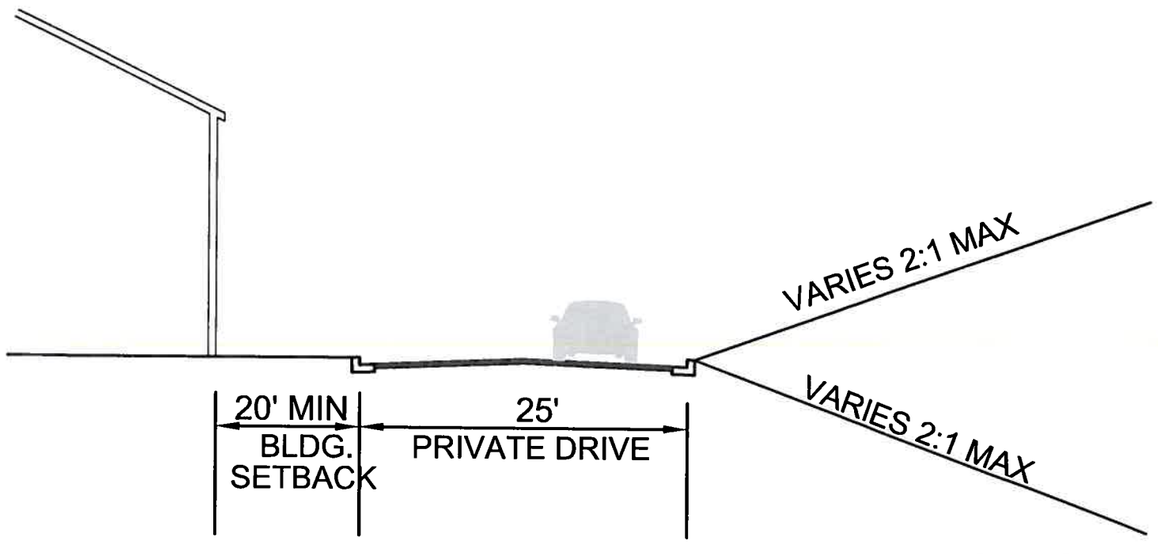
Proposed Site Plan
Figure 1

GOALS FOR OPEN SPACE & COMMON USE DESIGN

Vision
By setting standards for sustainable landscape architectural, environmental and architectural design practices, Oak Grove will achieve a memorable identity and ecological fit. The Common Use Guidelines recognize the value of the existing heritage landscape of oak woodlands; having been in existence for several hundred years, it dominates the residential and open space experience. The Project will preserve and expand upon this character as residences are developed.

Open Space
Approximately ninety-nine percent of the Project area [556 acres] will remain undeveloped. Grazing will be allowed to continue to help keep vegetation undergrowth to a minimum.

O-1.1 Streetscape & Common Use Improvements
A minimalist approach to streetscape design will be implemented at Oak Grove. There will be one road in Oak Grove. It will be a Private Drive and it will have curbs and gutters on each side of the street but no sidewalk. Owner and visitor parking requirements will be provided on individual lots. Mailboxes will be clustered at the main entry to the project. A gated entry will be located at the project entrance with a knox box and standard key pad for emergency and guest ingress.



Street Section
Figure O.1

O-1.2 Existing Vegetation and Natural Features
Over 12,000 existing trees of significant character, condition and size exist on the property. A tree inventory has identified approximately 10 trees to be impacted by proposed street and private driveway improvements as well as preferred home sites. These trees have been surveyed and identified for removal or preservation during construction of site improvements.

In instances where trees to be preserved occur near grading limits, the following protective measures shall apply:

A. Prior to the start of grading operations, grading limit lines shall be staked in the field and high visibility orange tree protection fencing shall be installed at 10 feet beyond the drip line of the preserved trees nearest the edge of grading operations. The protection fencing shall be installed on steel "T" posts, spaced at a maximum of 8 feet apart. Do not move or remove fencing for any reason without prior written notice, and until after construction is completed.

B. There may be additional existing oak and native specimen trees with calipers of less than six inches that were not surveyed and tagged but are present within improvement areas

C. Trees to be preserved within developed areas, including trees and heritage trees on residence lots, shall be permanently identified by a metal numbered tag and surrounded by orange tree protection fencing prior to any grading or construction.
   1. The fence shall in all cases be located at or beyond the drip line of the tree.
   2. Tree clusters to be preserved must be protected with a fence surrounding the entire tree cluster.
   3. Trees to be removed within the developed areas shall have a permanent marking either with spray paint or survey flag and shall not be protected with fences.

D. The following activities will not be allowed within the drip line of existing oaks to be preserved without prior approvals:
   1. Trenching, grade cutting, filling, drainage changes, soil compaction, or rototilling. Grading that requires removal of more than 30% of a tree root system will be considered a tree removal.
   2. Storage or parking of vehicles, building materials, refuse, excavated soils or dumping of poisonous materials on or around trees and roots are prohibited. Poisonous materials include but are not limited to paint, petroleum products, concrete or stucco mix, dirty water or any other material that may be deleterious to tree health.
   3. Using tree trunks as a winch support, anchorage, as a temporary power pole, sign post or other similar function.
   4. Landscaping with plant materials which require spray irrigation. Bubbler or temporary drip irrigation may be permitted. Planting and irrigation under existing oaks to be reviewed by an arborist and approved by the City for existing oaks within the development envelope or within 20' of a proposed structure, road or agricultural use.
   5. Landscaping within defensible space that pose a fire hazard or provides spatial continuity from the ground to the tree canopy. The mature height of new or existing plants within

the drip line of existing oaks and other native trees must not exceed one-third the distance between the ground and the canopy. For example, if the oak canopy starts at eight feet off the ground, mature heights of plants underneath shall not exceed 2 feet, 6 inches. Fire control measures to follow those described in the Wildland Urban Interface Plan.

6. Paving with materials of limited permeability. Use of porous materials such as brick over sand are encouraged to allow sufficient water penetration, oxygen/carbon dioxide exchange and healthy soil evolution.
7. Newly constructed barriers [concrete foundations, swimming pools, garden walls] can act as dams that trap water. Should such a barrier be proposed within 5' of the drip line of a preserved or native tree, a certified arborist or forester shall be consulted to determine if any special remedial measures must be undertaken.
8. Some limited filling under existing oaks may be allowed only if an arborist/forester proposes remedial procedures. Boring or hand digging [rather than trenching] may limit damage to tree roots if a pipe or electrical line must be installed.

E. All other measures for Tree Protection described in the Tree Report for the Kottinger Hills Subdivision, prepared by Ralph Osterling Consultants, Inc., dated October 8, 2003 and updated in November, 2011, apply to this section.

O-1.3 Views and Screening

The Oak Grove land plan is sensitive to the natural landscape heritage and beauty of the area. Most lots are situated to optimize the view potential from the site. Some of the future residences may be proposed on sites that could be identified as highly visible from pre-determined off-site locations.

Planting guidelines for individual lots, found in Section L-1.9 of the Residential Lot Design Guidelines document, require the planting of 15 trees in each lot to complement mitigation planting and to contribute to the landscape buffer of the highly visible lots. See Figure O.2 for mitigation tree planting concept.

O-1.4 Signage and Mailboxes

A. Signs and building address numbers will comply with City of Pleasanton zoning regulations, which require that street, road and building address signs have a minimum letter height of 4 inches and be ½ inch thick, reflectorized or internally lit, painted a color contrasting with the background color of the sign, and be visible within 100 feet of travel way from both directions.

B. One project entry sign shall be provided at the project entry located at the end of Hearst Drive.

C. Mailboxes will be clustered at the project entry.

O-1.5 Mitigation Tree Requirements

In order to construct the new private street, EVA, infrastructure and grade pads for the preferred home sites in the Oak Grove project it will be necessary to remove up to 10 mature trees. The replacement ratio for this work is to be three times the number of trees removed; the Oak Grove new street project would be required to plant up to 30 trees as mitigation for lost tree value. If additional trees are removed by future homebuilders of homeowners, the replacement mitigation ratio will be 6:1.

A. All initial mitigation trees shall be planted at the Hearst Drive entry or adjacent to the proposed Water Quality Ponds. See Figure O.2 for Tree Mitigation Plan.

B. Mitigation trees shall be planted at 20% 5-gallon, 60% 15-gallon, and 20% 24 inch box size, and shall have temporary bubbler-type irrigation systems. Tree sizes may be up sized if desired.

C. Temporary irrigation shall be provided for a minimum of three years.

O-1.6 Plant list for Mitigation Trees and Oak Care

The trees listed here are compatible with the existing trees, growing conditions and water use objectives of Oak Grove and shall be used in any quantity for mitigation plantings.

Common Tree Name	*Latin Tree Name*
California Buckeye	Aesculus californica
Coast Live Oak	Quercus agrifolia
Valley Oak	Quercus lobata
Blue Oak	Quercus douglasii

Sudden Oak Death

The Oak Grove development falls in the urban/wild-land interface where the Sudden Oak Death [S.O.D.] disease is especially prevalent. In order to avoid spreading the disease to the existing and proposed oak trees, certain management practices should be followed. Plants that are known vectors of the S.O.D. pathogen [Phytophthora ramorum] should be inspected for the pathogen prior to planting. Commercial nurseries are required to inspect their products for many plant diseases, especially the S.O.D. pathogen. Please consult the California Oak Mortality Task Force [COMTF] website [www.suddendeathoak.org] for new information about the management, detection and spread of Sudden Oak Death and an up-to-date listing of host plants.

Management Practices

Avoid commercial garden mulches of unknown origin [Lavoipiere; 2004]. Use mulch derived from trees that are free of pathogen.

Promote tree health. See Recommendations for the Management of Oaks in Areas Affected by Sudden Oak Death by the University of California Cooperative Extension for general guidelines.

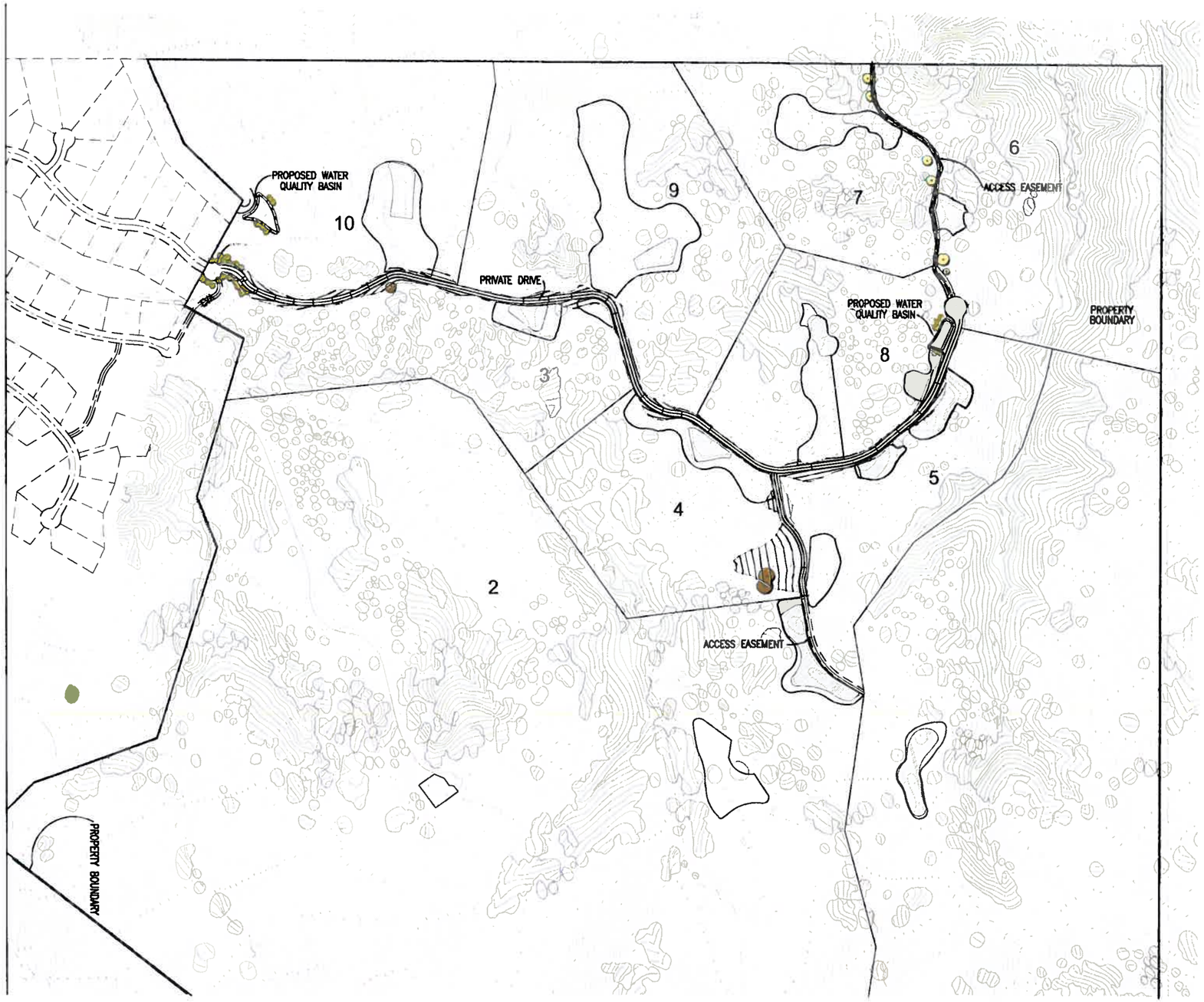
Sources

Lavoipiere, Frederique. 2004. Sudden Oak Death. Pacific Horticulture. Oct/Nov/Dec. pg 17-21
Recommendations for the Management of Oaks in Areas Affected by Sudden Oak Death University of

California Cooperative Extension, Marin County, Novato CA 94947 [www.suddendeathoak.org]

Common Use Design Guidelines

Common Use Landscape Design Guidelines



LEGEND

- EXISTING TREES
- TREES WITH IMPACTS – TO BE REMOVED
- TREES WITH POTENTIAL IMPACTS – MAY NEED TO BE REMOVED
- MITIGATION TREES

Tree Mitigation Plan
Figure O.2

O-1.7 Open Space Fire Management

A. A Wildland Urban Interface Plan has been developed for the Project and a Wildland Urban Interface Assessment will be prepared. This Assessment may stipulate additional design, access, and maintenance practices for undeveloped areas. The Assessment may also outline further vegetation limitations on individual parcels.

O-1.8 Special Use Areas

Special use areas include the water quality basin and storm drain outfalls. The water quality basins shall be revegetated with riparian and upland riparian species, while balanced cut/fill areas will be restored as grasslands, primarily through hydroseeding. Temporary irrigation may be used at these sites during the plant establishment periods.

Basin/Bioswale Hydroseed Mix

Botanical Name	*Common Name*
Deschampia c. holciformis	Dwarf Hairgrass
Festuca rubra 'Molate Blue'	Molate Blue Fescue
Hordeum brachyantherum	Meadow Barley
Juncus patens	Valley Rush
Juncus xiphoides	Iris Leaved Rush
Scirpus robusta	Bullrush

Native Hillside Hydroseed Mix

Botanical Name	*Common Name*
Cloarkia bottae	Showy Clarkia
Deschampia c. holciformis	Dwarf Hairgrass
Eschscholzia californica	California Poppy
Lupinus n. r. Nanus	Sky Lupine
Melica californica	California Onion Grass
Nasella cervna	Nodding Needle Grass
Nasella pulchra	Purple Needle Grass

Residential Lot Design Guidelines

General Architectural Design Guidelines

G-1 Setbacks / Development Envelope/Building Articulation
Setbacks from the street and adjacent houses are essential for the maintenance of privacy; the preservation, placement and nurturing of trees and landscape; and the reduction of visual prominence, mass and bulk. Setbacks are measured from property lines. Setbacks apply to buildings as described in the following sections. Residential uses shall occur within identified development envelopes unless otherwise approved by the City of Pleasanton. Refer to proposed Site Plan for development envelope locations, Figure 1 of this document.

G-1.1 Development Envelopes
The area in which residential buildings and residential accessory structures can occur on each lot is identified in Figure 1: Site Plan as Development Envelopes. Agricultural accessory structures can occur anywhere on the lot; shall be sited to reduce it's visibility, require minimal grading and not be located in environmentally sensitive areas; and as excepted in G-1.2B. These envelopes were selected to limit grading on each lot while providing privacy. Structures may occur anywhere within this envelope unless it is further restricted by the required setback of 20' minimum from a property line as noted in Section G-1.2.A. Environmental analysis may be required if the home site is relocated from the preferred home site illustrated and for the placement of agricultural structures outside the development envelope.

G- 1.2 Yard Setbacks from Property Line

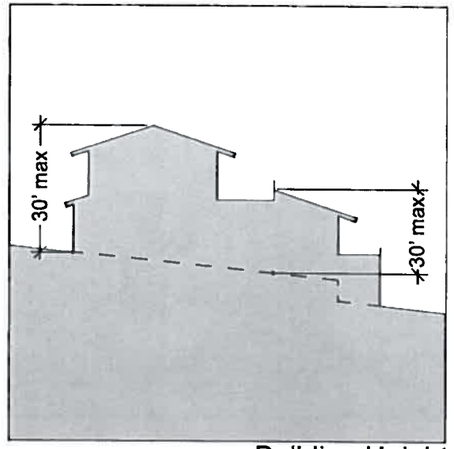
A. Residential buildings shall be set back a minimum of 20 feet from a property line, with the exception of Lot 7 where a minimum of 40' at the northern property line shall occur.

B. Buildings housing agricultural animals such as stables, coops, hutches, etc shall be at least 100 feet from a dwelling on an adjacent lot and a minimum of 50 feet from a property line.

