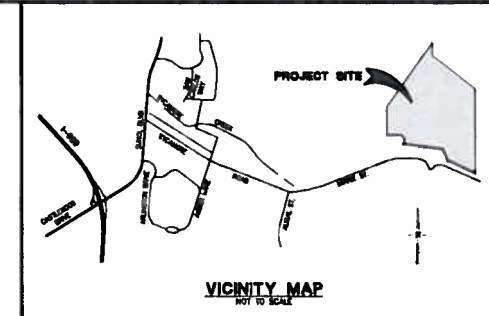


PUD-25
Exhibit A, Discussion Points for the Planning Commission

Lund Ranch II
1500 Lund Ranch Road
March 14, 2012

1. *Does the Planning Commission concur with the methodology used for the Lund Ranch II development that defines the Measure PP slopes, ridgelines, and development limit lines?*
2. *Does the Planning Commission concur in allowing natural terrain, covered by the applicable land use restrictions to prevent grading and development, to be incorporated in private property or should the proposed lot lines be revised to exclude the natural hillside areas?*
3. *Does the Planning Commission concur with allowing these manmade slopes that exceed a 25-percent grade to be developed, or should these areas be excluded from development?*
4. *Does the Planning Commission believe that the grade differentials between lots should be reduced with the use of split pad lots, stepped foundations, and/or terraced lots?*
5. *The street connection to Middleton Place will be determined with the review of the proposed project. The Planning Commission should review this issue and provide its comments to staff, the applicant, and the public.*
6. *If the street connection to Sunset Creek Lane is not provided, does the Planning Commission concur that the North Sycamore Specific Plan will have to be amended to remove the street connection in order to make the Specific Plan consistent with the Pleasanton General Plan?*
7. *Does the Planning Commission concur with the staff determination that streets are covered by Measure PP?*

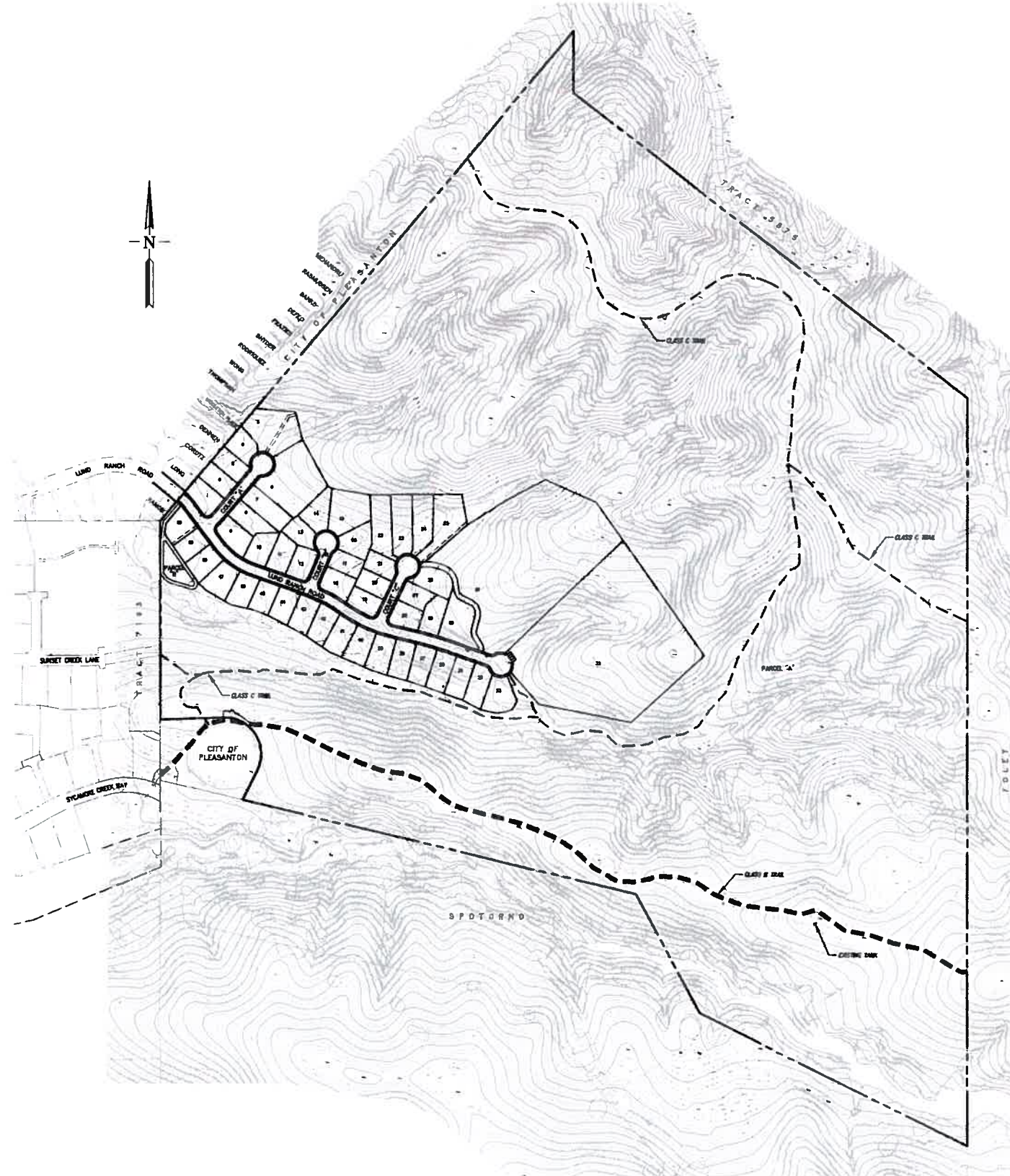
PLANNED UNIT DEVELOPMENT LUND RANCH II CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	RECYCLED WATER	---
---	CURB & GUTTER	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	WATER LATERAL WITH METER	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	SLOPE	---
---	SAVE TREE	---
---	REMOVE TREE	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGINNING OF CURVE
BW	BOTTOM OF WALL
CL	CENTER LINE
EC	END OF CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
PAE	PRIVATE ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
VC	VERTICAL CURVE



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2	SITE DEVELOPMENT PLAN
3	PRELIMINARY GRADING & UTILITY PLAN
4	SLOPE MAP
5	TREE EXHIBIT
6	TRAIL PLAN
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1.3	PLAN-1 MODIFIED-ONE STORY FRONT ELEVATIONS
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L-1.4	PROTO-TYPICAL LANDSCAPE SECTIONS AND FRONT YARDS

PROJECT TEAM

Arborist HortScience Inc. 325 Ray Street Pleasanton, CA 94588 Contact: Jim Clark (925) 484-0211	Developer Greenbriar Homes Communities 43180 Osgood Road Fremont, CA 94539 Contact: Mike Meyer (510) 497-8200
Civil Engineering & Planning Ruggeri-Jensen-Azar 4880 Chabot Drive, Suite 200 Pleasanton, CA 94588 Contact: Mark Faigout (925) 227-9100	Architecture William Hezmalhalch Architects, Inc. 6111 Bollinger Canyon Road, Suite 495 San Ramon, CA 94588 Contact: Warren Fujimura (925) 827-1182
Landscape Architecture Guzzardo Partnership, Inc. 836 Montgomery Street San Francisco, CA 94133 Contact: Paul Lettieri (415) 433-4672	Soils Engineer Engeo, Inc. 2010 Crow Canyon Place, Suite 250 San Ramon, CA 94583 Contact: Donald Bruggere (925) 866-9000

PUD-25
EXHIBIT B

RECEIVED

FEB 27 2012

CITY OF PLEASANTON
PLANNING DIVISION



LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
SINGLE FAMILY DETACHED 10,000 S.F. MIN. LOT SIZE	48	16.1	8.2%
ESTATE LOTS (DEVELOPED AREA)	2	2.8	1.4%
STREETS	-	3.3	1.7%
PARCEL "B"	-	0.5	0.3%
OPEN SPACE	-	172.1	88.4%
PUBLIC OPEN SPACE (PARCEL "A")	-	(161.0)	
PRIVATE OPEN SPACE*	-	(11.1)	
SITE SUMMARY	50	194.8	100%

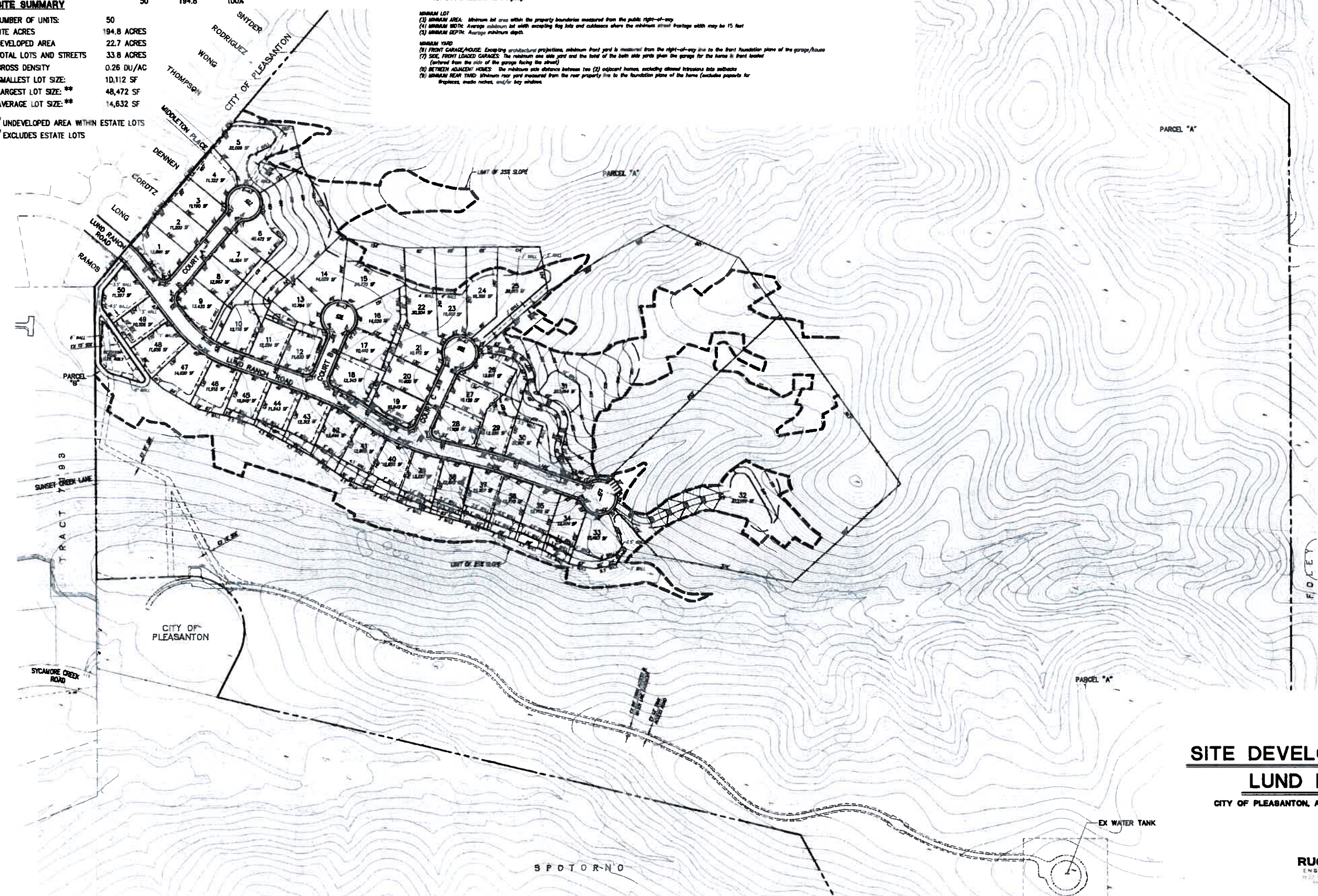
SITE SUMMARY

NUMBER OF UNITS:	50
SITE ACRES:	194.8 ACRES
DEVELOPED AREA:	22.7 ACRES
TOTAL LOTS AND STREETS:	33.8 ACRES
GROSS DENSITY:	0.26 DU/AC
SMALLEST LOT SIZE:	10,112 SF
LARGEST LOT SIZE: **	48,472 SF
AVERAGE LOT SIZE: **	14,632 SF

* UNDEVELOPED AREA WITHIN ESTATE LOTS
** EXCLUDES ESTATE LOTS

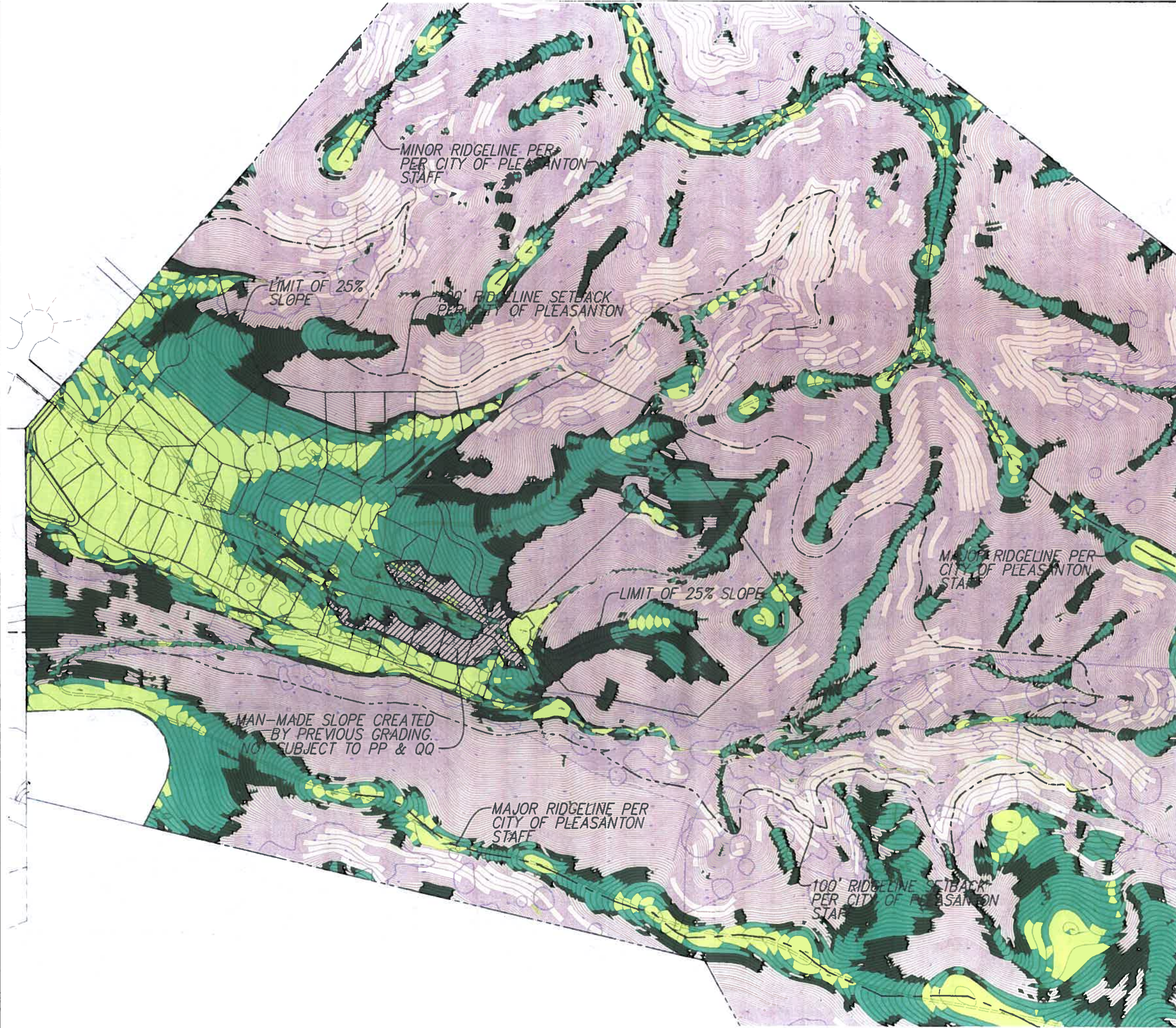
LOT SIZE	Building		Minimum Lot			Minimum Yard				
	(1)	(2)	(3)	(4)	(5)	(6) Front Yard	(7) Side (1)	(8) Side (2)	(9)	
	Max. Height (ft.)	Min. FAR (%)	Minimum Area (Sq. Ft.)	Minimum Width (ft.)	Minimum Depth (ft.)	Front Yard (ft.)	Side (ft.)	Between Adjacent Homes (ft.)	Back (ft.)	Corner lot (ft.)
PUD R-10,000+ (2-STORY)	20'-5"	40%	10,000	75	110	15/15	5/11	16	20	5
PUD R-10,000+ (1-STORY)	25'-2"	40%	10,000	75	110	15/15	5/11	16	20	5

BUILDING
(1) MAXIMUM HEIGHT: Height of building measured from the foundation elevation to the mid-point of the highest ridge to eave line.
(2) FARE FLOOR AREA (FAF): The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAF calculation for the garage.
MINIMUM LOT
(3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
(4) MINIMUM WIDTH: Average minimum lot width excluding flag lots and cul-de-sacs where the minimum street frontage width may be 15 feet.
(5) MINIMUM DEPTH: Average minimum depth.
MINIMUM YARD
(6) FRONT GARAGE/HOUSE: Excepting architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.
(7) SIDE, FRONT LOADED GARAGES: The minimum side yard and the total of the both side yards (when the garage for the home is front loaded) (measured from the side of the garage facing the street).
(8) BETWEEN ADJACENT HOMES: The minimum side distance between two (2) adjacent homes, excluding allowed intrusions into setbacks.
(9) MINIMUM REAR YARD: Minimum rear yard measured from the rear property line to the foundation plane of the home (includes porches for fireplaces, media rooms, and/or big windows).



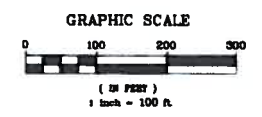
**SITE DEVELOPMENT PLAN
LUND RANCH II**
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA





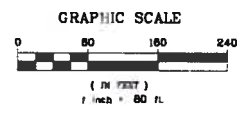
LEGEND:

- 0 - 10%
- 10% - 20%
- 20% - 25%
- 25% +
- MAN-MADE SLOPE



**SLOPE MAP
LUND RANCH II**
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
PLANNERS • ENGINEERS • ARCHITECTS
4890 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



LEGEND:
 ○ 247 SAVE TREE
 X 247 REMOVE TREE

TREE EXHIBIT
LUND RANCH II
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS - PLANNERS & SURVEYORS
 400 EXHIBIT DRIVE, SUITE 200, PLEASANTON, CA 94588
 PHONE: (925) 257-9100 FAX: (925) 227-9200



**TRAIL PLAN
LUND RANCH II**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

TRAIL LEGEND

- PROPOSED CLASS B TRAIL (GRADED EARTH)
- PROPOSED CLASS B TRAIL (USE EXISTING PAVED EVA)
- CLASS C TRAIL PER CITY MASTER PLAN (BY OTHERS)

NOTE:
1. APPROVED BY TRAILS COMMITTEE OCTOBER 23, 2008.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4600 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588
PHONE: (925) 217-9100 FAX: (925) 227-1300

DATE: SEPTEMBER 15, 2011 JOB NO. 971047 SHEET 6 OF 6



Lower Level: 2,984 SF

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Plan 1 Modified - One Story

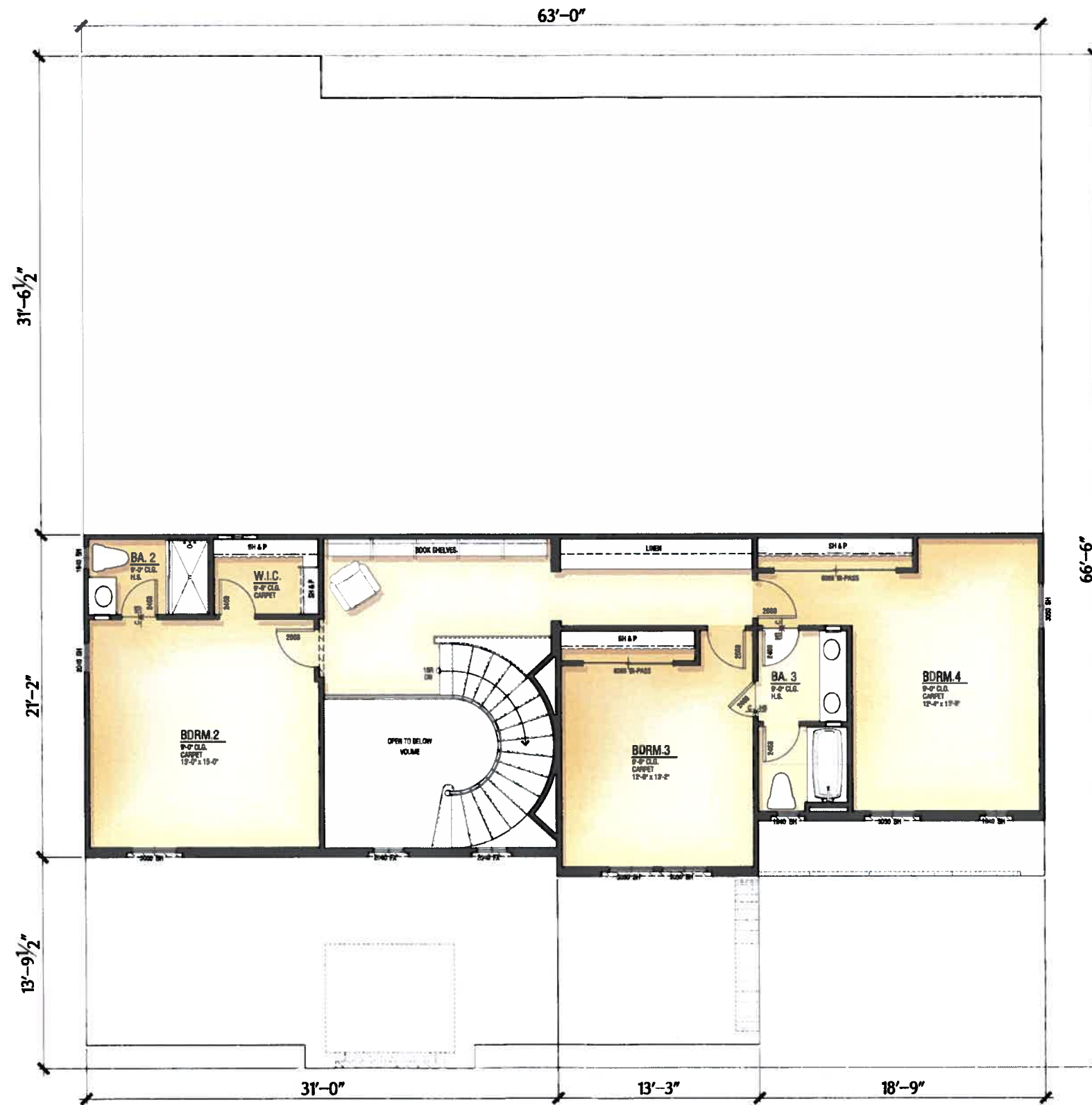
Total: 4,123 SF
Garage: 693 SF
4 Bdrm./Guest Bdrm./4 Ba
3 Car Garage



**WILLIAM HEZMALHALCH
ARCHITECTS INC.**
6111 BOLLINGER CANYON ROAD, SUITE 405, SAN RAMON, CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011
1.1

2011094 Arroyo Miramonte - Pleasanton, CA



Upper Level: 1,139 SF

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Plan 1 Modified - One Story



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September 08, 2011
1.1.1



Front Elevation - B



Rear Elevation - B

Plan 1 - Modified One Story

B - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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September 08, 2011
1.3

2011094 Arroyo Miramonte - Pleasanton, CA



Elevation - C



Front Elevation - A

Plan 1 - Modified One Story

Front Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

Roof:	Concrete 'S' Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete 'S' Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
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Elevation Style - C

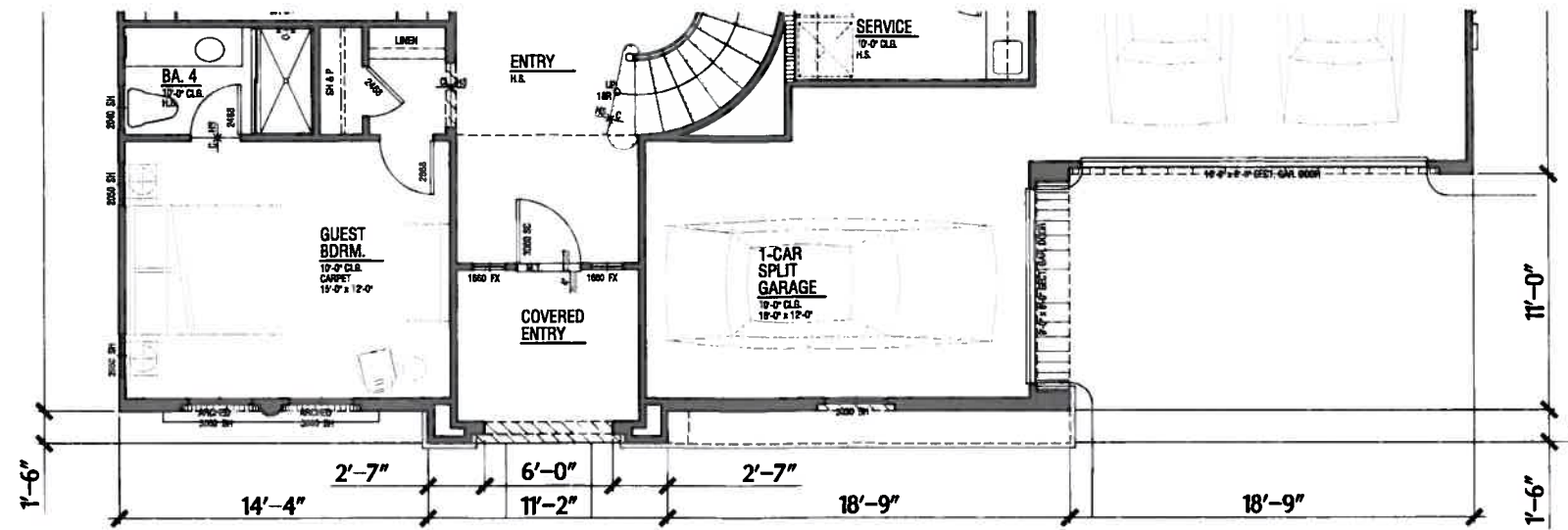
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Window	
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September 08, 2011

1.3.1



Partial Lower Plan
@ A - Elevation



Front Elevation
Plan 1 - Modified One Story
A - Elevations
Lund Ranch II
 Pleasanton, CA
 Greenbriar Homes



Exterior Finishes

Elevation Style - A

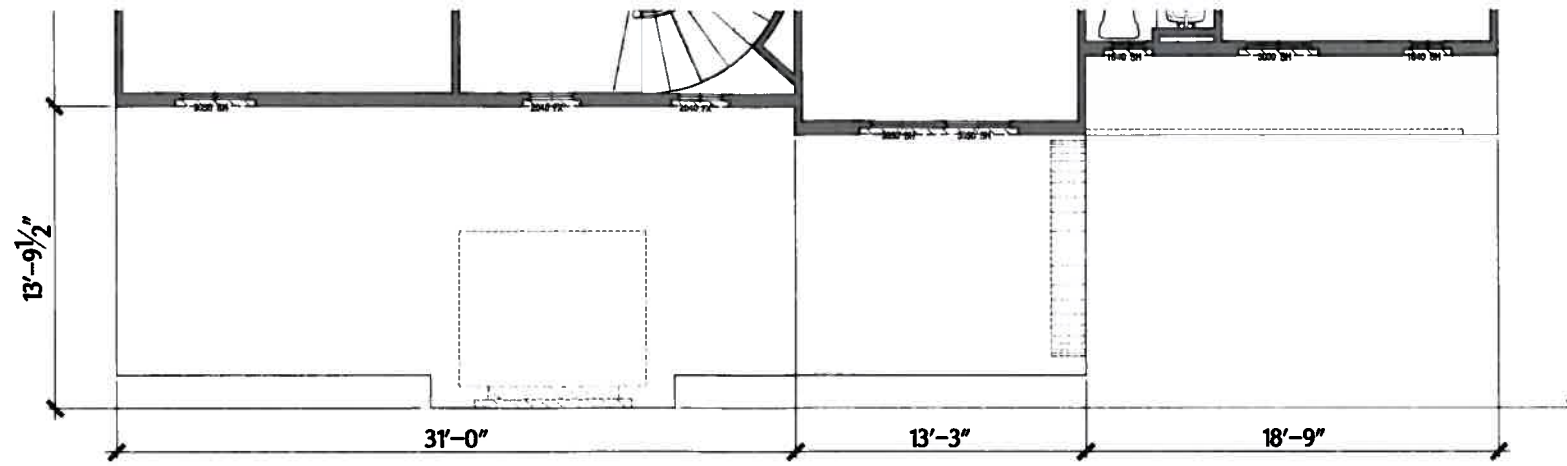
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Elevation Style - B

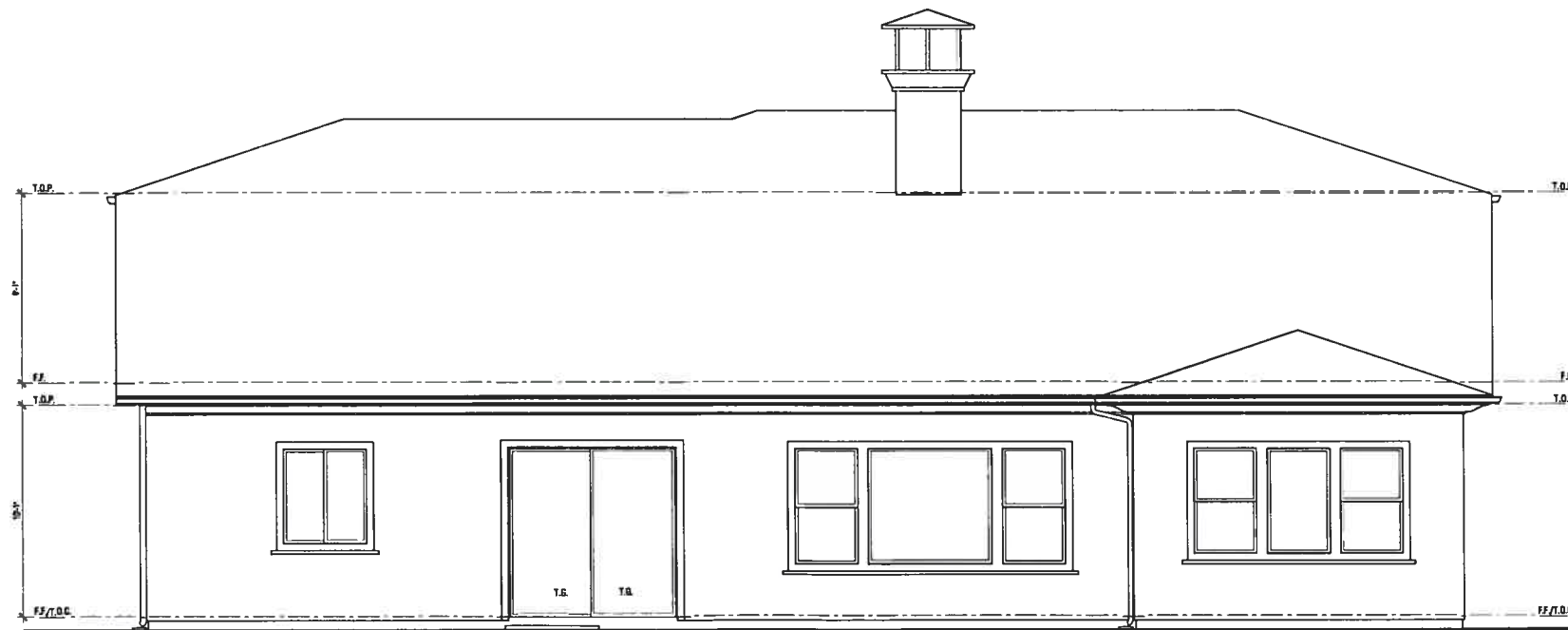
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Elevation Style - C

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Partial Upper Plan
@ A - Elevation



Rear Elevation

Plan 1 - Modified One Story

A - Elevation

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
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Elevation Style - B

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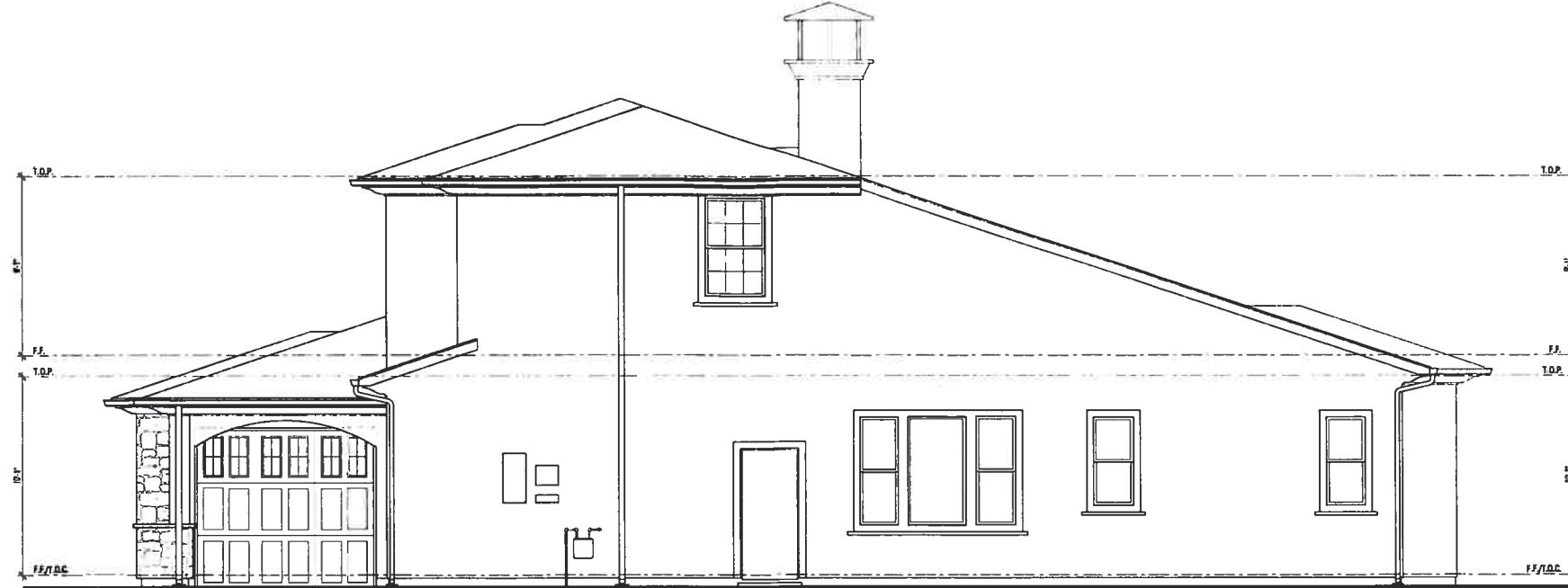
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September 08, 2011

1.4.1



Right Elevation



Left Elevation

Plan 1 - Modified One Story

A - Elevations

Lund Ranch II
 Pleasanton, CA
 Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
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- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