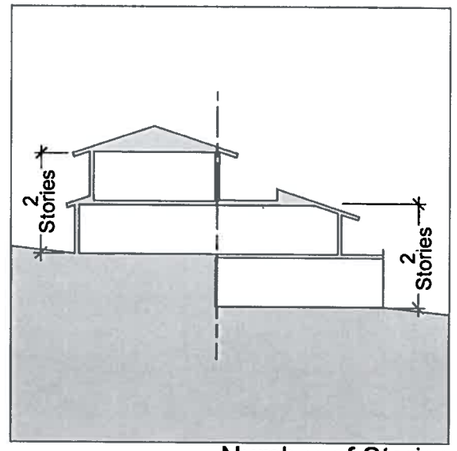
G-1.3 Building Articulation
Building elevations along the sides of homes are often too flat and minimally articulated. In Oak Grove, the side elevations are encouraged to feature articulated design and usable open spaces, referred to as "four sided design". For this reason, the Guidelines require articulated side facades. Each side façade shall have at least one offset plane of a minimum of 8 feet.

G-1.4 Building Overhangs and Attached Trellises
Large roof overhangs, attached trellises and eaves are encouraged for appearance and energy savings. For fire safety reasons overhangs and eaves must be protected per Fire Safety Construction Guidelines [Section G-17], which require them to be built of non¬combustible materials, be of adequately sized structural material, or be treated with fireproof coatings. Trellises will be built of wood members no smaller than 2 inches in cross section or treated with fire suppressant coatings, such as in tumescent coatings, which render them non-combustible. Another option is the use of non-combustible materials.

G-2 Height and Number of Stories
All structures shall be no higher than 30 feet, as measured vertically at the outside of the footprint from the adjacent grade. Fireplaces, flues and other non-habitable code required projections may exceed the height limit to the minimum as required to meet code.
A maximum of two stories is permitted at any point with the exception of three stories being permitted if no more than two stories overlap at any point. Any room or space with an average floor-to-ceiling height greater than 14 feet will be considered to be two stories.



Building Height
Figure G.1



Number of Stories
Figure G.2

G-3 Building Area
Lots shall be limited to a maximum floor area of 12,500 square feet. Up to 800 square feet of garage floor area- for attached and detached garages- is exempt from the maximum allowable building floor area. Garage floor areas over 800 square feet shall be subtracted from the maximum allowable primary building floor area. Building floor area will include all enclosed residential accessory structures, but does not include the area of an open structure including trellises, arbors, patios, open patio covers, swimming/lap pools, and spas. Agricultural accessory structures are exempt from the maximum allowable building floor area.

Square footage for a second unit shall be included in the total floor area calculations noted above, and shall not exceed 20% of the primary structure's floor area.

G-4 Second Units
Second units shall follow the requirements in Chapter 18.106 of the Pleasanton Municipal Code. A second unit shall have architecture that matches the primary unit in all aspects as to style, color, materials, fenestration, doors, and detailing. Second units shall be entitled on all lots, shall not be required to return for a modification of the approved PUD or its development standards, but will be subject to design review approval.

G-5 Accessory Structures
Residential
Residential accessory structures are allowed within development envelopes. Requests to place residential accessory structures outside the development envelope shall be processed through the City's site design process; CEQA may be required.

Agricultural
Agricultural accessory structures are allowed anywhere on a lot with the exception of setbacks mandated in Section G-1.2. These structures shall be sited to reduce their visibility, require minimal grading, and not be located in environmentally sensitive areas. Requests to place agricultural accessory structures outside the development envelope shall be processed through the City's site design process; CEQA may be required.

G-6 Parking
A minimum of two covered off-street parking spaces are required for each primary home. Tandem parking is not allowed for the two required spaces. Three additional uncovered off-street spaces are required per lot for guest parking; driveways may be used to meet this requirement. One additional off-street parking space is required for a secondary unit. This space may be uncovered.

G-7 Design To Follow the Land Form
The design of residences and usable open space in Oak Grove shall follow the slope and curvature of the hills and valleys. The following Guidelines describe this element.

G-7.1 Building Section Designed To Follow the Land Form
These Guidelines prohibit tall or bulky structures built on hillsides or structures that present large vertical surfaces to downhill views because they stand out against the natural terrain. To blend with the natural environment and to be less disruptive to neighbors and distant views, it is encouraged that the form of residences terrace in moderate increments along the landform. Among the several methods that are encouraged to achieve this effect are the following:

A. Cut the lower levels into the hillside rather than building over void crawl space and step the upper floors to follow the landform.

B. Step upper levels back from the lower levels as a "dormer floor" placing the habitable spaces and terraces within the roof form. Avoid flush two story elevations in prominent view locations.

C. Stories cantilevered over lower levels, and rooms and decks projecting on long, thin structure columns are prohibited. These can appear very prominent and unattractive from below. Decks must be "skirted" with non-combustible materials where visible from offsite.

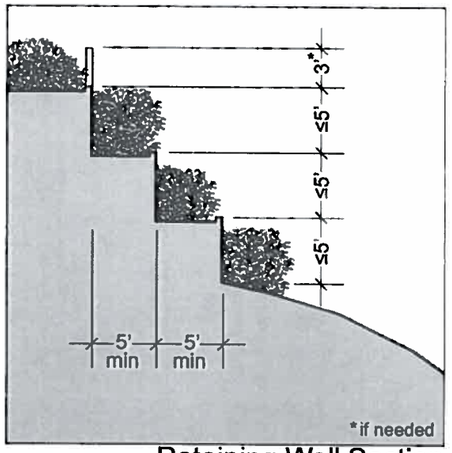
G-8 Site Grading
Grading of the site is to be minimized. Grading shall be generally prohibited outside of the development envelope except as necessary (access, utilities, etc) or is associated with an accessory agricultural use. Minor finish grading outside of the development envelope to achieve the approved landscape plan and Wildland Urban Interface Plan is permitted. Minor finish grading outside of the development envelope shall not change the existing grades by more than 12 inches. Areas having greater than 12 inches of grading could be allowed on a case by case basis subject to the City's design review process. Minor finish grading is considered that grading usually performed by the landscaper and necessary to complete the approved planting plan. Lot owners are not permitted to re-grade, alter, or modify any aspect of the existing drainage facilities or add fill to any lot without the prior approval of the City of Pleasanton. Other exceptions may be allowed if the grading design enforces the intent of these Guidelines. Site grading shall conform to naturalistic shapes and contours and avoid artificial and angular forms. It is encouraged to retain natural rock outcrops and other natural site features. In areas of landscape sensitivity such as within the drip lines of Oaks and other native trees, grading is prohibited except as executed under an arborist's direction and as approved by the City of Pleasanton.

G-8.1 Maximum Graded Slope
Grading for the individual lot designs shall not exceed a slope of 3:1 unless located underneath a building and, where day-lighted, is treated with architectural and landscape features to hide the steeper slope or as reviewed and approved by the Planning Director and City Engineer. Slopes of 2:1 maximum are permitted along the private street and shared driveways.

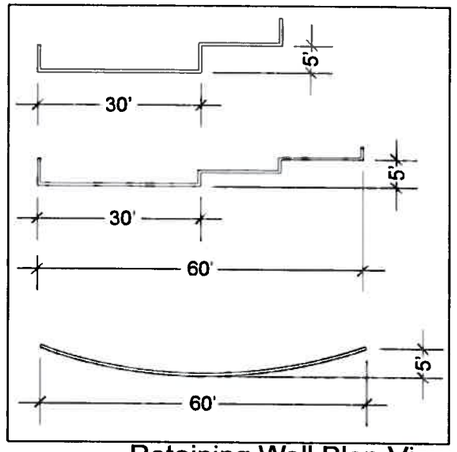
G-8.2 On-Site Balance of Cut and Fill
All lots shall be designed and graded with balanced cut and fill in order to prevent the off-haul of graded material beyond the limits of this development. The Planning Director and the City Engineer may, based upon a comprehensive grading plan, permit a private lot developer to export/import graded material to/ from another lot in the development if it is limited to development envelope areas and subject to case-by-case review and approval. If no opportunity is present, the lot developer may be allowed to import/export material beyond the limits of this development with the approval of a modification of the PUD development plan including an environmental determination.

G-8.3 Retaining Walls
Retaining walls are allowed so long as they meet City of Pleasanton building requirements. Retaining walls shall be generally prohibited outside of the development envelope except as necessary (access, utilities, etc) or is associated with an accessory agricultural use. If a Pleasanton Building Official requires code compliant guardrails on top of retaining walls, they are to be open rails of wood, glass or metal when located near homes. Retaining a total height of more than five feet is encouraged to be done with a series of smaller retaining walls. The base, the top and the space between these walls are to be planted with sizable landscape materials to screen the view of the wall. These measures are to ensure that the visibility of retaining walls is minimal. Retaining walls shall be constructed of or faced with Natural materials such as stone, wood or dark earth tone plaster, or split-face block material. Poured concrete is permitted if colored and/or textured. Colors shall be of muted or natural colors to blend with the environment.

In the horizontal dimension [the plan view] retaining walls are also to be stepped with the landform. No wall shall run in a straight line for more than 30 feet. Walls must step back to follow the landform after 30 feet so long as the step offset is at least 5 feet or more. Curved walls that follow the topography are encouraged so long as they curve an offset of 5 feet in every 30 feet. [A 60-foot long, curving wall that "bows" out 5 feet over its length fits this guideline].



Retaining Wall Section
Figure G.3



Retaining Wall Plan View
Figure G.4

G-9 Design To Reduce Building Mass and Bulk
In addition to the strategies noted above, the following Guidelines are intended to break down the apparent mass and bulk of large structures.

G-9.1 Building Forms Articulated with Multiple Elements
Singular, large, formal structure types are not appropriate in Oak Grove. Multiple, articulated, additive forms of varied heights are appropriate to the rural and natural feel of the Oak Grove setting.

G-9.2 Facade Elements with Depth and Shadow
To enhance the articulation and depth of the architecture, elements including, but not limited to, covered porches at entries and patios, entry alcoves, bay windows, entry and parking courts, connective breezeways, etc., shall be used.

G-9.3 Dormer Windows
To lower perceived height, second floor living spaces are encouraged to be placed within the first floor roof forms with the use of dormer windows.

G-9.4 Articulated Rooflines Enhance the Ridgelines
Rooflines that vary between one, one and one-half, and two stories have varied ridge heights, and that vary the direction of ridges are encouraged. Single, consistent roof ridgelines, especially parallel to the ridge contours, become very prominent against the sky, and obscure the natural land and ridgeline form. They tend to align with one another, magnifying their size; therefore, broken and varied rooflines of one and two stories, multiple wings and smaller roof elements are to be used to break down the scale of the buildings. This allows tree canopies and preserved landforms to retain their prominence.

G-9.5 Multiple Story Composition
Architectural volumes of one, one and one-half, and two story elements are encouraged.

G-9.6 Roof Forms Designed To Follow the Landform
In general, the slope of roof forms is encouraged to follow the slope of the site. Flat roofs may be used if they are accompanied by broad overhangs, or in conjunction with sloped roofs, but sloped roofs are preferred

G-10 Building Forms Designed To Follow Curving and Forms
The orientation of the multiple forms of a house plan need not remain at ninety degrees if the landform curves. If the geometry of the house is at odds with the topography this tends to make the residence stand out from the hillside. As the topography of a site curves, the orientation of the built elements can break the ninety-degree orientation and follow the organic flow of the topography. This emphasizes the natural landform and blends structures with it.

G-11 Garage Design
The residences, entries, and yards are to be the primary emphasis of the architecture as perceived from the street. Garages are to be concealed or have secondary emphasis.
Garages may be oriented for access directly from the street. Among the preferred garage layouts are:

- Front Drive: The drive turns 90 degrees and pulls in front of the residence and then enters the garage. The garage should provide windows, overhangs and other detail and articulation on the street-facing façade. The actual street curb cut need only be 12 feet wide.
- Side Drive: The drive is placed along the side of the house. Garage doors are located on the side elevation. Formal entry is still at the street elevation but may also be located on the side. Trellises, overhangs, windows, multiple doors, dormers and porte cocheres integrated with garages serve to soften their impact. Detached garages are also ideal where feasible.
- Recessed Garage with Porte Cochere: The drive is still accessed directly from the street but the garage is recessed away from the street. A Porte Cochere can connect the drive with the formal residence entry.

G-12 Materials and Colors
The materials and colors specified by these Guidelines further the goals of blending with the natural setting, breaking down scale and limiting visual prominence. Of equal importance is the call by the Guidelines for a palette of materials and colors of uniformly high quality and compatibility.

G-12.1 Specified Materials and Colors

- Stone in natural, deep hues; rough, naturalistic finishes and patterns are preferred over formal, dressed stone.
- Fire-treated wood siding; stained or painted, non-combustible, wood substitute materials;
- Non-combustible shakes and shingles; earth tones.
- Plaster in soft, darker earth tones.
- Roof Materials: Non-combustible and concrete shingles or shakes, curved, "s", or Spanish style tile , composition roof, slate, bondarized or dark tone standing seam metal, if limited in size and scope, e.g. the roof of a dormer.

- Colors: darker hues of natural earth tones – grays, browns, greens, amber, umber, beige, sepia, sienna and tan. Trim should be painted darker tones rather than bright white. The color of Oak trees, native grasses, stone and earth found on the site should be used as the base for a color palette that mimics the environment.

G-12.2 Prohibited Materials and Colors

- Stone in white, pink or very light tones.
- Metal siding or roof materials in bright, reflective or very light colors; imitation copper or bright metal finishes that do not patina.
- Bright plaster in pink, yellow, blue or whites hues.
- Roofs in bright orange or red,.
- Bright white, pink, yellow or other bright color walls or trim. Colors should blend into the environment rather than stand out.
- Bright and/or aggressive trim or detail designs that become too prominent.

G-13 Architectural Lighting

In keeping with the preservation of the natural setting, and to preserve views by the reduction of bright glare, lighting levels in Oak Grove are to be kept at low levels that are sufficient for safety, but otherwise low and unobtrusive. Bright unshielded sources [such as carriage lights] are prohibited.

Lighting attached to structures shall be shielded down-lights or low wattage step lights. Lighting on the buildings, such as for exiting at doors, and in the landscape shall be low brightness, placed low on buildings or paths, and to be switched by motion sensor. House numbers are encouraged to have a low level and/or indirect source of lighting.

G-14 Additional Architectural Controls

G-14.1 Air Conditioner Units

Air conditioning and pool heating equipment is to be enclosed and screened from offsite views. Such equipment is to be arranged or acoustically shielded so as to protect neighboring properties from annoying noise levels, and shall be located within the development envelope. No equipment shall register a noise level above 55 dbA when measured at an adjacent property line.

G-14.2 Prohibited Items

The following are not permitted in the street side of residences if the residence is closer than 100 feet to the street: trash receptacle storage structures, sheds, play structures, permanent or attached sports equipment [basketball hoops, etc.], swimming pools, Spas or hot tubs, or skateboard or BMX bike ramps.

G-14.3 Solar Panels

All homes are required to be "solar ready" for fitting with solar energy systems at a future date, if not at the time of construction.

G-14.4 Satellite Dishes

Television satellite dishes are to be located away from street view and out of prominent lines of site from adjacent properties.

G-14.5 Photovoltaic Provisions

All residences shall allow for the future installation of a Photovoltaic (PV) system. Making the home photovoltaic ready shall require the following measures to be implemented with the design and construction of the structures covered:

A. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels.

B. Main structure roof trusses shall be engineered to handle an additional load of five (5) pounds per square foot beyond that of the anticipated load for the roofing material.

C. An area shall be provided near the electrical panel for the "inverter" required to convert the direct current output from the photovoltaic panels to alternating current.

D. The home design and siting on the lot shall maximize the structure's solar exposure with broad sloping roof surfaces facing southeast to southwest.

These measures shall be shown on the building permit plan set submitted to the Planning Director for review and approval before issuance of the building permit. The project developer shall provide the future homeowners the necessary information delineating the means by which photovoltaic panels can be applied to the roofs of the structures covered by this approval.

Trellis-covered arbors and/or porches up to a height of 15 feet supporting photovoltaic panels shall be exempt from the City's Administrative Design Review procedures. Design review at the Planning staff level and building/ electrical permits will be required.

The design and siting of dwellings and other structures are encouraged to maximize the structure's solar exposure with broad sloping roof surfaces facing southeast to southwest.

G-14.6 Electric Vehicles Provisions

The lot owner/contractor shall include in the garage a "roughed-in" location including conduit and pull-strings and connections for a charging station for electric vehicles.

G-14.7 Fireplaces

Only natural gas burning fireplaces and/or USEPA-approved wood/pellet stoves shall be permitted in the proposed homes.

Outdoor barbeques and ovens, outdoor fire pits and exterior fire places shall be gas or USEPA approved appliances.

G-15 Architectural Style

There is no historical or contemporary architectural style that is specified or specifically prohibited for Oak Grove. Architectural style will best be derived from what is most appropriate and compatible with the natural setting; emphasis on low scale, articulated forms; and a palette of natural, earth tones and materials.

As a guide, traditional styles such as California Craftsman/Bungalow, Monterey, Maybeck, Eastern Traditional, Stick and Shingle, Farmhouse, Tuscan Country Farmhouse and European Cottage as well as contemporary styles such as Prairie and California Costal are all easily translated to the Oak Grove aesthetic. Styles such as the Italian Renaissance, Spanish Colonial and American Colonial, however, with their emphasis on light colored finishes, two story simple volumes and lighter, brighter roof materials, are less likely to translate to forms and materials sympathetic to these Design Guidelines.

G-16 Green Design and Construction
A prime goal set for the Oak Grove community is the integration of buildings with the natural environment; therefore, it is of great importance to be leaders in building in a way that is harmonious with, and sustains, the environment. This is the essence of Green Design. It brings the benefits of resource conservation and healthful living to the architecture and construction of Oak Grove.

The first area to which green design applies is taking the position of the path of the sun into account when designing a site plan. The term used for basic design that responds to the sun is "Passive Solar". In support of this concept, the orientation of structures, overhangs and openings to help control summer heat and to provide comfortable environments, while conserving energy, is greatly encouraged.

Modern insulation, efficient mechanical systems and sustainable resource material selection all play a role in green design, and have been proven to both lower costs and create a healthful environment. Oak Grove residences are required to meet the minimum requirements of Pleasanton's Green Building Ordinance to be considered a green home, according to the standards in effect when the house is approved by Pleasanton Planning Staff.

The Green Points Guide, published by the Alameda County Waste Management Authority, lists 16 categories of design features, each rated for resources, energy and health. A point schedule for these design features is provided. Oak Grove residences are required to achieve a 50-point total of the 250 possible points. This calculation can be evaluated during the building permit process.
In line with the Green Points Guide point schedule, the following elements should be considered in the design of Oak Grove residences:

- The Title 24 energy efficiency codes describe a minimum compliance and at Oak Grove these should be exceeded by a margin of 20%. This can be achieved through the use of increased insulation, low-E windows, proper solar orientation and "flash" or tankless water heaters.
- Fluorescent and/or low energy usage lighting is encouraged for use throughout the residences where appropriate.
- West facing windows, which are responsible for much of the discomfort of afternoon sun, are encouraged to be screened from low sun angles and/or have a solar heat gain coefficient of less than 0.4.
- Motion-activated indoor lighting is encouraged.
- Low voltage outdoor lighting equipped with motion activation and/or timer controls.
- Photovoltaic [PV] power generation is encouraged.
- Efficient appliances and mechanical systems such as Energy Star certified appliances should be specified.
- The use in the building process of recycled and environmentally friendly materials.

Additionally, dwellings shall comply with CALGreen requirements.

G-17 Fire-safe Construction
The steep hillsides, beautiful Oaks, and native shrubs and grasses combine with the dry climate to make Oak Grove a high fire hazard zone. In order to minimize fire danger, safety choices in the specification of materials have been noted in these Guidelines. In summary, designs should be created with a focus on the use of non-combustible materials, treatments and coatings, or sizes of timber elements that are fire-safe. Non-combustible substitutes for shingles and siding can retain the feel of traditional wood construction while achieving fire-safe standards in Oak Grove.

GENERAL RESIDENTIAL LOT LANDSCAPE DESIGN GUIDELINES

The homeowner plays a vital role in implementing the aesthetic and sustainable features of the Oak Grove development. Lot owners who wish to add landscape architectural elements to their gardens shall follow specific standards for building materials and finishes selected to emulate the natural environment and complement the residential architecture without compromising fire safety. Plant material to be used in the home landscape should conform to certain standards that enhance the individual lot while blending in with the total neighborhood and open space environment. A detailed plant list is presented in Section L-1.15 of this document.

The following guidelines address the landscape design principles to be followed by each homebuilder/ homeowner to ensure that regardless of individual appearance or preference, the residential landscapes will complement each other and fit into the total design framework at Oak Grove. These Residential Lot Landscape Guidelines apply to the development of all lots at Oak Grove.

The Planning Director and the City Engineer shall be notified by the consulting arborist on-site of any damage that occurs to an existing tree designated to be preserved during construction so that proper treatment and/or replacement may be administered. Replacement shall be based on the tree's valuation set forth in the City of Pleasanton's Municipal Code Section 17.16 Tree Preservation and shall be administered as replacement trees or payment of funds to the City's Urban Forestry Fund, or both.

L-1.1 Grading

All lots must be graded so that there is a blending of the developed areas back to the natural terrain. Homeowners or builders should employ the following criteria:

A. In a general sense, landscape grading should attempt to minimize an 'engineered' appearance and limit the extent to which natural contours are modified. All lots contain natural, undisturbed slopes that should be preserved.

B. Avoid steep and sharp cuts and fills. The preference is for smooth, natural contours of varied gradients from 3:1 to 10:1, or to match existing adjacent natural slope conditions.

C. Slopes can be modified by contoured grading of fill at the top and toe-of-slope. Drifts of trees can be used at the flatter portions of the toe of slope for erosion control and runoff for irrigation.

D. It is the homeowner's responsibility not to alter grades in such a way that would affect the lot drainage requirements. However, fine grading is encouraged so as to create a pleasing private garden provided it meets the regulations in these guidelines and that it does not cause erosion or ponding. Grading plans must be submitted with the landscape design review application.

E. Residence lot grading should create sheet flows over a broad area, as opposed to concentrating storm drain flows and creating the potential for erosion. Roof downspouts must be directed into bioswales or other water quality features and not tie directly into the storm drain system.

F. Surface drainage swales may be used on a limited basis. Where possible, create drainage swales and bioswales to collect and filter the surface run-off from irrigation or natural precipitation. Bioswales require careful design to function correctly. In no case should swales be allowed to drain down the native or engineered slopes.

G. On-lot grading that may impact the engineered slopes or native slopes adjacent to the developable envelope and/or house foundation shall be reviewed by a registered Geotechnical Engineer. Also contact the City of Pleasanton prior to preparing grading and drainage plans.

H. All lots have specific standards regarding the discharge of storm flows to off site facilities as defined in Section L-5.

I. Drainage swales should not be located below the drip line of an existing oak tree unless reviewed by an arborist and approved by the City.

L-1.2 Yard Development

The landscape architectural elements designated for Oak Grove should complement the natural environment. Garden design elements such as walls, fences, arbors and paving should contribute to this design intent. In particular, those private garden improvements that are visible from public areas and adjacent lots are the focus of these guidelines. There may be portions of some lots that have existing vegetation and/or are steeply sloped and not readily accessible. These areas are to be preserved and maintained as open space and shall not be altered without receiving proper permits or clearances from the City of Pleasanton. Tree removal shall adhere to the City of Pleasanton Tree Preservation Ordinance. Developed yard areas shall occur within the development envelope except at noted exceptions. Yard Development and garden design for the homes at Oak Grove are subject to the following criteria:

A. All paving materials and forms for walks, patios and courtyards should complement the architectural materials and forms of the home.

B. Areas adjacent to driveways, patios, pool decks, and walks shall be landscaped according to the planting criteria in Section L-1.6, L-1.7, and the plant list in Section L-1.15.

C. Accessory buildings such as gazebos, barbecues and built-in fireplaces, will conform to the same fire safety construction considerations as the main structure. A ten-foot-wide non-combustible zone shall be established and maintained around barbecues, fire pits, and fireplaces. The non-combustible zone may be comprised of paving, cobblestones, or fireproof decking. Irrigated ground covers may also be used in the non-combustible zone.

D. In general, yards between the home and the private street or shared driveways are to be designed using the following criteria:

1. Shrubs that grow taller than 5 feet may not be planted under existing or proposed trees. Canopies of larger shrubs shall have a six-foot-wide horizontal offset from tree canopies. Note that these distances may not apply until substantial or mature plant growth has occurred over several years.
2. Each lot will provide three uncovered visitor parking spaces. Visitor parking spaces within the lot driveway or in designated parking areas within the development envelope are allowed.
3. The ground plane is to be predominately native grasses, ground cover and shrubs. See Section L-1.15 for suggested plant choices. A maximum of 25% of the yard landscape area may be planted in lawn. The minimum width for lawn areas is 8 feet.
4. Up to a maximum of 30 feet of curb frontage on each lot can be installed as a paved surface. This surface is to be primarily used for the driveway or entry walk.
5. Driveways shall be no wider than 24 feet.

6. Asphalt paving may be used only for private street or driveway access to lots.
7. Pools and spas shall be limited to the development envelope. Decorative water features may be designed within the private garden area in such a way as to eliminate any possibility of overflowing onto natural areas.
8. Solar pool covers are encouraged to reduce the energy demand.
9. Existing trees with 6 inch or greater caliper should not be removed in order to accommodate a swimming pool or spa.

E. Planting and irrigation under existing oaks within the development envelope or within 20' of a proposed structure, road or agricultural use shall be reviewed by an arborist and approved by the City.

F. Homeowners are also required to plant additional oak or California buckeye trees in the yard areas to complement the existing tree groves, and to contribute to the landscape buffer of the highly visible lots. See Section L-1.9 for minimum tree calculations.

G. Planting, fences, or walls should be used and designed to screen unattractive uses such as garbage cans from view from the private street, shared driveways and adjacent lots, and to complement the overall lot garden design. See Section O-1.3 of the Common Uses Design Guidelines document.

H. Each planted portion of the lot should have an automatic irrigation system installed and maintained by the homeowner. Water conservation design criteria should be followed in private gardens in order to minimize water use for landscape purposes. See Section L-1.12.

I. Proposed garden structures:
1. Proposed overhead yard structures [trellis and shade structures attached to the house, or within 5'-0" of a house wall] should use construction materials and color detailing that complement the architecture of the home. Structures occurring in the front garden must be attached to the house.
2. Maximum height for a garden structure is 15 feet.
3. Construction materials and colors shall complement the home. Design detailing can differ.
4. Shade structures and wood decks shall comply with the same fire safety requirements as the main structure.

L-1.3 Fencing and Walls

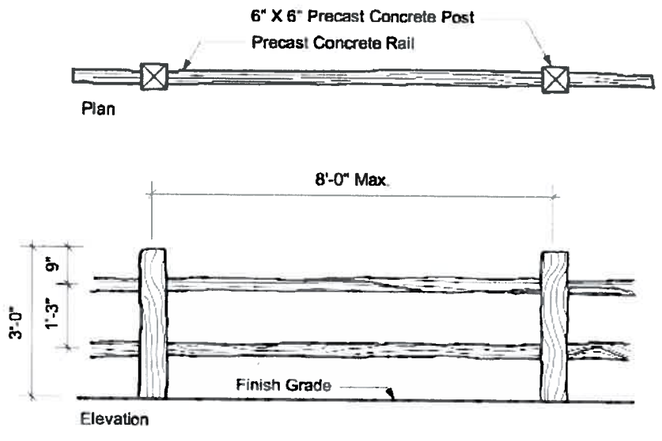
Residential lot fencing is optional at Oak Grove because lot sizes and development envelope locations result in generous distances between houses. However, realizing that homeowner privacy and agricultural uses may be a priority, the following fence and wall guidelines are required in order to minimize visual impacts of fences and walls in the broader landscape. Due to the high visibility of walls and fences, location and design will have a direct affect on the overall appearance of the lot. It is essential that the patterns and textures chosen complement the home architecture and blend into the open space.
Many types of garden walls and fences, as well as boundary and livestock fencing, may occur within the confines of a lot, including rail fencing, view fencing, solid (privacy) fencing, and barbed wire fencing. No fencing is required along property boundaries.

See Section G-8.3 for retaining wall guidelines.

A. Walls and Fences: The design of garden walls and fences must be visually integrated with the home architecture as well as the surrounding landscape elements. Solid walls, excluding retaining walls, and fencing are discouraged and must be approved by the City under it's site design review process.
1. Fences and walls within the development envelope shall be designed as an extension of the front elevation of the house. Should the end of a fence or wall be visible from the street, the end should "return" a minimum 12 inches toward the home.
2. Tall retaining walls should be planted at the base and top so that wall mass is overgrown by vegetation. Hedges in lieu of, or planted in front of fences and walls, are encouraged as long as fences are not made of wood. Raised cast concrete or masonry planters, planted with vegetation, are acceptable.
3. The fence and wall design should complement the architecture of the home and fit into the overall design. If wood is used for the fence, the fence shall be a "good neighbor" style, which has the same appearance on both sides.
4. Fences visible from the street must be treated with clear stain or stained, powder coated, painted, or otherwise finished to complement the adjacent architectural colors. Staining or painting both sides of fences, visible or not, is encouraged.

B. Allowable fence types include:

1. Rail Fencing: Rail fences may be used. A two, three, or four rail fence is allowed. See Figure L-1 for typical two rail fence.
a) The two-rail fence shall be 3'-0" to the top of the post. The three rail fence shall be 4'-6" to the top of the post. Distance between fence posts for all rail fence types shall not exceed



Two Rail Fencing Detail
Figure L.1

8'-0" on center.

b) Rail fencing shall be constructed of wood, composite wood, precast concrete, or vinyl and other simulated wood products if rated for temperatures over 100 degrees. Rail fencing not made of wood shall be textured to simulate a wood pattern. Each post shall be set in a concrete footing.

c) The rail fence may be stained clear or be painted, stained, or integrally colored with a natural color.

Rail Fencing along Private Street and Shared Driveway:

a) Residential lot fencing along property lines is optional at Oak Grove. If a fence is desired along the private street or shared driveway, as well as along the 20 foot minimum setback to the private lot entry gate, it shall be a three-rail fence to provide a consistent appearance for the community. See Figure O.

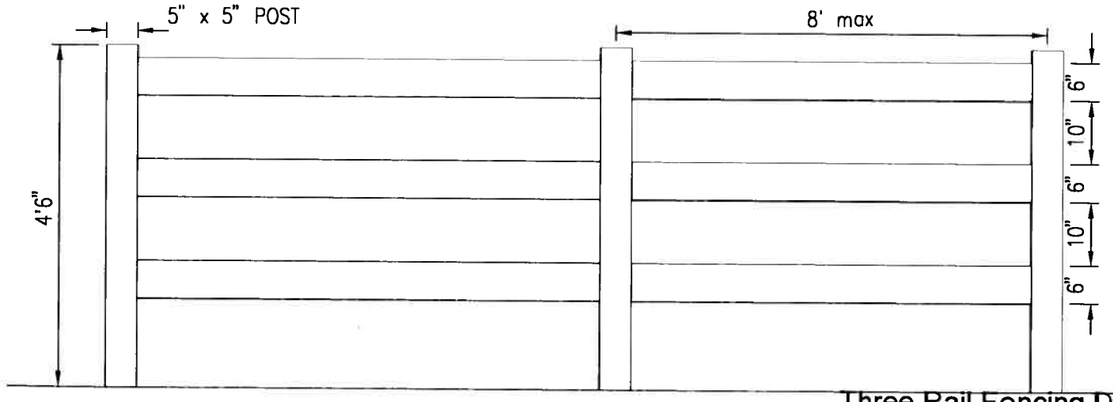
b) The three-rail fence shall be 4'-6" to the top of the post. Distance between fence posts shall not exceed 8'-0" on center.

c) The rail fence shall be wood. Each post shall be set in a concrete footing.

d) Wood members to be no smaller than two inches in dimension.

e) Fence to have clear stain or preservative finish.

f) Fence to be set back along Private Street or Shared Driveway six (6) feet from the pavement edge.

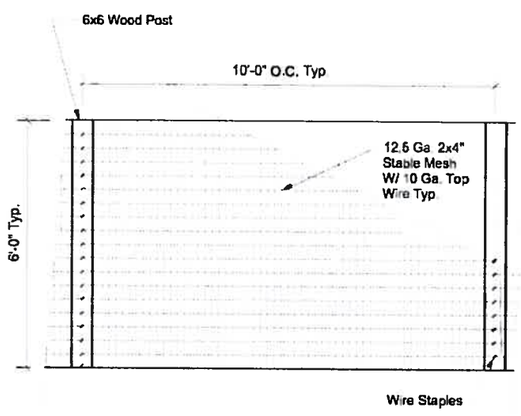


Three Rail Fencing Detail
Figure L.2

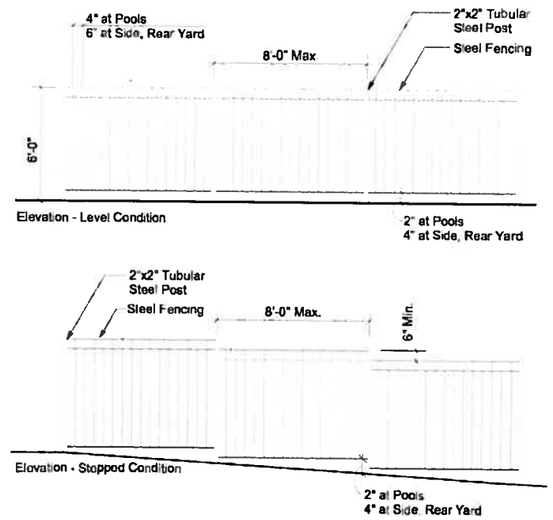
2. View Fencing: View fences provide visibility from residences into undeveloped areas, which promotes views for the residential lot owner and a visually enhanced link to nature. View fences include ornamental steel [or wrought iron] and wire mesh. See Figures L.3 and L.4 for typical fence elevations.

a) Ornamental steel fence panels shall be constructed with tubular or solid steel pickets and tubular steel rails and posts. Posts shall be embedded in concrete footings with adequate drainage. The view fence shall be painted, powder coated, or similarly finished to match a dark trim color on the home, or be black, in a matte finish. Use a larger diameter or width post at major changes in direction, elevation changes of 2 feet, and/or at property corners.

b) Wire mesh fences shall be welded wire with a 2 inch x 4 inch, 4 inch x 6 inch, or 6 inch x 6 inch wire pattern and minimum 4 inch x 4 inch wood posts. The 2 inch x 4 inch wire pattern must be used in a pool fence applications. No additional painting or other finishing is required of the posts or wire mesh.