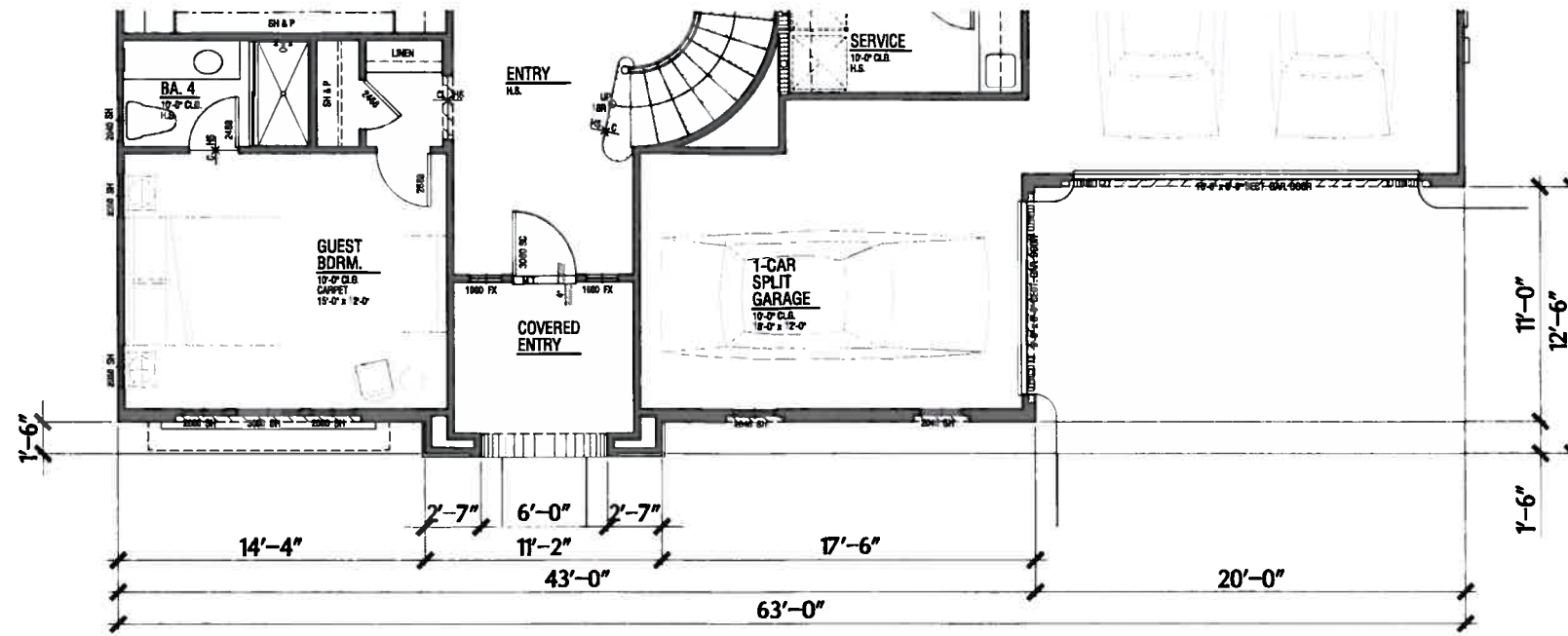
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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1.4.2

2011094 Arroyo Miramonte - Pleasanton, CA



Partial Lower Plan
@ B - Elevation



Front Elevation

Plan 1 - Modified One Story

B - Elevation

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

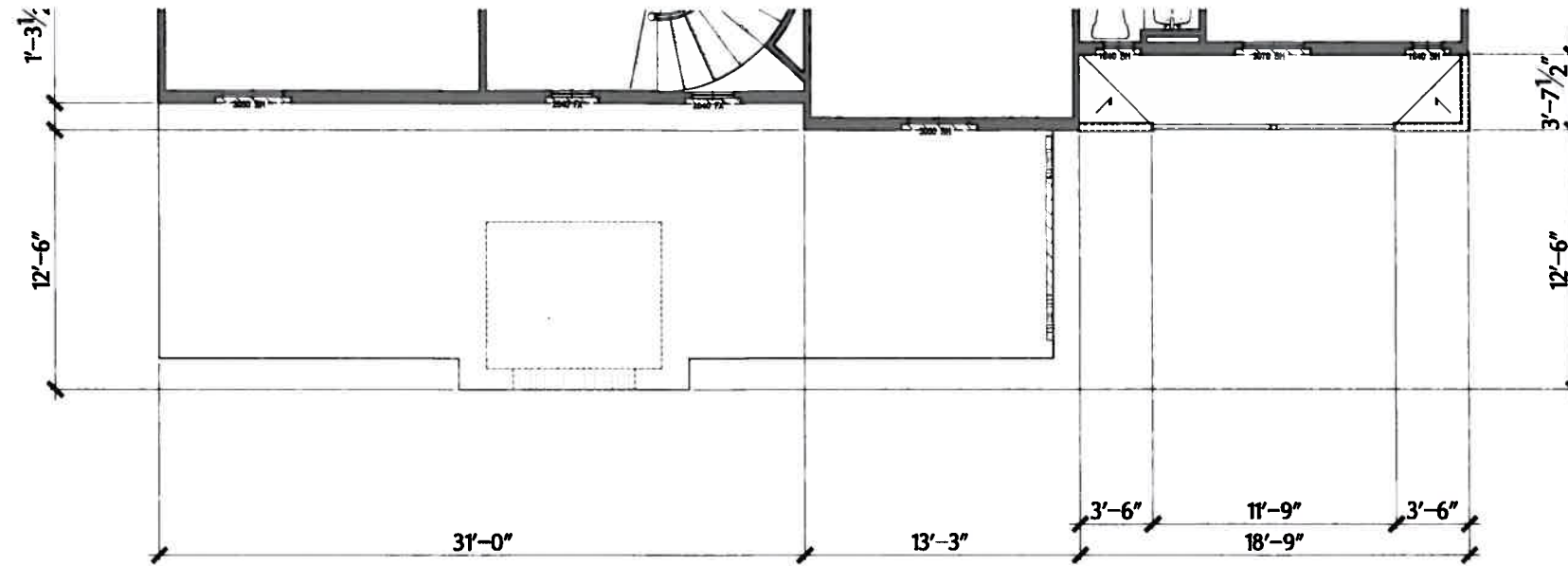
- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

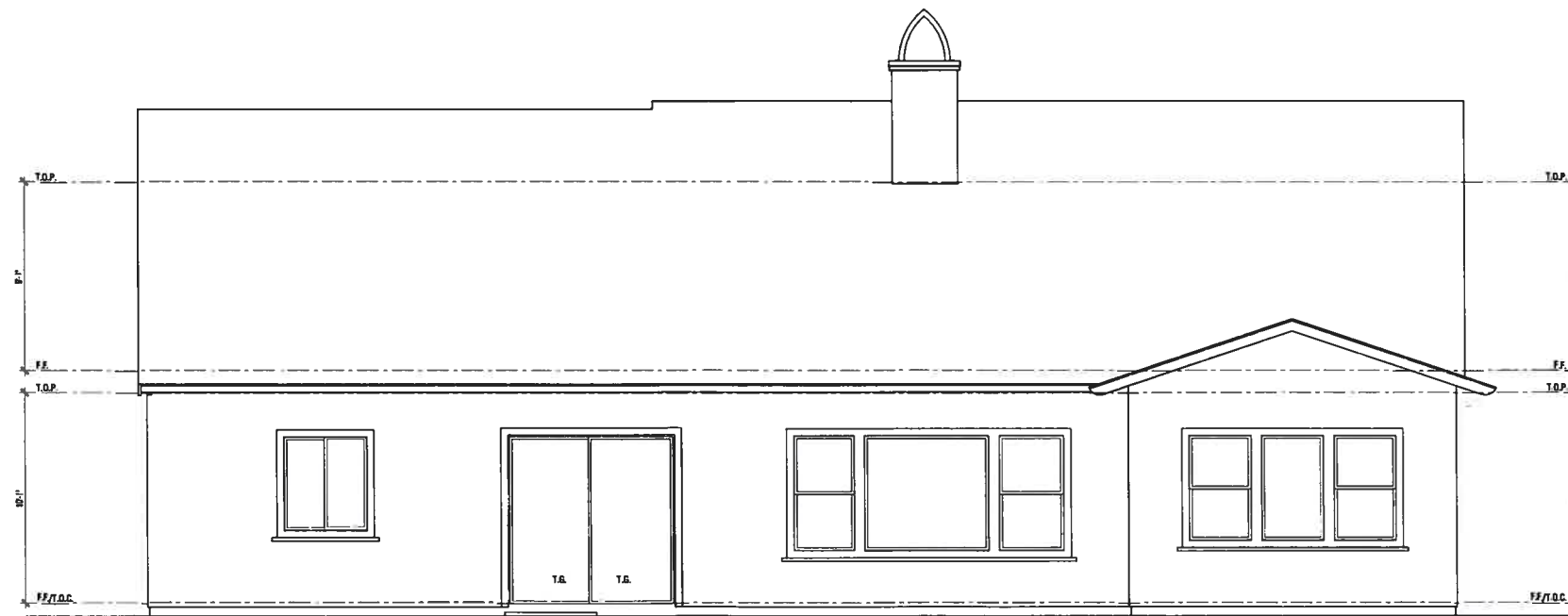
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
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- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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Partial Upper Plan
@ B - Elevation



Rear Elevation

Plan 1 - Modified One Story

B - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

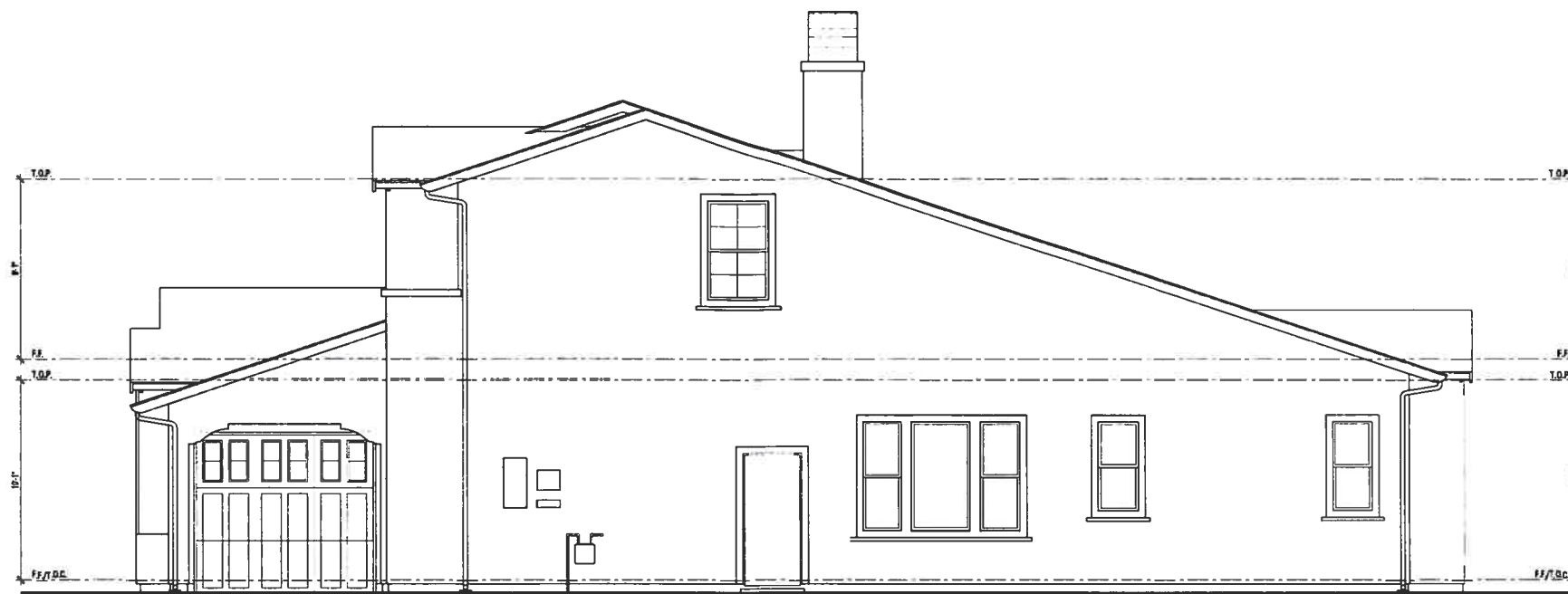
Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
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- Veneer: Manufactured Stone Veneer
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- Entry Doors: Decorative Front Entry Doors

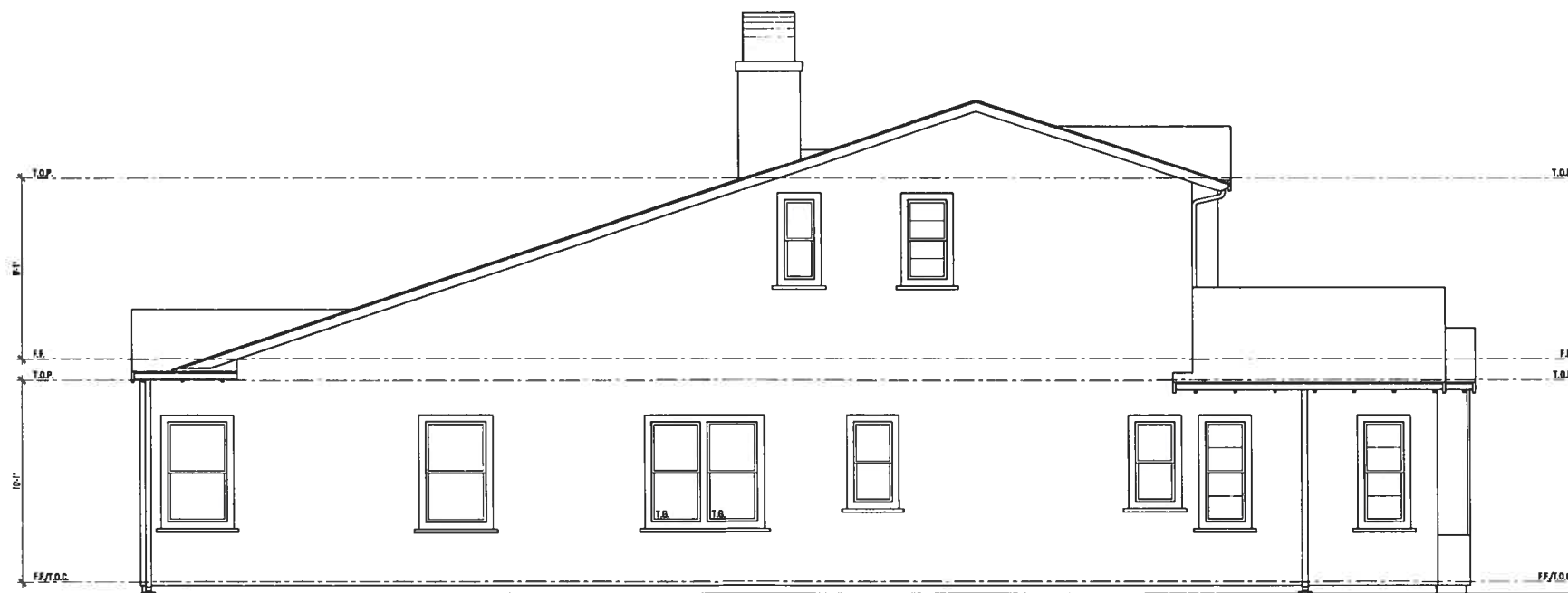
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1.5.1



Right Elevation



Left Elevation

Plan 1 - Modified One Story

B - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

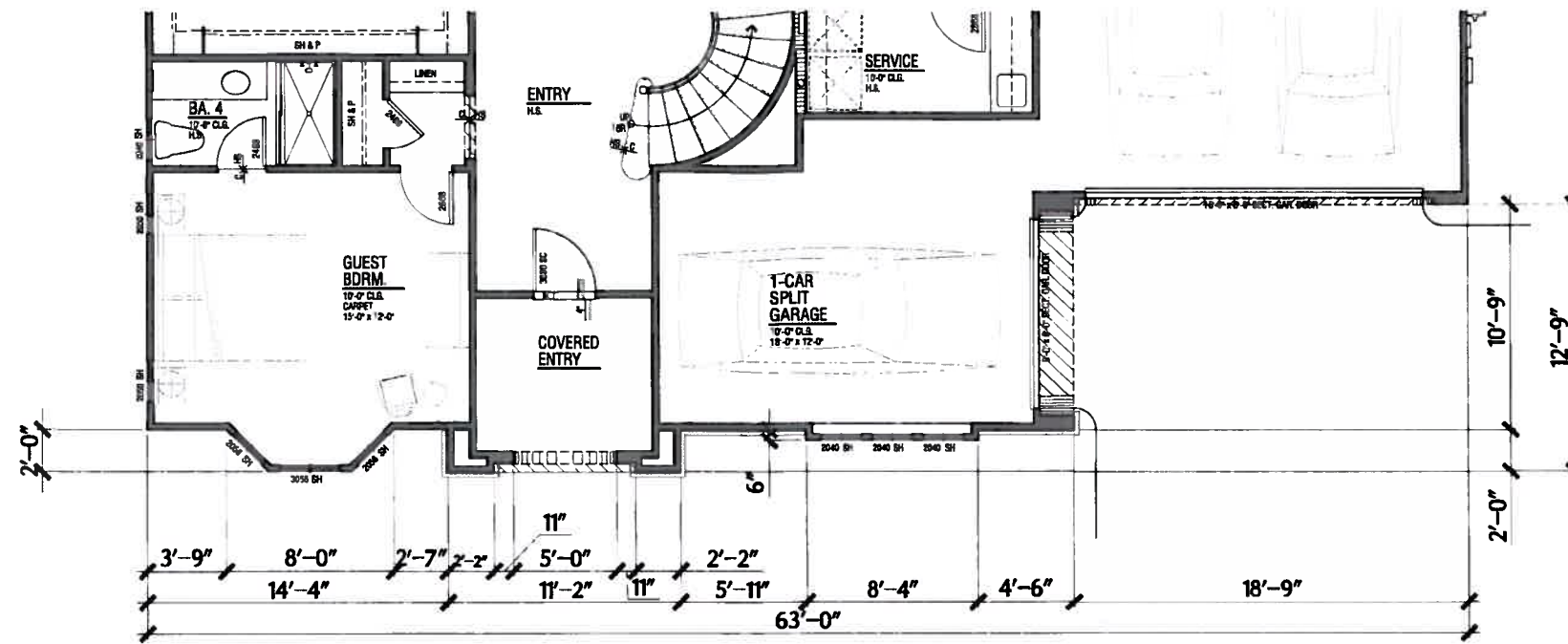
Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof A1 Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors


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1.5.2



Partial Lower Plan
@ C - Elevation



Front Elevation

Plan 1 - Modified One Story

C - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
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- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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Exterior Finishes

Elevation Style - A

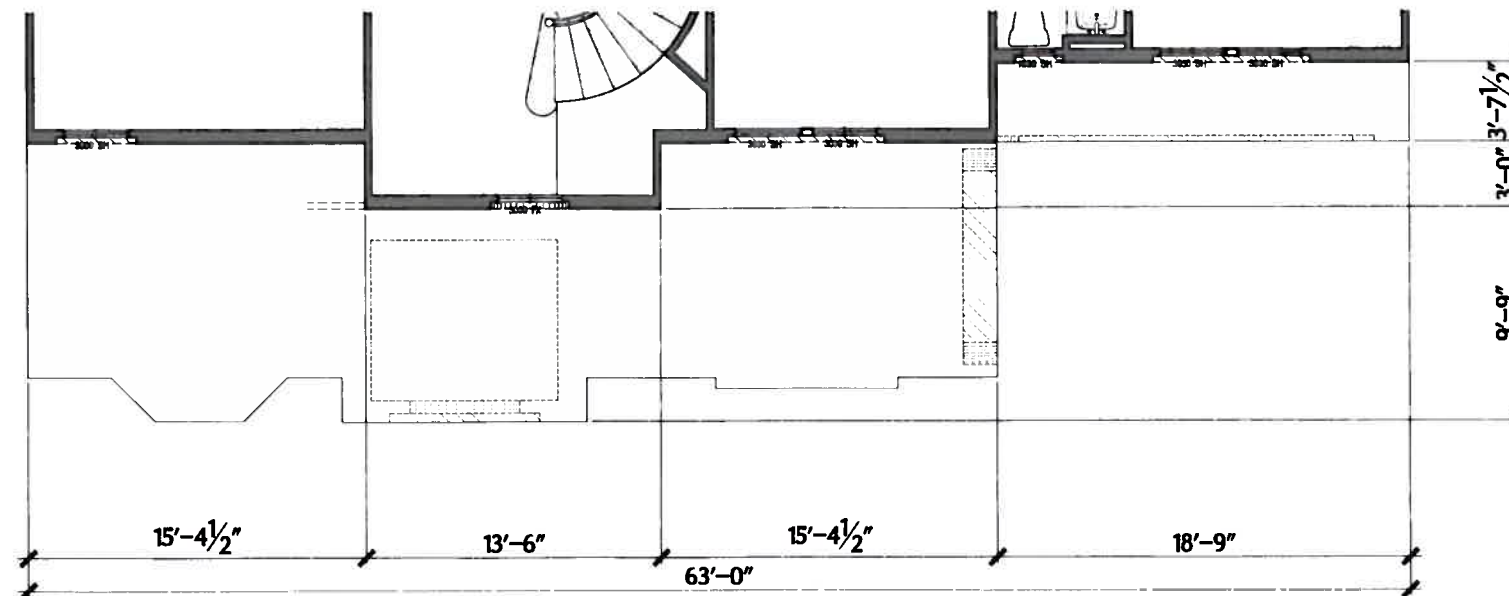
- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

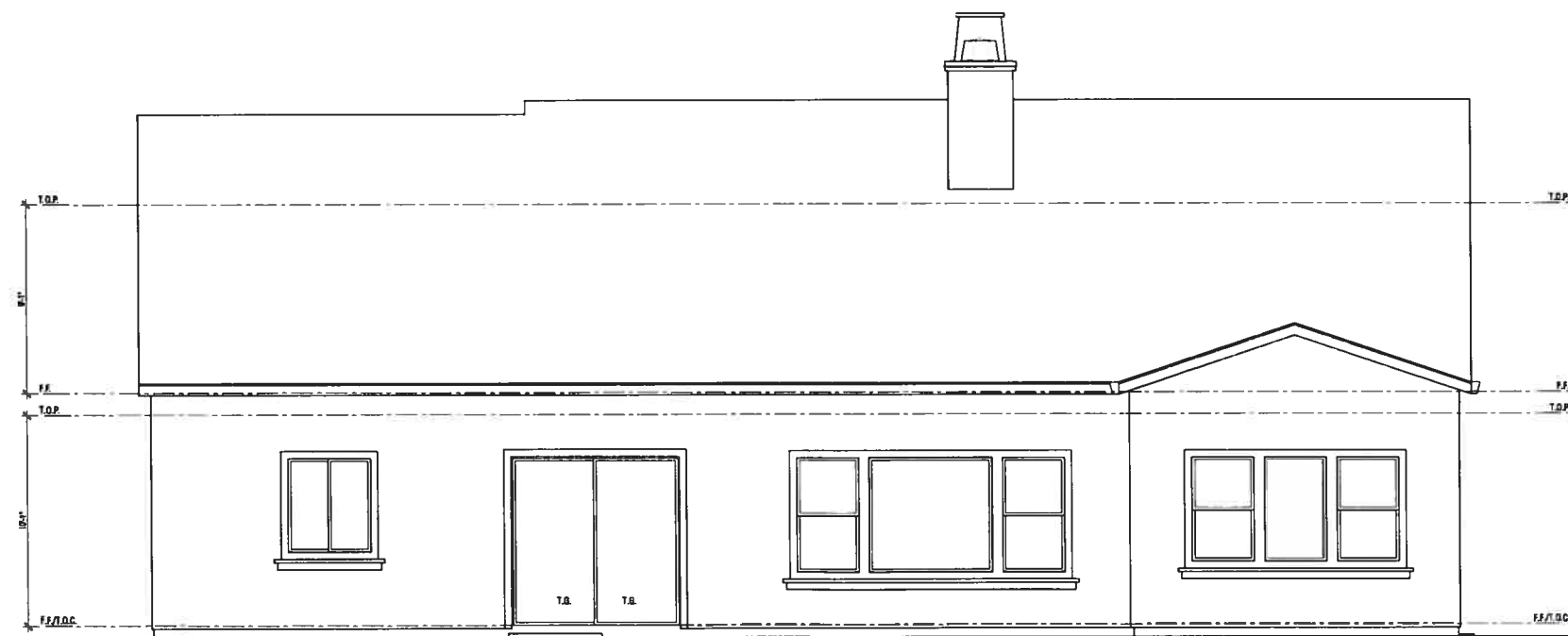
- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



Partial Upper Plan
@ C - Elevation



Rear Elevation

Plan 1 - Modified One Story

C - Elevations

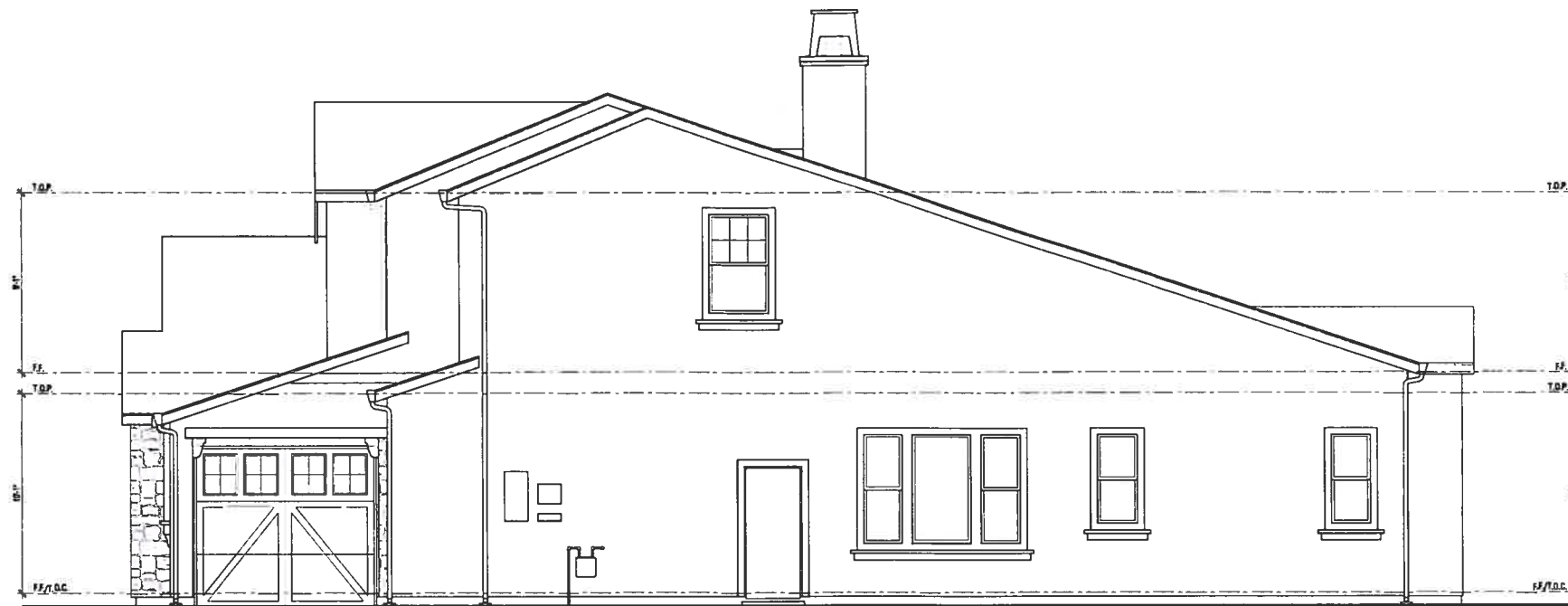
Lund Ranch II

Pleasanton, CA
Greenbriar Homes

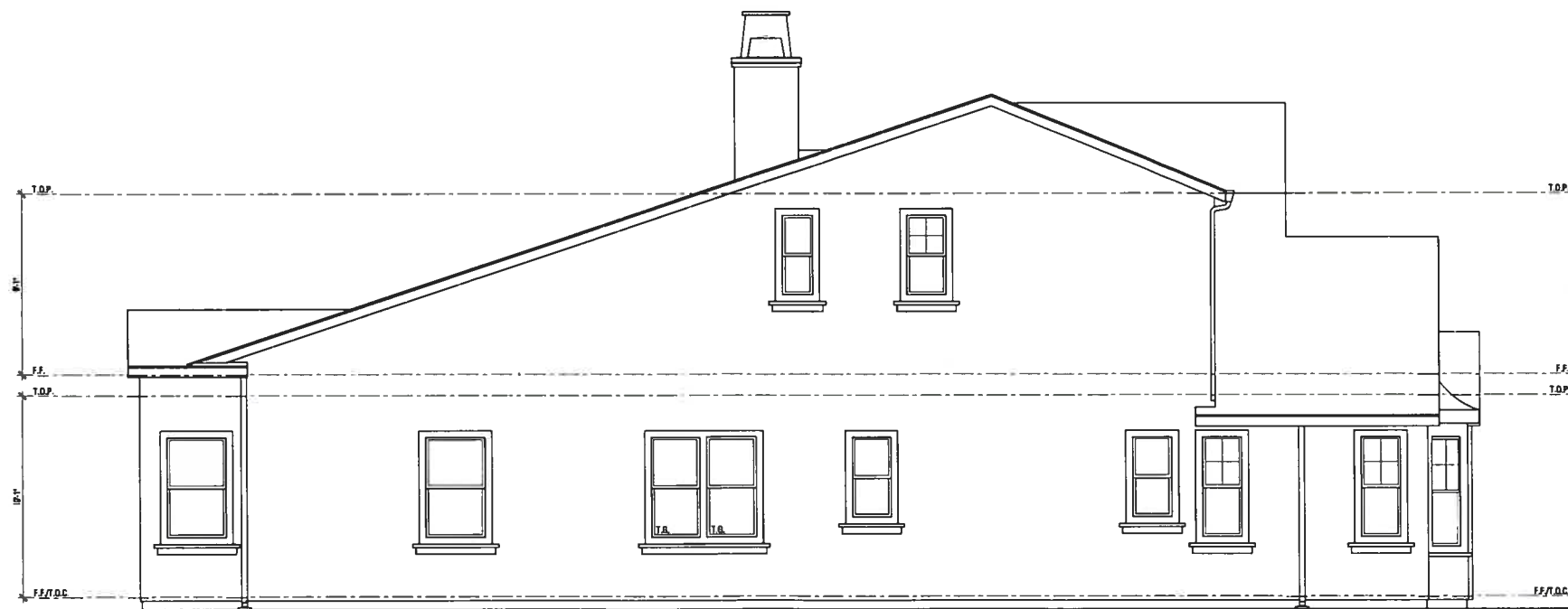


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Right Elevation



Left Elevation

Plan 1 - Modified One Story

C - Elevation

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors


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Lower Level: 2,362 SF
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Plan 2
 Total: 4,280 SF
 Garage: 841 SF
 4 Bdrm/Guest Bdrm./ Library/4 1/2 Ba
 3 Car Garage



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Upper Level: 1,918 SF
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 Pleasanton, CA
 Greenbriar Homes

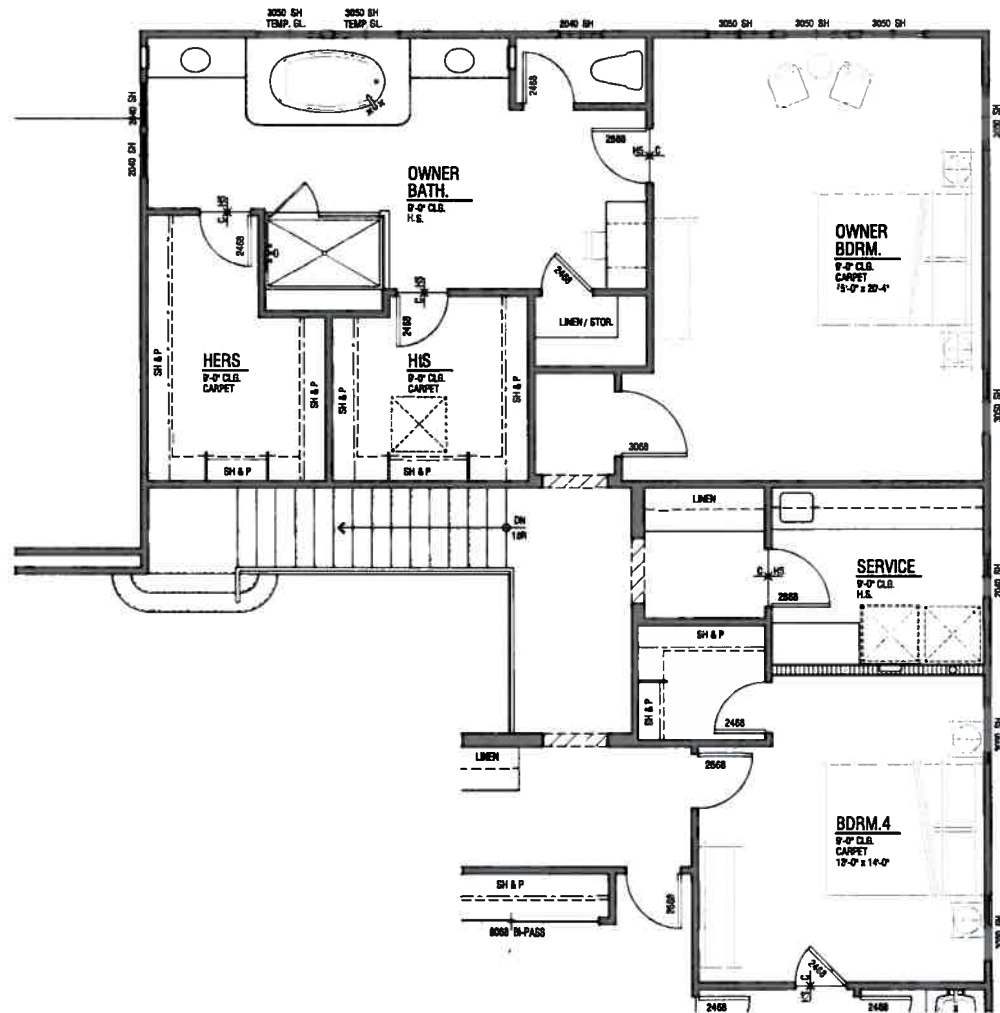
Plan 2



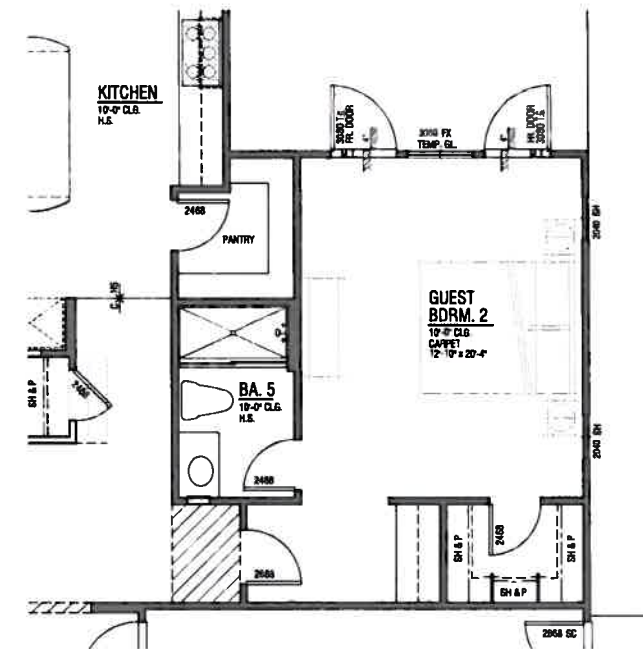
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2.1.1

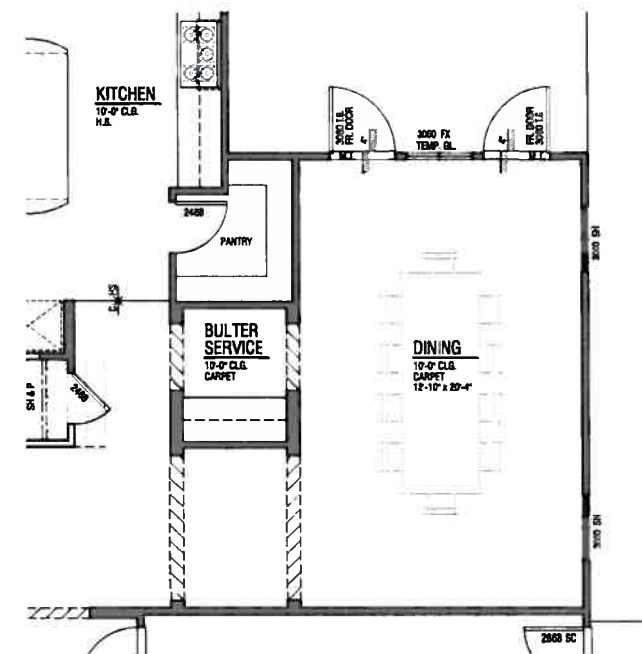
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Alternate Owner Bdrm.