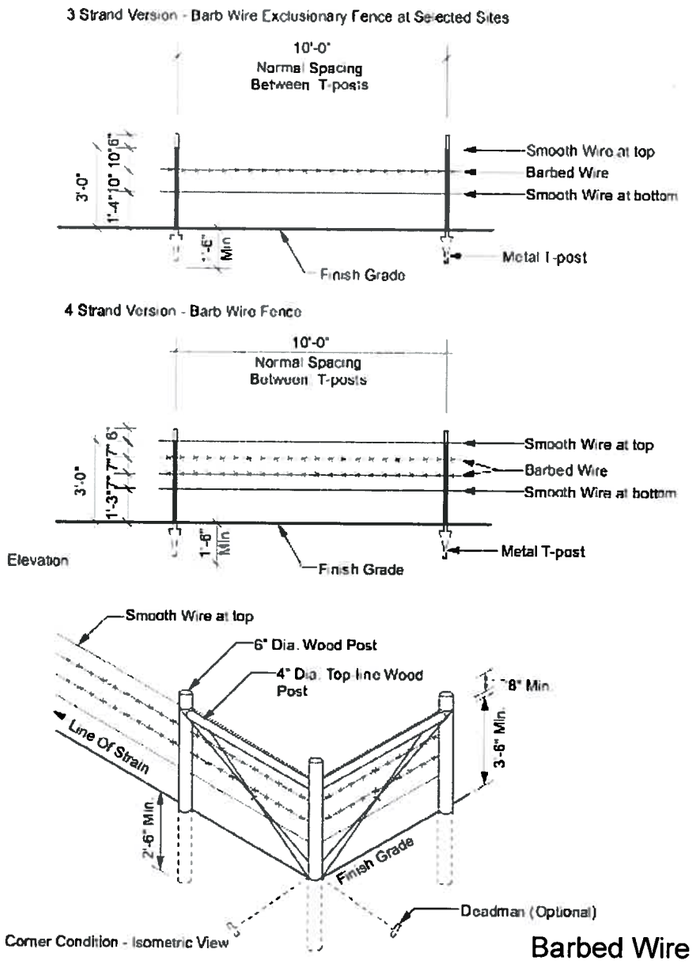


Wire Mesh Fence Detail
Figure L. 3



Steel Fence Detail
Figure L. 4

3. Barbed Wire Fence: This fence may be used any where within a lot or along the perimeter of a lot to promote grazing and mark property lines. Exceptions include immediately fronting the private street and/or shared driveway, along the 20 foot minimum private lot entry gate setback, and where common property lines along the Kottinger Ranch and Grey Eagle subdivisions have other types of existing fencing. In these situations, a barbed wire fence would be allowed if set in from the rail fence along the private street/drive/entry drive or the Kottinger Ranch and Grey Eagle subdivisions property line fence.



Barbed Wire Fence Detail
Figure L.5

4. Solid Fencing and Walls: Solid fences and walls are a decorative wall or screen that provides privacy at an outdoor room that does not retain and is not attached to a house. Solid walls and fencing are discouraged and shall be subject to approval through the City design review process. Solid fencing and walls shall be limited in to a very small area in close proximity to the house or accessory structure to limit its visibility.

   a) Solid fencing may be constructed of wood, metal, stone, plaster, concrete, or a combination of these materials.

   b) The fence and wall design should complement the architecture of the home and fit into the overall design. If wood is used for the fence, the fence shall be a "good neighbor" style, which has the same appearance on both sides.

   c) Fences visible from the street must be treated with clear stain or stained or painted to complement architectural colors. Staining or painting both sides of fences, visible or not, is encouraged. Walls shall be painted, integrally colored, or otherwise finished in a color that complements the architecture and be of muted, earth tone colors.

   d) The smallest dimension for any wood fence element shall be 2 inches.

C. General Fence Standards

   1. Any proposed walls or fences must conform to the following height restrictions:

      a) Solid garden fence or wall - 6'-0" maximum.

      b) Pool enclosure fencing/ wall - 5'-0" minimum per the Alameda County General Code [or current health and safety code] to 6'-0" maximum.

      c) Other fencing and walls [privacy, rail, open wire, wood, or metal] - 8'-0" maximum.

   2. Acceptable Wall and Fence Materials and Colors:

      a) Fencing and ornamental iron must be painted, powder coated, stained, or similarly finished with materials suitable for exterior use, and in clear or muted colors that are complementary with the architecture.

      b) Dimensional lumber siding, for fencing, is allowed but requires adequate painting, staining, preserving and maintenance to ensure against uneven weathering, "sprinkler scallops", black mold or severe checking and splitting.

      c) For view fencing, welded wire mesh with a 2 inch x 4 inch, 4 inch x 6 inch, or 6 inch x 6 inch wire pattern and minimum 4 inch x 4 inch wood posts is acceptable. Ornamental steel or wrought iron fencing is also acceptable.

      d) Pool enclosure fencing should be one of the view fences described above and must use picket spacing or wire mesh openings with a maximum opening of less than 4 inches. Homeowner may want to review current local health codes for any other pool fencing restrictions.

      e) The smallest dimension for any wood fence elements shall be 2 inches.

      f) Fences and walls may be constructed of wood, stone, metal, plaster, concrete, composite wood, or vinyl and other simulated wood products if rated for temperatures over 100 degrees. Rail fencing not made of wood shall be textured to simulate a wood pattern or a combination of those materials.

      g) Plaster and concrete fencing and walls may be any texture, with the exception of rail fencing which must simulate a wood pattern.

      h) Colors shall be complementary to the adjacent house, be black, or retain it's natural color.

      i) Colors shall be natural, earth tones in soft and deeper hues including grays, browns,

greens, amber, umber, beige, sepia, sienna, and tan. The color of oak trees, native grasses, stone and earth found on the site should be used as the base for a color palette that mimics the environment.

j) Walls may remain the color of the original material, however, all final colors shall be muted and of earth tones.

3. Unacceptable Wall and Fence Materials and Colors:

a) False stone or brick, false fiber board, metal siding, chain link, vinyl siding, and exposed plain concrete block.

b) Unfinished "naturally weathering" wood fences that are visible from the street or create an unpleasant view to a neighbor.

c) Large quantities of opaque and solid fences.

d) Wood fencing with components smaller than two inches in width or thickness.

e) Chain link and vinyl-clad chain link fencing.

f) Stone in white, pink or very light tones.

g) Metal in bright, reflective or very light colors; imitation copper or bright metal finishes that do not patina.

h) Bright pink, yellow, blue, white or other bright hues.

i) Bright and/or aggressive colors or detail designs that become too prominent.

L-1.4 Gates at Private Street and Shared Driveways

The gate at each lot's driveway shall be set back at least 20 feet from the private street or shared driveway.
Gates shall provide a knox box access for the Fire Department and a standard key pad entry system for the Police Department.

Gates may continue the appearance of the three rail fence or be designed in metal or other materials to provide a unique yet simple and understated entry statement to a lot. Colors and materials of the gate shall follow that outlined in Section L-1.3C above.

L-1.5 Paving for Walks, Patios, and Driveways

A. Acceptable Paving Materials and Styles for entry, driveway, front courtyard and any other garden paving that is visible from a public street or private lane:

1. Large paving areas, particularly wide driveways that are broken up into smaller patterns and interspersed with planting.
2. Turf-block, stamped and colored concrete, masonry or interlocking concrete pavers.
3. The use of natural stone or brick materials for paved surfaces.
4. Wood decks are suitable as an outdoor gathering area, but are to be detailed, finished and stained to complement the house architecture. Recycled decking materials are encouraged.
5. All wood decks shall have a skirt to ground level. Skirt material shall be non-combustible material or wood coated to render it non-combustible. Fire-resistant and fireproof decking is encouraged.
6. Ornamental cast stone may be used for paving.
7. Stamped asphalt concrete or asphalt pavers.
8. Asphalt concrete for driveways.

B. Paving Materials and Styles to be discouraged:

1. Large areas of untextured, unbanded, unscored and/or uncolored concrete.
2. Unfinished exposed concrete block or plain cast concrete.
3. Unfinished naturally weathering wood decks visible from the street, or from a neighboring lot. This includes engineered decks higher than 5 feet from finish grade with only a lattice screening the under deck structure.
4. Synthetic materials such as corrugated fiberglass or aluminum, false stone, or false brick.

L-1.6 Ornamental Plant Material

The existing natural plants and native habitats to be preserved in open space areas significantly influence the character of Oak Grove. The homeowner is responsible for enhancing the natural characteristics of the overall development by planting native and naturalized trees, shrubs, groundcovers, and vines. The recommended ornamental plant materials and practices contained throughout these Guidelines have been selected for use in the home landscape because of their specific characteristics that complement the micro-climates, soils and aesthetic conditions of the site. See Plant List for Residential Lots" in Section L-1.15. Ornamental plant materials may be used anywhere on a lot.

A. Oak Grove is located in Northern California's inland areas with some ocean influence in Zone 14 as defined in the Sunset New Western Garden Book. This zone illustrates the moderating effect of marine air on inland areas that otherwise would be colder in winter and hotter in summer. Zone 16 is the neighboring zone to the west and south, placing Oak Grove in one of the more moist sub-areas of the zone. Zones 15 and 16 are influenced by marine airflows about 85% in a typical year and by inland air about 15% in a typical year. Over a 20-year period, this area has had lows ranging from 28° to 21°F. Weather Bureau records show all time lows here ranging from 26° down to 16° F.

B. Much of the approved plant material falls under the Sunset New Western Garden Book's classification for drought tolerant plant material.

C. The plant palettes offer a wide range of suitable choices for a variety of landscape needs. It is advantageous to incorporate many compatible species of trees, shrubs and ground covers in the garden. A diversity of plants creates more visual interest, lowers chances of pest infestation and introduces or attracts more animal and insect diversity. Consulting a landscape architect or horticulturist is encouraged for any specific questions concerning the adaptability of certain species.

D. The intent of the recommended plant lists is to encourage the homeowner to enhance the beauty of the lot and the community while keeping within the overall design theme of Oak Grove. The predominant native tree vegetation includes mature Oak Trees [Blue Oak, Valley Oak and Coast

Live Oak] and California Buckeye.

E. Each homeowner is responsible for creating a planting design that accentuates the immediate as well as distant views, preserving view corridors and considering the views of neighbors and the total community. Trees and shrubs should be selected to fit specific locations, keeping in mind the eventual size in relation to the architecture and spatial characteristics of the mature landscape composition.

F. Walls and fences near the homes should be softened by the use of shrubs, vines and espaliers. Plant material and architectural elements must however be compatible with one another. Consulting a landscape architect is encouraged and advisable to ensure the continuity of the character desired for the community.

L-1.7 Native Plant Material

The use of indigenous or native plant material is encouraged for tree, shrub and ground cover plantings, particularly in the area between the home and the private street or shared driveways, and where there is a transition from formal gardens to natural areas. Native plant materials may be used anywhere on a lot.

A. Plant materials with similar soil, moisture and sun access requirements should be grouped together, especially in transition zones. This grouping is defined as a hydrozone.

B. Native plants require less irrigation or fertilization than ornamentals, and reinforce the natural character of the site. Plants with similar water needs should be irrigated at the same rates.

C. A minimum of twenty (20%) percent of the lot plant list should include native or drought-tolerant species.

D. See Section L-1.2 and L-1.9 of this document and O-1.5 of the Common Use Design Guidelines section for tree requirements.

L-1.8 Development Envelope Wild Fire Management

These guidelines apply to landscape materials and conditions on residence lots that must be controlled to comply with creating a 'defensible space' around building structures. Defensible space is the landscaped area within 100 feet of structures or to the property line, whichever is closer, where optimum fire-resistant design features and maintenance procedures are to be followed. Refer also to Section L-1.13D and the Wildland Urban Interface Plan.

A. Each lot shall consist of wildfire-safe or defensible landscape zones. Defensible landscape features may include irrigation zones, paved or cobble areas, and openings between masses of shrubs and trees.

B. Non-irrigated native grasses may be used throughout the defensible space, except within 6 feet of the home, garage or garden structure.

C. Each home shall have a six-foot wide non-combustible zone, measured from the edge of the house, that may be comprised of paving, cobblestones, or fireproof decking. A wet band of irrigated groundcovers may also be used within the non-combustible zone.

D. Tree canopies shall be planted and maintained with a minimum distance of 10 feet between canopies.

E. The distance between trees or shrubs and roof vents or windows should be two times the plant height.

F. Use plant material that is fire-resistant, such as plants with minimal volume and density, low and compact form, large and thick leaves, having little dead or dying debris, high-moisture content, low mineral content [non-resinous] and freeze-tolerant within 100 feet of structures.

L-1.9 Minimum Tree Requirements (Including Mitigation)

A. Fifteen trees from the lists in Section L-1.15 or Section O-1.6 of the Common Use Design Guidelines shall be planted on each lot. These trees may count towards any required mitigation trees on the lot.

B. A minimum of 4 trees shall be planted between the development envelope and private street or shared driveway and be 24 inch-box container specimens [minimum of 2 inches in caliper and 10 feet in height] and should include Valley Oaks, Coast Live Oaks, Blue Oaks and/or California Buckeye trees.

C. The remaining required trees shall be planted elsewhere on the lot, and should include Valley Oaks, Coast Live Oaks, Blue Oaks and/or California Buckeye trees. These trees should be planted in natural clusters, adjacent to existing trees. The minimum tree size for these additional trees shall be 15-gallon containers. In addition to the minimum required trees, a homeowner can elect to plant additional trees. These additional trees must be selected from the plant lists in Section L-1.15.

L-1.10 Development Envelope Slopes

A. Landscaping and irrigation for slopes should be installed and maintained by the homeowner.

B. Erosion control grasses, ground covers, trees and shrubs should be installed so as to enhance and stabilize the slope area, if needed. 15-gallon trees and 5-gallon shrubs should be used.

C. A low precipitation rate irrigation system should be designed and installed to allow for the proper conditions for optimum plant growth. Consulting a landscape architect or contractor for answers to questions regarding slope planting is encouraged.

L-1.11 Soil Amendments

The soils of Oak Grove may vary widely from lot to lot. Organic soil amendments and fertilizers should be used in residential gardens, as opposed to chemical products. An annual soil amendment program to remedy adverse conditions in garden areas is also encouraged.

L-1.12 Irrigation

At Oak Grove, irrigation is required to establish and maintain landscape planting on each lot. Water conservation methods should be utilized.

A. Irrigation shall comply with California's Water Efficient Landscape Ordinance as applicable.

B. Native planting may require less water than ornamental plants and should be irrigated separately. For Plant Lists and plant species water demand, see Section L-1.15 .

C. Each yard should have a full coverage, automatic irrigation system installed and maintained by the homeowner. Both spray and bubbler (or drip) systems may be used. Trees should be irrigated with a separate bubbler system.

D. The automatic irrigation system should be designed in accordance with local and state laws, rules and regulations governing or relating to irrigation systems and to meet all water conservation design criteria as described above. Water conservation equipment and techniques include:

1. Sprinkler heads which will, when properly spaced, provide precipitation rates less than one half inch [1/2"] per hour [i.e. low-flow rate sprinkler heads].
2. Use of drip and/or bubbler irrigation rather than spray heads, especially on slope areas.
3. Anti-drain valves installed just upstream of the lowest sprinkler head on each valve to prevent line drainage and erosion.
4. Pressure regulators where water pressure is excessive.
5. Program controllers to promote water conservation. Controllers should have features such as: dual program and multiple repeat controllers; automatic rain switch for controller turn off; moisture sensing devices in the soil where necessary and other weather monitor features.
6. Water conserving planting design. Berms and turf berms particularly shall be used only in large areas and only in the highest visual impact areas and shall not exceed 25% in landscape area.

E. All above ground irrigation equipment should be screened from public view with plant material and/ or placed behind fences or other such features.

L-1.13 Maintenance

Landscape maintenance is required to preserve the overall design concept of the site. Maintenance responsibilities have been established and are categorized as follows:

A. Joint Maintenance Agreement:
All common use areas are the responsibility of a Joint Maintenance Agreement shared amongst all property owners. The common use areas include the main project entry and shared mailboxes and include mitigation tree plantings within easements, all private street right-of-ways within the boundary of Oak Grove, and shared utilities including water quality control features.

B. Private Homeowner:
The homeowner is responsible for all landscaping that occurs within the legal property line of each lot and the back of curb that is not within an easement under the joint maintenance agreement. Each homeowner shall maintain the defensible space around the house and throughout the development envelope as applicable. Defensible landscape features may include irrigation zones, paved or cobble areas and trees that have been pruned to a minimum distance from the ground and/or between adjacent trees and the house structure.

C. Homeowners are encouraged to follow garden maintenance plans that reduce fire hazards, conserve water, utilize only organic amendments for plant growth, and control runoff.

D. Defensible Space Landscape Guidelines:
This proposed set of maintenance standards will be used as criteria for certification of compliance and to direct maintenance activities in the zone around structures . These vegetation management actions comply with the California State PRC 4291 and the Uniform Fire Code. Refer to the project Wildland Urban Interface Plan.

1. Non-Combustible Zone: 0 to 6 feet from all structures; this zone will be kept free of all dead plants and combustible materials.
   a) Keep the ground, decking and balconies free of dead leaves, needles or other plant debris
   b) Dead material that drapes over ground cover will need to be removed yearly, before June 1. This includes leaves, bark, and branches.
2. Defensible Space/Landscape Zone: minimum 6 feet to 100 feet or to property line, whichever is closer from all structures; all dead plants and dry vegetation shall be removed to establish and maintain a defensible space.