Optional Guest Bdrm. 2



Optional Dining



Plan 2
 OPTIONAL PLANS
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 Pleasanton, CA
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2.1.2



Elevation - B



Elevation - A

Plan 2

Front Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Rail ing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
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Window	
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Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Elevation Style - C

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Gable:	Board & Batt Vertical Fiber Cement Siding
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Window	
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Entry Doors:	Decorative Front Entry Doors



Elevation - C

Plan 2

Front Elevations

Lund Ranch II

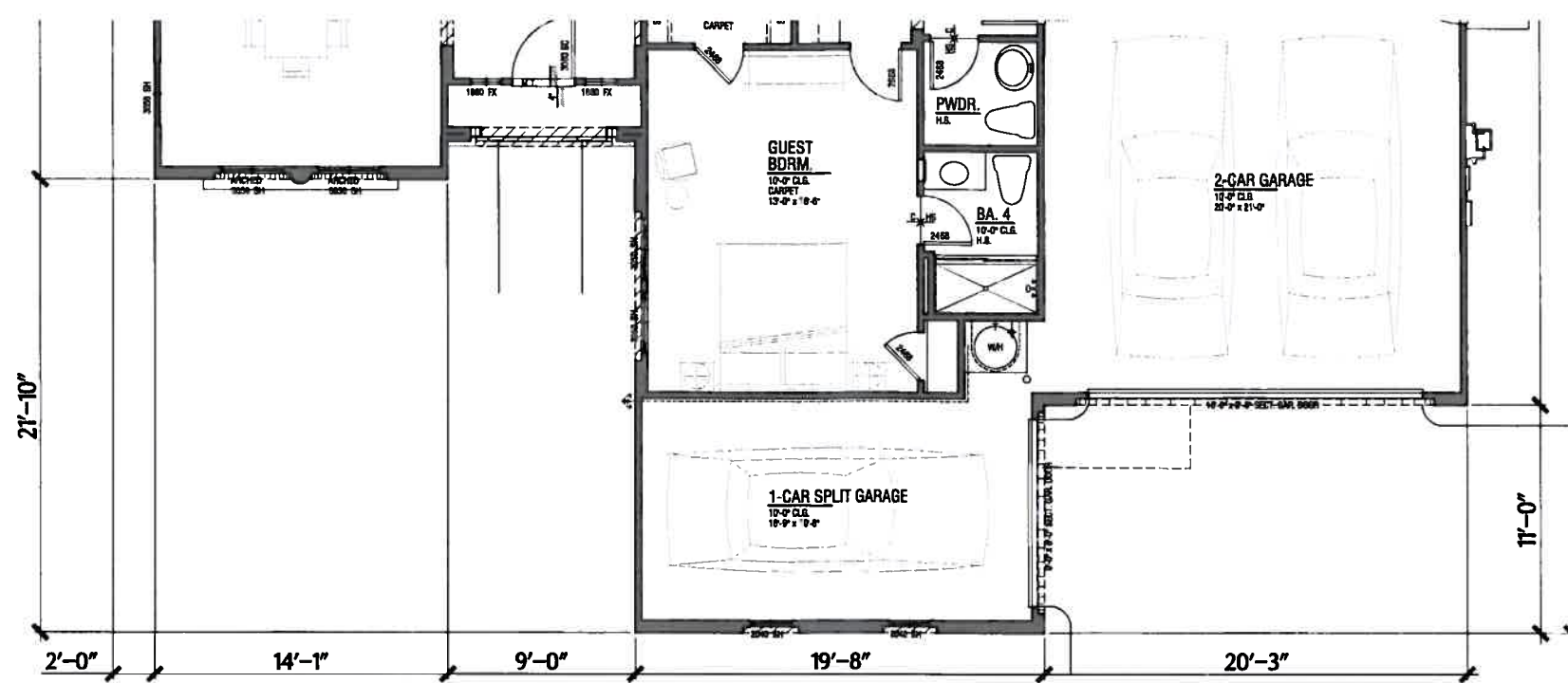
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2.3.1



Partial Lower Plan
@ A - Elevation



Front Elevation
Plan 2

A - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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- Shutters: Prefabricated Shutters
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- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

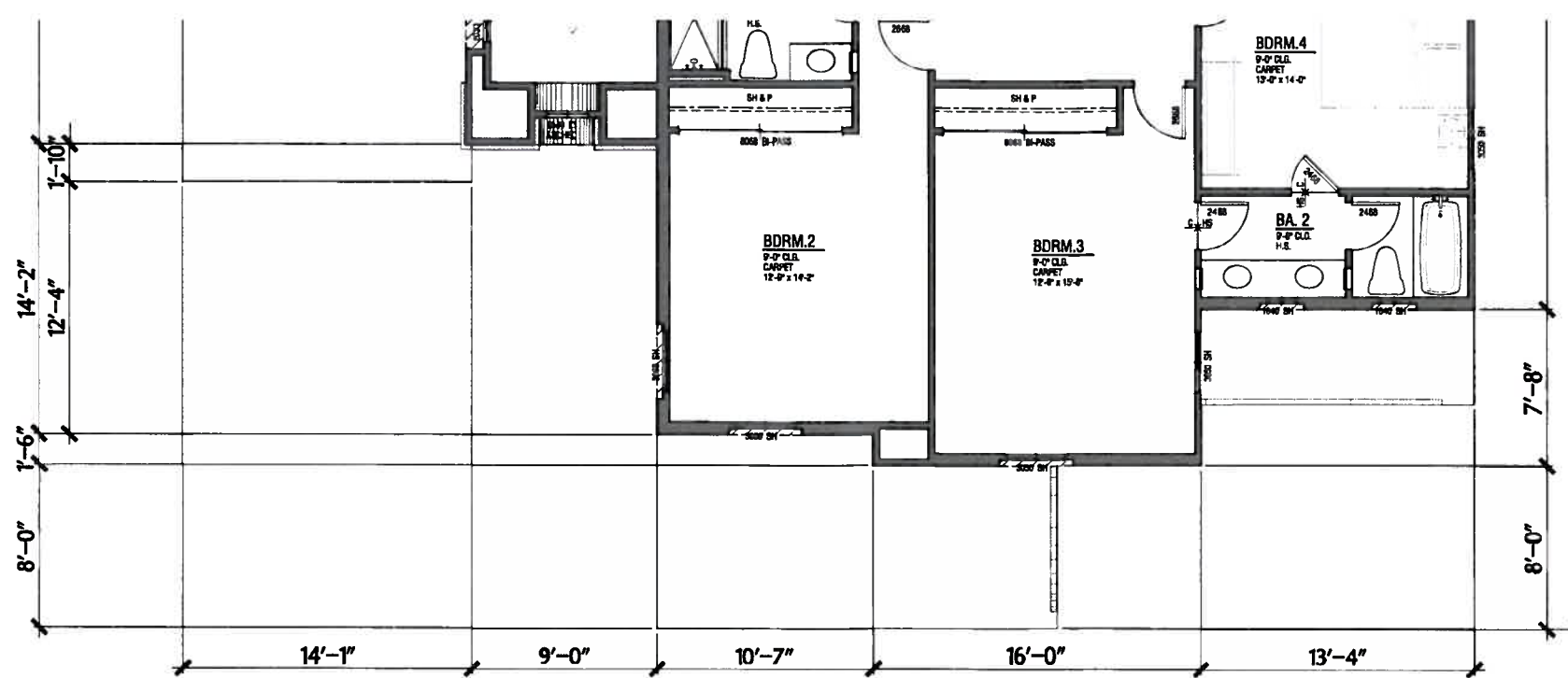
Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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- Exterior: Stucco
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- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors




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2.4



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
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- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



Rear Elevation

Plan 2

A - Elevations

Lund Ranch II

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2.4.1

Exterior Finishes

Elevation Style - A

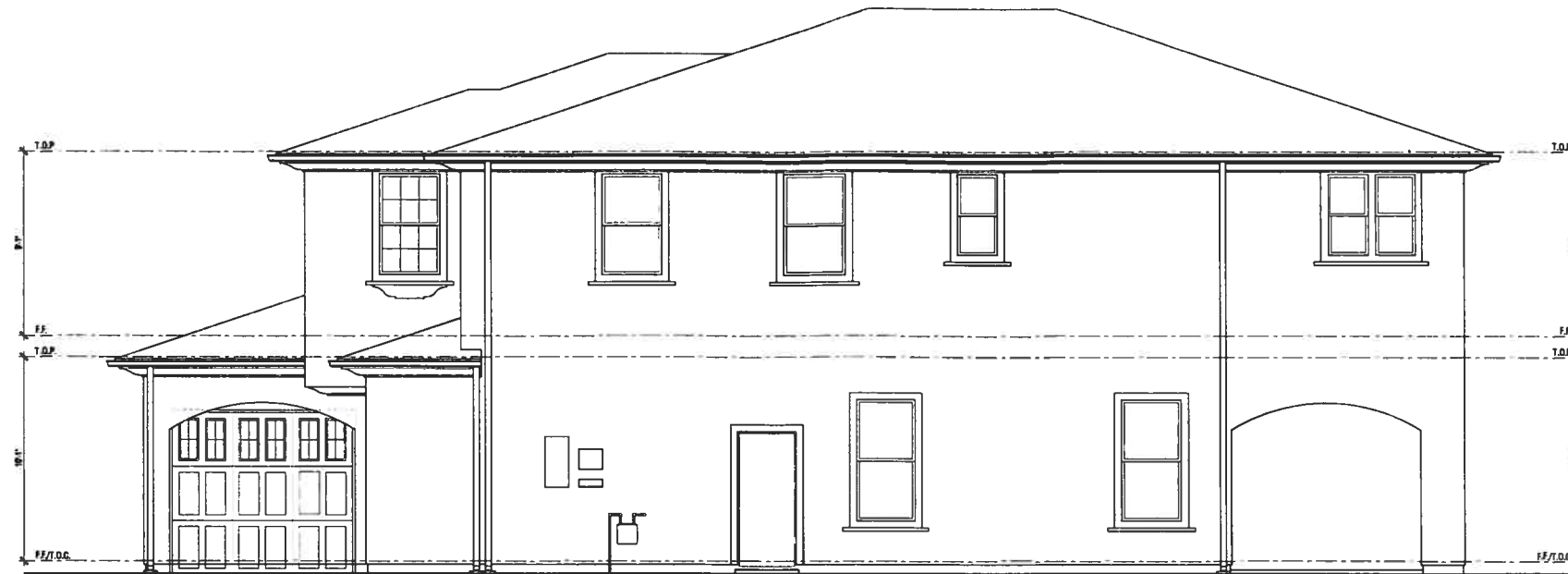
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 2

A - Elevations

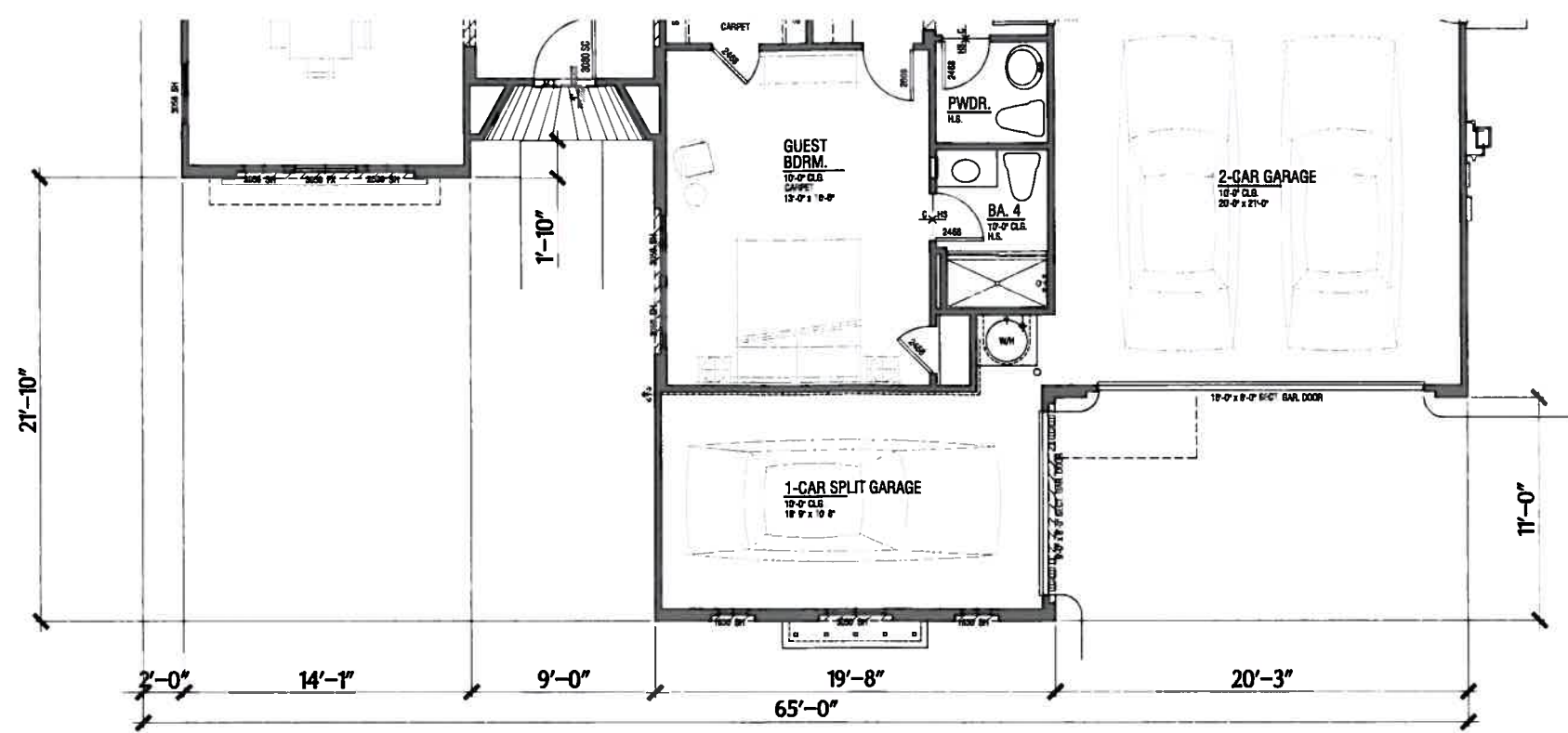
Lund Ranch II

Pleasanton, CA
Greenbriar Homes



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2.4.2



Partial Lower Plan
@ B - Elevation



Front Elevation

Plan 2

B - Elevations

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Pleasanton, CA
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Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/Or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

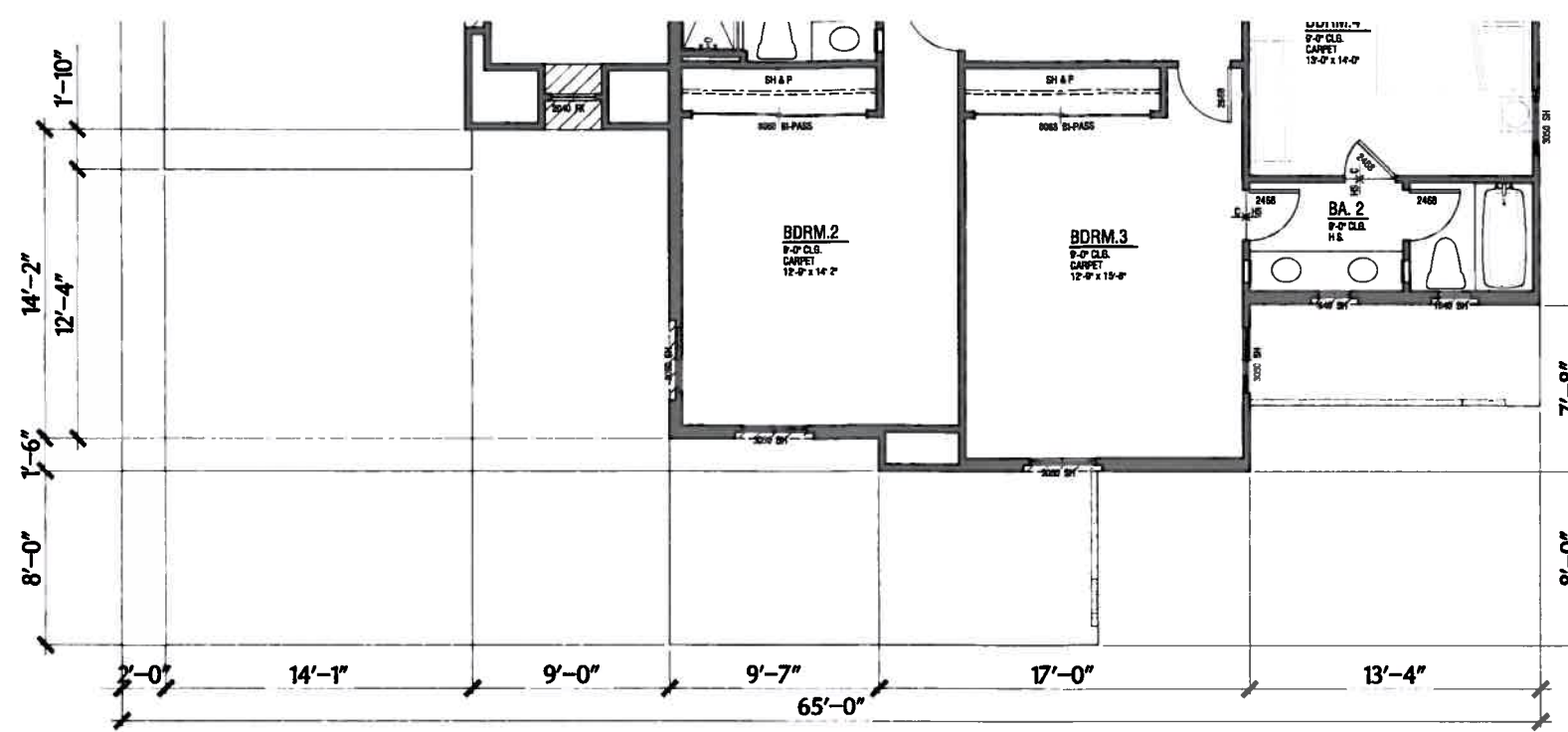
Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/Or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shntters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Rear Elevation

Plan 2

B - Elevations

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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

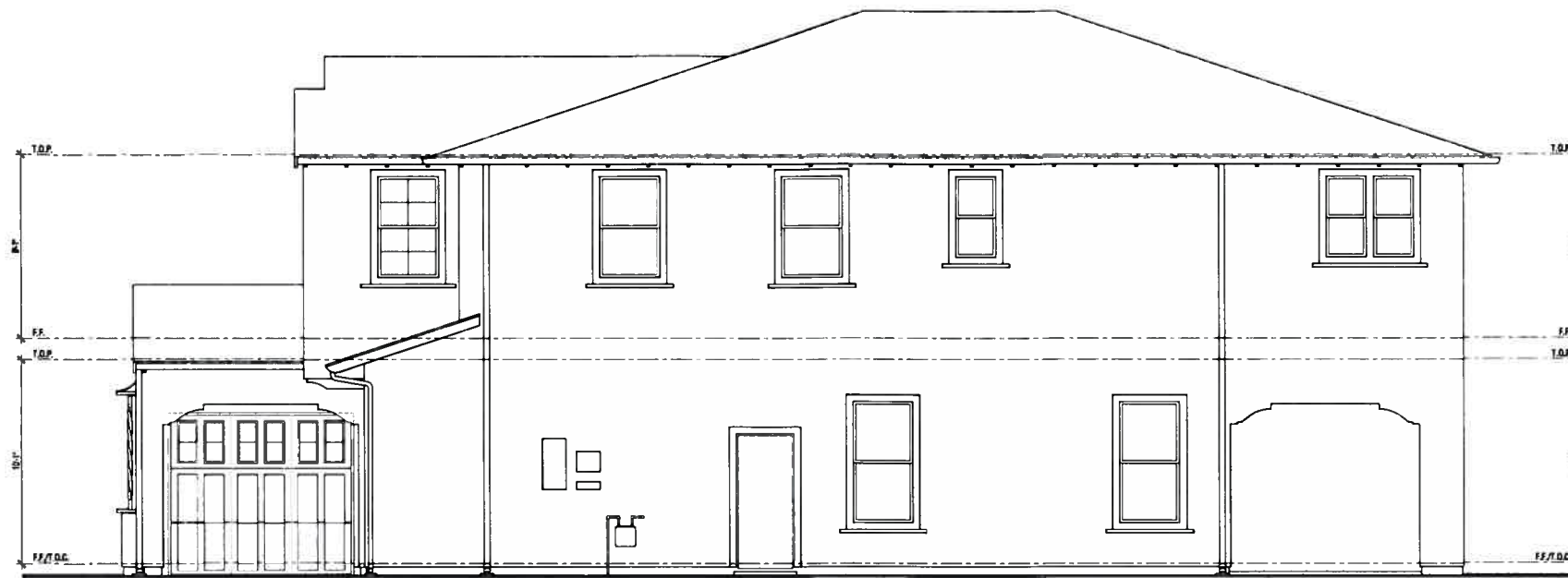
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Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 2

B - Elevations

Lund Ranch II

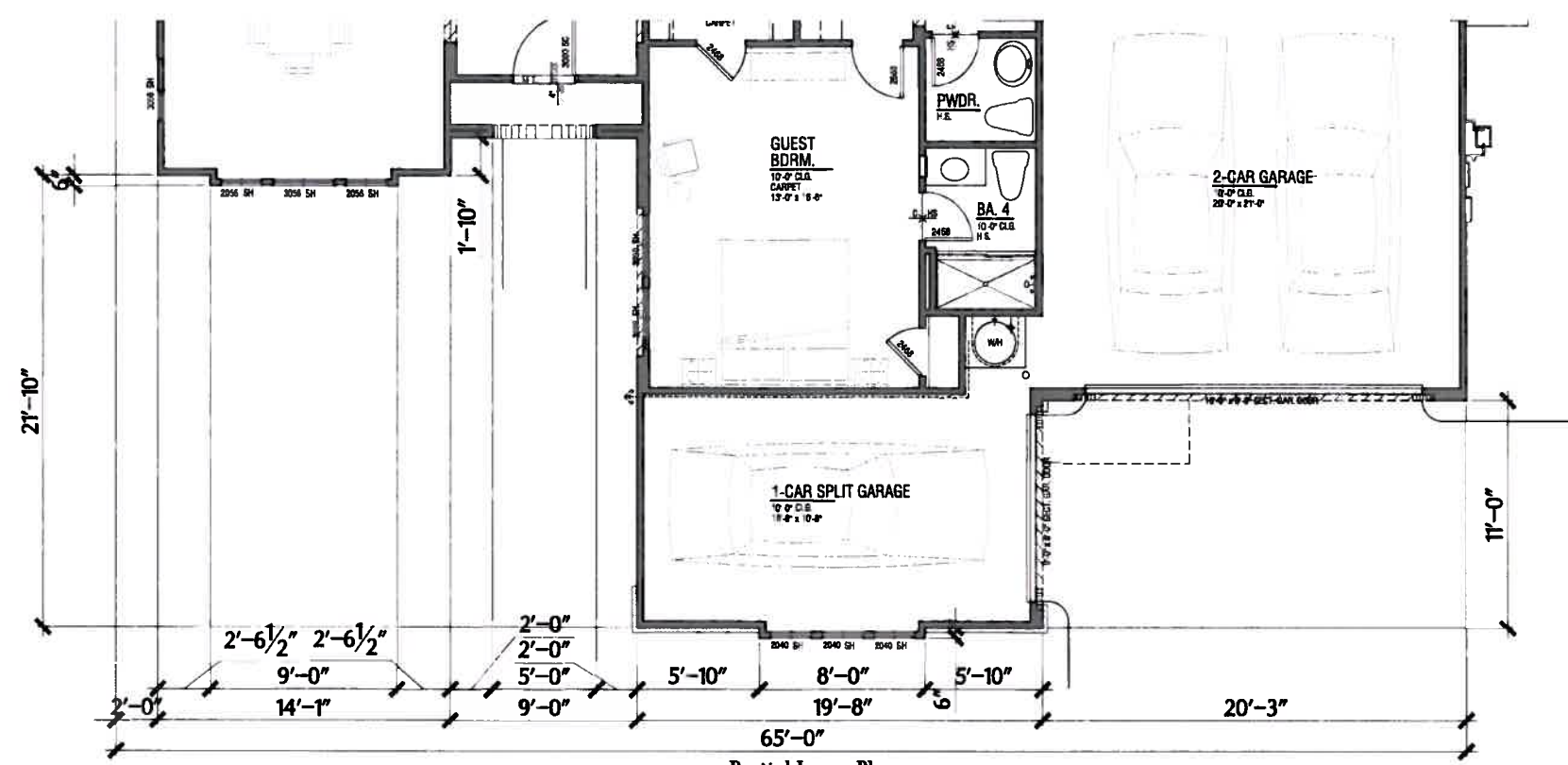
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2.5.2



Partial Lower Plan
@ C - Elevation



Front Elevation
Plan 2
C - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

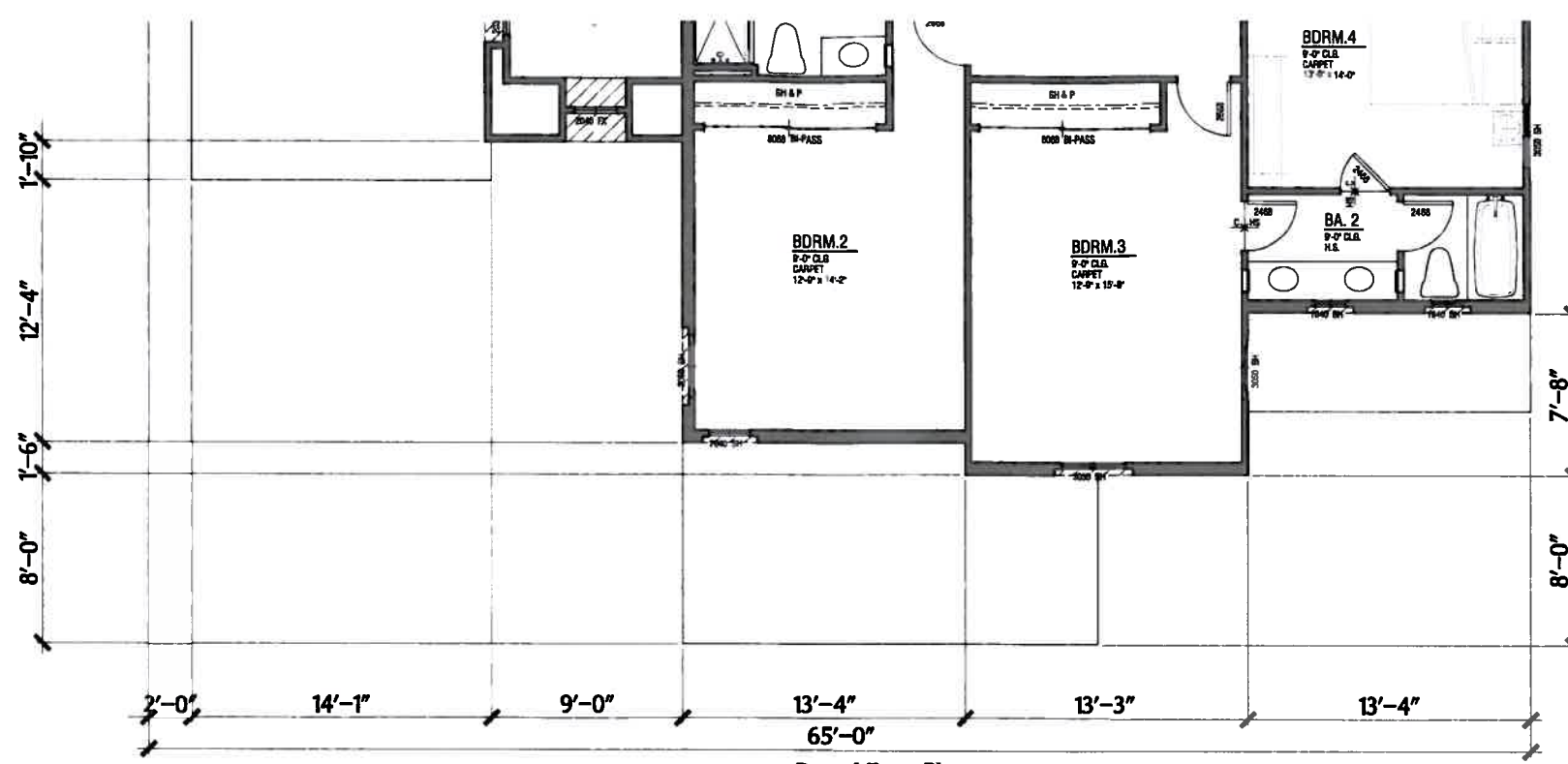
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors




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2011094 Arroyo Miramonte - Pleasanton, CA



Plan 2
C - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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Right Elevation



Left Elevation

Plan 2

A - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

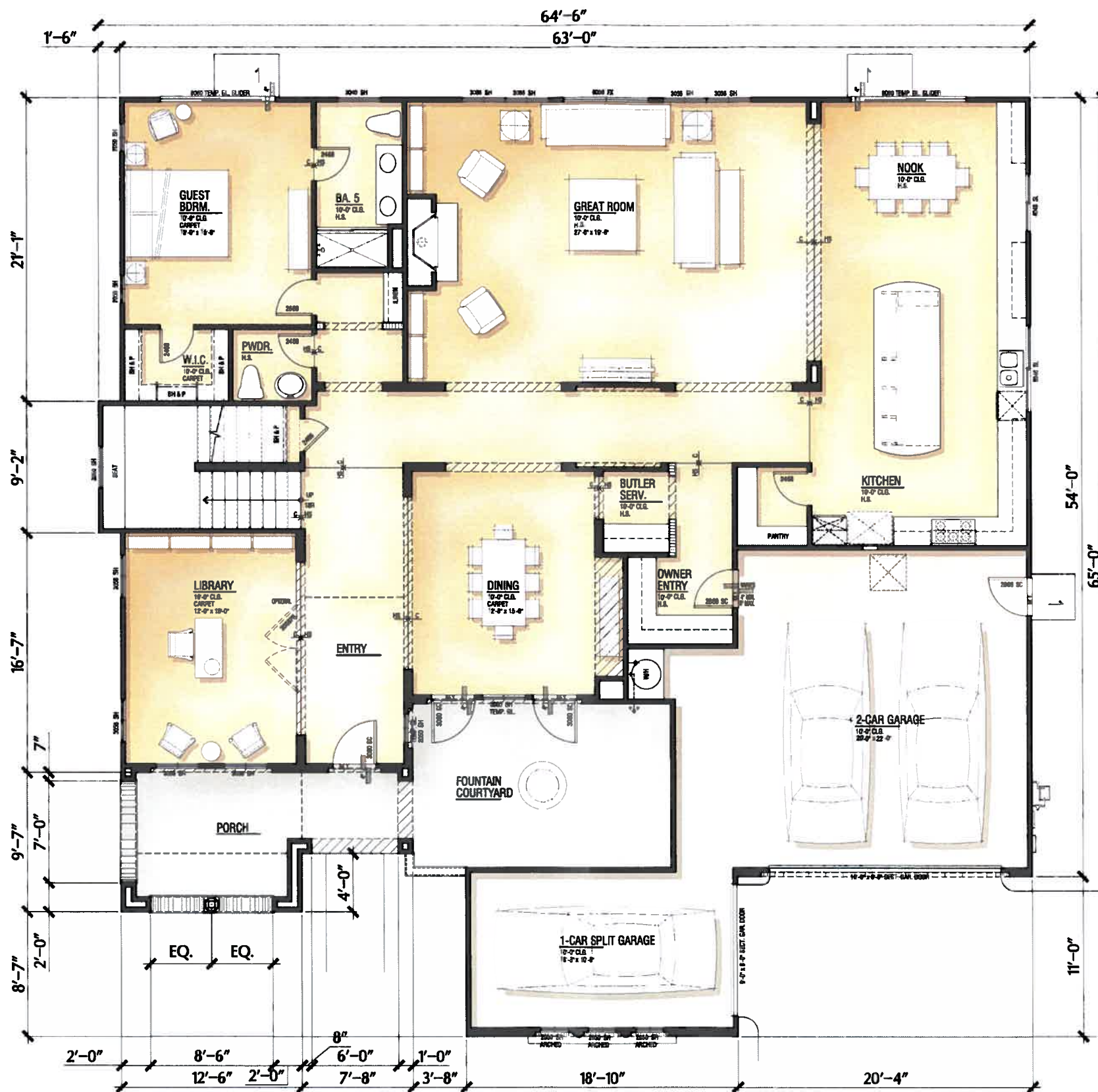
- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Bailing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors

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Lower Level: 2,508 SF

Lund Ranch II

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Greenbriar Homes

Plan 3

Total: 4,501 SF
Garage: 750 SF
4 Bdrm/Guest Bdrm./ Library/4 1/2 Ba
3 Car Garage



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2011094 Arroyo Miramonte - Pleasanton, CA



Upper Level: 1,993 SF
Lund Ranch II
 Pleasanton, CA
 Greenbriar Homes

Plan 3



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Elevation - B



Elevation - A

Plan 3

Front Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



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3.3

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Elevation - C

Plan 3

Front Elevation

Lund Ranch II

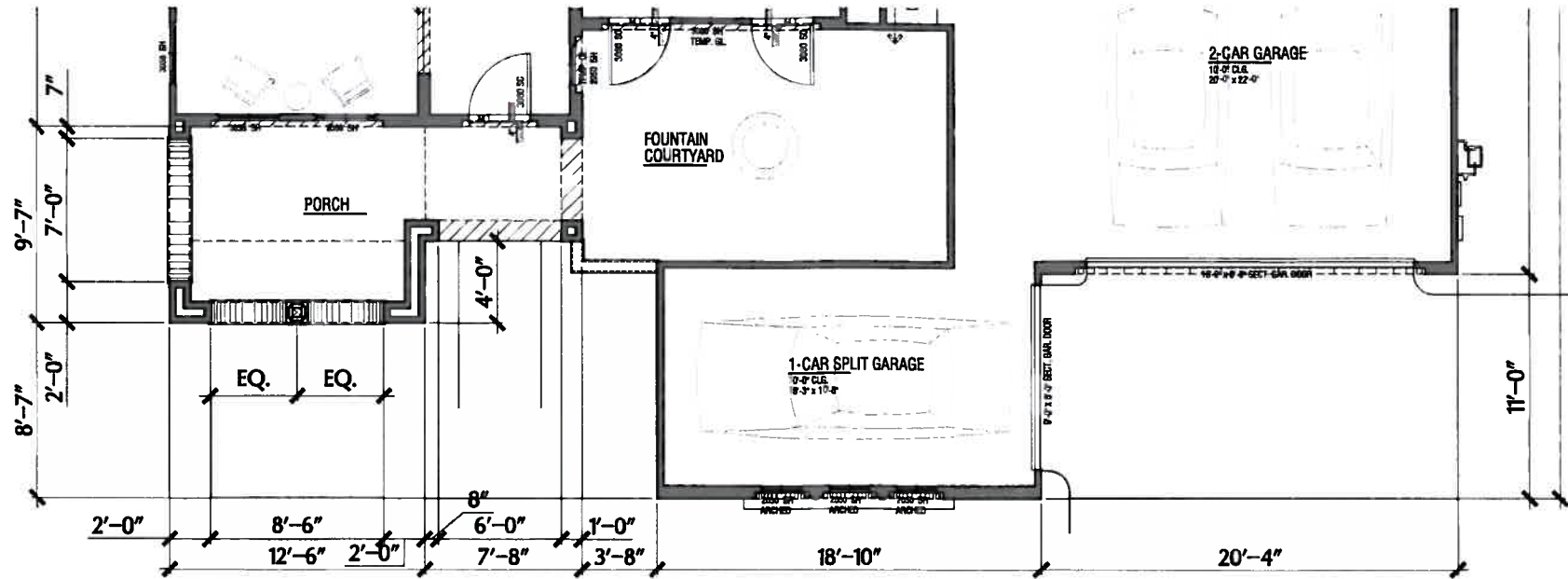
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A - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

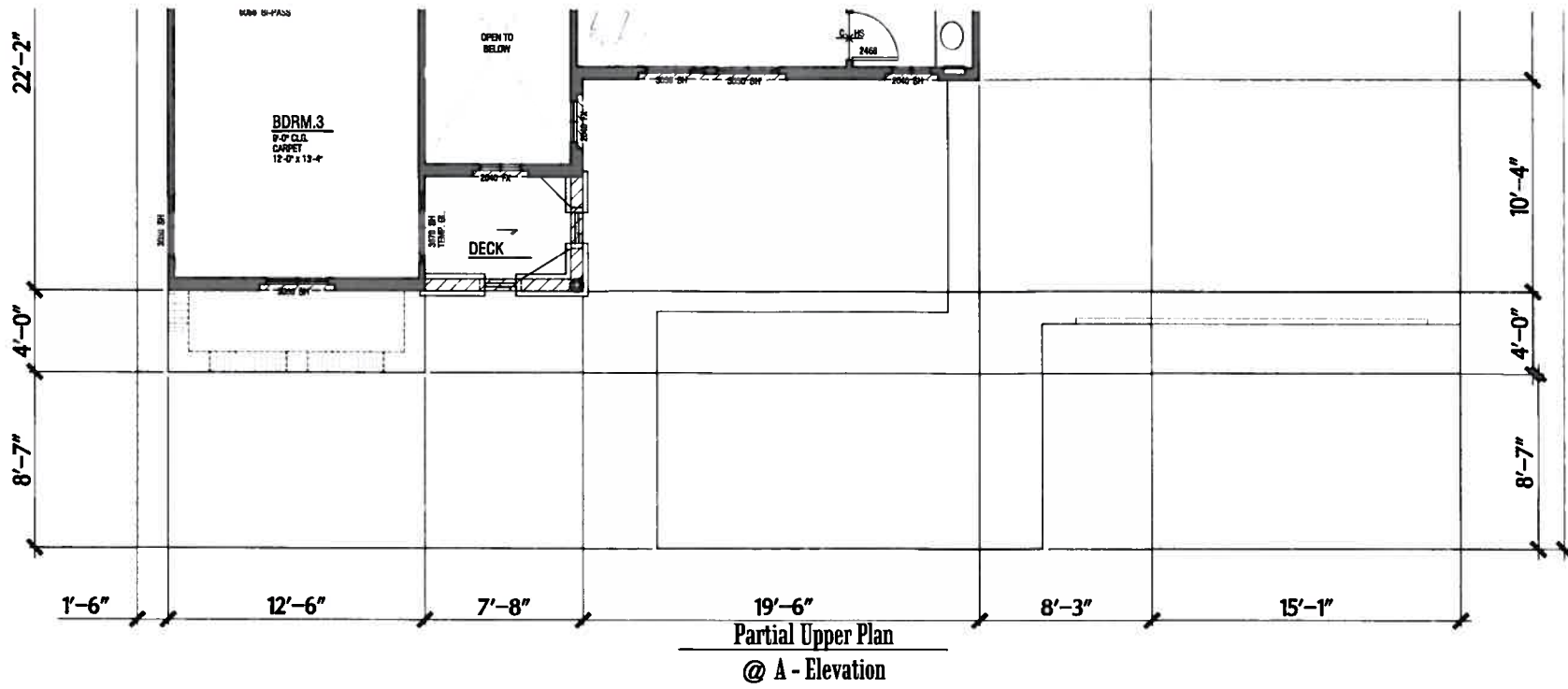
- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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Rear Elevation
Plan 3
A - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

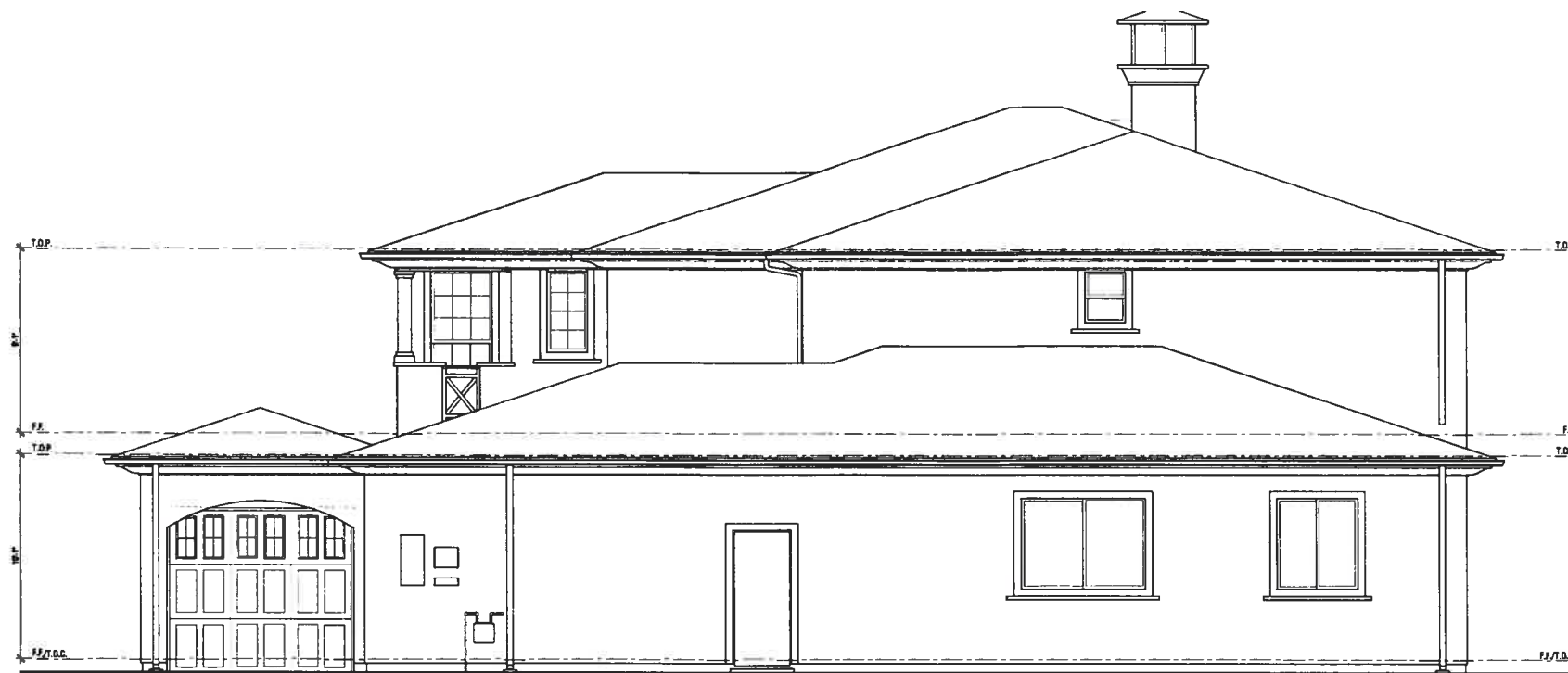
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Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 3

A - Elevations

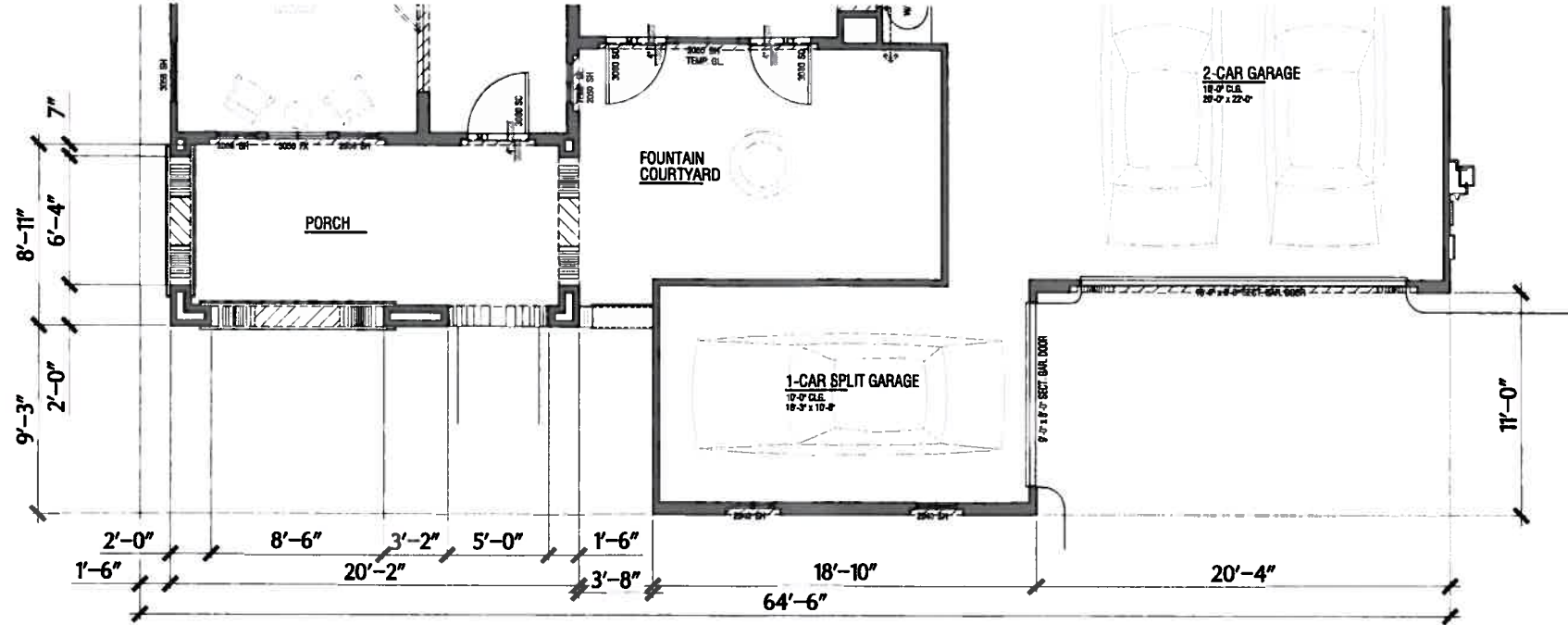
Lund Ranch II

Pleasanton, CA
Greenbriar Homes



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Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
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- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
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- Entry Doors: Decorative Front Entry Doors



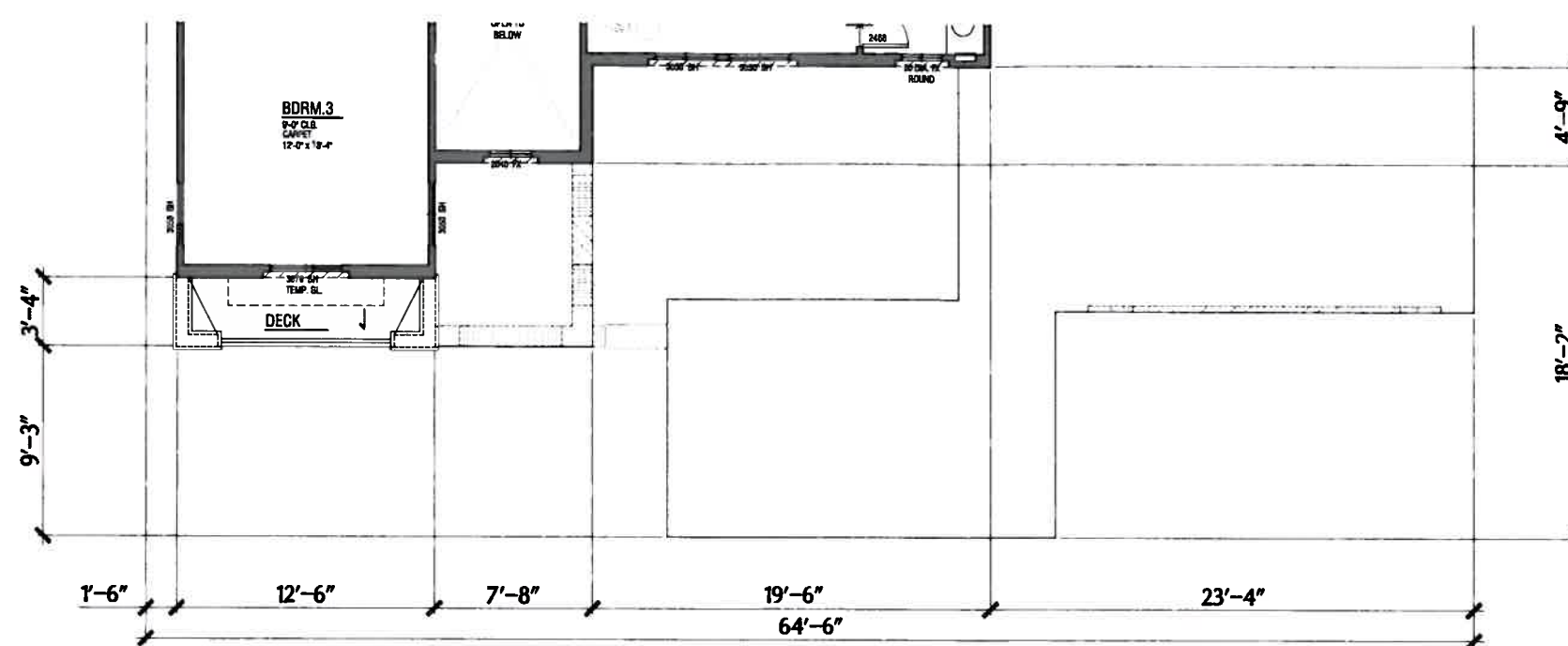
B - Elevations Lund Ranch II Pleasanton, CA Greenbriar Homes



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2011094 Arroyo Miramonte - Pleasanton, CA



Partial Upper Plan
@ B - Elevation



Rear Elevation

Plan 3
B - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
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Elevation Style - B

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Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 3

B - Elevations

Lund Ranch II

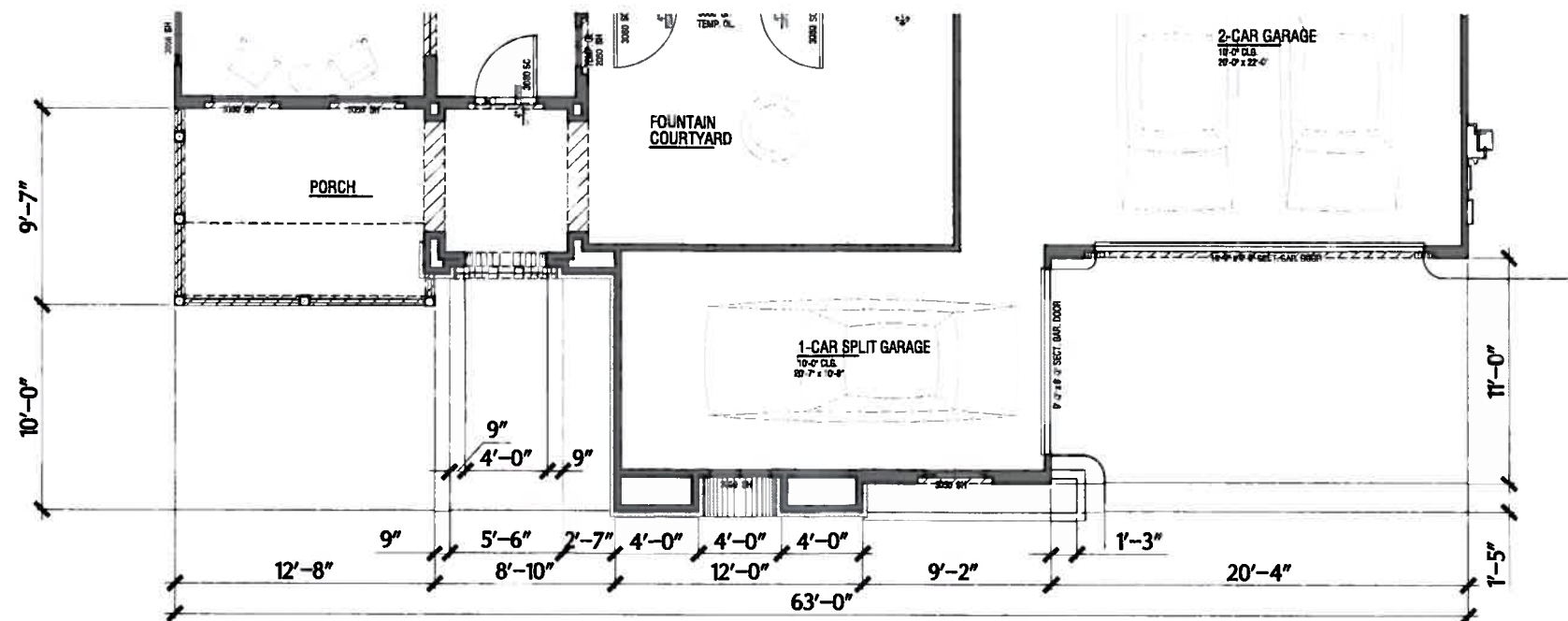
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3.5.2



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
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Elevation Style - B

- Roof: Concrete "S" Tile Roofing
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- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Elevation Style - C

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- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



Plan 3

C - Elevations

Lund Ranch II

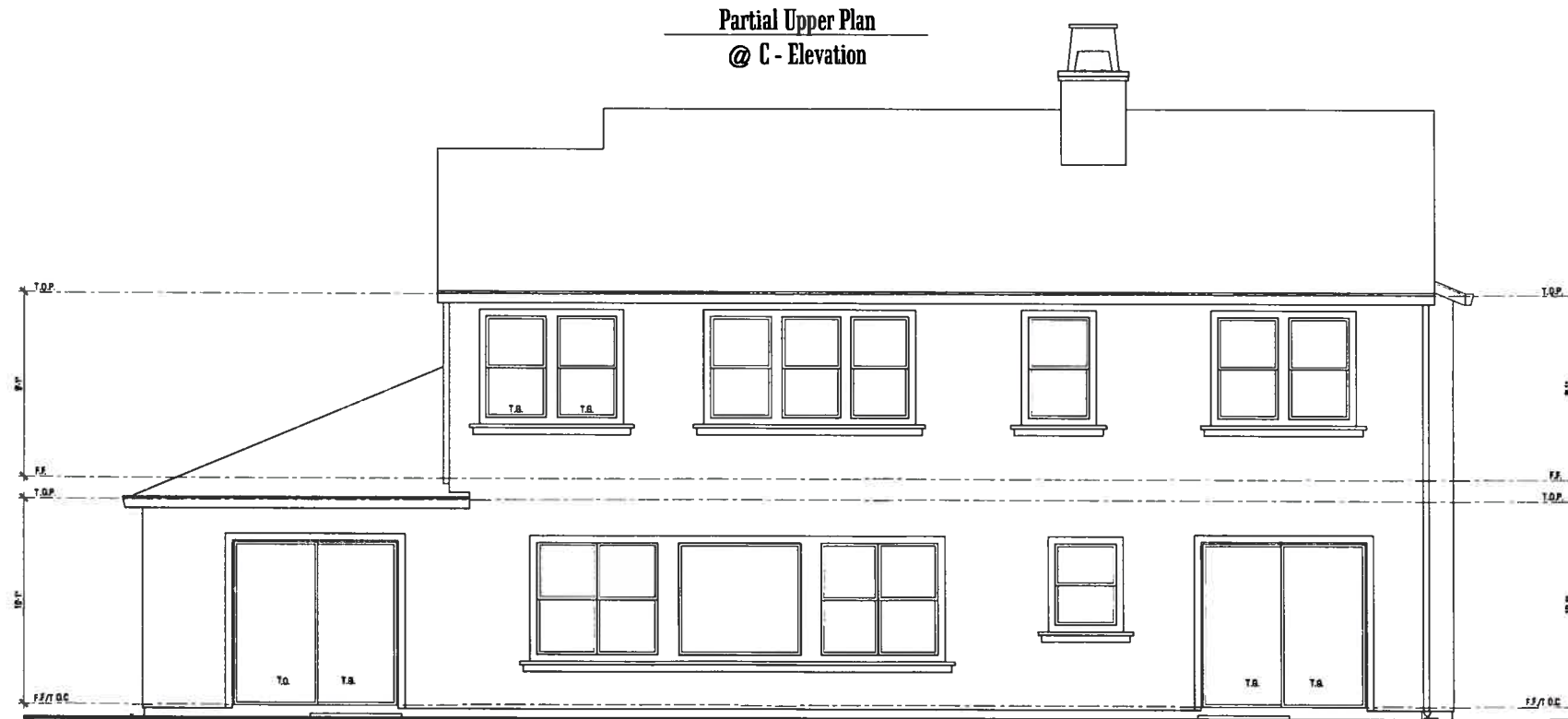
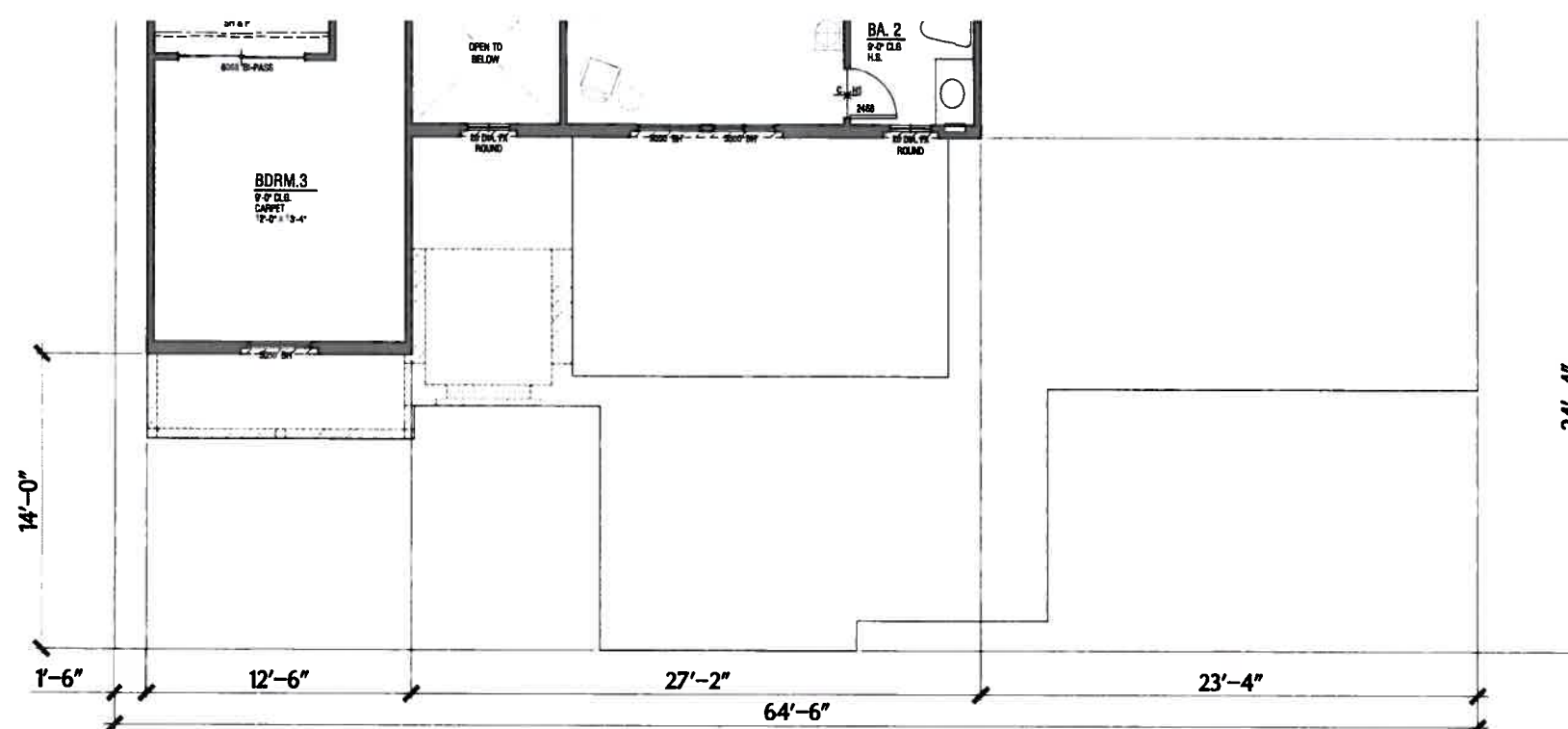
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2011094 Arroyo Miramonte - Pleasanton, CA



Rear Elevation
Plan 3
C - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- And Door Trim: Vinyl Window Frames With Exterior Grids
- Windows: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
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- Veneer: Manufactured Stone Veneer

Elevation Style - B

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- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- And Door Trim: Vinyl Window Frames With Exterior Grids
- Windows: Prefabricated Vertical Plank Shutters
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Elevation Style - C

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- Gable: Board & Batt Vertical Fiber Cement Siding
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- Window: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- And Door Trim: Vinyl Window Frames With Mullions
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- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

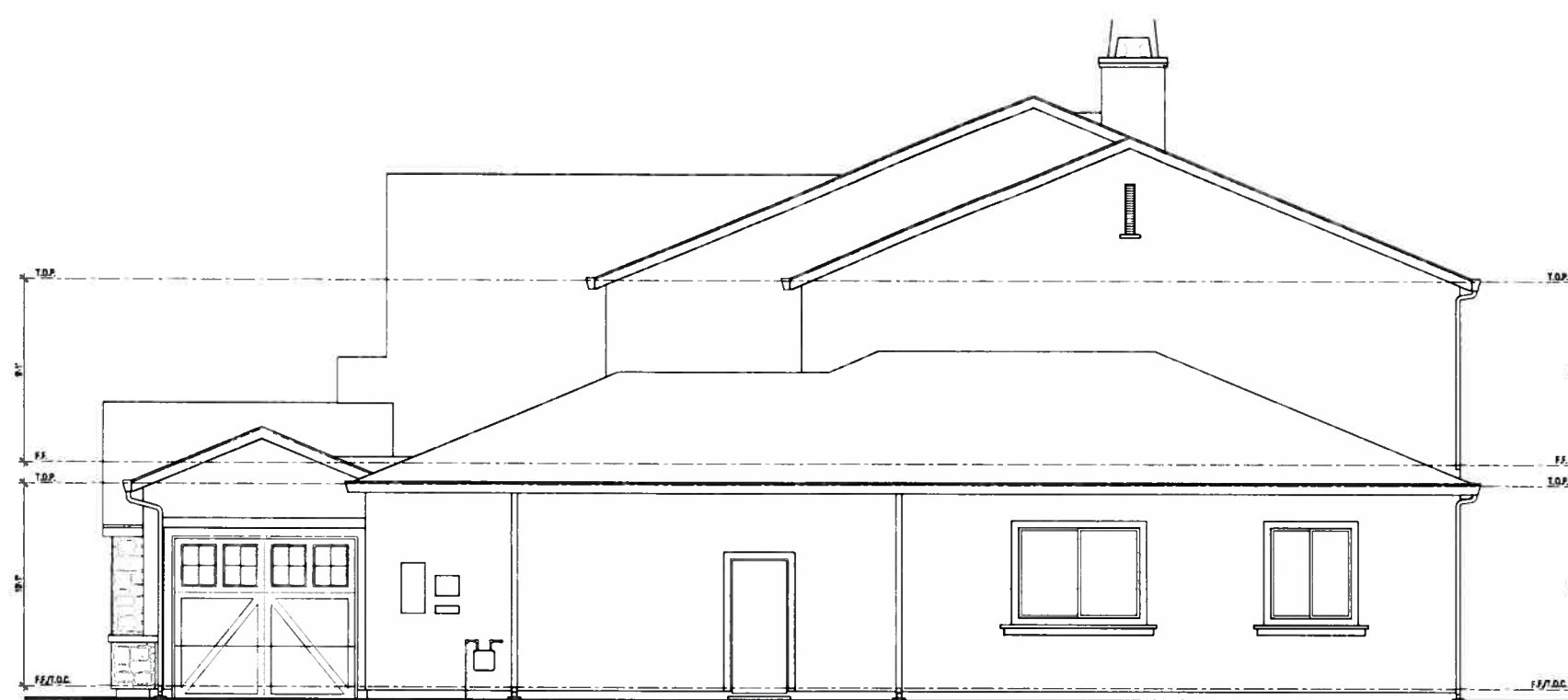
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Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
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Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

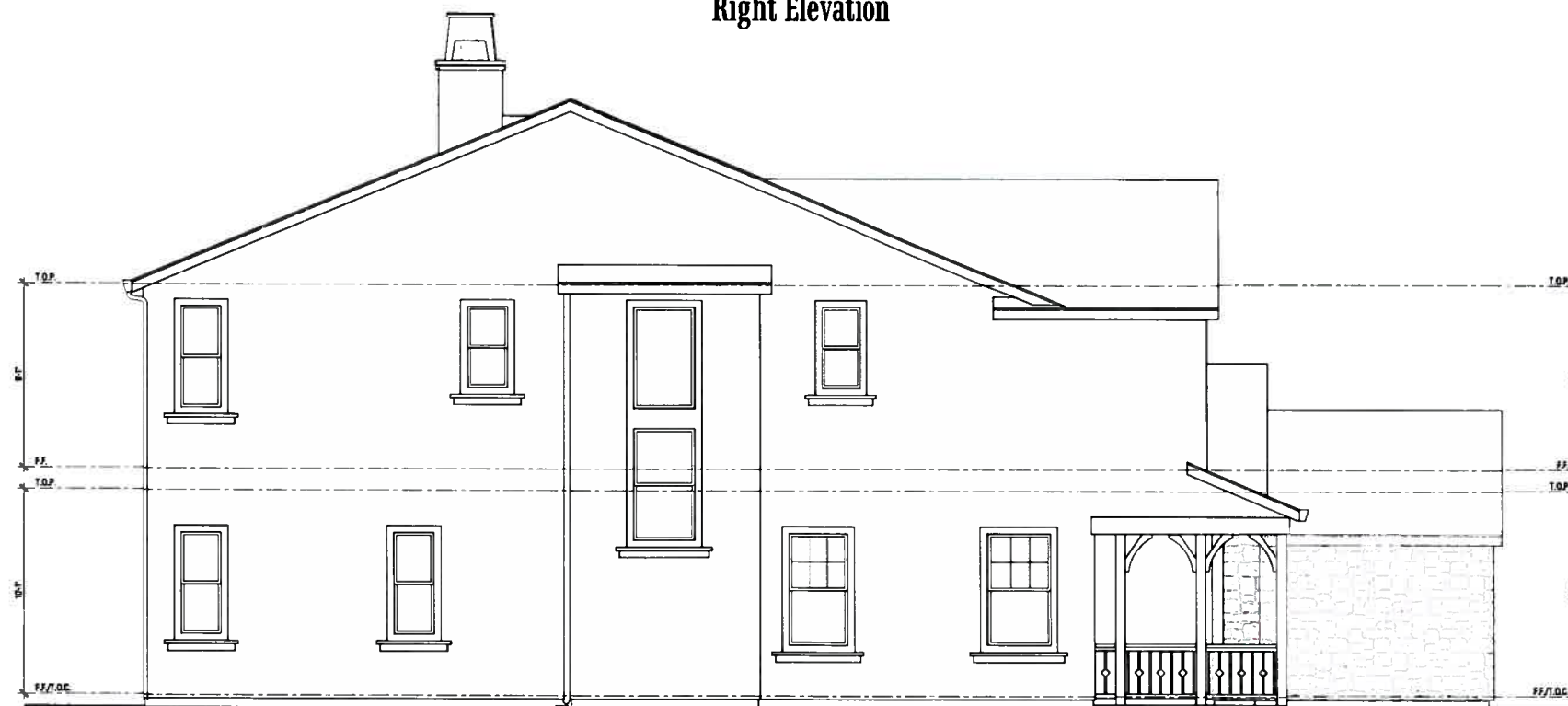
Roof:	Concrete "S" Tile Roofing
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Window	
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Elevation Style - C

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Garage Door:	Metal Sectional Roll-Up Door
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Right Elevation



Left Elevation

Plan 3

C - Elevations

Lund Ranch II

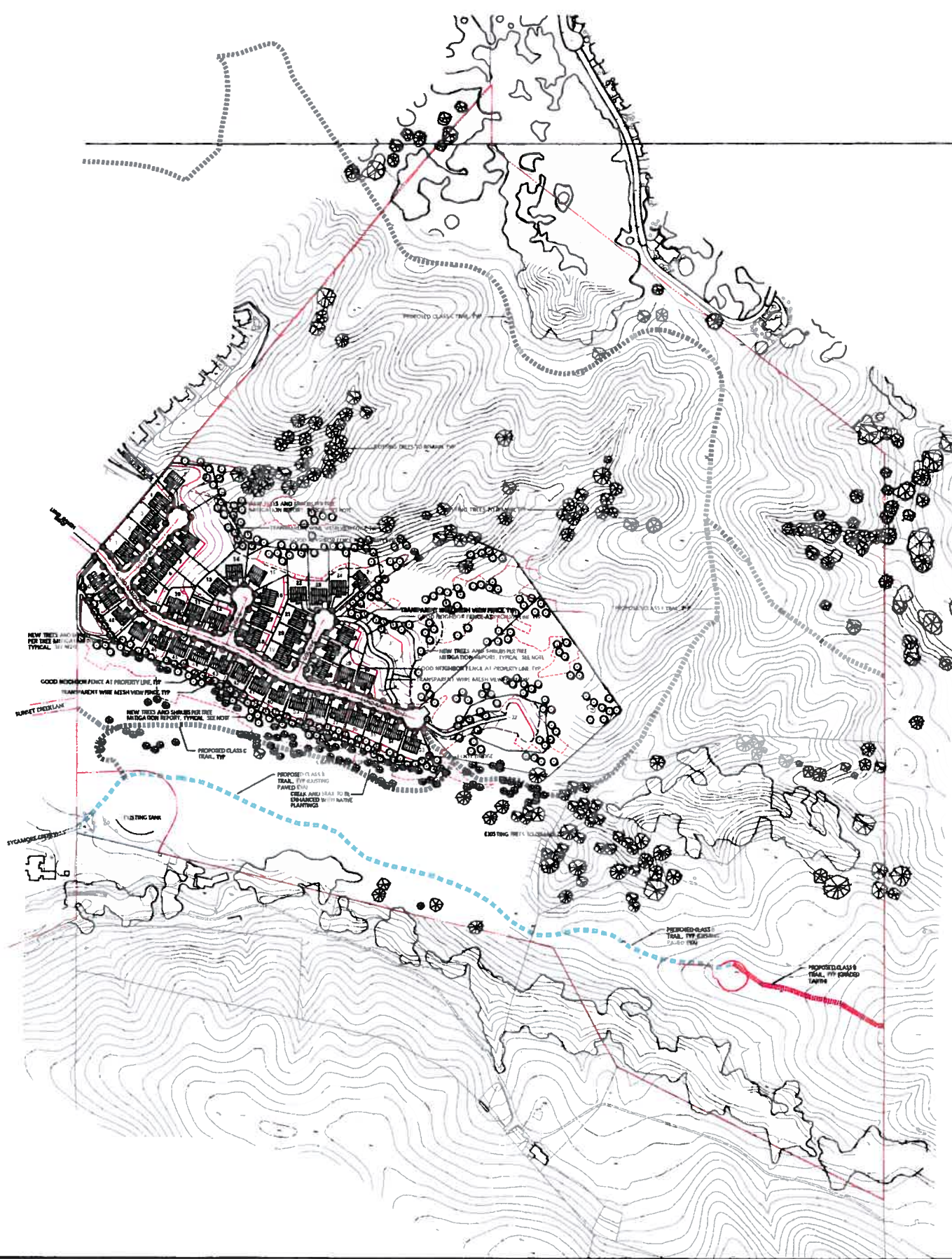
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3.6.2