   The following actions will provide the equivalent level of fire safety as removing all combustible material:

   a) Cut grass and weeds to less than 4 inches yearly when 30% of the grasses have cured. The grass will be cut within the week when 30% of the grass cover is determined to be cured, and no later than June 1. This may require re-mowing if late season rains promote grass growth after the first cutting. Cutting of native grass and wildflowers may be delayed until after seed set provided they do not form a means of rapidly transmitting fire to any structures.
   b) Keep the ground, roofs, decking and balconies free of dead leaves or other plant debris.
   c) Leaves, bark and humus will be cleared every year under trees and shrubs [including vines and semi-woody species]. At no time will a buildup of leaves and humus exceed one inch in depth anywhere in a landscaped area. However, bare earth will not be exposed in over 50% of the site.
   d) Dead material that drapes over ground cover will need to be removed yearly, before June 1. This includes leaves, bark, and branches.
   e) Remove from mature trees all vines, loose papery bark, dead branches and live branches smaller than 3 inches in diameter, to 8 feet above ground. f) Remove all dead branches from within live ground covers, vines, shrubs [including semi-woody species] and immature and landscape trees.
   f) Trees and large tree-form shrubs which are being retained and new trees shall be pruned to provide clearance of three times the height of the under-story plant material or 8 feet, whichever is higher. Limbs that are smaller than 3 inches in diameter are to be pruned up to 8 feet off the ground, and in young trees, the lower one-third of the height of the tree. Thus if a tree is 10 feet tall, the lower 3 to 4 feet will be pruned up and under-story plant material will be kept to less than one foot in height. Then as it grows to 24 feet in height, the 8-foot distance from ground can be achieved, and the under-story plant material is allowed to reach 2.5 feet in height. The tree canopy will not be disturbed or thinned since this promotes growth of more flammable vegetation.
   g) Remove all branches within 10 feet of any chimney, flue, or stovepipe.

h) Maintain 5 feet of vertical clearance between roof surfaces and overhanging portions of trees.

i) Chipped materials can remain on the site provided the mulch layer is no greater than 2 inches in depth.

j) Avoid planting trees and shrubs under existing trees. Shrubs, including vines, semi-woody species and all chaparral species, may be near but not be under or under trees [not closer than 6 feet to the canopy]. Plants under trees should generally be shorter than 18 inches in height.

k) Distance between plants/trees and roof vents/windows should be 2 times the plant height.

l) Individual plants or shrub masses will be managed to maintain adequate horizontal spacing. Distinct groupings of shrubs [Including vines, semi-woody species, all types of brush, and all chaparral species] will be designed to dampen the spread of fire. The plant groupings will be small enough to provide adequate horizontal separation between groupings and to ensure proper maintenance; groupings will be no wider than two times the grouping height, or 120 square feet in area.

m) All landscaping and replacement plants will be fire resistant in nature. Plants that are highly ignitable and burn with intensity are prohibited. A searchable database of fire resistant and flammable plants can be found on http://nature.berkeley.edu/~fbeall/HODefSpaceGuide.pdf

n) Remove and safely dispose of all cut vegetation and hazardous refuse.

L-1.14 Yard Development Plan Submittals

A. Yard development plans shall be submitted to, and approved by, the City of Pleasanton prior to any construction.

B. Construction requiring building permits must be reviewed and approved by the City of Pleasanton.

C. Creative planning and design of each homeowner's private outdoor space is desirable. The homeowner is responsible for submitting plans drawn to scale that include all proposed improvements, which will help justify the landscape desired.

D. No bare ground, except for naturally occurring areas on natural or ungraded areas, is allowed as part of a landscape design submittal.

E. Landscape installation must be completed within 180 days of certificate of occupancy, as weather permits.

L-1.15 Plant List for Residence Lot Development

A. The following list of plants has been selected to complement and best represent the Oak Grove style of design. Individual property owners should select from this list of trees, shrubs and ground covers, or a list of similar intent, in order to add to the ambience of the Oak Grove community.

B. The plants listed here are a sample of trees, shrubs, ground covers, vines, perennials and grasses that are compatible with the growing conditions and water use objectives of the Oak Grove Community. Other plants of similar characteristics and growth requirements may be used.

C. Palm trees are not permitted.

D. A plant is considered a native if it has been growing in the wild lands of our region. A naturalized plant is a plant that had adapted to our region, even though it has been identified as a native in other parts of the world. The 'SW' and 'NE' in the tables represent south and west, or north and east exposures, respectively. Some plants require direct sunlight while others grow in shadow. Many plants can tolerate both sun and some shadow. The water demand categories are: 'VL' or very low requirement; 'L' or low requirement; and 'M' for moderate requirement. Plants with the same water demand should be planted together. Oak compatibility refers to those plants that share the same growing conditions as Oak trees, are drought and shade tolerant, and are resistant to Oak root fungus. The plants chosen for the Oak Grove Residence Lot Guidelines are primarily native and naturalized plants. Invasive plant species, such as English Ivy [Hedera helix], Periwinkle (Vinca major), or Scotch Broom [Cytisus scoparius], should not be planted in residence lot gardens.

E. Lawns and turf planting should be selected based on the growing conditions of the lot. If much of the lawn area is in shadow of the house or trees, use a sod with a blend of Fescues and Blue Grass or some other shade-tolerant grasses. For predominant sun exposures, use a blend of Fescues. Lawns should be planted as sod.

Residential Lot Plant List

Trees		Native	Naturalized	Water Demand	Erosion Control	SW / NE Exposure	Oak Compatibility
Aesculus californica	California Buckeye	X		VL	X	SW	X
Arbutus menziesii	Madrone	X		VL		SW / NE	X
Cercis occidentalis	Western Redbud	X		VL	X	SW	
Crataegus species	Hawthorne		X	L		SW / NE	
Lithocarpus densiflorus	Tanbark Oak	X		L		SW / NE	X
Malus species	Crabapple		X	M		SW / NE	
Platanus racemosa	California Sycamore	X		M	X	SW	
Quercus agrifolia	Coast Live Oak	X		VL	X	SW	X
Quercus lobata	Valley Oak	X		L		SW	X
Quercus douglasii	Blue Oak	X		VL	X	NE	X
Schinus molle	California Pepper Tree		X	L		SW	
Sorbus aucuparia	European Mountain Ash		X	M		SW / NE	
Shrubs/Ground Covers							
Arctostaphylos species	Manzanita	X		VL-L	X	SW / NE	X
Baccharis pilularis	Dwarf Coyote Brush	X		L		SW	
Carpenteria californica	Bush Anemone		X	L		SW / NE	X
Ceanothus species	California Lilac	X		VL-L	X	SW	
Cornus stolonifera	Red Twig Dogwood	X		M		NE	
Eriogonum species	Buckwheat	X		L		SW	
Garrya fremontii	Silktassel	X		VL	X	SW / NE	X
Heteromoles arbutifolia	Toyon	X		VL	X	SW	X
Lupinus arboreus	Lupine	X		L	X	SW	
Myrica californica	Pacific Wax Myrtle	X		L	X	SW	
Philadelphus lewisii	Wild Mock Orange	X		M		SW / NE	
Rhamnus californica 'Eve Case'	California Coffeeberry	X	X	L	X	SW / NE	X
Ribes malvaceum	Chaparral Currant	X		L	X	SW / NE	X
Ribes sanguineum	Red Flowering Currant	X		L		SW / NE	
Symphoricarpos albus	Common Snowberry		X	L	X	SW / NE	
Perennials							
Achillea millefolium	Common Yarrow	X		L		SW	
Eschscholzia californica	California Poppy		X	L		SW	
Mimulus aurantiacus longiflorus Mimulus a. rutilus	Sticky Monkey Flowers	X		L	X	SW / NE	X
Romneya coulteri	Matilija Poppy	X		L		SW	
Sisyrinchium bellum	Blue-Eyed Grass	X		L	X	SW / NE	X
Zauschneria californica	California Fuchsia	X		L	X	SW	
Hydroseeded Slopes							
Crimson Clover	20.0 lbs/acre		X	L	X	SW / NE	X
California Poppy	3.0 lbs/acre	X		L	X	SW / NE	X
Valley Lupine	5.0 lbs/acre	X		L	X	SW / NE	X
Farewell-to-Spring	2.0 lbs/acre	X		L	X	SW / NE	X
African Daisy	2.0 lbs/acre		X	L	X	SW / NE	X

L-2.0 Fencing and Landscape Development on Slopes

L-2.1 General Items

In special cases, and to expand the use area of a yard or transition to the native landscape, landscape development (the introduction of new plants, irrigation, decks, paving, etc) can occur on the slope area within the development envelope. Within the first 20 feet adjacent to a home is the most desirable location for outdoor garden improvements.

Development on slopes must incorporate the following additional items:

A. A minimum of 8 feet of planted area adjacent to the homeowner's improvement must be proposed. Take into account fire management guidelines when designing landscape buffers.

B. Blend in with the existing slope planting and irrigation systems.

C. Existing slopes greater than 3:1 [34%] in an existing natural area, laying beyond the development envelope, should not be graded. A geotechnical engineer should be consulted regarding slope stability if an alteration to an existing natural or engineered slope is proposed.

D. Refer to Section G-8 regarding site grading.

L-2.2 Yard Development onto Down Slopes (from house)

Assuming the general criteria in Section L-1 has been considered, yard development may extend onto the down slope of the homeowner's property within a development envelope contingent upon the following conditions:

A. Proposed wood decks for the down-slope areas should be skirted with masonry or other permanent and non-combustible decorative wall and screened with plant material. Exposed wood structures with lattice screening is not encouraged.

B. Pools, spas or water features should be constructed such that the design features and elevations follow the slope of the lot, and should be placed within the development envelope.

C. Planting should be designed to screen the visually unattractive areas, air conditioners, pool equipment and other such features from public view as noted in Section O-1.3.

D. A full coverage automatic irrigation system should be designed, installed and maintained in the yard at all times by the homeowner. Bubbler or drip irrigation is required on slopes greater than 8% if irrigation is utilized.

L-2.3 Yard Development onto Up Slopes (from house)

Assuming the general criteria in Sections L-1 and L-2 have been considered, yard development may extend onto the upslope of the homeowner's property within a development envelope contingent upon the following conditions:

A. No pools, spas or water features should be constructed if they detract from the view of a neighbor or infringe upon a neighbor's privacy and cannot be adequately screen.

B. Notwithstanding the above, no pool, spa or water feature shall be constructed outside of the development envelope.

C. Any wood decks proposed for the slope area should be completely enclosed underneath with non-combustible or fire-proofed materials in such a way as to screen any structural members of the deck. Wood lattice is discouraged. Dimensional wood siding, however, and/or masonry materials complemented by screen planting, is encouraged.

D. Planting should be designed to screen visually unattractive areas and garden structures from neighbors and public view.

E. Full coverage, automatic irrigation system should be designed, installed and maintained in the yard at all times by the homeowner. Bubbler irrigation is recommended for slope areas greater than 8 percent if irrigation is utilized.

L-3 Development of High Visibility Homes

A. Due to positioning, topography and proximity to the main road within Oak Grove, some residential homes could have high visual exposure to public areas and off-site neighborhoods. Selection of high quality landscape design features, materials and finishes should be of utmost concern to the homeowner or builder. Although the general criteria for quality landscape improvement has been listed herein, the following additional criteria should apply to the landscape developments on these homes:

1. All paved surfaces and walls must complement the architecture and be of good quality, both in design and installation.
2. All plant material should be of sufficient size upon installation to provide initial visual impact or 'instant effect'. Boxed trees [24 inch box and above] and major shrubs of 15-gallon size are encouraged.
3. Special care needs to be taken to preserve views from each site to open space and views beyond. Trees and shrubs should be carefully selected and placed, keeping in mind the eventual size and location in relation to views from both on, and off, of the site. Plant material may be selected and placed to frame views and screen undesirable view components as necessary.

L-4 Yard Planting and Irrigation

Criteria for the planting and irrigation of the yard within each development envelope is as follows.

A. Tree, shrub, and ground cover planting on slopes should be designed to complement planting themes in adjacent areas. The use of native plants and other drought tolerant plants is encouraged.

B. Slope planting should be arranged in a casual and random manner. Randomly spaced groupings of plants will blend with the site's natural areas. Each grouping of shrubs must be separated from others by two times the height of the tallest [mature height] shrub in the group. Groupings may not exceed 120 square feet, measured at the time of planting.

C. In order to avoid definite lines of demarcation at development envelopes or at property edges, the irrigated landscapes, drought tolerant planting [temporary irrigation] and natural landscape [non-irrigated] should be designed to blend together. Plant materials from one zone should be used in the adjacent zone.

L-5 On-Lot Drainage Requirements

A. General drainage criteria:

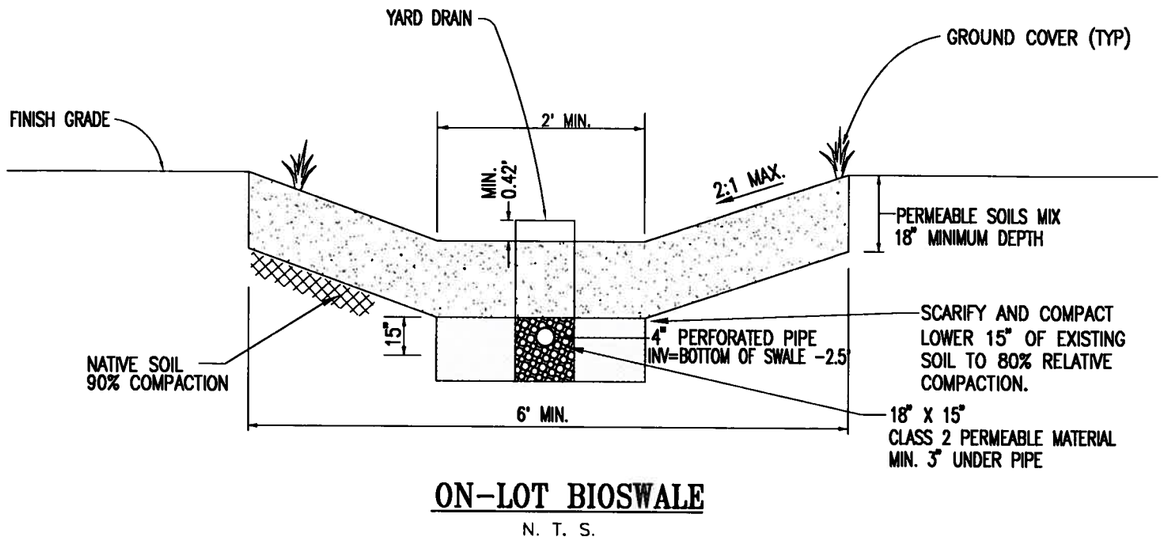
1. Natural drainage conditions should be preserved where possible.
2. For on-lot water quality treatment it is preferable to use bio-swales planted with grasses and/ or ground cover.
3. On-lot surface drainage facilities such as concrete "V" ditches and bench drains shall be avoided, except where needed for collection and conveyance of on-lot runoff to piped systems and to prevent flows from compromising slope stability. When needed to reduce visual impacts, drainage J-ditches without benches shall be used instead of the standard V-ditch with benches. V- and J- ditches to be tan colored concrete.
4. Homeowners should be aware that on-lot drainage designs that substantially increase the downhill runoff may result in slope stability issues and are prohibited.

It is the Homeowner's responsibility to design and install on-lot storm drainage improvements and systems that are consistent with the requirements and recommendations contained in these Design Guidelines.

The overall project grading to be completed by the developer will include only the grading of the street right-of-way, EVA and possibly the preferred home sites on each lot.

B. A prototype for bio-swale design is provided to assist future homeowners. Bioswales should meander in order to create the appearance of natural occurrence. Surface runoff flows shall not drain onto the open space areas. In a concentrated flow, this is critical to the long-term stability of the slopes. It is also mandatory that the Homeowner implement the on-lot drainage design and on-lot treatment described above; implementation of this design is critical to the overall project water quality requirements and the long-term slope stability. The following guidelines should be followed when installing the and maintaining the Bioswale:

1. Permeable soils mix shall extend a minimum depth of 18" below the bottom of swale with a minimum infiltration rate of 5" per hour. The permeable soils mix shall be a uniform mix of sand, loam and organic material and shall be free of noxious weeds, stones, roots, stumps or similar material.
2. All 4" perforated pipes (sdr 35 or equal) shall be set 2.5 feet below the bottom of the swale with minimal slope. These pipes shall be set in class 2 permeable material per Cal-Trans specification 68-1.025 and connected to the on lot drainage system.
3. Do not place filter fabric around the perforated pipe or between the soil and the class 2 material .
4. Install non-perforated riser pipes with water tight cap at the end of all 4" perforated pipes for use as clean outs.



Bioswale Detail

Figure L.5

Residential Lot Design Guidelines

Design Review and Permitted, Conditionally Permitted and Prohibited Uses

DESIGN REVIEW PROCESS

Overview
All Oak Grove homes require approval by City departments. The applicant must receive approval from the Planning Division of the City of Pleasanton and its Fire and Public Works Departments. City Planning approvals are required to begin the Building Permit / construction process.

City Design Review
The review and approval of the Oak Grove homes and accessory structures by the City of Pleasanton shall conform to the design review procedures set forth by Section 18.20, Design Review, of the Pleasanton Municipal Code with the following exceptions:

- Computer generated and professionally rendered view analyses shall be submitted with the design application for the review and approval of the Zoning Administrator. The view analyses shall minimally include one front and one rear view of the home. The zoning administrator may require additional views based upon the site's location, surroundings, and terrain.
- Noticing for the future design applications shall include the neighborhoods adjoining the Oak Grove development's north and west property lines to a distance of 1,000 feet from the property boundary.
- With the notification of the Zoning Administrator's action sent to the Planning Commission, staff will provide to the Planning Commission copies of the Zoning Administrator's approval letter, conditions of approval, visual analyses of the proposed house, and reduced copies of the plan set of the proposed home including colored building perspectives and building elevations, floor plans, landscape plans, grading plans, and any other design details considered by the Zoning Administrator to be pertinent to the proposed design.

PERMITTED, CONDITIONALLY PERMITTED, AND PROHIBITED USES

Permitted Uses

- One-family dwellings in which not more than two guest sleeping rooms may be used for lodging or boarding.
- Second units meeting the requirements in Chapter 18.106 of the Pleasanton Municipal Code.
- Non-commercial raising of fruit and nut trees and vines, vegetables and horticultural specialties.
- Temporary subdivision sales offices conducted in accord with the regulations prescribed in Chapter 18.116 of the Pleasanton Municipal Code
- Accessory structures located on the same site with a permitted use, including private garages and carports, one guesthouse or accessory living quarters without a kitchen, storehouse, garden structures, greenhouses, recreation rooms and hobby areas within an enclosed structure, barns, stables, coops, tank houses, storage tanks, windmills (not including wind energy facilities), other farm outbuildings, and storage of petroleum products for persons residing on the site and the following accessory structures and uses located on the same site with a permitted use or with a conditional use which has been granted a use permit in accord with the provisions of Chapter 18.124 of the Pleasanton Municipal Code.
  - Emergency standby electricity generator, fuel cell, and/or battery facilities provided that the facilities shall be tested from 8:00 a.m. to 5:00 p.m. Monday through Friday or from 10:00 a.m. to 12:00 noon on Saturday or Sunday only; the facilities shall not be tested for more than one hour during any day and no testing shall be on federal holidays or on "Spare The Air Days" in Alameda County;
  - Portable, temporary electricity generator, fuel cell, or battery facilities;
  - Photovoltaic facilities.
- Equestrian facilities such as riding and training rings, corrals, and other related facilities for property owner's use.
- Household pets.
- Livestock, equines, llamas, ostriches, poultry, etc raising; and kennels and stables. Any building or enclosure in which animals or fowl, except household pets, are contained shall be at least 100 feet from a dwelling on an adjacent lot and a minimum of 50 feet from a property line. Maximum number of farm animals shall be as follows:
  a) One swine per 2.5 acres of land with a maximum of eight swine;
  b) One large fowl (goose, turkey) per acre of land with a total of maximum of ten large fowl;

c) Any combination of the following animals may be kept on lots with at least 1.5 acres of land:
i. Fifty small fowl (chickens, ducks) or rabbits per acre; or
ii. One head of cattle, horse, or donkey per 1.5 acres; or
iii. One sheep or goat per 0.75 acre; or
iv. Other potential farm and other animals subject to type and quantity approval by the Planning Commission.

- Grazing on entire property.
- Winery for private use.
- Barbed wire fencing.
- Entry gates to Private Drive, public or private streets, as well as individual driveways and gates to lots.
- Home occupations conducted in accord with the regulations prescribed in Chapter 18.104 of the Pleasanton Municipal Code.
- Water wells (shall not be utilized for residential potable uses).

Conditional Uses

- Apiaries.
- Public utility and public service facilities including pumping stations, power transmission stations, power distribution stations, equipment buildings, service yards, drainage ways and structures, water reservoirs, percolation basins, well fields, and storage tanks. These facilities must be found by the planning commission to be necessary for the public health, safety, or welfare.
- Accessory structures and uses located on the same site as a conditional use and the following accessory structures and uses located on the same site as a permitted use or as a conditional use that has been granted a use permit:
  - Small electricity generator facilities located on the same site or public facility and that meet the following criteria:
    - The fuel source for the generators shall be natural gas, biodiesel, or the by-product of an approved cogeneration or combined cycle facility;
    - The facilities shall use the best available control technology to reduce air pollution;
    - The facilities shall not create any objectionable odors at any point outside of the property plane where the facilities are located;
    - The facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located; and
    - On a site with fuel cell facilities, small electricity generator facilities shall not be permitted unless the aggregate wattage of the two facilities is less than one megawatt. If the aggregate wattage of the two facilities is one megawatt or greater, the small electricity generator facilities shall be subject to all requirements and processes prescribed in this title for medium or large electricity generator facilities, whichever is the most applicable, in the subject zoning district;
    - The facilities shall be cogeneration or combined cycle facilities, if feasible.
  - Small fuel cell facilities that meet the following criteria:
    - The facilities shall not create any objectionable odors at any point outside of the property place where the facilities are located;
    - The fuel cell facilities shall not exceed a noise level of 45 dBA at any point on any residentially zoned property outside of the property plane where the facilities are located; and
    - On a site with electricity generator facilities, small fuel cell facilities shall not be permitted unless the aggregate wattage of the two facilities is less than one megawatt. If the aggregate wattage of the two facilities is one megawatt or greater, the small fuel cell facilities shall be subject to all requirements and processes prescribed in this title for medium or large fuel cell facilities, whichever is the most applicable, in the subject zoning district;
    - Small fuel cell facilities are encouraged to be cogeneration or combined cycle facilities.

Prohibited Uses

- Any use not specifically or conditionally permitted by this chapter, unless a determination is made under Chapter 18.128 of the Pleasanton Municipal Code
- Gunsmiths.
- Firearm sales.
- Any process, equipment or material which has been determined by the planning commission to be detrimental or harmful to the public health, safety or welfare or injurious to property. This determination shall be made at a public hearing set and noticed pursuant to Section 18.12.040 of the Pleasanton Municipal Code and shall be subject to review by or appeal to the city council as set forth in Section 18.124.090 of this title. (Ord. 1880, 2003; Ord. 1738 §

Residential Lot Design Guidelines

Glossary

Bioswale – An overland water quality drainage channel, planted with grasses or low shrubs, and designed to collect urban runoff. Bioswales are designed to cleanse runoff by collecting water and directing it over a planted surface, allowing water to percolate into the soil before the remaining water enters a piped drain system or sheet flows across the open space within the lot area.

Caliper – The diameter of a tree trunk measured at 4.5 feet above the ground surface.

Defensible Space – The zones surrounding buildings or development lots that are primarily designed and maintained for protecting structures and the public from wild fires. Good design and maintenance practices require vegetation to be kept a safe distance from buildings and other vegetation.

Green Building – A building or landscape design strategy that emphasizes sustainability through minimizing environmental impacts. The United States Green Building Council, USGBC, defines the goal of Green Design as: to significantly reduce or eliminate the negative impact of buildings on the environment and on the building occupants. Green building design and construction practices address sustainable site planning, safeguarding water and water efficiency, energy efficiency, conservation of materials and resources, and indoor environmental quality.

Hydrozone – The sub-area, or zone of a generalized landscape area, within which plants requiring the same water, soil and sunlight needs are grouped. Hydrozones are modeled after natural habitats that evolve over time so that each plant is compatible with other plants and suited to the existing microclimate. Plants in a garden design should be grouped into hydrozones before irrigation design commences.

L.E.E.D. – The United States Green Building Council, USGBC, has developed green building rating systems that advance energy and material efficiency, and sustainability known as Leadership in Energy and Environmental Design [LEED]. Three certificates of conformance have been defined in order to encourage various levels of involvement. 'Platinum' is the highest level of certification, followed by 'Gold' and 'Silver'.

Sudden Oak Death [S.O.D.] – A disease, recently the plight of California's native Oak woodlands, which is caused by the pathogen [Phytophthora ramorum]. The Oak Grove development falls in the urban/ wild land interface where the Sudden Oak Death disease has been occurring. In order to avoid spreading the pathogen to the existing and proposed Oak trees, certain management practices should be followed. Please consult the California Oak Mortality Task Force [COMTF] website [www.suddenoakdeath.org] for new information about the management, detection and spread of Sudden Oak Death.

Sustainability – The most widely recognized definition of sustainability is to preserve today, the life-giving resources for the benefit of future generations. Green building design, LEED certification and designing landscapes and gardens using water budgets and hydrozones are methods to achieve sustainability.
Wet band – The irrigated landscape at the perimeter of a building or residence lot that abuts natural open space. The purpose of a wet band is to stop the spread of wild fires at the edge of a property. The width of wet bands is typically 30 feet.

Exhibit B
Planning Commission Work Session Topics

1. *Site Layout and Location of Structures – Does the Commission have any issues with the general development pattern or location of the structures?*

2. *House Size and Calculation – Is the Commission satisfied with the proposed size limitation and calculation?*

3. *House Height – Is the Commission satisfied with the proposed height measurement?*

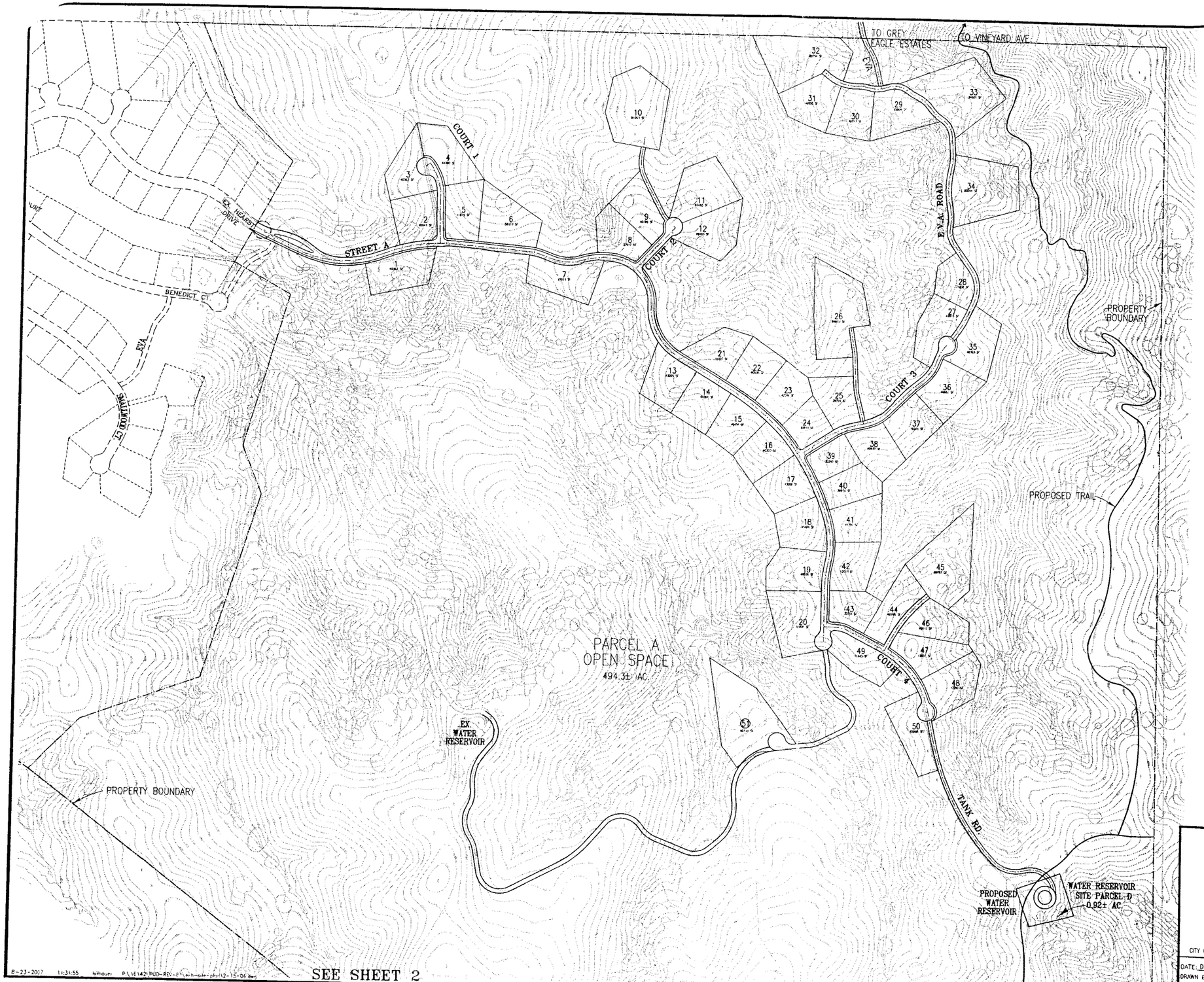
4. *Gated Development – Could the Commission accept a gate at the project entrance?*

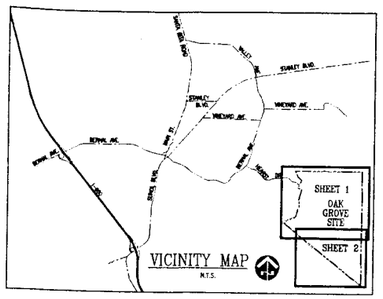
5. *Emergency Vehicle Access – Does the Commission wish to provide any comments regarding the EVA at this time?*

6. *Public Trails – Does the Commission wish to provide any comments on the trail proposal?*

7. *Potential Impacts to Biological Resources (plants, amphibians, insects, birds, etc.) - Does the Commission wish to provide any comments at this time?*

EXHIBIT C





LAND COVERAGE TABLE	
RIGHTS-OF-WAY AREA	% OF TOTAL AREA
STREETS (PARKING LANE INCLUDED IN STREETS) 8.25 AC.	1.47%
ENTRY ISLAND 0.2 AC.	0.04%
PARKWAY STRIPS 0.6 AC.	0.11%
SIDEWALKS 0.5 AC.	0.09%
TOTAL 9.6 AC.	1.71%
OPEN SPACE AREA	
PATHS/TRAILS 0.8 AC.	0.14%
DEDICATED O.S. 493.5 AC.	87.90%
TOTAL 494.3 AC.	88.04%
DEVELOPMENT AREA	
LOTS 56.7 AC. (51 LOTS - CUSTOM HOMES)	10.09%
TANK SITE 0.9 AC.	0.16%
(BUILDING COVERAGE - ASSUME 8,000 SF PER LOT=9.4 AC.)	(1.67%)
TOTAL 57.6 AC.	
TOTAL PROJECT AREA	
R.O.W. + O.S. AREA + DEV. AREA = 561.5± AC.	100.00%

0' 100' 200' 400'

SITE MAP & TOPOGRAPHIC MAP OAK GROVE DEVELOPMENT

CITY OF PLEASANTON — CALIFORNIA

DATE: DECEMBER 2006
DRAWN BY: BE
CHK'D BY: MC

MACKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Pleasanton, CA (925) 225-0690

16142-10

SHEET 1 OF 2

8-23-2007 11:31:55 hmauer P:\16142\PUD-REV-ET\exhibits-plot\12-15-06.dwg

EXHIBIT C

SEE SHEET 1

POPULATION DENSITY:
CUSTOM HOME DEVELOPMENT APPROXIMATE RANGE: 3 PERSONS/DU X 51DU=153 5 PERSONS/DU X 51DU=255 153/57AC=2.7 PERSONS/AC 255/57AC=4.5 PERSONS/AC
NUMBER OF BEDROOMS: CUSTOM HOME DEVELOPMENT ARROXIMATE NUMBER OF BEDROOMS PER DWELLING=4-6 BEDROOMS 4X51DU=204 BEDROOMS 6X51DU=306 BEDROOMS

0' 100' 200' 400'

SITE MAP & TOPOGRAPHIC MAP OAK GROVE DEVELOPMENT

CITY OF PLEASANTON — CALIFORNIA

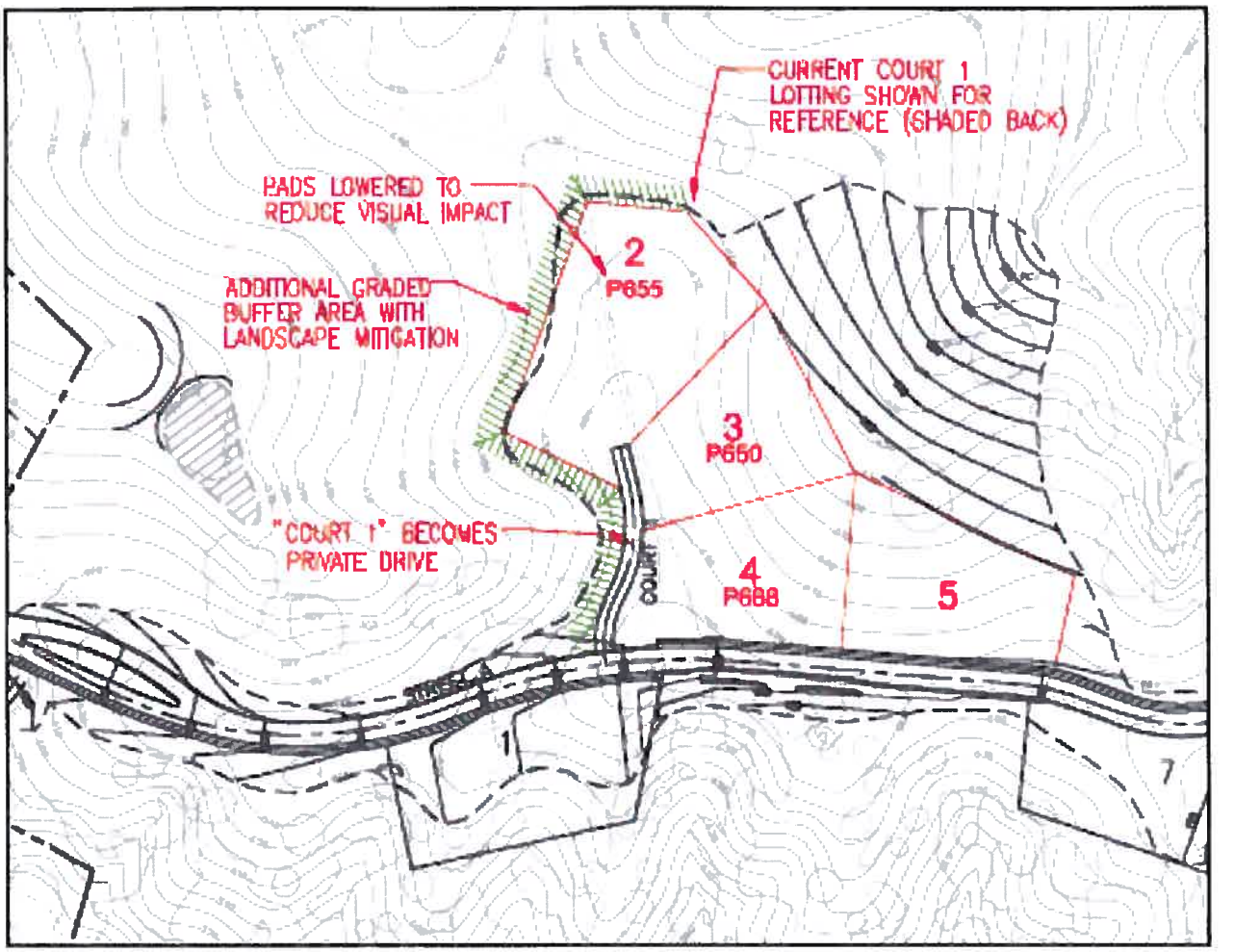
DATE: DECEMBER 2006
DRAWN BY: BES
CHK'D BY: MDM

MACKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Pleasanton, CA (925) - 225-0690

16142-10

SHEET 2 OF 2

8. The project developer shall modify the design of Court 1 as shown below.



The applicant shall show on the tentative map the relocation of former Lot 2, which must occur on a area of the site covered by the EIR. Lots 2, 3, and 4 shall be limited to a one-story building not to exceed 25 feet in height as defined in the Design Guidelines. These changes shall be shown on the tentative subdivision map to the satisfaction of the Planning Director.