Lund Ranch II

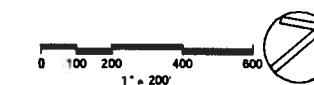
Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Landscape Site Plan

15 September 2011

L-1.1



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Landscape Architects • Land Planners
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San Francisco, CA 94111
T 415 433 4672



Lund Ranch II

Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Illustrative Site Plan - Developed Area

15 September 2011

Landscape Legend

- Existing Trees and Vegetation to remain, Typical
- New Trees and Vegetation, Typical
- Street Tree, Typical
- Good Neighbor Fence (Detail 4L1.4)
This fence type occurs along property lines between homes
- Good Neighbor Fence with Lattice (Detail 5L1.4)
This fence type occurs where fence fronts onto public rights-of-way
- Transparent Wire Mesh Fence (Detail 6L1.4)
This fence type at property lines where fence faces hillside

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L-1.2





Lund Ranch II

Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Illustrative Site Plan - Developed Area with Homes

15 September 2011

Landscape Legend

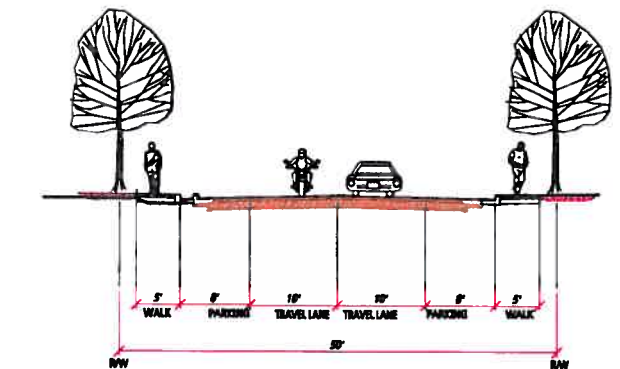
- Existing Trees and Vegetation to remain, Typical
- New Trees and Vegetation, Typical
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This fence type occurs where fence fronts on public rights-of-way
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This fence type is property lines where fence faces hillside

L-1.3

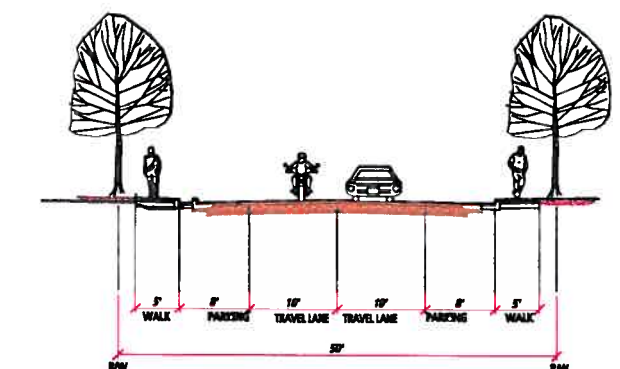
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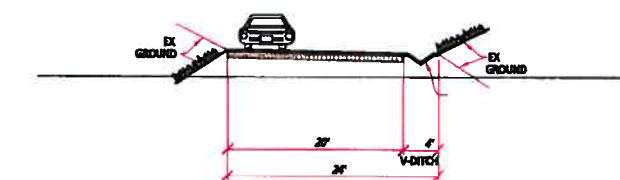




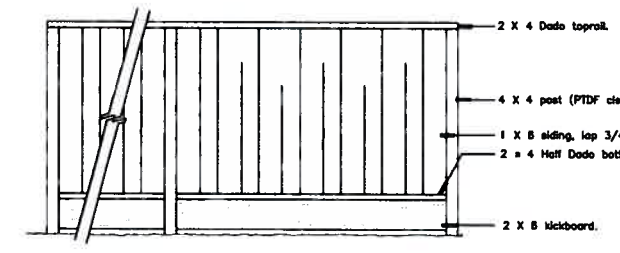
1 TYPICAL STREET SECTION
STREET "A" (TRACT BOUNDARY TO LOT 96); LUND RANCH ROAD (PUBLIC)
NOT TO SCALE



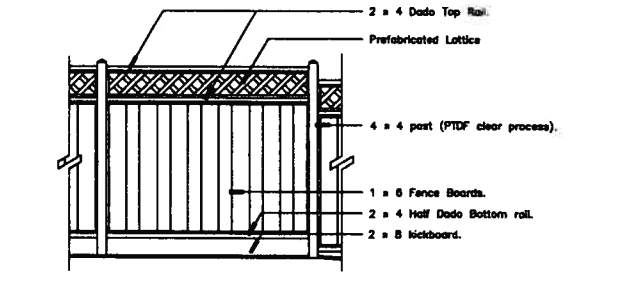
2 TYPICAL COURT SECTION
COURTS A, B, & C (PUBLIC)
NOT TO SCALE



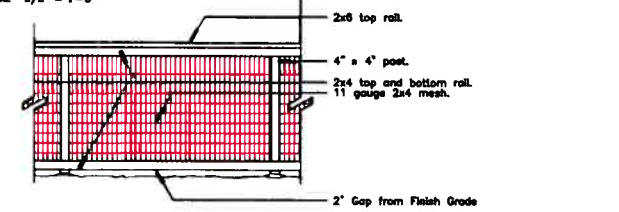
3 EMERGENCY VEHICLE ACCESS
STREET "A" TO TRACT BOUNDARY
NOT TO SCALE



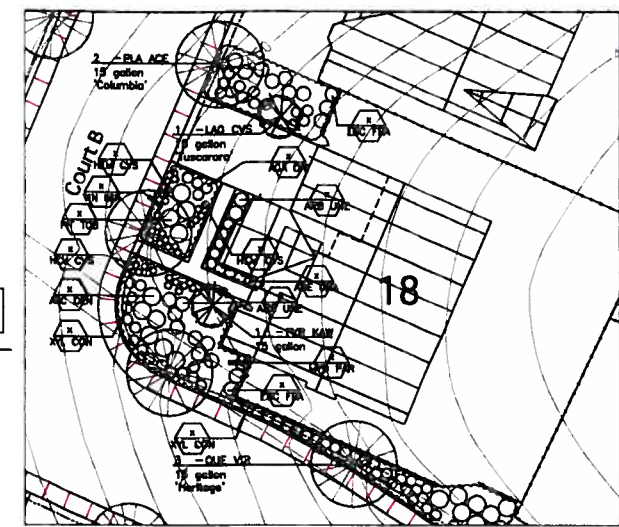
4 Good Neighbor Fence
Scale: 1/2" = 1'-0"



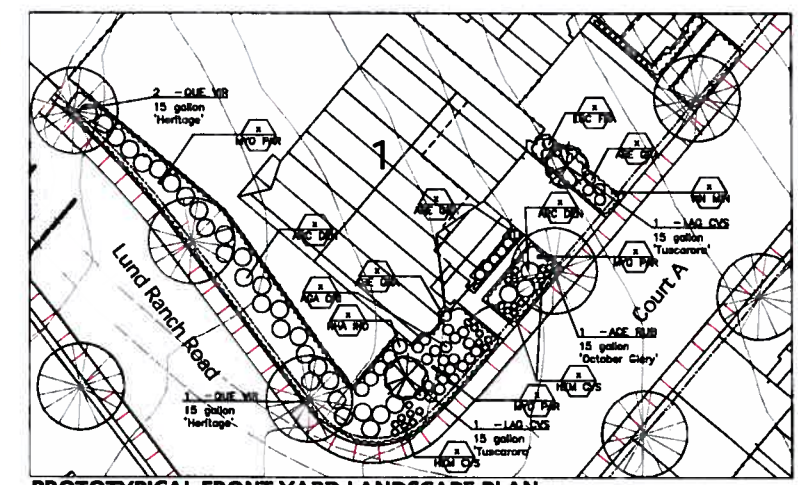
5 Good Neighbor Lattice Fence
Scale: 3/8" = 1'-0"



6 Transparent Wire Mesh View Fence
Scale: 3/8" = 1'-0"



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'

Preliminary Plant List

KEY	SIZE	BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
ACE RUB		Acer rubrum 'October Glory'	Red Maple	Street Tree
BET PEN		Betula pendula	White Birch	Grove Tree
CEL SH		Celtis strata	Chinese Hackberry	Grove Tree
LAG IND		Lagerstroemia indica	Crape Myrtle (Indian Tree)	Flowering Accent
PLA ACE		Platanus a. 'Bloodgood'	London Plane Tree	Street Tree
PYR CAL		Pyrus c. 'Aristocrat'	Aristocrat Pear	Street Tree
PYR KAW		Pyrus kawakami	Evergreen Pear	Evergreen Accent
SHALIAN		Shorea lobata	African Sumo	Evergreen Accent
QUE RUB		Quercus rubra	Red Oak	Street Tree
QUE VIR		Quercus virginiana 'Heritage'	Southern Live Oak	Evergreen Street Tree
LIG LUC		Ligustrum lucidum	Glossy Privet	Standard

KEY	SIZE	BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
CEB DEO		Cedrus deodara	Deodar Cedar	Evergreen Shade Tree
CER OCC		Cercis occidentalis	Western Redbud	Riparian Accent Tree
PLA RAC		Platanus racemosa	California Sycamore	Deciduous Shade Tree
QUE AGR		Quercus agrifolia	Coast Live Oak	Evergreen Shade Tree
QUE DOU		Quercus douglasii	Blue Oak	Deciduous Shade Tree
SEQ SEM		Sequoia sempervirens	Coast Redwood	Evergreen Shade Tree

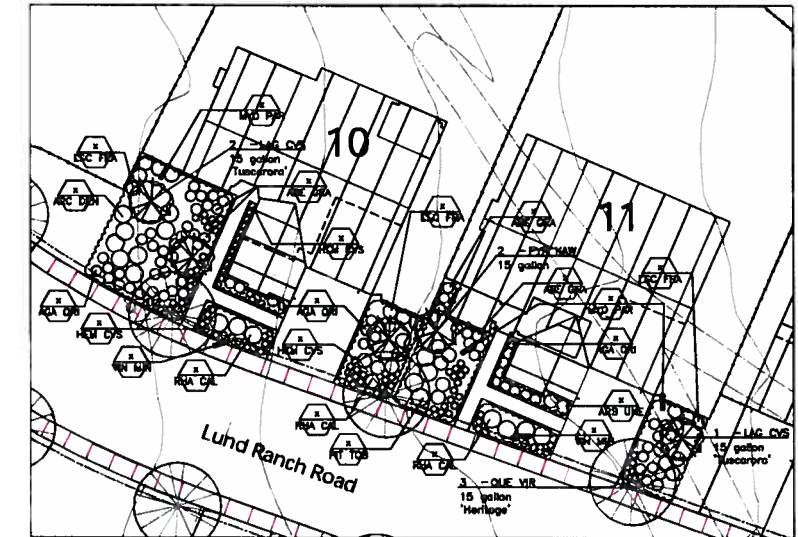
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
AGA GRB		Agave attenuata	Century Plant	Flowering Accent
ABE GRA		Abelia grandiflora	Glossy Abelia	Massing Shrub
ARB UNR		Arbutus unedo 'Compensata'	Strawberry Shrub	Accent Shrub
ESC FRA		Escallonia 'Fragrant'	Escallonia	Hedge, Buffer Shrub
HEM CVR		Hemerocallis hybrid	Daylily	Flowering Accent
PIT TOB		Pittosporum tobira	Pittosporum	Massing Shrub
RAP IND		Raphelepis l. 'Springtime'	Pink India Hawthorn	Accent Shrub
VIB SUS		Viburnum suspensum	Sanderson Viburnum	Hedge, Buffer Shrub
XYL CON		Xyloea conopsea	Shiny Xyloea	Massing Shrub

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
ARC DEN		Arctostaphylos d. 'Howard McMillen'	McMillen's Manzanita	Riparian Massing Shrub
MAH AQU		Mehonia aquifolium	Oregon Grape	Riparian Massing Shrub
RHA CAL		Rhamnus californica 'Eve Coe'	Coffberry 'Eve Coe'	Riparian Buffer Shrub
RIB SAN		Ribes sanguinum	Red Flowering Currant	Riparian Accent Shrub
RIB VB		Ribes viburnifolium	Evergreen Currant	Riparian Massing Shrub

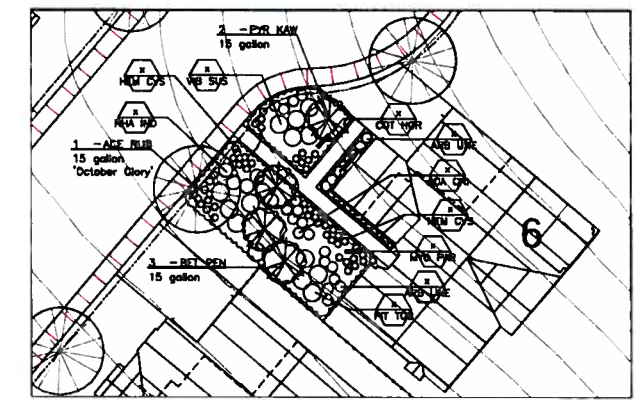
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
ARC DNE		Arctostaphylos 'Emerald Carpet'	Little Star Manzanita	Riparian Groundcover
ARC LVA		Arctostaphylos Uva-ursi	Bearberry	Riparian Groundcover
MAH REP		Mehonia repens	Creeeping Mehonia	Riparian Groundcover

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
FIG PUM		Ficus pumila	Creeeping Fig	Evergreen Vine
PAR TR		Parthenocissus tricuspidata	Boston Ivy	Fall Color
COT HOR		Cotoneaster 'Horizontalis'	Climbing Rose	
HED HEL		Hedera helix 'Habit'	English Ivy	
MYO PAR		Myoporum parvifolium 'Putah Creek'	Myoporum 'Putah Creek'	
VIN MIN		Vitex minor	Dwarf Periwinkle	
		Lawn	Dwarfed Hybrid Fescue Blend	

Note:
All planted areas are to be watered with an approved automatic underground irrigation system.
The system shall be designed to make efficient use of water through conservation techniques.
The backflow device shall be screened from view with planting.
The irrigation system is to be designed and installed in conformance with the City of Pleasanton guidelines.
All trees shall be a minimum 1" caliper size. All shrubs shall be a minimum 8 Gal. size.
For precise tree preservation and removal information see the Civil Engineer's drawing.



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'

Lund Ranch II

Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Proto-typical Landscape Sections and Front Yards

15 September 2011

Landscape Legend

- Existing Trees and Vegetation to remain, Typical
- New Trees and Vegetation, Typical
- Street Tree, Typical
- Good Neighbor Fence (Detail 4L1.4)
This fence type occurs along property lines between homes
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This fence type occurs where fence fronts on public right-of-way
- Transparent Wire Mesh Fence (Detail 6L1.4)
This fence type at property lines where fence faces include

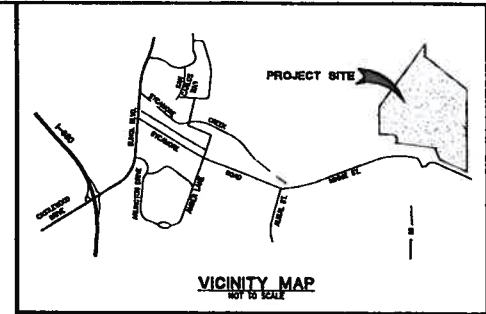
L1.4

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners



181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672

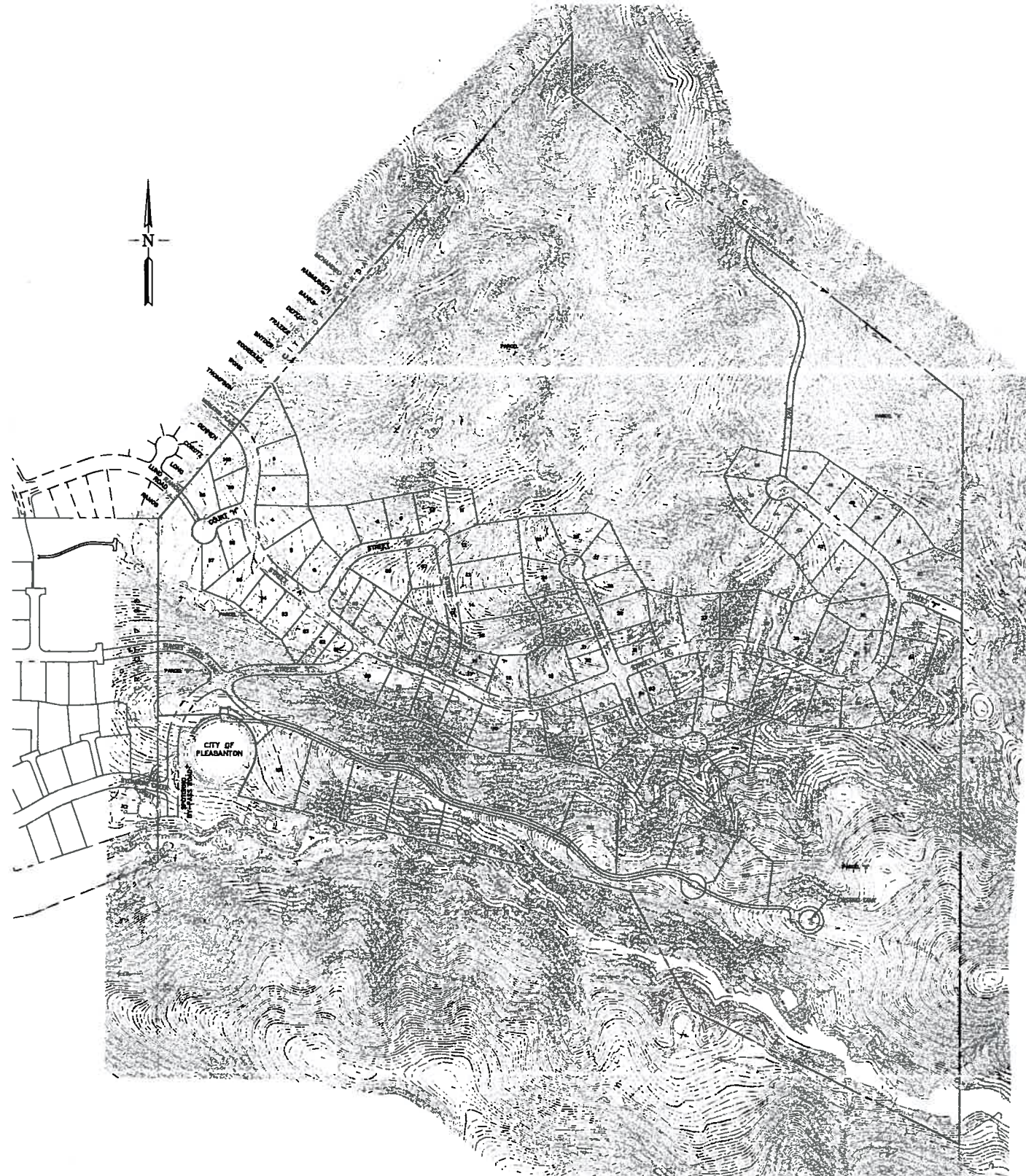
PLANNED UNIT DEVELOPMENT LUND RANCH II CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	WATER	---
---	RECYCLED WATER	---
---	CURB & GUTTER	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	WATER LATERAL WITH METER	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	SLOPE	---
---	SAVE TREE	△ 247
---	REMOVE TREE	X 247
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGINNING OF CURVE
BT	BOTTOM OF WALL
CL	CENTER LINE
EC	END OF CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
PAE	PRIVATE ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
VC	VERTICAL CURVE



SHEET INDEX

SHEET NO.	DESCRIPTION
PLANNING, ENGINEERING	
1	COVER SHEET
2	SITE DEVELOPMENT PLAN - ALTERNATIVE "A"
3	SITE DEVELOPMENT PLAN - ALTERNATIVE "B"
4	SITE DEVELOPMENT PLAN - ALTERNATIVE "C"
5	PRELIMINARY GRADING & UTILITY PLAN - ALTERNATIVE "A"
6	PRELIMINARY GRADING & UTILITY PLAN - ALTERNATIVE "B"
7	SLOPE MAP
8	TREE EXHIBIT - ALTERNATIVE "A"
9	TREE EXHIBIT - ALTERNATIVE "B"
10	TRAIL PLAN
GEO TECHNICAL	
C-1	GEOLOGIC CONSTRAINTS MAP - ALTERNATIVE "A"
C-2	GEOLOGIC CONSTRAINTS MAP - ALTERNATIVE "B"

ARCHITECTURE

Large Lots		
1	Streetscape	
2	Plan 1	First Floor Plan
3	Plan 1	Elevations
4	Plan 1	Elevations
5	Plan 1	First Floor Plan
6	Plan 1	Lower Level Floor Plan
7	Plan 1	Elevations
8	Plan 1	Elevations
9	Plan 1	First Floor Plan
10	Plan 1	Second Floor Plan
11	Plan 1	Elevations
12	Plan 1	Elevations
13	Plan 1	Elevations
14	Plan 1	First Floor Plan
15	Plan 1	Second Floor Plan
16	Plan 1	Elevations
17	Plan 1	Elevations
Small Lots		
18	Plan 1	Floor Plans
19	Plan 1	Elevations
20	Plan 1	Elevations
21	Plan 1	Floor Plans
22	Plan 1	Elevations
23	Plan 1	Elevations
24	Plan 1	Floor Plans
25	Plan 1	Elevations
26	Plan 1	Elevations
Cluster Plans		
27	Plan 1	Floor Plans
28	Plan 1	Elevations
29	Plan 1	Elevations
30	Plan 1	Floor Plans
31	Plan 1	Elevations
32	Plan 1	Elevations
33	Plan 1	Floor Plans
34	Plan 1	Elevations
35	Plan 1	Elevations
BMR		
36	Plan 1	Floor Plans
37	Plan 1	Elevations
38	Plan 1	Floor Plans
39	Plan 1	Elevations

LANDSCAPE ARCHITECTURE

L-1.1	PRELIMINARY OVERALL LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE PLAN
L-1.3	PRELIMINARY LANDSCAPE DETAILS

RECEIVED

APR 03 2007

CITY OF PLEASANTON
PLANNING DEPT.

PROJECT TEAM

Developer
Greenbriar Homes Communities
43180 Osgood Road
Fremont, CA 94538
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(510) 497-8200

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Ruggert-Jensen-Azar & Associates
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896 Montgomery Street
San Francisco, CA 94133
Contact: Janet Hittle
(415) 433-4872

Soils Engineer

Engco, Inc.
2010 Crow Canyon Place, Suite 250
San Ramon, CA 94583
Contact: Donald Bruggers
(925) 866-8000



LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
CLUSTER HOMES	35	5.8	3.0%
SINGLE FAMILY DETACHED 4,000 S.F. TO 6,000 S.F. LOT SIZE	19	3.8	1.9%
SINGLE FAMILY DETACHED 12,000 S.F. MIN. LOT SIZE	69	52.0	26.7%
ESTATE LOTS 40,000 S.F. MIN. LOT SIZE	4	9.4	4.8%
BMR UNITS	22	**	**
30-FOOT WIDE FIRE BREAK AREA SEPARATE FROM OPEN SPACE	-	1.0	0.5%
DETENTION POND	-	115.9	59.5%
OPEN SPACE	149	194.9	100.0%

SITE SUMMARY

NUMBER OF UNITS:	149
SITE ACRES:	194.9 ACRES
DEVELOPED ACRES (LOTS AND STREETS):	71.0 ACRES
GROSS DENSITY:	0.77 DU/AC

** ACREAGE FOR BMR UNITS IS INCLUDED IN THE 4,000 S.F. & CLUSTER LOT ACREAGE.

* DENOTES SPLIT PAD LOT

▲ DENOTES POTENTIAL BMR (DUET) LOT LOCATION

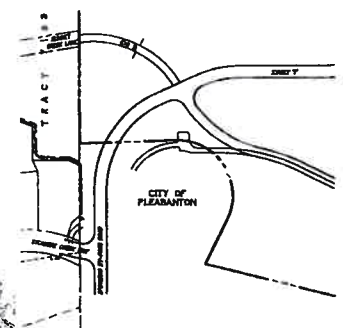
LOT SIZE	Building		Minimum Lot					Minimum Yard					Front Parking	Corner lot
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)				
Cluster Homes	35	N/A	N/A	N/A	N/A	N/A	5/5	5/3	3.5/7	3.5/7	7	5	3	N/A
PUD R-4,000-6,000	35	75X	4,000	50	75	50 X 90	16/10	12/10	4/8	-	8	15	6	5
PUD R-12,000+ (2 STORY)	35	45X	12,000	90	100	100 X 120	20/15	15/15	5/20	5/20	15	20	10	5
PUD R-12,000+ (1-STORY)	30	45X	12,000	90	100	100 X 120	20/13	15/13	5/13	5/13	13	20	8	5
PUD R-12,000+ SPLIT LEVEL	38	45X	12,000	90	100	100 X 120	20/10	15/10	5/10	5/10	10	20	8	5
PUD R-BMR	38	N/A	N/A	N/A	N/A	N/A	12/8	12/8	3.5/7	3.5/7	7	5	5	5

BUILDING
 (1) MAXIMUM HEIGHT: Height of building measured from the foundation elevation to the mid-point of the highest ridge to wave line.
 (2) FAR: FLOOR AREA RATIO: The ratio of floor area covered per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the purpose. Additionally, up to seven hundred feet (700) of building volume is included for Class I Accessory second unit structures which are built over garages.

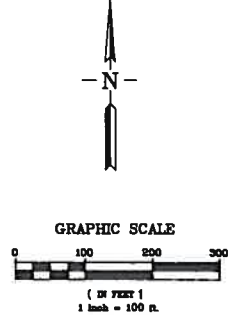
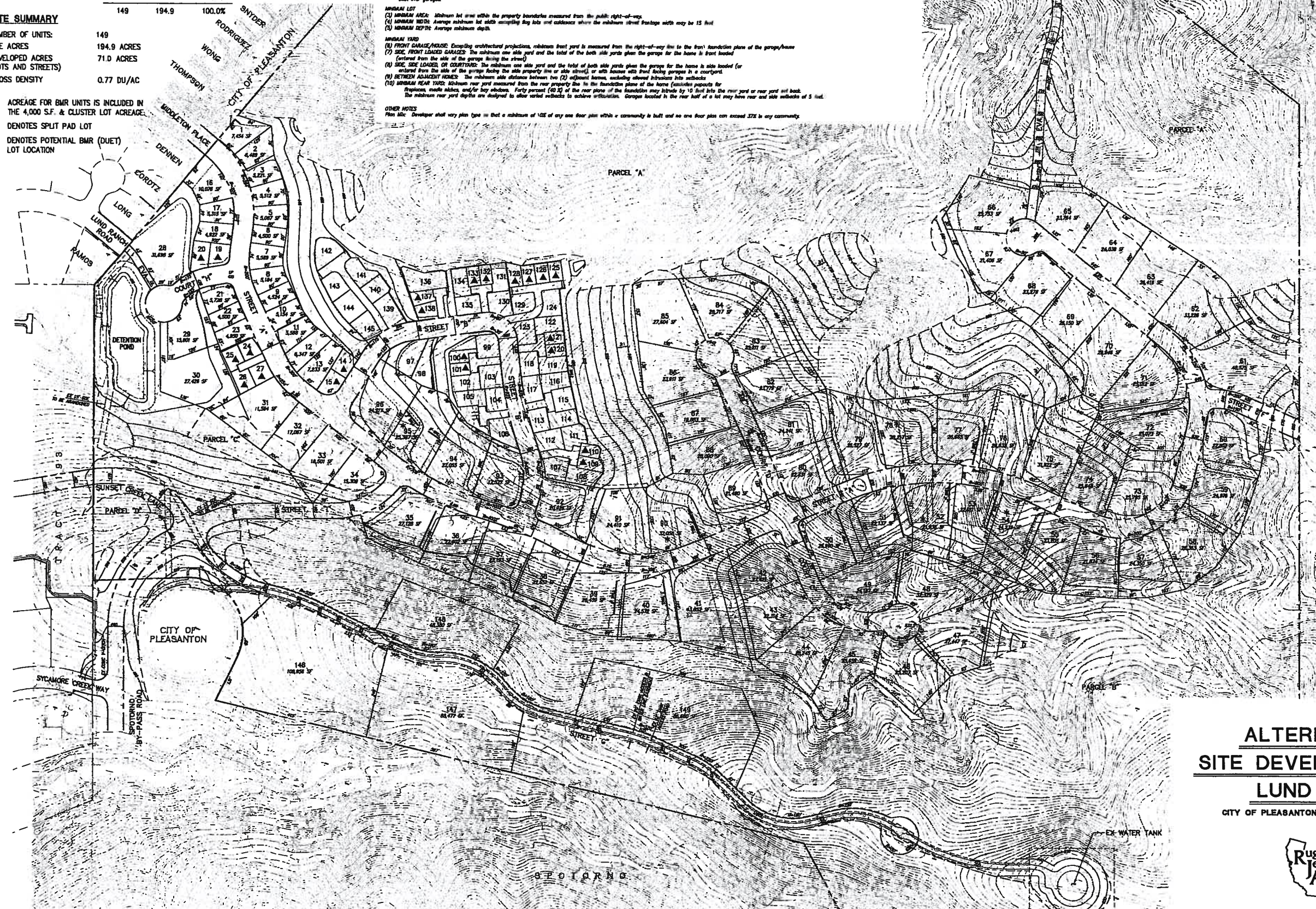
MINIMUM LOT
 (1) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
 (2) MINIMUM WIDTH: Average minimum lot width excluding any lots and setbacks where the minimum street frontage width may be 15 feet.
 (3) MINIMUM DEPTH: Average minimum depth.

MINIMUM YARD
 (1) FRONT GARAGE/HOUSE: Except the architectural projection, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.
 (2) SIDE FRONT LOADED GARAGE: The minimum side yard and the total of the both side yards plus the garage for the home is front loaded (measured from the side of the garage facing the street).
 (3) SIDE, SIDE LOADED, OR COURTYARD: The minimum side yard and the total of both side yards plus the garage for the home is side loaded (measured from the side of the garage facing the side property line or side street), or with houses with front facing garages in a courtyard.
 (4) BETWEEN ADJACENT HOMES: The minimum side distance between two (2) adjacent homes, including above mentioned setbacks.
 (5) MINIMUM REAR YARD: Minimum rear yard measured from the rear plane of the house (includes porches for patios, decks, and/or any setbacks). Forty percent (40%) of the rear plane of the foundation may intrude by 10 feet into the rear yard or rear yard set back. The minimum rear yard depths are designed to allow various setbacks to achieve variations. Garages located in the rear half of a lot may have rear and side setbacks of 5 feet.

OTHER NOTES
 Note: Developer shall vary plan type so that a minimum of 10% of any one floor plan within a community is built and no one floor plan can exceed 37% in any community.



ALTERNATIVE ENTRY ROAD / EVA OPTION
NOT TO SCALE



ALTERNATIVE "A"
SITE DEVELOPMENT PLAN
LUND RANCH II
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

Ruggeri-Jensen Azar & Associates
 4630 CHABOT DRIVE, SUITE 200 - PLEASANTON, CA 94588
 PHONE: (925) 227-9100 - FAX: (925) 227-9300

LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
SINGLE FAMILY DETACHED 12,000 S.F. MIN. LOT SIZE	84	61.6	31.6%
BMR UNITS	16	**	**
ESTATE LOTS 40,000 S.F. MIN. LOT SIZE	7	9.4	4.8%
30-FOOT WIDE FIRE BREAK AREA SEPARATE FROM OPEN SPACE	-	7.0	3.6%
DETENTION POND	-	1.0	0.5%
OPEN SPACE	-	115.9	59.5%
TOTAL	107	194.9	100.0%

SITE SUMMARY

NUMBER OF UNITS:	107
SITE ACRES:	194.9 ACRES
DEVELOPED ACRES (LOTS AND STREETS):	71.0 ACRES
GROSS DENSITY:	0.55 DU/AC

** ACREAGE FOR BMR UNITS IS INCLUDED IN THE 12,000 S.F. LOT ACREAGE.

* DENOTES SPLIT PAD LOT

▲ DENOTES POTENTIAL BMR (DUET) LOT LOCATION

LOT SIZE	Building		Minimum Lot					Minimum Yard										
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
	Max. Height (ft.)	Max. FAR (%)	Minimum Area (Sq. Ft.)	Minimum Width (ft.)	Minimum Depth (ft.)	Typical Lot Dimensions (ft.)	Front Yard (ft.)	Front Yard (ft.)	Side Loaded Garage (ft.)	Side Loaded Garage (ft.)	Front Load Garage (ft.)	Side (1) (ft.)	Side (2) (ft.)	Side (3) (ft.)	Between Adjacent (ft.)	Rear (ft.)	Front Porch (ft.)	Corner lot (ft.)
PUD R-BMR	35	N/A	N/A	N/A	N/A	N/A	12/8	12/8	3.5/7	3.5/7	7	5	5	5	5	5	5	5
PUD R-12,000+ (2 STORY)	35	45%	12,000	90	100	100 X 120	20/15	15/15	5/20	5/20	15	20	10	5	5	5	5	5
PUD R-12,000+ (1-STORY)	30	45%	12,000	90	100	100 X 120	20/13	15/13	5/13	5/13	13	20	8	5	5	5	5	5
PUD R-12,000+ SPLIT LEVEL	30	45%	12,000	90	100	100 X 120	20/10	15/10	5/10	5/10	10	20	8	5	5	5	5	5

BUILDING
 (1) MAXIMUM HEIGHT: Height of building measured from the foundation elevation to the highest ridge in one line.
 (2) FAR: FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the garage. Additionally, up to seven hundred feet (700) of living space is included for Class 1 Accessory second unit structures which are built over garages.

MINIMUM LOT
 (3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
 (4) MINIMUM WIDTH: Average minimum lot width excluding bay lots and cul-de-sacs where the minimum street frontage width may be 15 feet.
 (5) MINIMUM DEPTH: Average minimum depth.

MINIMUM YARD
 (6) FRONT GARAGE/HOUSE: Excluding architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.
 (7) SIDE, FRONT LOADED GARAGES: The minimum side yard and the total of the both side yards given the garage for the home is front loaded (measured from the side of the garage facing the street).
 (8) SIDE, SIDE LOADED OR COURTYARD: The minimum side yard and the total of both side yards given the garage for the home is side loaded (or entered from the side of the garage facing the side property line or side street), or with houses with front facing garages in a courtyard.
 (9) BETWEEN ADJACENT HOUSES: The minimum side distance between the (2) adjacent houses, excluding allowed intrusions into setbacks.
 (10) MINIMUM REAR YARD: Minimum rear yard measured from the rear property line to the foundation plane of the house (includes spaces for brooktrams, small sheds, and/or bay sheds). Forty percent (40%) of the rear plane of the foundation may intrude by 10 feet into the rear yard or rear yard set back. The minimum rear yard depths are designed to allow varied setbacks to achieve articulation. Garages located in the rear half of a lot may have rear and side setbacks of 5 feet.

OTHER NOTES
 Plan Note: Developer shall vary plan type so that a minimum of 10% of any one floor plan within a community is built and no one floor plan can exceed 37% in any community.



ALTERNATIVE "B"
SITE DEVELOPMENT PLAN
LUND RANCH II
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

Ruggeri - Azar & Associates
 4695 CHABOT DRIVE, SUITE 200 - PLEASANTON, CA 94588
 PHONE: (925) 227-9100 - FAX: (925) 227-9300

LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
SINGLE FAMILY DETACHED 12,000 S.F. MIN. LOT SIZE	77	58.9	30.2%
ESTATE LOTS 40,000 S.F. MIN. LOT SIZE	5	5.7	2.9%
30-FOOT WIDE FIRE BREAK AREA SEPARATE FROM OPEN SPACE	-	7.0	3.6%
DETENTION POND	-	1.0	0.5%
OPEN SPACE	-	122.3	62.8%
	82	194.9	100.0%

SITE SUMMARY

NUMBER OF UNITS:	82
SITE ACRES	194.9 ACRES
DEVELOPED ACRES (LOTS AND STREETS)	84.6 ACRES
GROSS DENSITY	0.42 DU/AC

* DENOTES SPUT PAD LOT

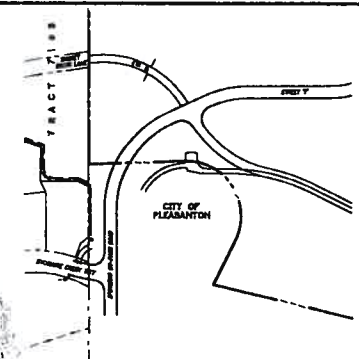
LOT SIZE	Building		Minimum Lot					Minimum Yard					
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
Max. Height	Max. FAR	Minimum Area	Minimum Width	Minimum Depth	Typical Lot Dimensions	Front Yard	Front Yard	Side Yard	Side Yard	Side Yard	Side Yard	Corner lot	
PUD R-12,000+ (2 STORY)	38	45%	12,000	80	100	100 X 120	20/15	15/15	5/20	5/20	15	20	10
PUD R-12,000+ (1-STORY)	30	45%	12,000	80	100	100 X 120	20/13	15/13	5/13	5/13	13	20	8
PUD R-12,000+ SPUT LEVEL	38	45%	12,000	80	100	100 X 120	20/10	15/10	5/10	5/10	10	20	8

BUILDING
 (1) MAJOR HEIGHT: Height of building measured from the foundation elevation to the mid-point of the highest ridge to eave line.
 (2) FAR: FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are included from the FAR calculation for the garage. Additionally, up to seven hundred feet (700) if they occur are included for Class I accessory second unit structures which are built over garages.

MINIMUM LOT
 (3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
 (4) MINIMUM WIDTH: Average minimum lot width excluding any lots and cul-de-sacs where the minimum street frontage width may be 15 feet.
 (5) MINIMUM DEPTH: Average minimum depth.

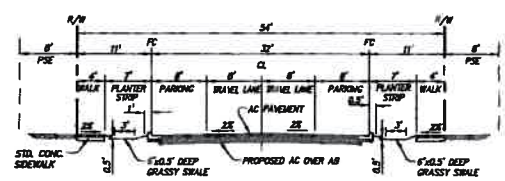
MINIMUM YARD
 (6) FRONT GARAGE/HOUSE: Excluding architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.
 (7) SIDE, FRONT LOADED GARAGES: The minimum side yard and the total of both side yards given the garage for the house is side loaded (measured from the side of the garage facing the street).
 (8) SIDE, SIDE LOADED, OR COURTYARD: The minimum side yard and the total of both side yards given the garage for the house is side loaded (or entered from the side of the garage facing the side property line or side street), or with access with front facing garages is a courtyard.
 (9) SETBACK ADJACENT HOUSES: The minimum side distance between two (2) adjacent houses, including allowed setbacks into setbacks.
 (10) MINIMUM REAR YARD: Minimum rear yard measured from the rear property line to the foundation plane of the house (including setbacks for stoeps, media niches, and/or bay windows. Forty percent (40%) of the rear plane of the foundation may intrude by 10 feet into the rear yard or rear yard set back. The minimum rear yard depths are designed to allow vertical setbacks to address articulation. Structures located in the rear half of a lot may have rear and side setbacks of 5 feet.

OTHER NOTES
 Plan Note: Developer shall vary plan type so that a minimum of 10% of any one floor plan within a community is built and no one floor plan can exceed 37% in any community.

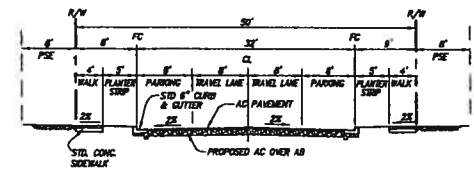


ALTERNATIVE "C"
SITE DEVELOPMENT PLAN
LUND RANCH II
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

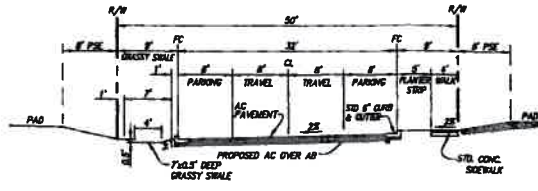
Rugger-Jensen & Associates
 4880 CHABOT DRIVE, SUITE 202 - PLEASANTON, CA 94566
 PHONE: (925) 227-9100 FAX: (925) 227-9300



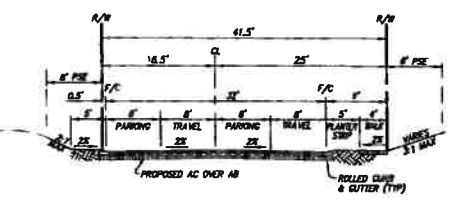
TYPICAL STREET SECTION
STREET "A" (TRACT BOUNDARY TO LOT 32),
LUND RANCH ROAD
(PUBLIC)
NOT TO SCALE



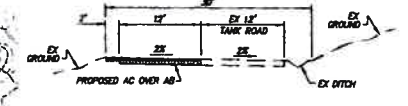
TYPICAL STREET SECTION
STREET "A" (LOT 33 TO LOT 72), STREET "D", STREET "F"
(PUBLIC)
NOT TO SCALE



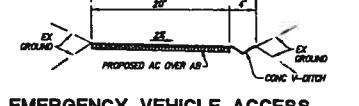
TYPICAL STREET SECTION
COURT "D", COURT "C", COURT "M", STREET "A" (LOT 72 TO END)
(PUBLIC)
NOT TO SCALE



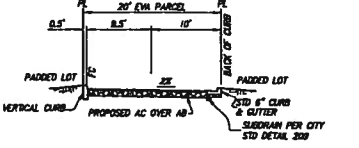
TYPICAL STREET SECTION
SUNSET CREEK LANE, STREET "T"
(PUBLIC)
NOT TO SCALE



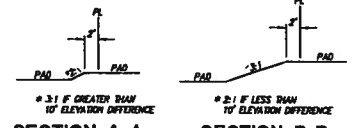
TYPICAL STREET SECTION
STREET "C"
(PRIVATE)
NOT TO SCALE



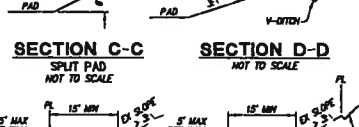
EMERGENCY VEHICLE ACCESS
(STREET "A" TO TRACT BOUNDARY)
NOT TO SCALE



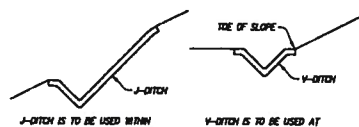
PEDESTRIAN & EMERGENCY VEHICLE ACCESS
(COURT "M" TO LUND RANCH ROAD)
NOT TO SCALE



SECTION A-A **SECTION B-B**
NOT TO SCALE



SECTION C-C **SECTION D-D**
NOT TO SCALE



SECTION E-E **SECTION F-F**
NOT TO SCALE



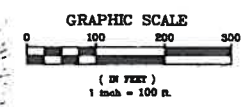
J-DITCH **V-DITCH**
NOT TO SCALE

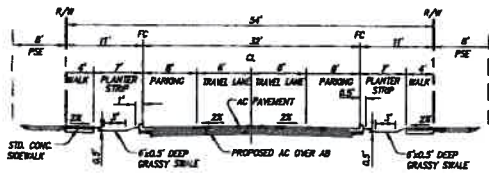


ALTERNATIVE "A"
PRELIMINARY GRADING
AND UTILITY PLAN
LUND RANCH II

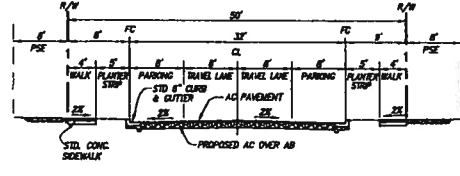
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

Rugger - Jensen & Associates
4000 CHABOT DRIVE, SUITE 200 - PLEASANTON, CA 94588
PHONE: (925) 227-9100 • FAX: (925) 227-8300

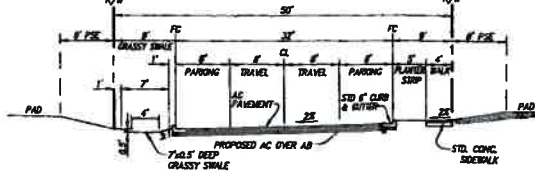




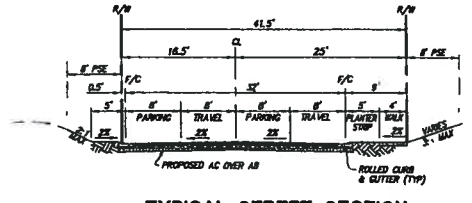
TYPICAL STREET SECTION
STREET "A" (TRACT BOUNDARY TO LOT 93);
LUND RANCH ROAD (PUBLIC)
NOT TO SCALE



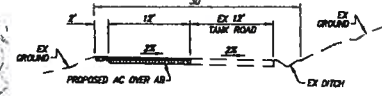
TYPICAL STREET SECTION
STREET "A" (LOT 83 TO LOT 39); STREET "B"; STREET "Y";
(PUBLIC)
NOT TO SCALE



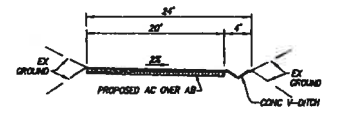
TYPICAL STREET SECTION
COURT "D"; COURT "C"; COURT "Y"; STREET "A" (LOT 40 TO END)
(PUBLIC)
NOT TO SCALE



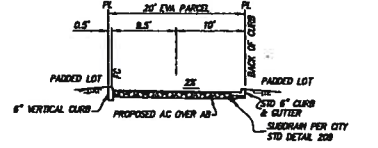
TYPICAL STREET SECTION
SUNSET CREEK LANE; STREET "T"
(PUBLIC)
NOT TO SCALE



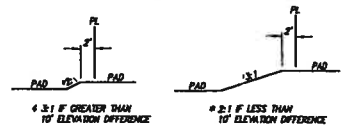
TYPICAL STREET SECTION
STREET "U"
(PRIVATE)
NOT TO SCALE



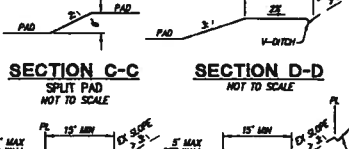
EMERGENCY VEHICLE ACCESS
(STREET "A" TO TRACT BOUNDARY)
NOT TO SCALE



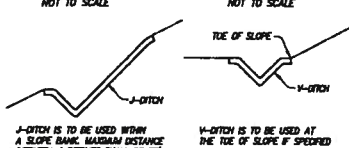
PEDESTRIAN & EMERGENCY VEHICLE ACCESS
(COURT "H" TO LUND RANCH ROAD)
NOT TO SCALE



SECTION A-A **SECTION B-B**
NOT TO SCALE



SECTION C-C **SECTION D-D**
NOT TO SCALE

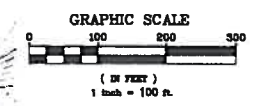


SECTION E-E **SECTION F-F**
NOT TO SCALE



ALTERNATIVE "B" PRELIMINARY GRADING AND UTILITY PLAN LUND RANCH II






CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

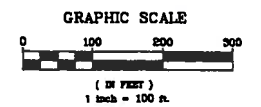


Ruggeri - Jensen & Associates
4650 CHARLOT DRIVE, SUITE 200 - PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



LEGEND:

-  0 - 10%
-  10% - 20%
-  20% - 25%
-  25% - 30%
-  30% +

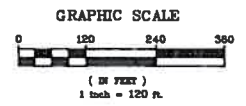
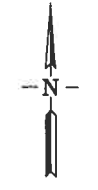


**SLOPE MAP
LUND RANCH II**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

**Rugger -
Jensen -
Azar & Associates**

4690 CHABOT DRIVE, SUITE 200 - PLEASANTON, CA 94588
PHONE: (925) 227-9100 - FAX: (925) 227-9300



LEGEND:

SAVE TREE △ 247

REMOVE TREE X 247

ALTERNATIVE "A"

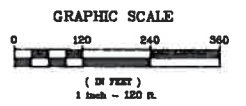
TREE EXHIBIT

LUND RANCH II

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

Ruggel - Jensen & Associates

4880 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588
PHONE: (925) 227-9100 • FAX: (925) 227-9300



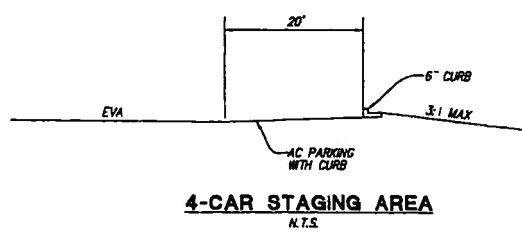
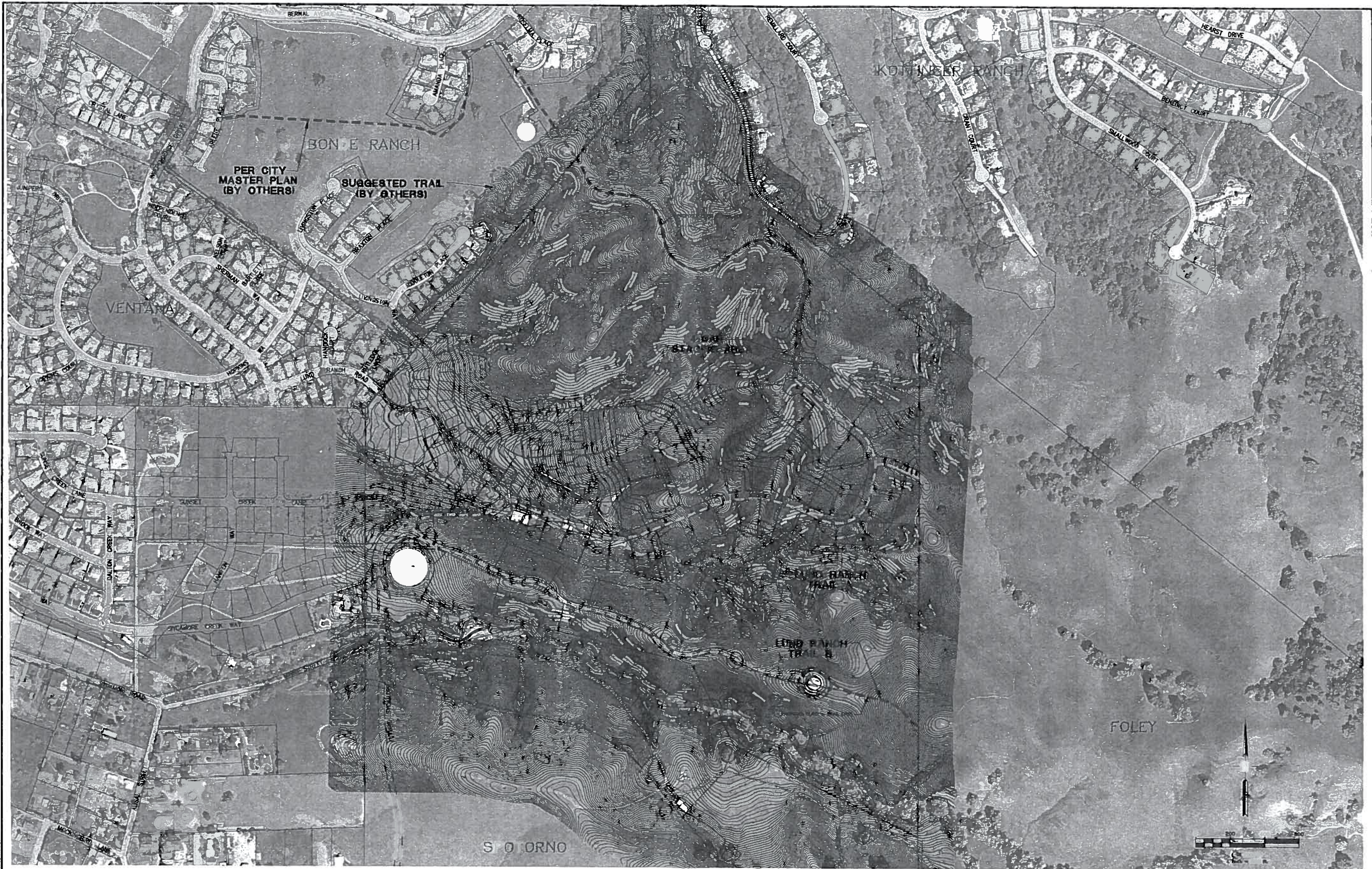
LEGEND:

- SAVE TREE △ 247
- REMOVE TREE X 247

ALTERNATIVE "B"
TREE EXHIBIT
LUND RANCH II

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

Ruggert - Jensen & Associates
 4819 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 - FAX: (925) 227-9300



TRAIL PLAN LUND RANCH II

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

TRAIL LEGEND

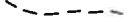
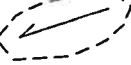












- PROPOSED CLASS B TRAIL (GRADED EARTH)
- PROPOSED CLASS B TRAIL (USE EXISTING PAVED EVA)
- PROPOSED CLASS B TRAIL (SEPARATED SIDEWALK)
- PROPOSED CLASS C TRAIL (GRADED EARTH)
- PROPOSED CLASS C TRAIL (ON PAVED EVA)
- PROPOSED CLASS C TRAIL (SEPARATED SIDEWALK)
- CLASS C TRAIL PER CITY MASTER PLAN (BY OTHERS)
- TRAIL SUGGESTED BY COMMITTEE (NOT TO BE INSTALLED BY THIS DEVELOPMENT)

NOTE:
1. APPROVED BY TRAILS COMMITTEE OCTOBER 23, 2006.





Ruggeri - Jensen - Jazar & Associates
4810 CHABOT DRIVE, SUITE 200 - PLEASANTON, CA 94688
PHONE: (925) 227-9100 - FAX: (925) 227-9360

C:\BTR\971047\971047-10-TRAIL.PLG 2/12/07 10:42 AM PST

EXPLANATION

- Qdf** UNDOCTORED FILL
- Qc** COLLUVIUM
- Qcl** ALLUVIUM
- Qtl** LIVERMORE GRAVELS
-  GEOLOGIC CONTACT
-  LANDSLIDE (ESTIMATED 5-15 DEEP)
-  LANDSLIDE (ESTIMATED 25-40 DEEP)
-  **29** SLOPE AREA DESIGNATION (DEVELOPMENT ENVELOPE)
-  **38** SLOPE AREA DESIGNATION (OPEN SPACE)
-  AXIS OF ANTICLINAL FOLD
-  AXIS OF SYNCLINAL FOLD
-  PROPERTY BOUNDARY
-  APPROXIMATE LOCATION OF PROPOSED BORING (ENR0)
-  APPROXIMATE LOCATION OF TEST PIT (ENR0)
-  APPROXIMATE LOCATION OF SOIL BORING (KLEINFELDER, 1991)
-  APPROXIMATE LOCATION OF TEST PIT (KLEINFELDER, 1991)
-  APPROXIMATE LOCATION OF TEST PIT (KLEINFELDER, 1977)
-  APPROXIMATE LOCATION OF TEST PIT (KLEINFELDER, 1991)

RECOMMENDED TREATMENT OF UNSTABLE SLOPE AREAS *

-  REMOVE UNSTABLE SOILS AND REPLACE WITH ENGINEERED FILL
-  UNSTABLE SOILS REMAIND BY PROPOSED CUT
-  REMOVE UNSTABLE SOILS UNDER IMPROVEMENTS AND CONSTRUCT SHEAR KEY (LANDSLIDES EXTENDING DOWN SLOPE FROM IMPROVEMENTS)
-  CONSTRUCT SHEAR BUTTRES WITH DERRIS CATCHMENT REMOVE UNSTABLE SOILS EXTENDING UP SLOPE FROM IMPROVEMENTS



* SEE TEST PIT SPECIFIC AREA RECOMMENDATIONS AND CONSTRUCTION DETAILS TREATMENT

EXPLANATION

- Qaf DOCUMENTED FILL
- Qc COLLUVIUM
- Qal ALLUVIUM
- Qtl LIVERMORE GRAVELS

- GEOLOGIC CONTACT
- LANDSLIDE ESTIMATED 5-15 DEEP
- LANDSLIDE ESTIMATED 25-40 DEEP

29 SLOPE AREA DESIGNATION (DEVELOPMENT ENVIRONMENT)

30 SLOPE AREA DESIGNATION (OPEN SPACE)

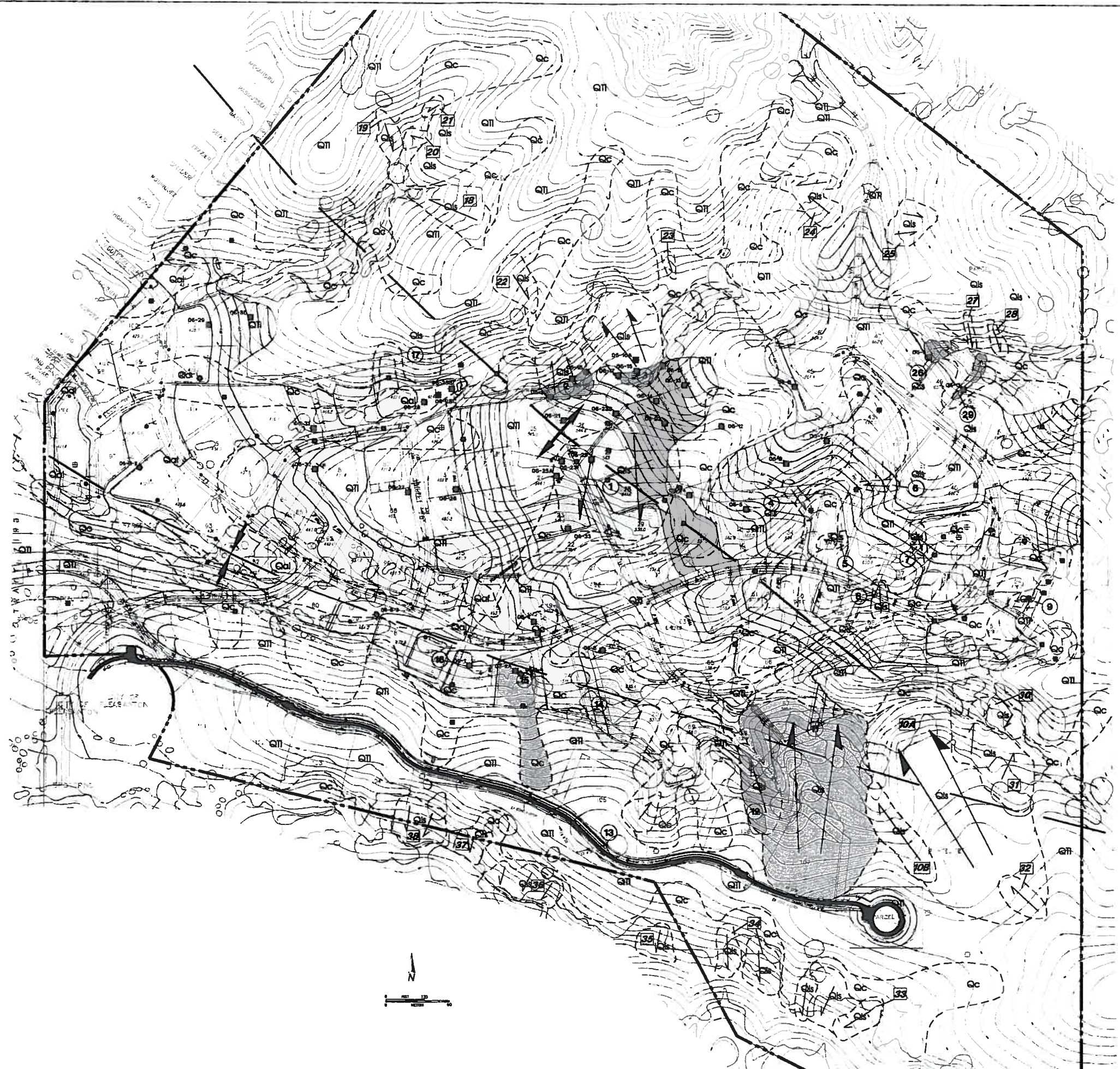
- AXIS OF ANTICLINAL FOLD
- AXIS OF SYNCLINAL FOLD

--- PROPERTY BOUNDARY

- APPROXIMATE LOCATION OF PROPOSED BORING (ENGED)
- APPROXIMATE LOCATION OF TEST PIT (ENGED)
- APPROXIMATE LOCATION OF SOIL BORING (KLEINFELDER, 1991)
- APPROXIMATE LOCATION OF TEST PIT (KLEINFELDER, 1991)
- APPROXIMATE LOCATION OF TEST PIT (KLEINFELDER, 1997)
- APPROXIMATE LOCATION OF TEST PIT (KLEINFELDER, 1998)

RECOMMENDED TREATMENT OF UNSTABLE SLOPE AREAS *

- REMOVE UNSTABLE SOILS AND REPLACE WITH ENGINEERED FILL
- UNSTABLE SOILS REMOVED BY PROPOSED CUT
- REMOVE UNSTABLE SOILS UNDER DROVEMENTS AND CONSTRUCT SHEAR KEY (LANDSLIDES EXTENDING DOWN SLOPE FROM DROVEMENTS)
- CONSTRUCT SHEAR BUTTRESS WITH DEBRIS CATCHMENT REMOVE UNSTABLE SOILS EXTENDING UP SLOPE FROM DROVEMENTS
- STRIKE AND DIP DECLINED
- STRIKE AND DIP SHEAR PLANE



* SEE TEST PIT SPECIFIC AREA RECOMMENDATIONS AND COMMENTS ON 30-TR-17A-M-01



LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

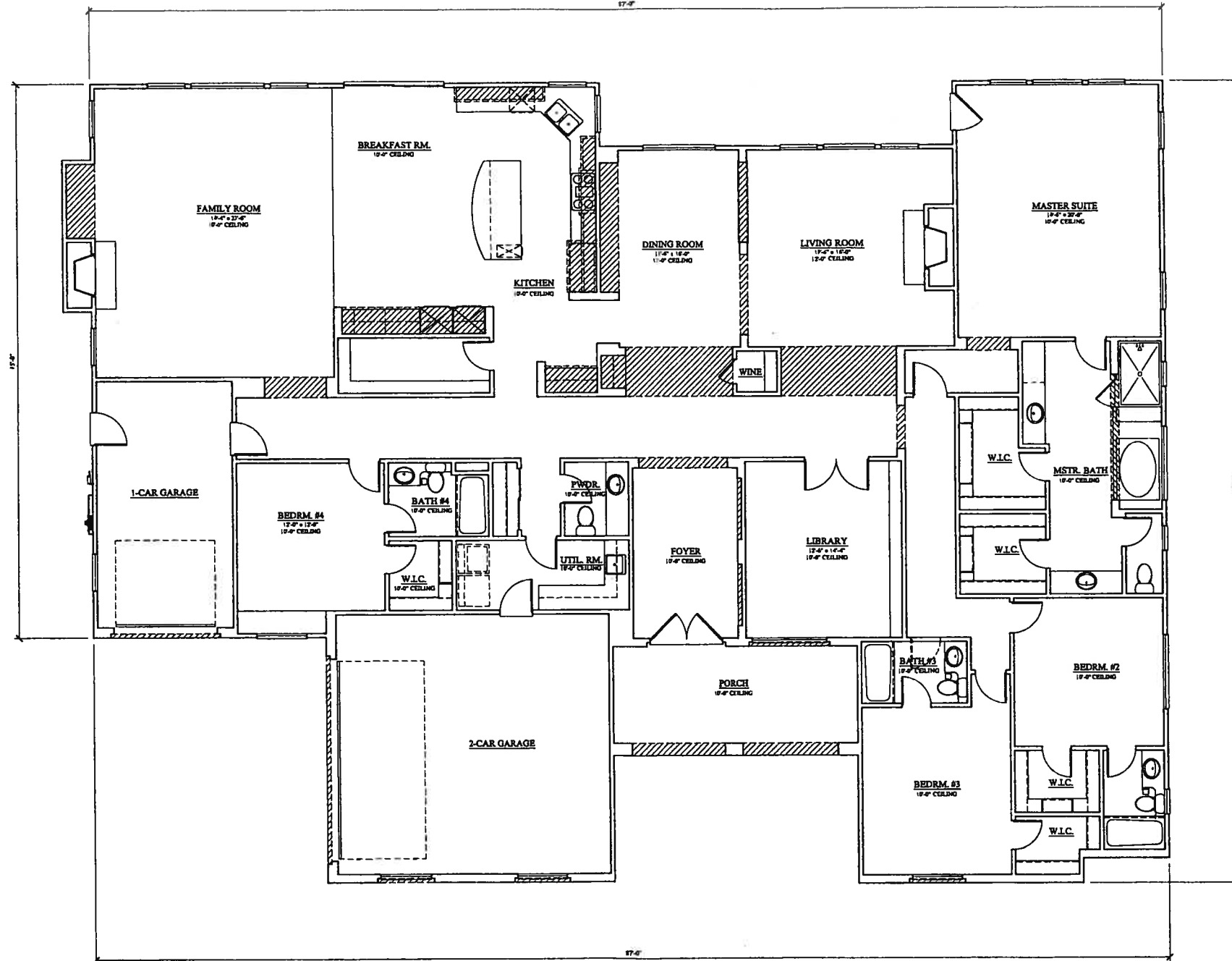
PLEASANTON, CALIFORNIA



LARGE LOT
STREETScape

PROJECT NO: 365.028
Date: 3-19-07

5845 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

Plan 1

PLAN 1	
TOTAL LIVING AREA:	3995 sq. ft.
Floor Plan:	3995 sq. ft.
Garage:	727 sq. ft.
4 BR, 4 1/2 BA	



LARGE LOT
PLAN 1
FLOOR PLAN

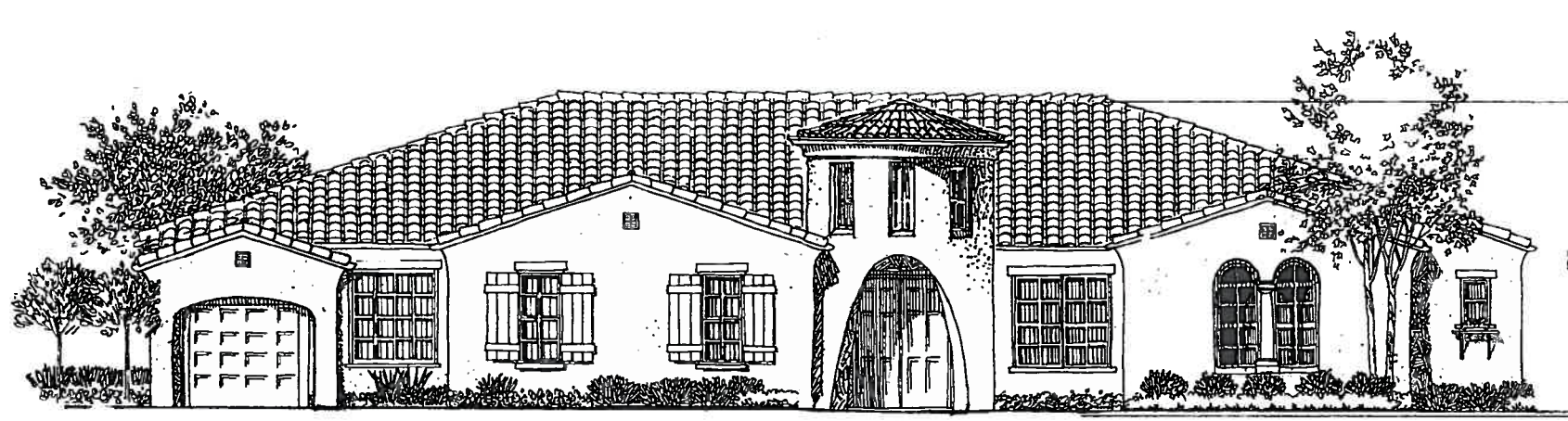
PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH

PLEASANTON, CALIFORNIA

GREENBRIAR HOMES COMMUNITIES INC.

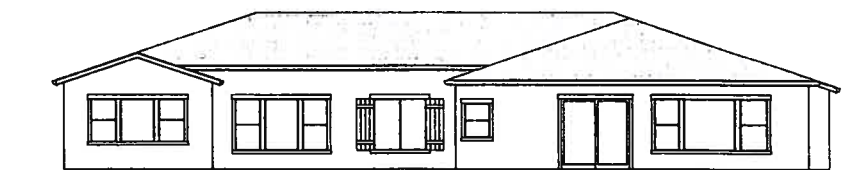
5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



ELEVATION 'B' EARLY CALIFORNIAN
Plan 1



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



LARGE LOT
PLAN 1
EARLY
CALIFORNIAN

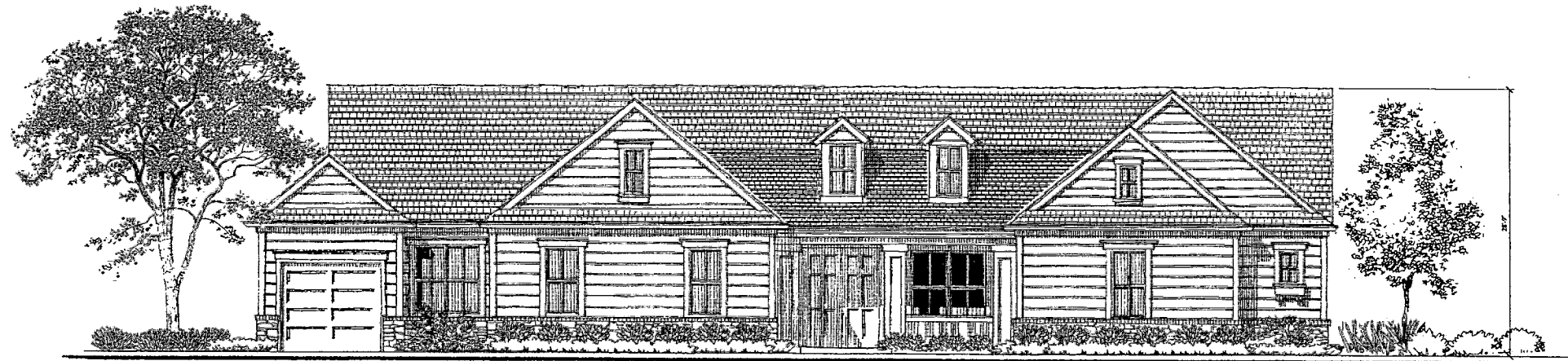
PROJECT NO: 365.028
Date: 3.19.07

LUND RANCH

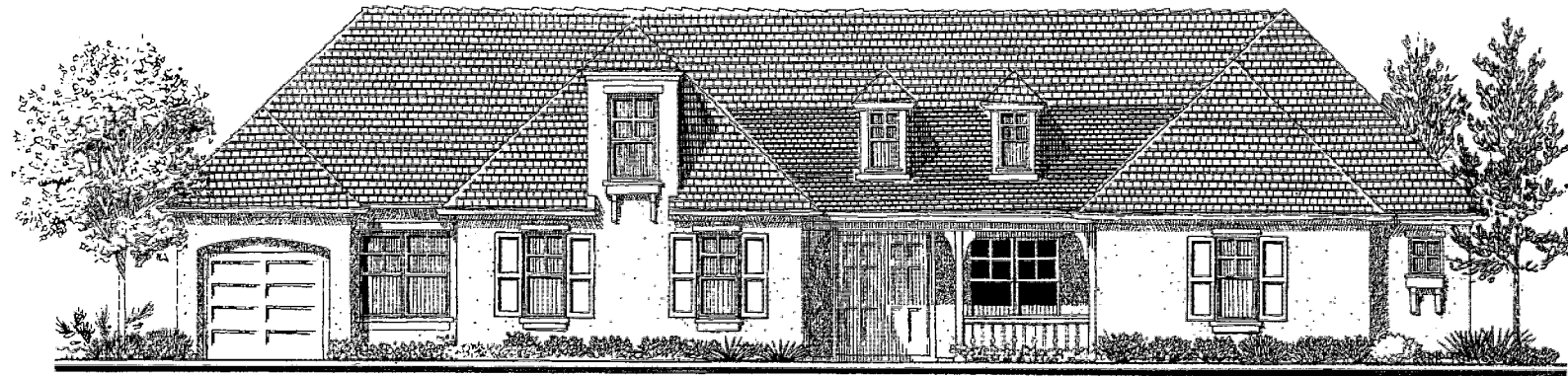
GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

5665 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



ELEVATION 'D' TRADITIONAL



ELEVATION 'A' FRENCH

LUND RANCH
GREENBRIAR HOMES COMMUNITIES INC.