EXHIBIT D

Public Hearings for PUD-33

02/08/2005 – Joint City Council/Planning Commission Work Session on the Oak Grove Environmental Impact Report
07/12/2006 – First Planning Commission Work Session on the Draft EIR
07/26/2006 – Second Planning Commission Work Session on the Draft EIR
08/23/2006 – Third Planning Commission Work Session on the Draft EIR
01/11/2007 – Work Session with the Trails Ad-Hoc Committee and the Parks and Recreation Commission
01/11/2007 – Public Hearing with the Parks and Recreation Commission
01/18/2007 – Public Hearing with the Housing Commission
03/28/2007 – First Planning Commission Public Hearing on the Draft EIR and Project
06/13/2007 – Second Planning Commission Public Hearing on the Draft EIR and Project
06/27/2007 – Third Planning Commission Public Hearing on the Draft EIR and Project
09/04/2007 – First City Council Public Hearing to Introduce on the Draft EIR and Project
10/02/2007 – Second City Council Public Hearing on the Draft EIR and Project

EXHIBIT E

FULL TEXT OF MEASURE PP

Save Pleasanton's Hills & Housing Cap

Purpose

The purpose of this Initiative is to protect our city from uncontrolled growth and the impact it has on ridgelines and hillsides, traffic, schools, water supply, and our overall quality of life.

I. Pleasanton General Plan Amendments

Policy 12 Program 12.3 on Page 11-17 of the City of Pleasanton August 6, 1996 General Plan is added as shown:

Policy 12.3: Ridgelines and hillsides shall be protected. Housing units and structures shall not be placed on slopes of 25 percent or greater, or within 100 vertical feet of a ridgeline. No grading to construct residential or commercial structures shall occur on hillside slopes 25% or greater, or within 100 vertical feet of a ridgeline. Exempt from this policy are housing developments of 10 or fewer housing units on a single property that was, as of January 1, 2007, "legal parcel" pursuant to the California Subdivision Map law. Splitting, dividing, or sub-dividing a "legal parcel" of January 1, 2007 to approve more than 10 housing units is not allowed.

Policy 15 on Page 11-19 of the City of Pleasanton August 6, 1996 General Plan is added as shown:

Policy 15.3: A housing unit is defined to include any residence that includes a kitchen (sink, cooking device, and refrigerator) and a bathroom (toilet, tub or shower). The City Council shall uphold the housing cap and shall not grant waivers that exclude housing units consistent with this definition.

II. If any portions of this initiative are declared invalid by a court, the remaining portions are to be considered valid.

III. The provisions of this initiative may be amended or repealed only by the voters of the City of Pleasanton at a City general election and overrides any existing General Plan.

FULL TEXT OF MEASURE QQ
THE PLEASANTON RIDGELINES PROTECTION AND GROWTH CONTROL INITIATIVE

The people of the City of Pleasanton do ordain as follows:

Section 1. Declaration of Purpose.

The purpose of this Initiative is to:

A. Preserve and protect scenic hillsides and preserve views of the ridges that surround Pleasanton.

B. Achieve that preservation/protection through a collaborative and public process.

C. Reaffirm and readopt General Plan policies and programs that currently provide, with no exemptions, preservation and protection of hillsides and views of ridges.

D. Clarify how all types of housing units are counted towards the voter-approved maximum buildout of 29,000 housing units.

Section 2. Findings.

A. The hillsides and ridges that surround Pleasanton provide spectacular views and the community wants to ensure that these scenic hillsides and ridges are preserved for the protection of public health and safety, to provide for trails in such open space, for the continuation of agriculture and grazing, to protect natural resources and sensitive habitats, and to preserve wildlands.

B. The General Plan has a policy that Pleasanton residents will participate in land use planning and decision making, and in recognition of such collaborative and public process, an ordinance/design guidelines should be developed to:

a. Identify specific ridges, based on engineering considerations related to view lines, geotechnical conditions, elevations (in the Southeast Hills in particular) and other relevant data, where development should not occur.

b. Such ordinance/design guidelines must be drafted as expeditiously as possible and by no later than the end of November 2009.

c. In drafting such ordinance/design guidelines, the collaborative and public process should include Pleasanton residents, property owners potentially affected by such ordinance/design guidelines, representatives of environmental organizations, open space and trail advocates and other interested persons.

d. Such ordinance/design guidelines would be subject to public environmental review under the California Environmental Quality Act (CEQA).

C. To accomplish such preservation, the Conservation and Open Space Element of the General Plan provides in Goal 1, the following, Program 5.1: Develop a ridgeline protection ordinance and scenic hillside guidelines to improve safety and reduce the potential negative visual impacts of development in hilly areas.

D. In addition, the Land Use Element of the General Plan provides in Goal 1, the following: Policy 12: Preserve scenic hillside and ridge views of the Pleasanton, Main, and Southeast Hills ridges; and Program 12.2: Study the feasibility of preserving large open space areas in the Southeast Hills by a combination of private open space and a public park system. And the Conservation and Open Space Element states in Goal 1, the following: Policy 4: Protect all large continuous areas of Open Space, as designated on the General Plan Map, from intrusion by urban development.

E. Since the voters' adoption of the housing unit cap in 1996, the City Council has consistently determined that all single family homes, multi-family projects (including apartments and mobilehomes) have counted toward the housing cap. Similarly, the City Council has consistently not counted toward the housing cap either second units (as provided by State law) or rooms within extended stay hotels, as these uses are commercial in nature. These actions of the City Council have been consistent with the Land Use Element of the General Plan, Goal 2, Policies 14 and 15.

F. This Initiative reaffirms, readopts and clarifies existing City policies and programs and therefore no separate environmental review is required.

Section 3. General Plan Policies Regarding Preserving Pleasanton Ridges and Growth Management.

Reaffirmation and Readoption of Policies Concerning Preserving Scenic Hillsides and Ridge Views: The Pleasanton Ridgelines Protection and Growth Control Initiative hereby reaffirms and readopts Land Use Element Policy 12 and Program 12.2, Conservation and Open Space Element Policy 4, as set forth in Section 2.D of this Initiative.

Reaffirmation and adoption of Growth Management Policy Concerning Housing Units: The Pleasanton Ridgelines Protection and Growth Control Initiative hereby reaffirms the General Plan Land Use Element Policy 15 and clarifies how all types of housing units are counted against the housing cap, such that Policy 15 reads as follows: "Maintain a maximum housing buildout of 29,000 units within the Planning area. Each single family residential unit and each multi family residential unit (for example, a condominium, townhouse, each half of a duplex, a mobilehome, or an apartment unit), whether market rate or affordable, shall count towards the maximum housing buildout. Units within assisted living facilities are generally not counted toward the maximum housing buildout due to their commercial nature, but a proportion of such developments may be counted toward the maximum housing buildout based on impacts on community services and infrastructure. Second units and extended stay hotel rooms shall not count against the maximum housing buildout."

Section 4. Implementation.

The collaborative public process identified in Section 2B of this Initiative shall be completed by November

30, 2009.

Section 5. Effectiveness.

A. Effective Date. This Initiative shall take effect if a majority of the votes cast on the Initiative are in favor of its adoption.

B. Conflict. The initiative entitled Save Pleasanton's Hills & Housing Cap initiative, which appears on the same general municipal election ballot as this Initiative, shall be deemed to be in conflict with this Initiative. In the event that this Initiative receives a greater number of affirmative votes, the provisions of this Initiative shall prevail in their entirely, and each and every provision of the other initiative shall be null and void.

Section 6. Exemption for Vested Projects.

This Initiative shall not apply to any development project that has obtained as of the effective date of the Initiative a vested right pursuant to State law.

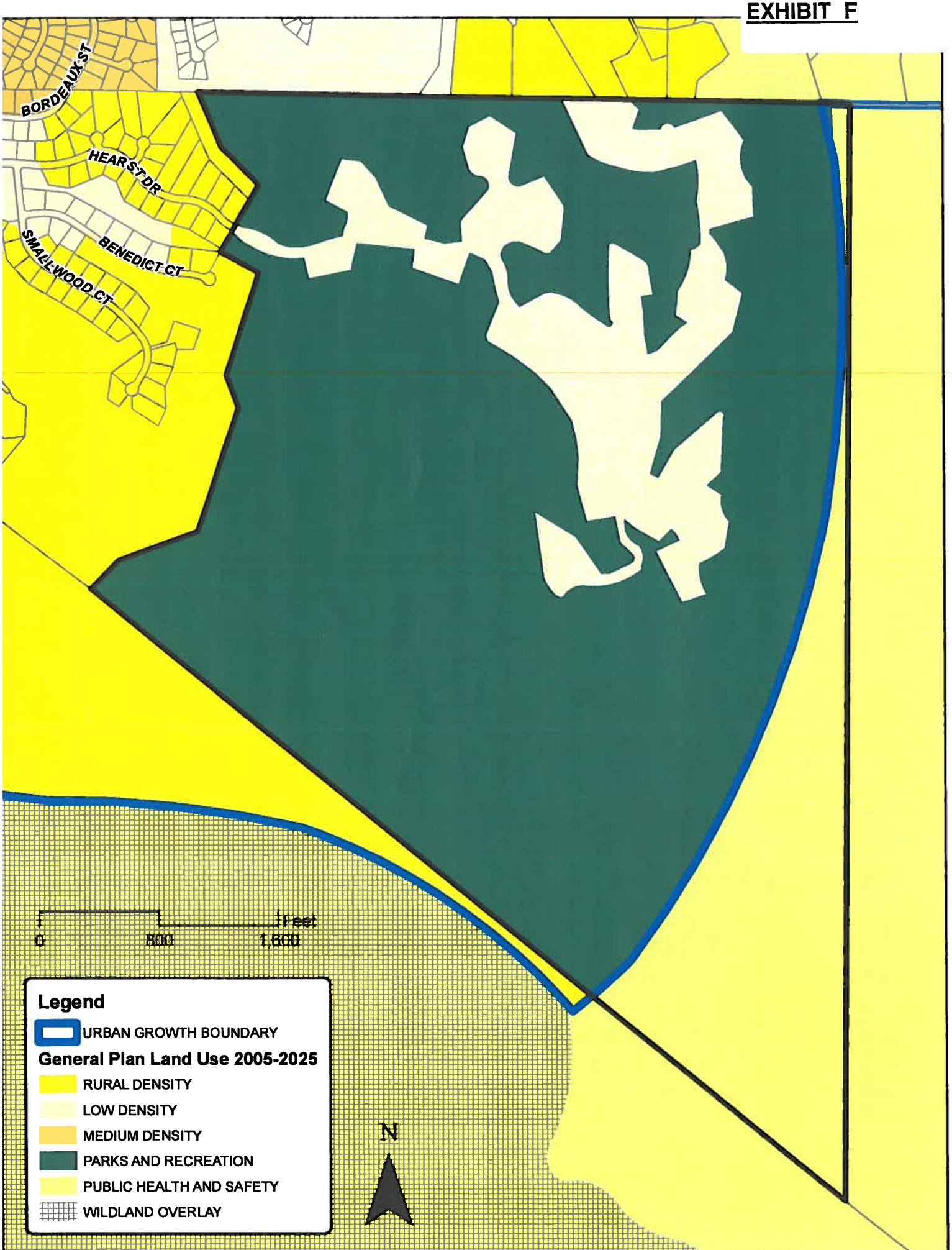
Section 7. Severability.

If any portion of this Initiative is hereafter declared invalid by a court of competent jurisdiction, all remaining portions are to be considered valid and shall remain in full force and effect.

Section 8. Amendment or Repeal.

This Initiative may be amended or repealed only by the voters of the City of Pleasanton at a City election.

EXHIBIT F



\\Pleasgis_data\GIS_Data\Planning\Projects\OakGrove\OakGrove_PUD8610.mxd Created 04/18/2011 - ww

EXHIBIT G

TRAILS PLAN

JULY 1993

LEGEND

trails routes (on sidewalk of streets)

- CLASS A (REGIONAL CONNECTIONS)
- CLASS B
- CLASS C (LOCAL COLLECTER)
- SCENIC BICYCLE ROUTE (REGIONAL CONNECTIONS)
- STAGING AREA
- SIGNALIZED STREET X-ING
- B BRIDGE (NEW)

TO DUBLIN SAN RAMON

TO TASSAJARA CREEK REGIONAL PARK

TO LIVERMORE

TO DEL VALLE REGIONAL PARK

TO KOOPMAN ROAD

TO HIGHWAY 84

TO SUNOL

PLEASANTON RIDGE (EBRPD)

PLEASANTON RIDGE (EAST BAY REGIONAL PARK DISTRICT)

SHADOW CLIFFS REGIONAL RECREATION AREA (EBRPD)

Alameda County Fairgrounds

Augustin Bernal Park

Preserved Sports & Recreation Park

COMMUNITY TRAILS MASTER PLAN

CITY OF PLEASANTON, CALIFORNIA

N 1000 0 1000 3000

TITO PATRI & ASSOCIATES
LANDSCAPE ARCHITECTURE
1520 MONTGOMERY
SAN FRANCISCO, CA 94111
TEL 415 • 986 • 8811

fig. 2

EXHIBIT H

Steve Otto

From: Bob Howe [redacted]
Sent: Monday, March 19, 2012 1:35 PM
To: Steve Otto
Subject: Comments on PUD-86 Development

Dear Mr. Otto,

My wife and I have lived in our current home on Arbor Drive since 1987 when we purchased it. The Lin property adjoins common areas that are part of our own development.

We were pleased to learn of the Lin family's plans to develop their property with 10 custom homes. We believe that this development will be a wonderful asset to our community and will have minimal impact on the City's infrastructure.

In expressing our support for this project, we are assuming that the normal access to this neighborhood will be provided by an extension of Hearst Drive, and not through Arbor Drive. Should our assumption be incorrect, please let us know so that we can comment further.

Thank you for reading our comments and for working to move this development forward.

Robert and Denise Howe
[redacted]
Pleasanton CA 94566-6972
[redacted]

P.S. On this day, I tried to access the Planning Commission at the URL provided (below) on the Notice of Public Hearing postal card, but the link does not work.
http://www.ci.pleasanton.ca.us/pdf/PC-Agenda-03-28-2012.pdf

EXHIBIT H

Steve Otto

From: Ajay Dhillon [redacted]
Sent: Monday, March 19, 2012 1:41 PM
To: Steve Otto
Subject: PUD 86

Hello Mr Sotto,

I received a card about the Notice of public hearing for the application by James Tong. I do not have any objections for this project except the traffic at the intersection of Hearst Dr and Bernal. It is extremely difficult to make a left turn on Bernal Ave and with the building of more homes there will be more traffic. The planning commission should note this and try to mitigate it.

Otherwise it will be good for these homes to be built.

Ajay Dhillon
[redacted]
Pleasanton

EXHIBIT H

Steve Otto

From: Amy Abatangle [redacted]
Sent: Sunday, March 18, 2012 7:10 PM
To: Steve Otto
Subject: PUD-86 James Tong, Lin Property

Dear Mr. Otto,

We moved to Vintage Hills II last September and chose our home on Navalle Court specifically for the open space behind it. I'm disappointed to see that, in less than a year since our arrival, it is already threatened by a proposed development. The parcel abuts the open space at the top of the hill at the end of the court.

I'm concerned about several things:

- Construction noise carrying over to our home & backyard
- The possibility of a home or road anywhere close the the property line at the top of Navalle Court's open space
- Increased traffic on Hearst
- Any possible impact to neighboring schools, which are already at capacity
- Losing the visual pleasure of open space at the top of the hill

While I'm relieved that plans for a larger development have been shelved, I'm deeply disappointed that the land cannot be designated as permanent open space or green belt. One of the many reasons we moved back to beautiful Pleasanton is its commitment to careful zoning, planning and growth management. We specifically avoided Dublin and San Ramon because of the horrifying suburban sprawl that has swallowed them whole in the last fifteen years. I implore you and the City to consider rezoning the property to preserve it as open space if it is at all within your power to do so.

Thank you for your attention.

Sincerely,
Amy Abatangle
[redacted]

Steve Otto

EXHIBIT H

From: Tim Belcher [redacted]
Sent: Wednesday, March 14, 2012 3:14 PM
To: Steve Otto
Cc: Nelson Fialho; Brian Dolan
Subject: Comment on Oak Grove 10 unit project

Hello Scott,

I understand you are the key contact regarding collecting comments on the latest Oak Grove project (with 10 lots).

As with the previously proposed Oak Grove project it is important for the city to continue to monitor and protect the endangered Calippe butterfly species at both the individual lot level and for the entire scope development.

Preserving the critical viola pedunculata (the native plant species needed for Calippe's eggs and early development of the Calippe). It's important to note that as of as recent as a year ago there have been *NO* validated propagation of the viola pedunculata. These are not "Johnny Jump Up's", comparing this plant to readily available domesticated plants can only be perceived as purposely diminishing the importance of this impossible to re-establish native habitat.