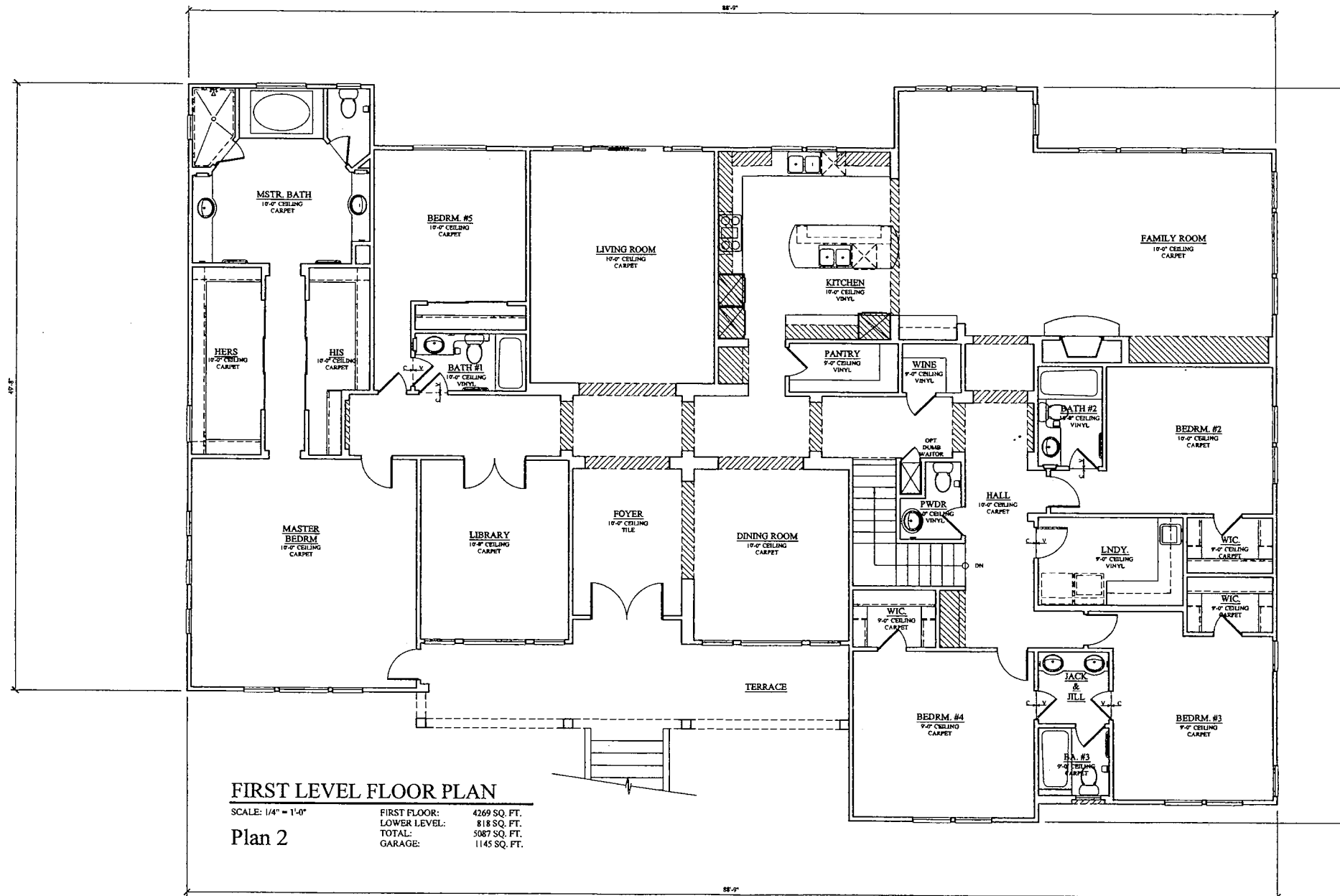
PLEASANTON, CALIFORNIA

DAHLIN GROUP
ARCHITECTS

LARGE LOT
PLAN 1
TRADITIONAL &
FRENCH

PROJECT NO: 365.078
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



FIRST LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
Plan 2

FIRST FLOOR: 4269 SQ. FT.
 LOWER LEVEL: 818 SQ. FT.
 TOTAL: 5087 SQ. FT.
 GARAGE: 1145 SQ. FT.

PLAN 2	
TOTAL LIVING AREA:	5087 sq. ft.
First Floor	4269 sq. ft.
Lower Level	818 sq. ft.
Garage:	1145 sq. ft.
6 BR, 5 1/2 BA Bedroom/Bath Option	



LARGE LOT
 PLAN 2
 FLOOR PLANS

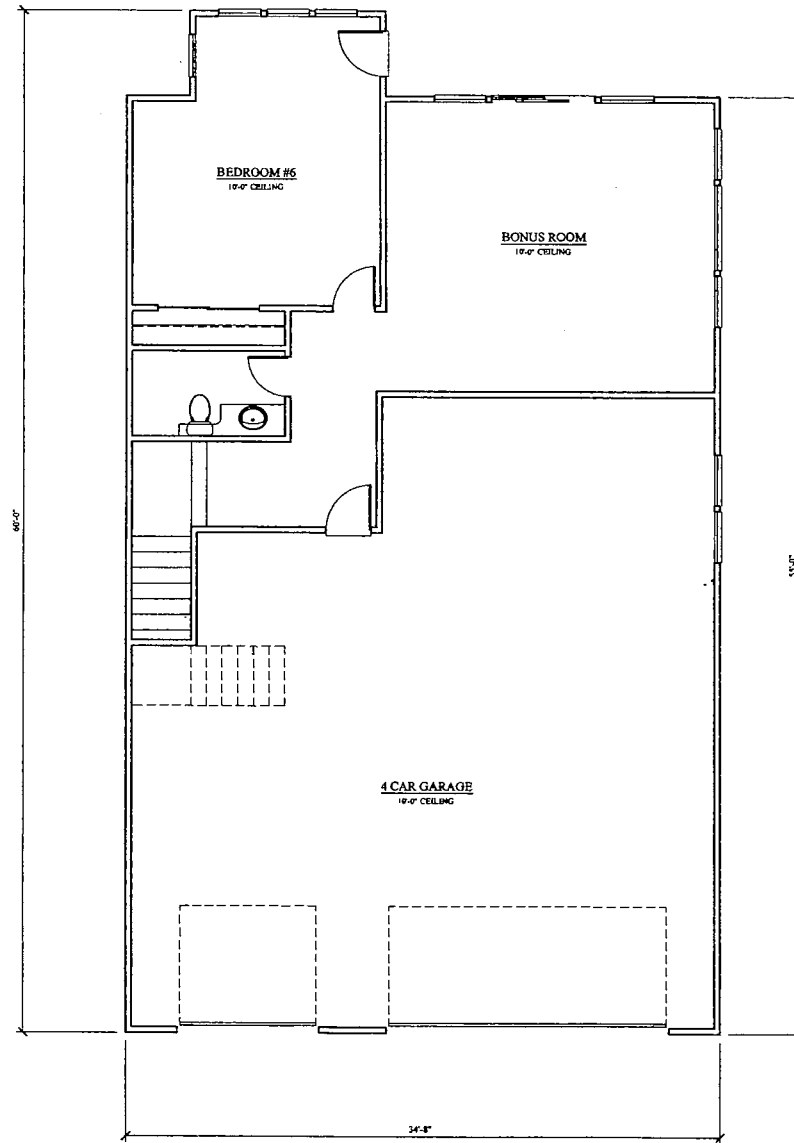
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 Date: 3-19-07

LUND RANCH

PLEASANTON, CALIFORNIA

GREENBRIAR HOMES COMMUNITIES INC.

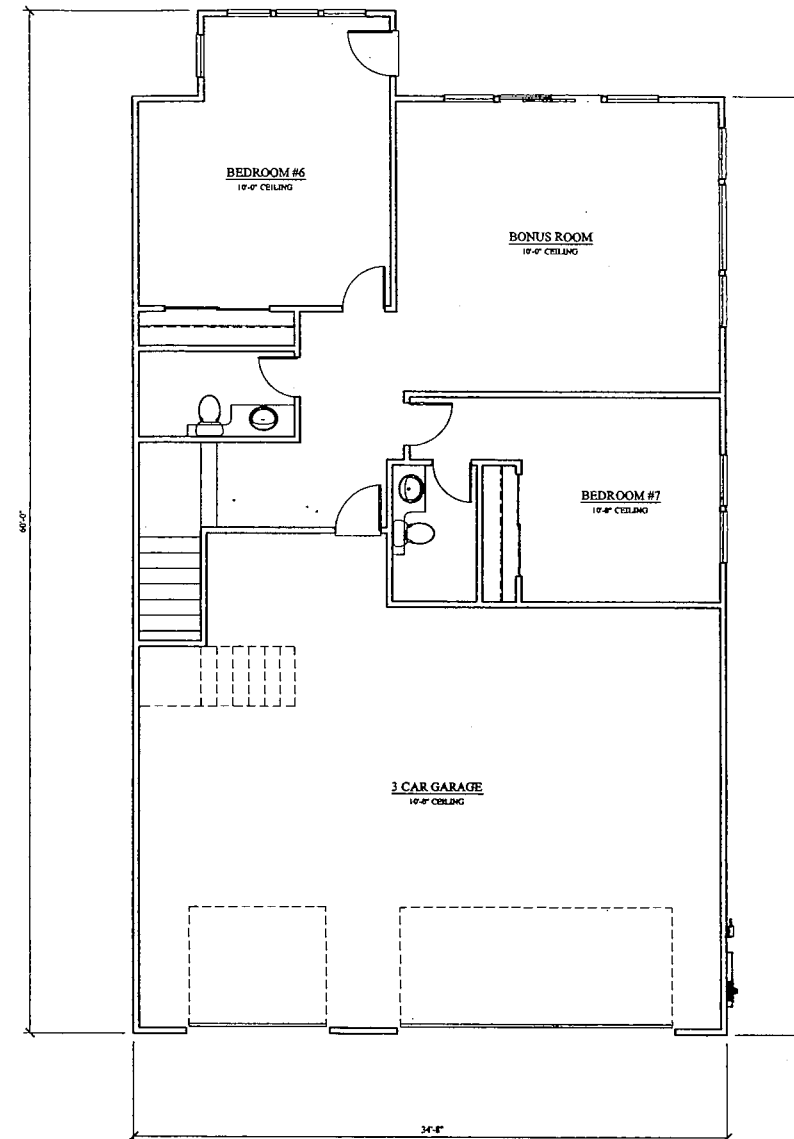
5865 Owens Drive
 Pleasanton, CA 94568
 925.251.7200
 925.251.7201 Fax



LOWER LEVEL FLOOR PLAN A

SCALE: 1/4" = 1'-0"

Plan 2



LOWER LEVEL FLOOR PLAN B

SCALE: 1/4" = 1'-0"

Plan 2

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

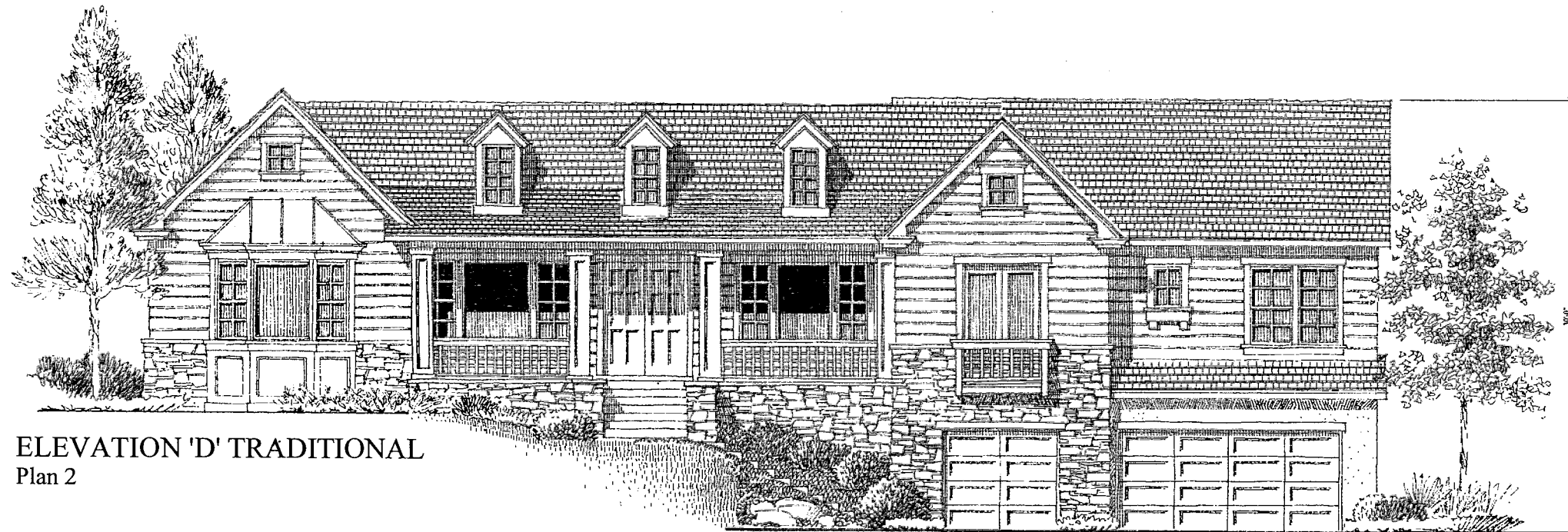
PLEASANTON, CALIFORNIA



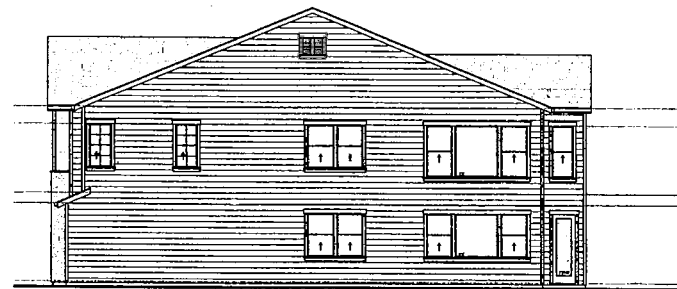
LARGE LOT
PLAN 2
FLOOR PLANS

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



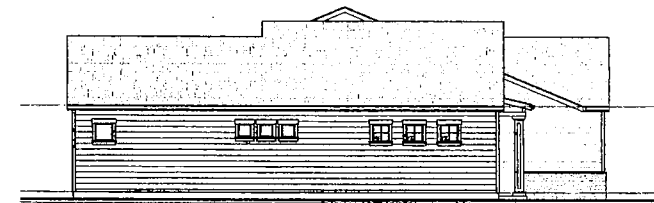
ELEVATION 'D' TRADITIONAL
Plan 2



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

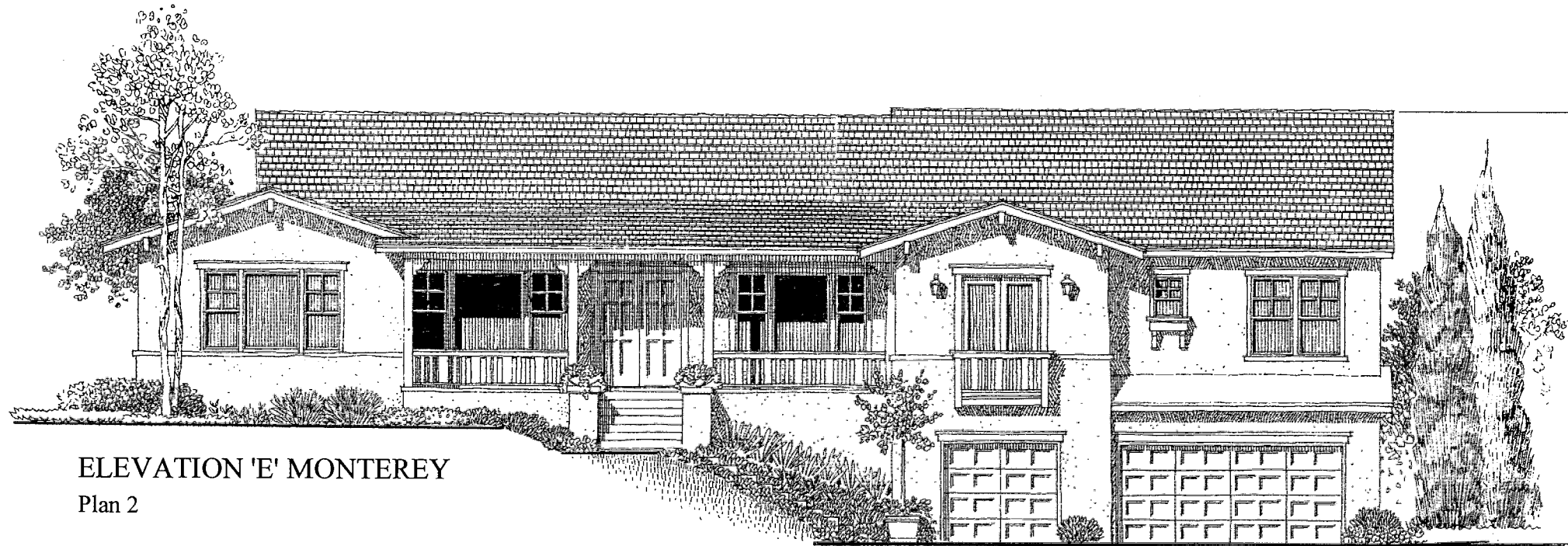
PLEASANTON, CALIFORNIA

DAHLIN GROUP
ARCHITECTS

LARGE LOT
PLAN 2
EXTERIOR ELEV.
TRADITIONAL

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



ELEVATION 'E' MONTEREY
Plan 2

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

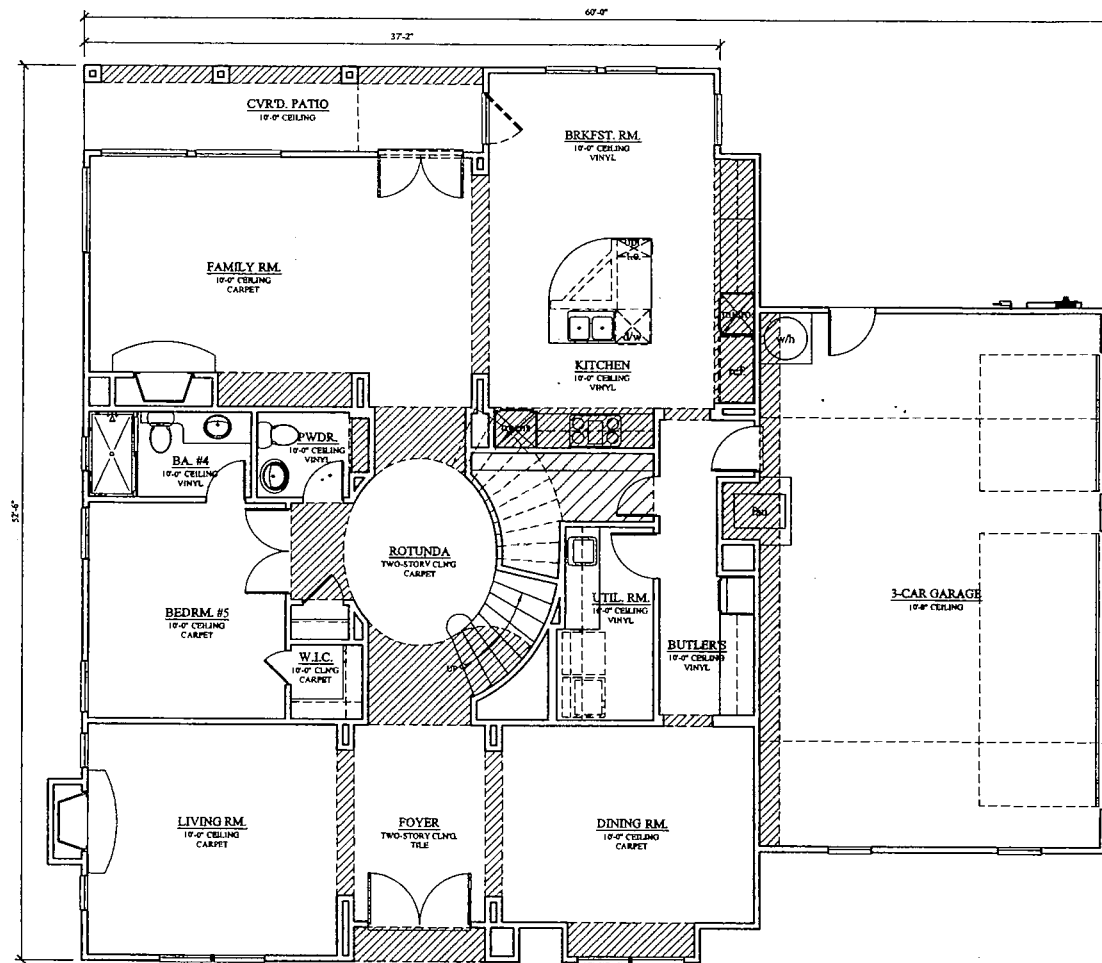
PLEASANTON, CALIFORNIA

DAHLIN GROUP

LARGE LOT
PLAN 2
MONTEREY
ELEVATION

PROJECT NO: 365.028
Date: 3-19-07

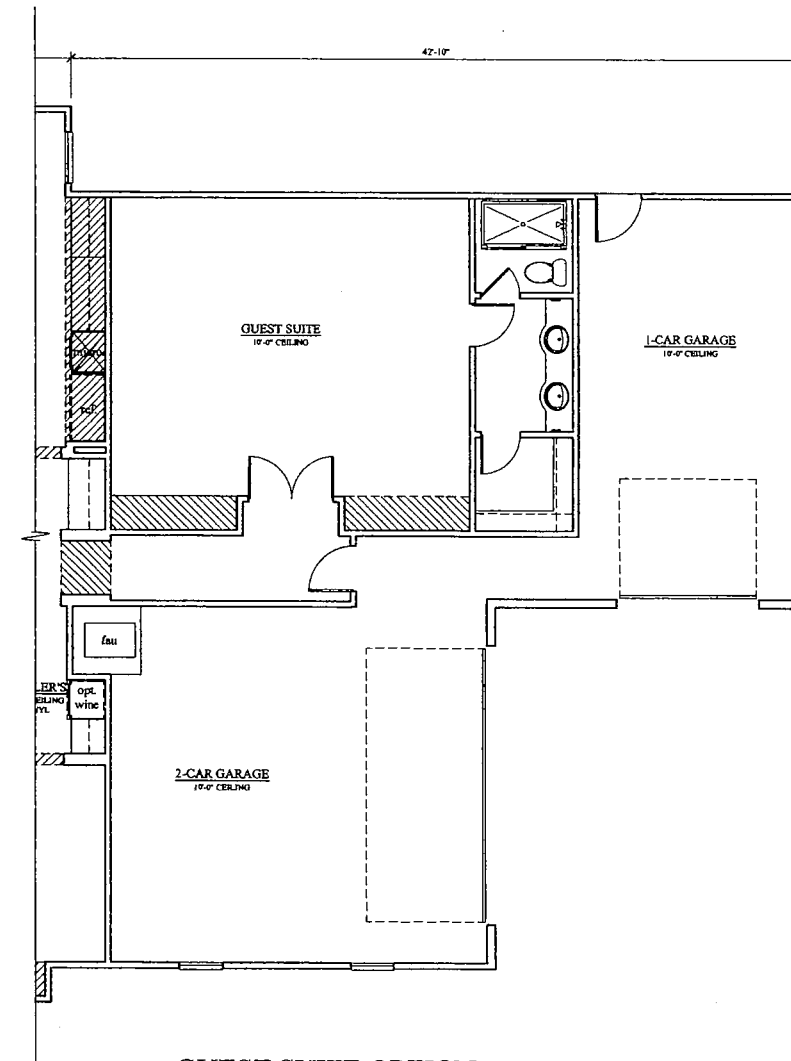
5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

Plan 3



GUEST SUITE OPTION

SCALE: 1/4" = 1'-0"

Plan 3

PLAN 3	
TOTAL LIVING AREA:	4196 sq. ft.
First Floor	1886 sq. ft.
Second Floor	2310 sq. ft.
Garage:	657 sq. ft.
5 BR, 4 1/2 BA	
PLAN 3 - GUEST SUITE OPTION	
TOTAL LIVING AREA:	5197 sq. ft.
First Floor	2581 sq. ft.
Second Floor	2616 sq. ft.
Garage:	764 sq. ft.
6 BR, 5 1/2 BA	



LARGE LOT
PLAN 3
FLOOR PLAN

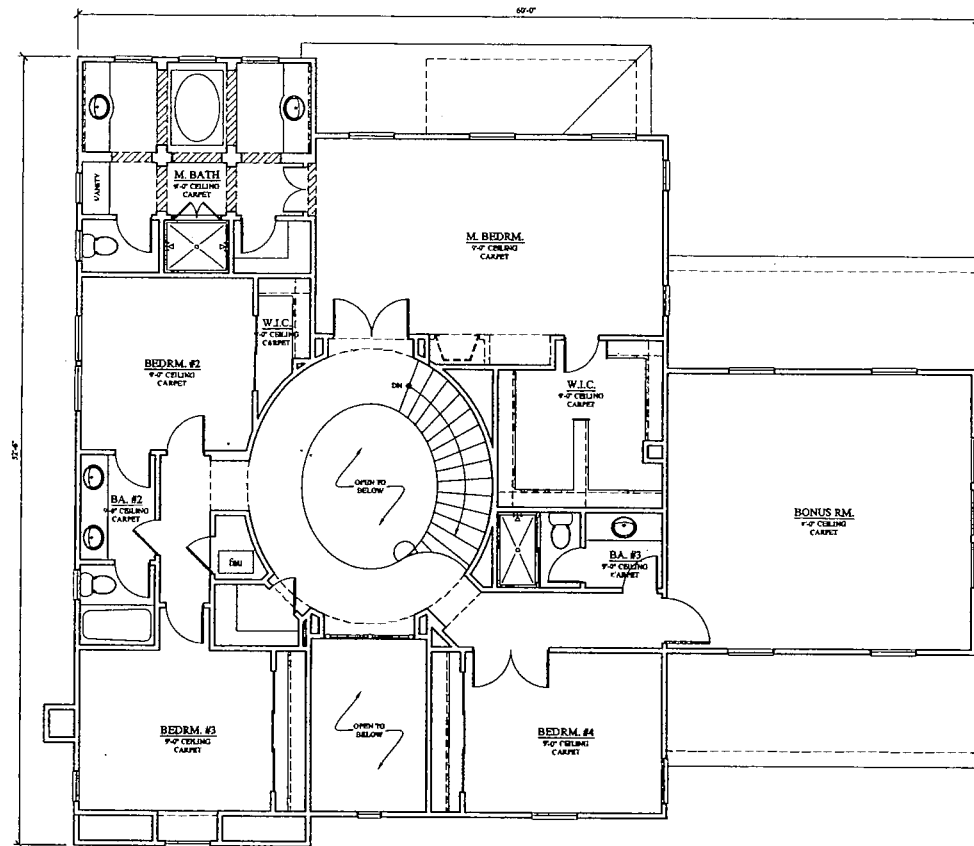
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Date: 3-19-07

LUND RANCH

PLEASANTON, CALIFORNIA

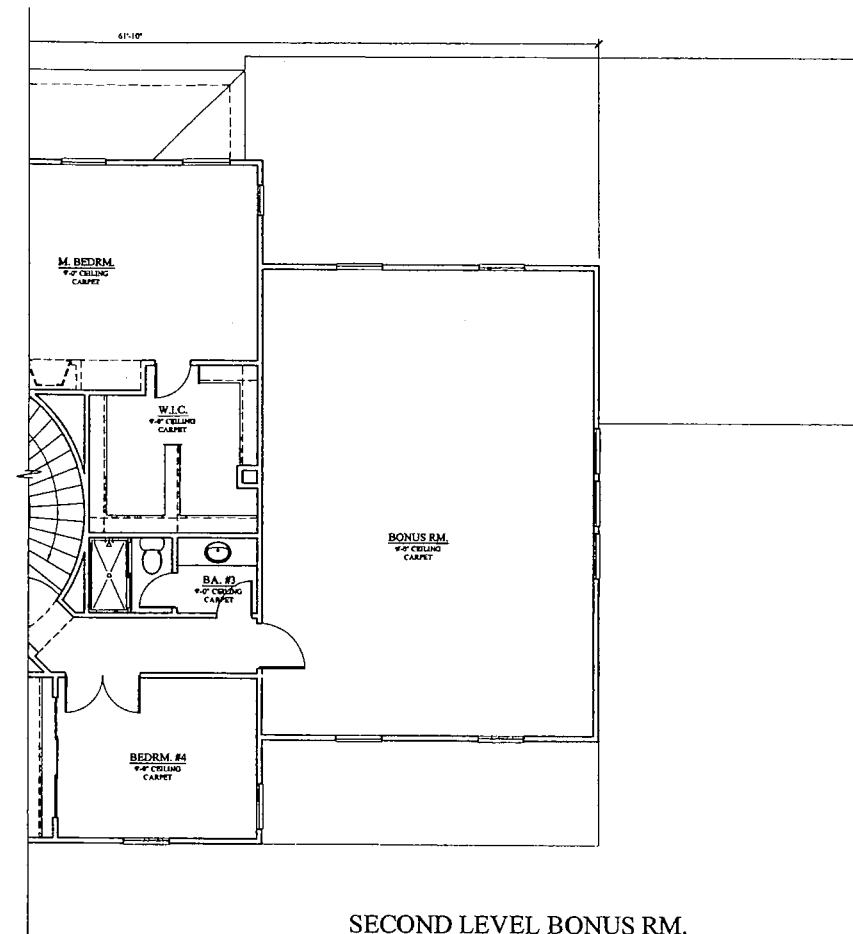
GREENBRIAR HOMES COMMUNITIES INC.

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

Plan 3



SECOND LEVEL BONUS RM.
SCALE: 1/4" = 1'-0"

Plan 3

LUND RANCH
GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

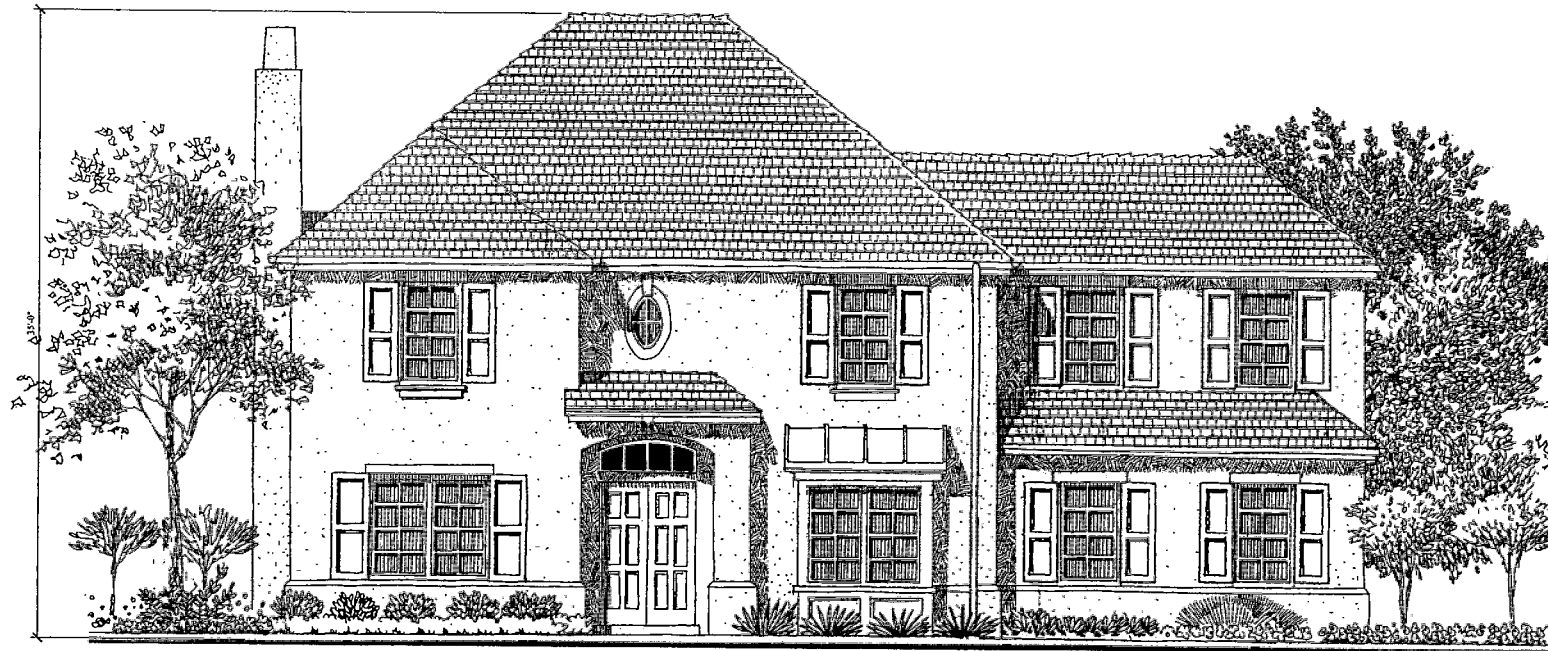


LARGE LOT
PLAN 3
FLOOR PLAN

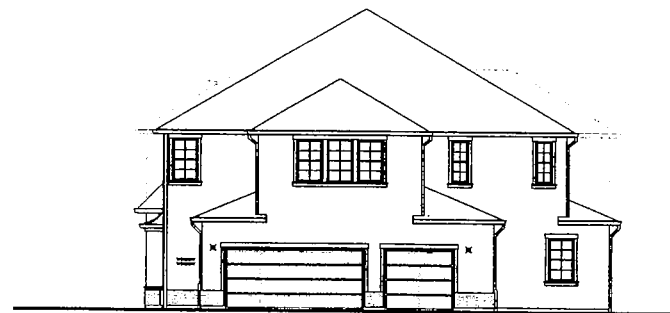
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Date: 3-19-07