Further, I request a thorough, PUBLIC discussion about any future genetic debate proposed by the developer. This discussion should include disclosure of findings, researchers consulted AND the probability that any genetic contention automatically means the butterfly is the "common" species.

Thank you in advance,

--
Tim Belcher
[redacted]

EXHIBIT H

Steve Otto

From: Glenn Fedirko [redacted]
Sent: Wednesday, March 21, 2012 8:47 AM
To: Steve Otto
Subject: Re: Supplimental Draft EIR for Oak Grove

Styeve,
Thanks for your feedback, I will reserve comment until I take a look at the visual simulations mentioned.
Do you have any idea when they would be available?

Regards,
Glenn

From: Steve Otto <SOtto@cityofpleasantonca.gov>
To: Glenn Fedirko <redacted>
Sent: Tuesday, March 20, 2012 6:29 PM
Subject: RE: Supplimental Draft EIR for Oak Grove
Glenn,

Sorry for not getting back to you sooner as I was at jury duty the last two days.

An elevation of 660 ft. is shown for the Lot 10 pad. The intent of the developer is to create the cut pad on the east side of this ridge in order to make the house less visible to the west and northwest. The Lot 10 pad starts at the 660 ft. contour and the cut would extend just past the 680 ft. contour, so that is a maximum of about 22 ft. of cut. The reshaped ridgeline would be at the 680 ft. contour just to the west of the house, which means that the first 20 ft. of the house would be screened from the ridge. However, since people's view from the west would be from a lower elevation, even more of the home would be screened by the ridge. I will be able to give you a better idea of how much the home would be visible after the visual simulations are complete.

Steve

From: Glenn Fedirko [mailto:redacted]
Sent: Sunday, March 18, 2012 3:46 PM
To: Steve Otto
Subject: RE: Supplimental Draft EIR for Oak Grove

Steve,
I was referring to the proposed Pad area for Lot # 10 directly on current ridge line.
It seemes to show current high point elevation of approx. 700 ft. with cut for pad seeming to indicate a new level of approx 650ft elevation.

Glenn
--- On **Fri, 3/16/12, Steve Otto <*SOtto@cityofpleasantonca.gov*>** wrote:

> From: Steve Otto <SOtto@cityofpleasantonca.gov>
> Subject: RE: Supplimental Draft EIR for Oak Grove
> To: "Glenn Fedirko" <redacted>
> Date: Friday, March 16, 2012, 9:50 AM
>
> Glenn,
>
> Could you please let me know which area you are referring to regarding the 50 ft. cut.

Thanks,

Steve

From: Glenn Fedirko [mailto:[redacted]]
Sent: Thursday, March 15, 2012 7:31 PM
To: Steve Otto
Subject: RE: Supplimental Draft EIR for Oak Grove

Steve,
Thanks for added detail, it appears they are proposing to cut up to **50ft** off evevation from high point of 700 ft to 650 ft.
This seems **very excessive** and should be opposed given the intent of the voters in PP annd the vast amount of usable land behind the ridgeline which would reqire much less cut on the acutual ridgeline.
Plerase oppose this proposal by developer and note my other concerns regarding wind , etc below.
Please keep me infomed on next step in process so I can activly oppose such excess.
Thanks,
Glenn

--- On **Thu, 3/15/12, Steve Otto <*SOtto@cityofpleasantonca.gov*>** wrote:

> From: Steve Otto <SOtto@cityofpleasantonca.gov>
> Subject: RE: Supplimental Draft EIR for Oak Grove
> To: "Glenn Fedirko" <[redacted]>
> Date: Thursday, March 15, 2012, 12:17 PM

Glenn,

Thanks for your comments. Here is the revised grading plan showing the pad elevations and grading. The grading plan shows the locations of cut and fill. As proposed by the applicant, the maximum allowed house size for all lots would be 12,500 sq. ft. and garage area over 800 sq. ft. would count towards the 12,500 sq. ft. limit. As proposed, enclosed residential accessory structures such as a shed, in-law unit, or cabana would count towards the 12,500 sq. ft. limit, but agricultural accessory structures such as barns or stables, would not.

Sincerely, *Steve*

Steve Otto
Senior Planner
Planning Division
City of Pleasanton
925-931-5608
sotto@ci.pleasanton.ca.us

From: Glenn Fedirko [mailto:[redacted]]
Sent: Wednesday, March 14, 2012 9:19 AM
To: Steve Otto
Subject: Supplimental Draft EIR for Oak Grove

Steve,
Thanks for your time last week reviewing existing developer plans which we agree seem lacking in key detail.
As discussed have you received any added detail regarding the amount of ridgeline (feet of elevation cut) and cubic feet of soil that developer is proposing to move off ridgeline?

Also any information on where they would propose to redeposit cut soil?

As discussed they have met the bare minimum (10 unit max.) to avoid recent public referendum PP that

prohibits ridgeline development, however public intent is still clear they do not want and eyesore on the ridgeline, so I believe any significant cutting (lowering more that 5ft) from current elevation should be strongly apposed. The developer has 27 acres aloted for lot 10 with most of the flat portion past the ridgeline beyond current eyesight, shouldn't they be required to keep buildings out of view?.

Also concerned that any significant cut of ridge could significantly alter wind pattern for exiting homes in Kottinger Ranch making a significany increase in wind.
Has there been any study of effect on wind for current homeowners below should the ridge be cut. If not I believe one should be conducted as part of revised EIR.

Current allowed allowed home size seems excessive at 12,000 SQ ft and should be limited to something realistic maybe 7,000 SQ ft, in addition are there any limits on secondary structures being built?

Sport Court ,Barn, garage, inlaw quarters? They should all be required to be out of sight off the ridgeline!!

A limit on use of lights that can be viewed from below should also be part of plan as well as limits on any decking that can be seen from housing units below.

These are a few of my concerns that I hope are incorpated into the suplimental EIR.

Please let me know when developer provides added detail.

Sincerely,

Glenn Fedirko
[redacted]
Pleasanton, CA 94566
[redacted]

EXHIBIT H

City of Pleasanton
Re: SEIR Oak Grove

I have two issues that I think the SEIR should address.

The first involves minimal grading that will occur by reducing the allowable building pads from 51 to 10. Please analyze mitigating grading impacts by off-hauling excess soil rather than using fill sites, sites that may directly or indirectly impact the natural blue oak woodlands, viola pedunculata, habitat for the callipe silverspot butterfly, as well as endangered red legged frogs, tiger salamanders, and burrowing owls.

The second concern has to do with the apparent absence of trails in the six sheets describing site grading plans, street sections, potential development envelopes, landscape plans/tree mitigation plans, conceptual utility layout, and slope classification map. The SEIR should include the trails described in the DEIR p. 245,246, June 30, 2006. These constitute several class C trails and the important class A trail that crosses the property from the west to the east in the southern section of Oak Grove. The trails were designated in Pleasanton's Community Trails Master Plan, July 1993. In addition, at least one of the designated staging areas included on page 245 should also be included.

Thank you for the Notice of Preparation,

Mary L. Roberts

EXHIBIT H

3/5/12 Phone Comments from Rick Bentley in response to the Notice of Preparation:

- Lives in Grey Eagle Estates
- EIR not properly done for project
- Put homes down low; he's ok with more units
- Don't connect EVA to Grey Eagle – Roads are narrow, don't meet specifications, and people would not be able to get in or out in an emergency.
- Proposed narrow project roads are dangerous.

EXHIBIT H

Allen Roberts
[redacted]
Pleasanton, CA 94566

February 28, 2012

Steve Otto
Planner
City of Pleasanton
P.O. Box 520
Pleasanton, California 94566

Re: Comments on Supplemental EIR for 10 Unit Oak Grove Project

Dear Steve:

I own the property at 29 Grey Eagle Ct., which is immediately adjacent to the proposed 10 unit Oak Grove project. I submitted comments during the EIR process for the previous 51 unit Oak Grove project concerning the Emergency Vehicle Access ("EVA") proposed as a mitigation measure and as a condition of project approval through Grey Eagle Court and my property. Based on the documents I have seen for the new 10 unit proposal, those comments have not been taken into consideration with this new proposal, and I therefore reiterate and restate my comments with respect to the above - referenced Supplemental EIR ("SEIR").

I have been provided site drawings, the preliminary Wildland Urban Interface Report (WUIR) dated 11/2011, and have met with the Livermore/Pleasanton Fire Marshall, Assistant Fire Chief and Fire Chief with regard to the proposed project.

The WUIR states: "*The City of Pleasanton's standards relevant to emergency access require all streets, public and private, to be at least 20 feet clear, with a minimum inside turning radius of 45 feet and an outside turning radius of 55 feet. The minimum vertical clearance is 13.5 feet and maximum grade is normally 12 percent. All public and private roads/driveways will be designed with grades generally conforming to the 2001 California Fire Code maximum of 12%. The Fire Marshal may accept road grades greater than that percent including the public safety access easement from Grey Eagle Court to the northern boundary of the project site Except for the private driveway aprons, all public and private roads/ driveways shall be designed to carry a minimum H-20 road loading rating under all weather conditions.*"

The proposed EVA access through Grey Eagle Court and my property to mitigate environmental safety hazards presented by the project as proposed meet none of the above conditions, for numerous reasons, including:

1. Grey Eagle Court is only 24' wide and allows parking on both sides of the street. Therefore, the street could be restricted to less than 10' wide, which does not support the standard necessary for this new project. If Grey Eagle Court was utilized for an EVA this project, it could become a trap, blocked by residents of the new project exiting and fire vehicles entering. Such a condition would be hazardous and could result in a tragedy.

2. The trees at the property line and other places on the ridge do not allow for a 13.5' clearance. They would have to be severely cut back or removed, resulting in additional environmental impacts not considered in the SEIR.

2. The route though my property is extremely steep, nearly 20% grade for over 200 linear feet. This far exceeds the 12% standard in the Fire Code. This is too steep to be used by the Pleasanton Fire Department trucks, except for the type 3 4x4 trucks. The previous EIR assumed the route could be graded to 15%, but that would result in a trench more than 10' deep. That is certainly not practical or feasible. During the 2007 review of the previous Oak Grove proposal, it was pointed out that exceptions to the 12% grade specified in 902.2.2.6 would be removed in future California Fire Codes. Therefore, it is possible that exceeding even the 12% grade is or will no longer be allowed.

3. I have a contract with the City which is very specific about improvements to the easement that exists on my property. It calls for a 12'-wide landscaped strip passable by 4x4 Fire vehicles. I intend to enforce this agreement to limit any improvement of the easement to the existing contractual specifications and dimensions. Therefore, a larger EVA required for the SEIR's mitigation measures and/or existing Fire Code is legally infeasible for that reason as well.

4. The previous EIR stated an EVA was necessary for egress by residents of Oak Grove in the case of an emergency. In my conversation with the Livermore/Pleasanton Fire officials, they confirmed that the new proposed project has this same need. Specifically, residents of lots 1, 2, 5, 6, 7 and 8 could be trapped by a fire moving northward blocking the access road from Hearst. The EVA was added to this project expressly for this contingency. However, there is no easement on my property or on Grey Eagle streets for this purpose. For residents to egress through Grey Eagle, an easement must be obtained **prior to project approval** from all the property owners on Grey Eagle Ct who jointly own the street. Such an easement is unlikely to granted.

In conclusion, the SEIR's proposed EVA construction measure is not physically or legally possible to be compliant to the existing Fire Code; nor is it allowed under the contract I have with the City of Pleasanton. Furthermore, the EIR assumes rights of future Oak Grove residents to use my property and that of other Grey Eagle homeowners where no such rights exist. The proposed project must either find another EVA for their project, or reconfigure the lots on the project so that an EVA through Grey Eagle Court and my property is no longer necessary.

Sincerely

Allen Roberts

cc: Scott Deaver, Livermore/Pleasanton Fire Marshall

EXHIBIT H

Steve Otto

From: Robert Grove [redacted]
Sent: Monday, February 20, 2012 10:14 AM
To: Maria Hoey
Cc: Steve Otto; [redacted]
Subject: An important matter for your consideration

Dear members of the Planning Commission:

As you know, the most recent plan for Oak Grove (ten homes on 562 acres in southeast Pleasanton) is currently moving through the planning process.

I would like to call your attention to one aspect of the plan that deserves your consideration. According to a letter I recently received from Brian Dolan, Director of Community Development, "...an emergency vehicle access route would connect the site to the Grey Eagle Estates to the north of the site." Ordinarily, such a rarely-used emergency access would not be a cause of concern. However, because Grey Eagle Court is a privately-owned road, every homeowner whose lot faces Grey Eagle Court **owns the land upon which the street rests from his property boundaries to the street centerline.**

Thus, in the event of a wildfire, for example, fire trucks will inevitably be racing up Grey Eagle Court while panicked families are running down the street from the flames. While this scenario may be unavoidable, the resulting potential liability of Grey Eagle homeowners in the event of resulting property damage, injury or death can and must be eliminated. The developers of Oak Grove, who are the creators of this potential liability, must bear full responsibility for any risk.

I respectfully request that the Planning Commission require the developers of Oak Grove to indemnify Grey Eagle property owners from any liability resulting from use of the fire access road in an emergency involving Oak Grove, and to provide appropriate legal defense, coverage of all court costs, etc. in the event a Grey Eagle resident becomes involved in such a dispute. This coverage would include responding to threats of litigation as well as any actual litigation.

Your attention to this important matter during your next review of the Oak Grove project is greatly appreciated.

Sincerely,

Robert Grove, Ph.D.
[redacted]
Pleasanton, CA 94566
[redacted]

EXHIBIT H

Steve Otto

From: Ajay Dhillon [redacted]
Sent: Monday, February 13, 2012 9:35 AM
To: Steve Otto
Subject: EIR for 10 units on Hearst dr

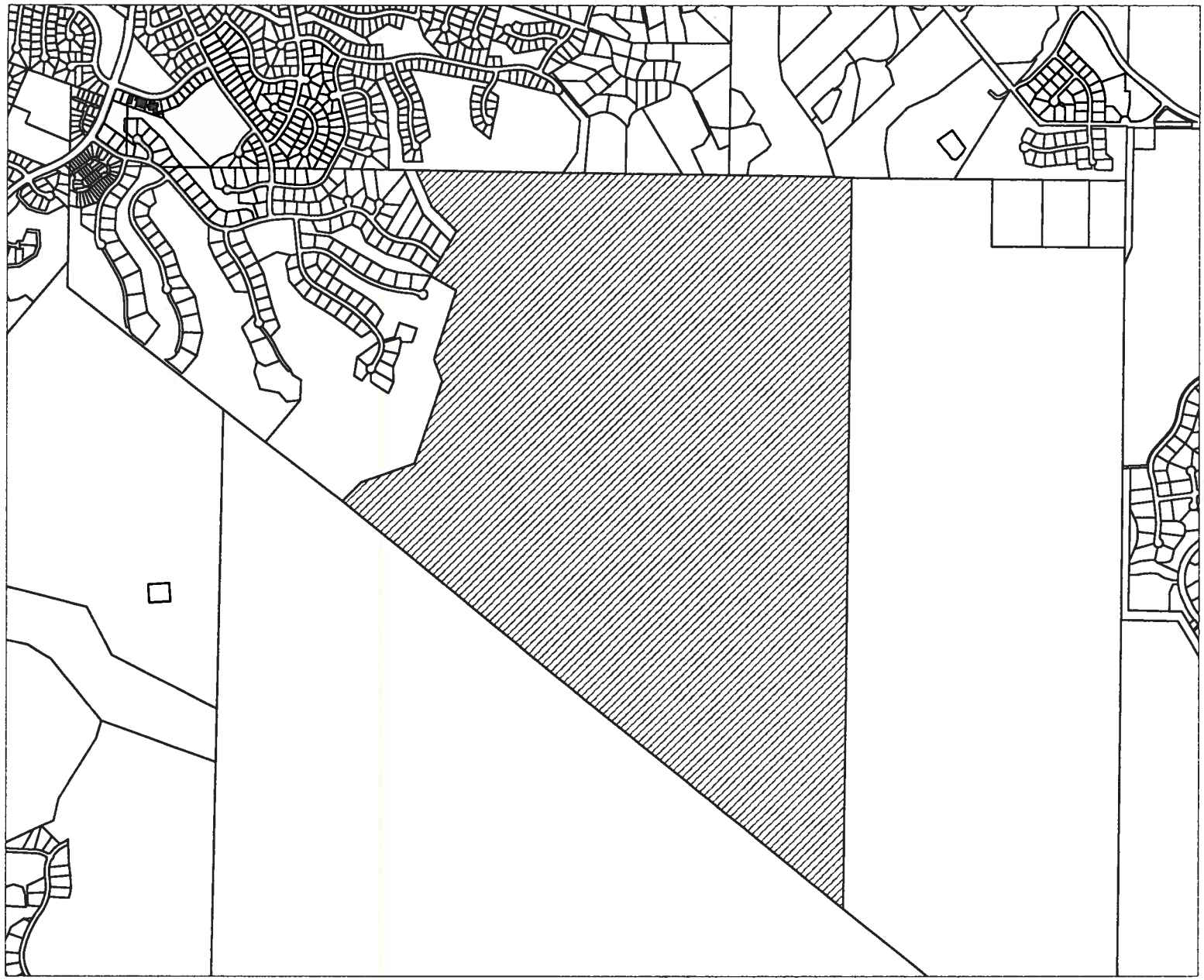
Mr Steve Otto

I live on Hearst Dr and received your letter about this project. I will have no objections if 10 homes are built. Please make sure that construction traffic is limited to day time and off peak hours.

Thanks

Ajay Dhillon
[redacted]

EXHIBIT I



LOCATION MAP

City of Pleasanton

GIS

Department

PUD-86

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W E

S

0 750 1500 2250

THE CITY OF PLEASANTON

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EXHIBIT J