5865 Overland Drive
Pleasanton, CA 94568
925.251.7200
925.251.7201 Fax

10



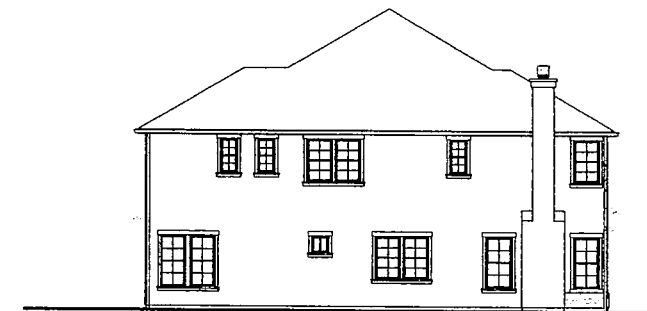
ELEVATION 'A' FRENCH
Plan 3



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

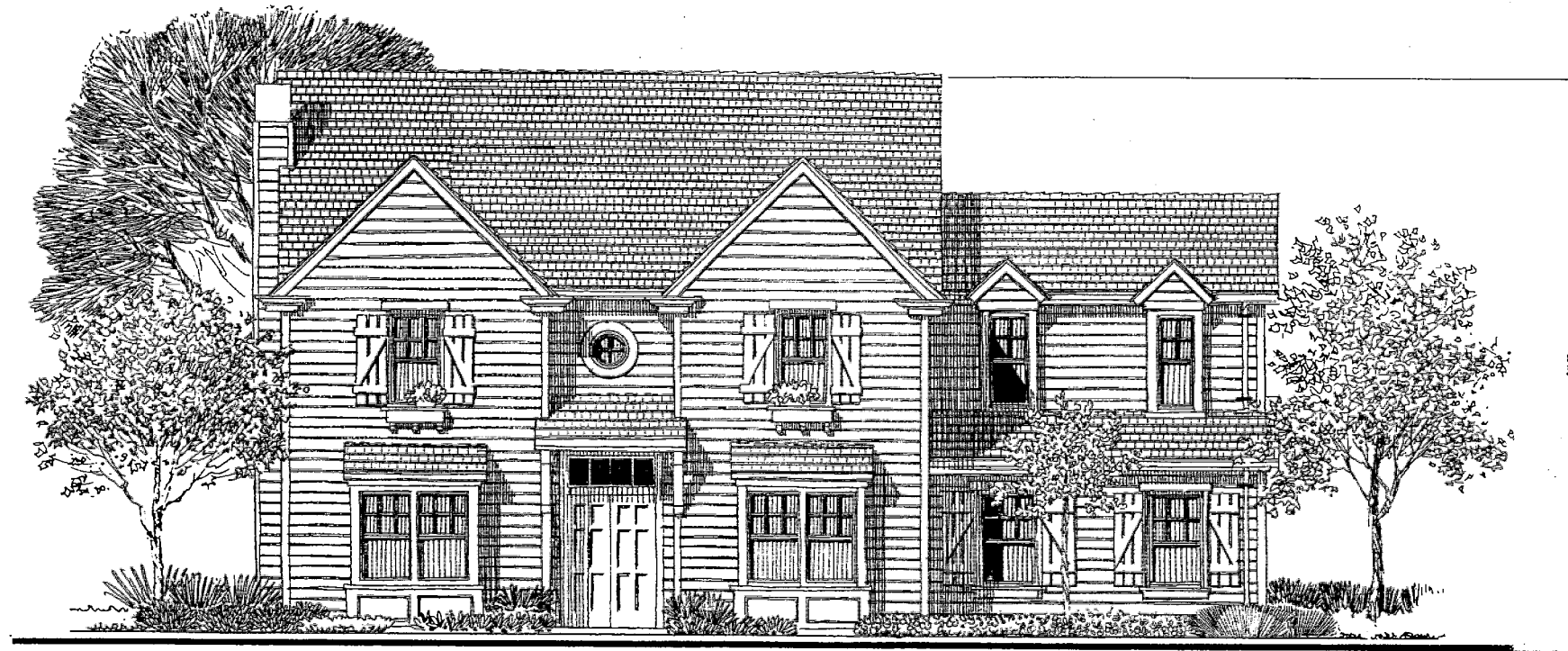
PLEASANTON, CALIFORNIA

DAHLIN GROUP

LARGE LOT
PLAN 3
FRENCH
ELEVATION

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



ELEVATION 'D' TRADITIONAL
Plan 3

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

DAHLIN GROUP
ARCHITECTURE
PLANNING

LARGE LOT
PLAN 3
TRADITIONAL
ELEVATION

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



ELEVATION 'E' ENGLISH
Plan 3

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

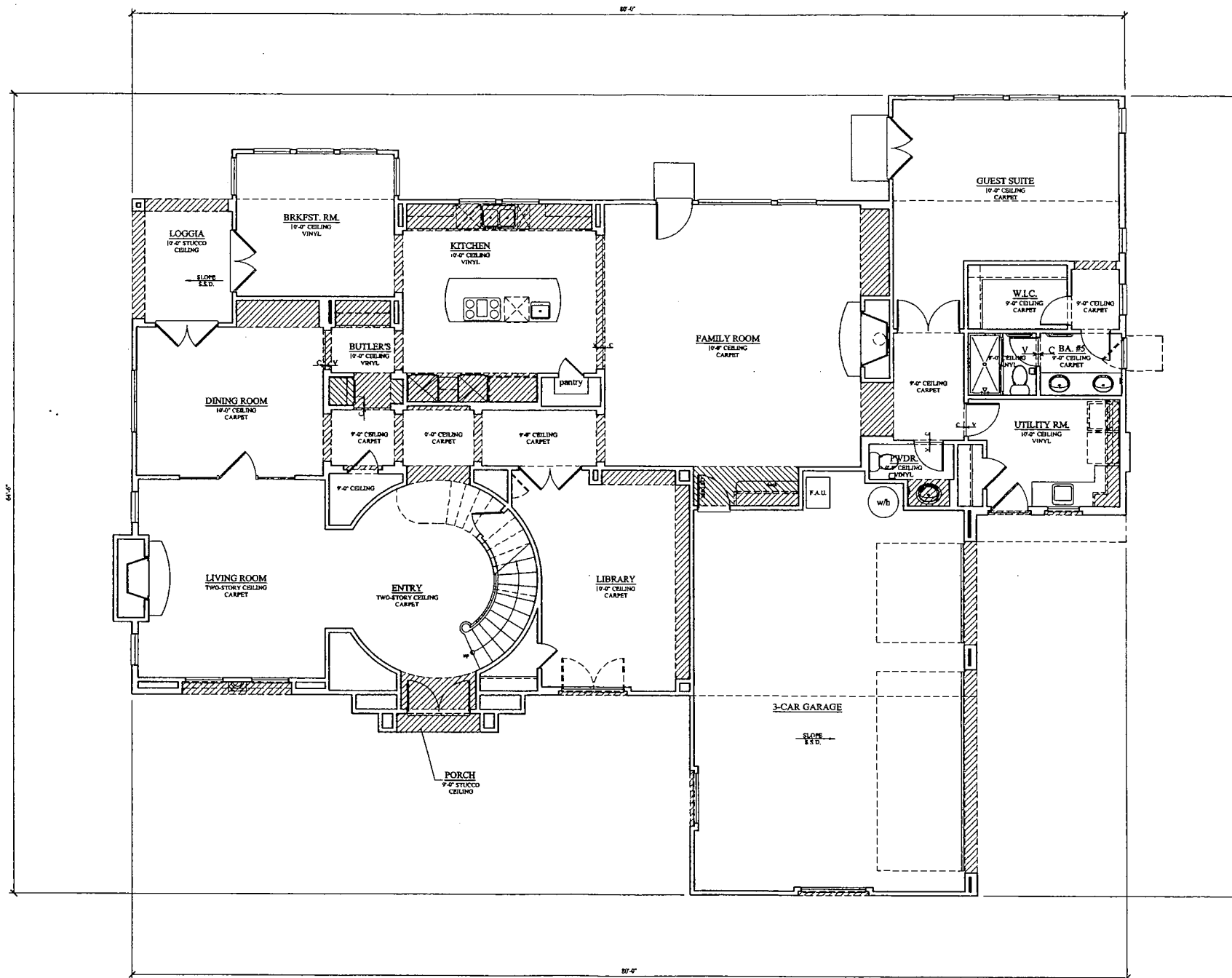
DAHLIN GROUP

LARGE LOT
PLAN 3
ENGLISH
ELEVATION

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

13



FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

Plan 4

PLAN 4	
TOTAL LIVING AREA:	5326 sq. ft.
First Floor	2779 sq. ft.
Second Floor	2547 sq. ft.
Garage	717 sq. ft.
5 BR, 5 1/2 BA	



LARGE LOT
PLAN 4
FLOOR PLAN

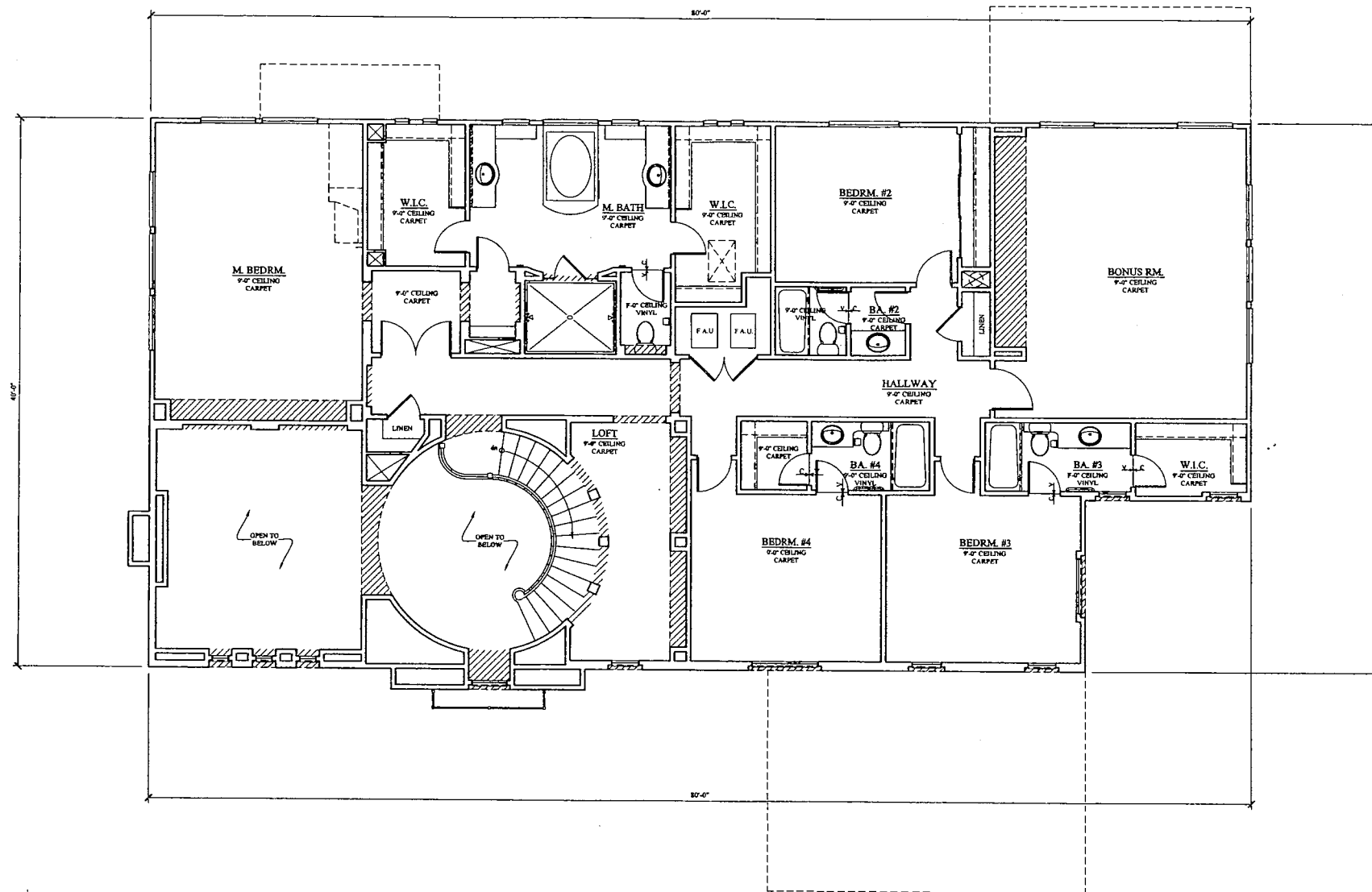
PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

Plan 4

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

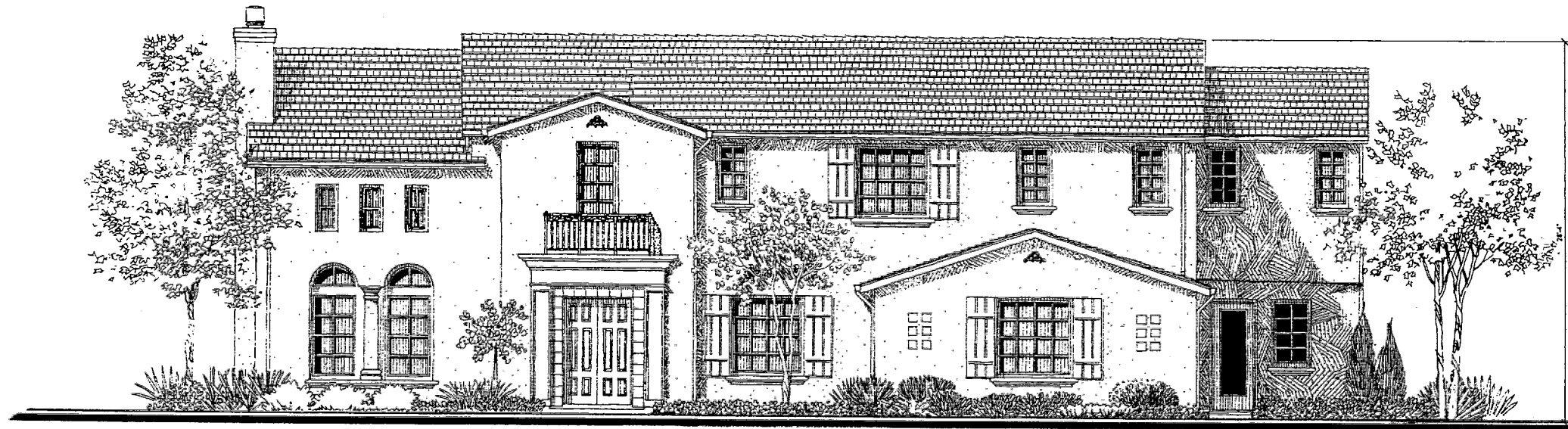
PLEASANTON, CALIFORNIA



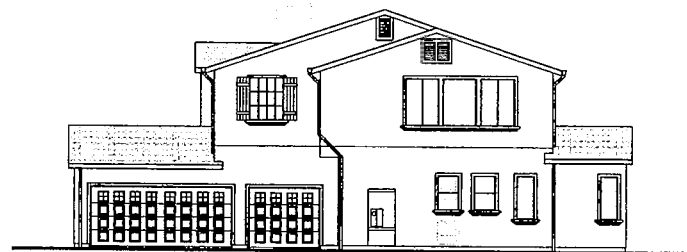
LARGE LOT
PLAN 4
FLOOR PLAN

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



ELEVATION 'B' EARLY CALIFORNIAN
Plan 4



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

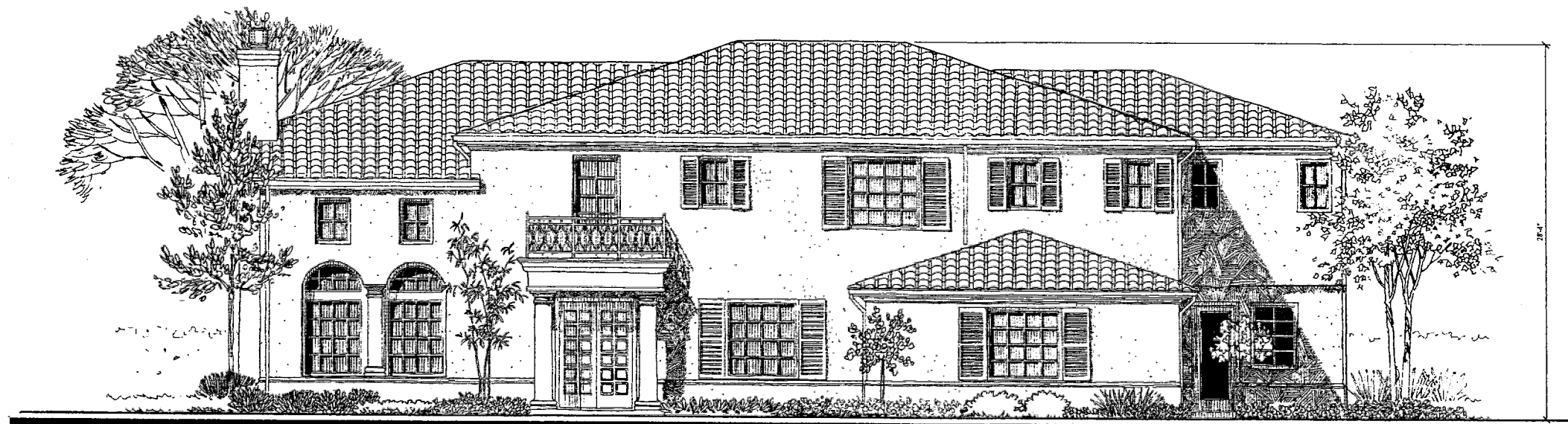
PLEASANTON, CALIFORNIA



LARGE LOT
PLAN 4
EARLY
CALIFORNIAN

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



ELEVATION 'C' ITALIAN
Plan 4



ELEVATION 'D' TRADITIONAL
Plan 4

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

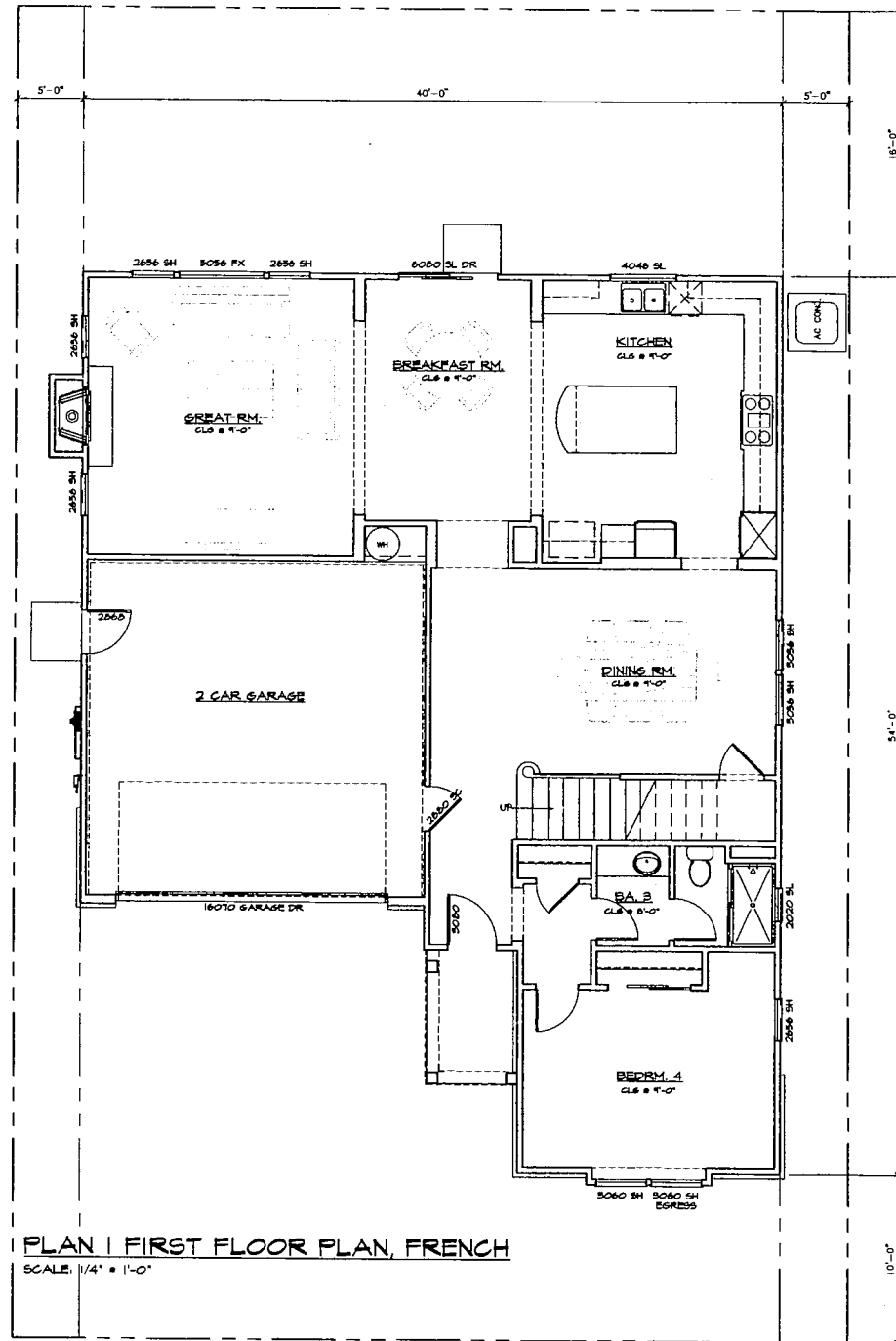
PLEASANTON, CALIFORNIA

DAHLIN GROUP
ARCHITECTS

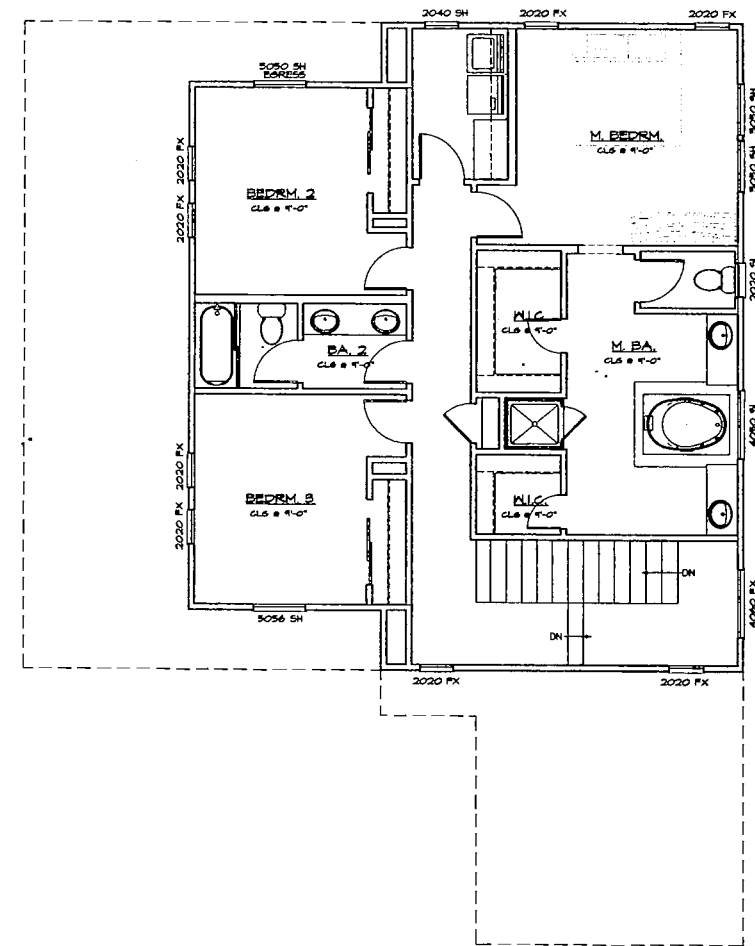
LARGE LOT
PLAN 4
ITALIAN &
TRADITIONAL

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



PLAN 1 FIRST FLOOR PLAN, FRENCH
SCALE: 1/4" = 1'-0"



PLAN 1 SECOND FLOOR PLAN, FRENCH
SCALE: 1/4" = 1'-0"

PLAN 1	
TOTAL LIVING AREA:	2300 sq. ft.
First Floor	1279 sq. ft.
Second Floor	1027 sq. ft.
Garage:	435 sq. ft.
4 BR, 3 BA	



SMALL LOT
PLAN 1
FLOOR PLANS

PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH

PLEASANTON, CALIFORNIA

GREENBRIAR HOMES COMMUNITIES INC.

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Pleasanton, CA 94588
925.251.7200
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FRONT ELEVATION, FRENCH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION, FRENCH
SCALE: 1/4" = 1'-0"



REAR ELEVATION, FRENCH
SCALE: 1/4" = 1'-0"



LEFT ELEVATION, FRENCH
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

DAHLIN GROUP
ARCHITECTS

SMALL LOT
PLAN 1
EXTERIOR ELEV
FRENCH

PROJECT NO: 365.028
Date: 3-19-07

5845 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

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FRONT ELEVATION, ENGLISH
SCALE: 1/4" = 1'-0"



FRONT ELEVATION, SPANISH
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

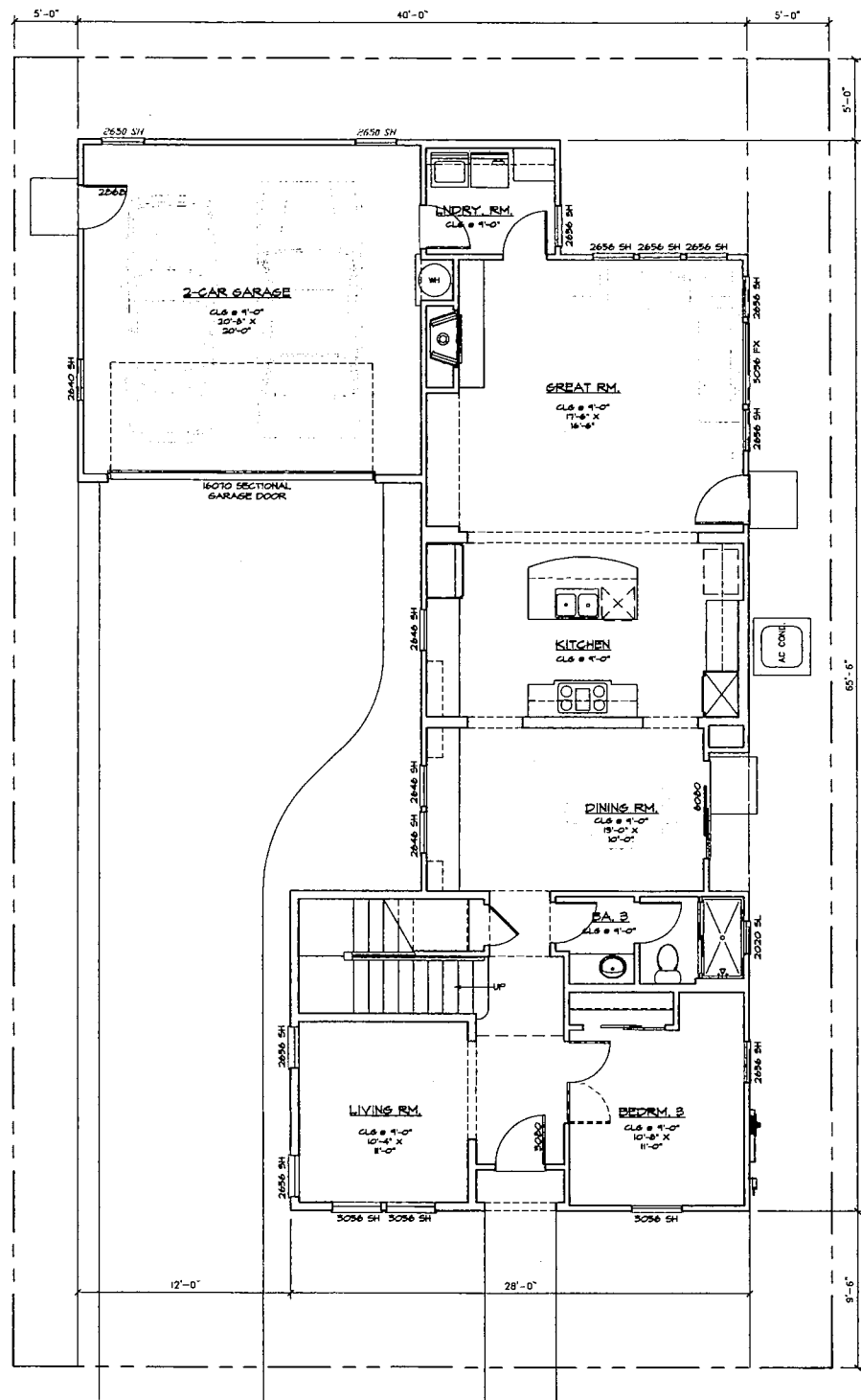
PLEASANTON, CALIFORNIA



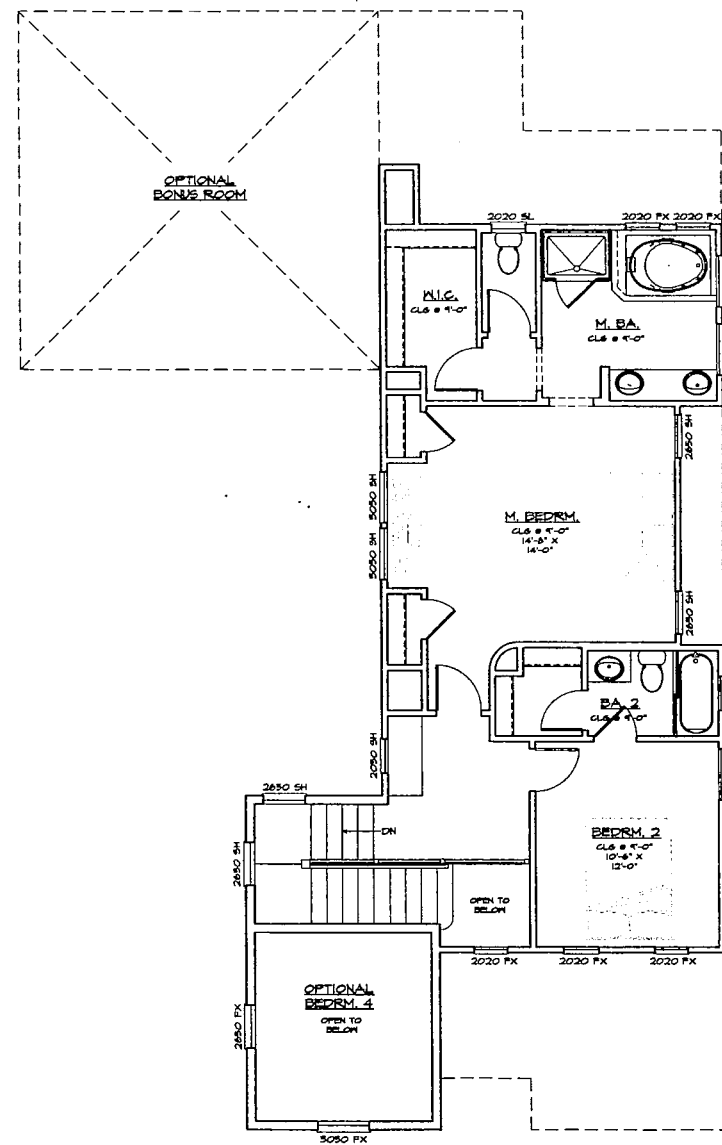
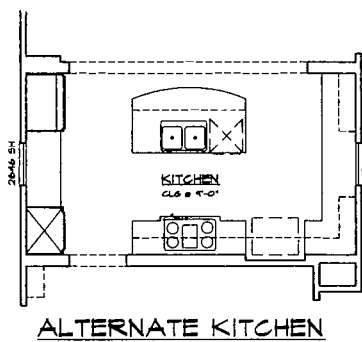
SMALL LOT
PLAN 1
ENGLISH &
SPANISH

PROJECT NO: 365.028
Date: 3-19-07

5845 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



PLAN 2 FIRST FLOOR PLAN, ENGLISH
SCALE: 1/4" = 1'-0"



PLAN 2 SECOND FLOOR PLAN, ENGLISH
SCALE: 1/4" = 1'-0"

PLAN 2	
TOTAL LIVING AREA:	2700 sq. ft.
First Floor	1346 sq. ft.
Second Floor	727 sq. ft.
Optional bonus & Bedroom	627 sq. ft.
Garage	446 sq. ft.
3 BR, 3 BA	
Opt. Bonus & Bedroom	



SMALL LOT
PLAN 2
FLOOR PLANS

PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH
GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

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Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



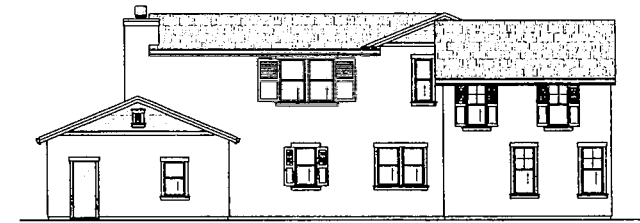
FRONT ELEVATION, ENGLISH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION, ENGLISH
SCALE: 1/4" = 1'-0"



REAR ELEVATION, ENGLISH
SCALE: 1/4" = 1'-0"



LEFT ELEVATION, ENGLISH
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA



SMALL LOT
PLAN 2
EXTERIOR ELEV.
ENGLISH

PROJECT NO: 365.028
Date: 3-19-07

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Pleasanton, CA 94588
925.251.7200
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FRONT ELEVATION, CRAFTSMAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION, FRENCH
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

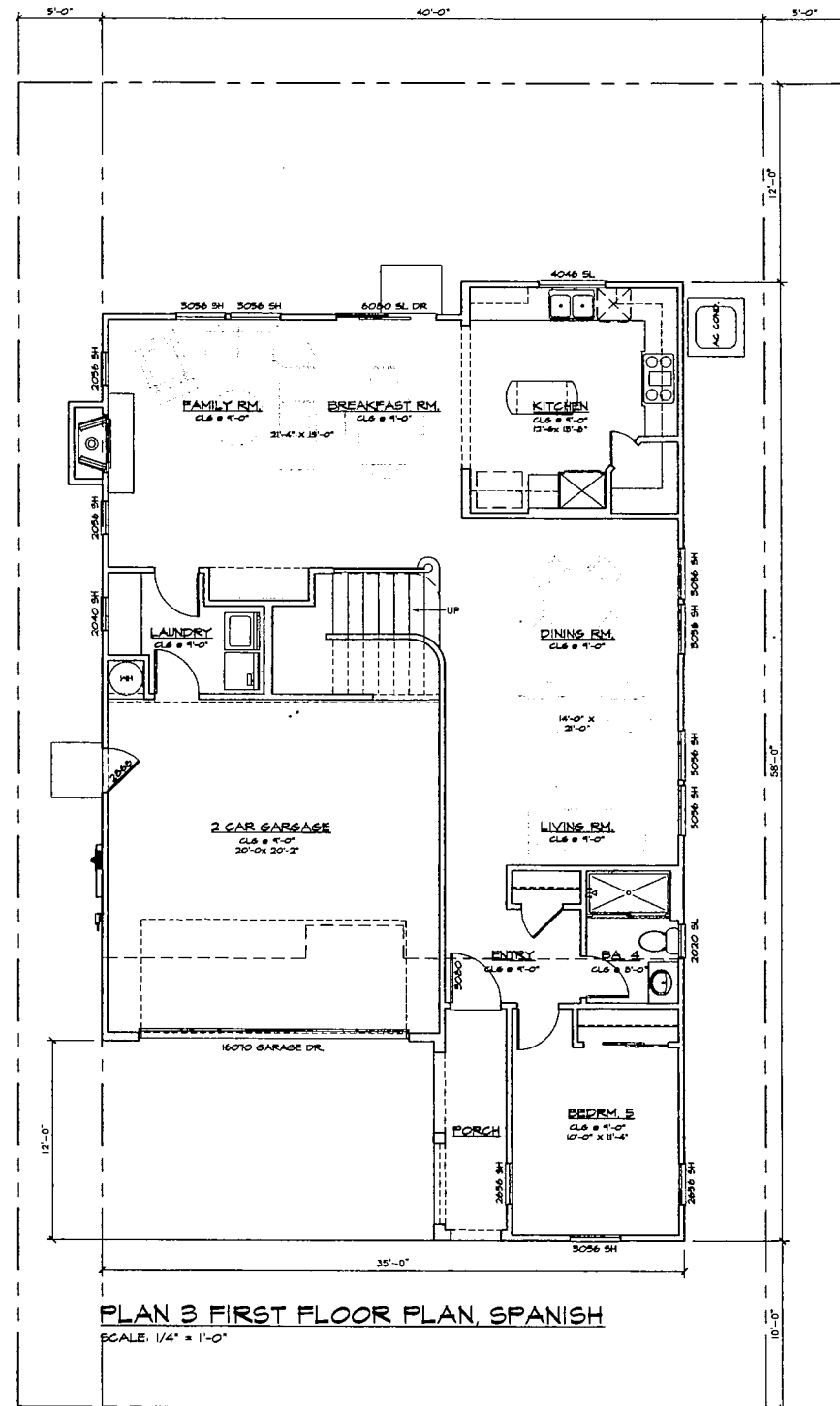
PLEASANTON, CALIFORNIA



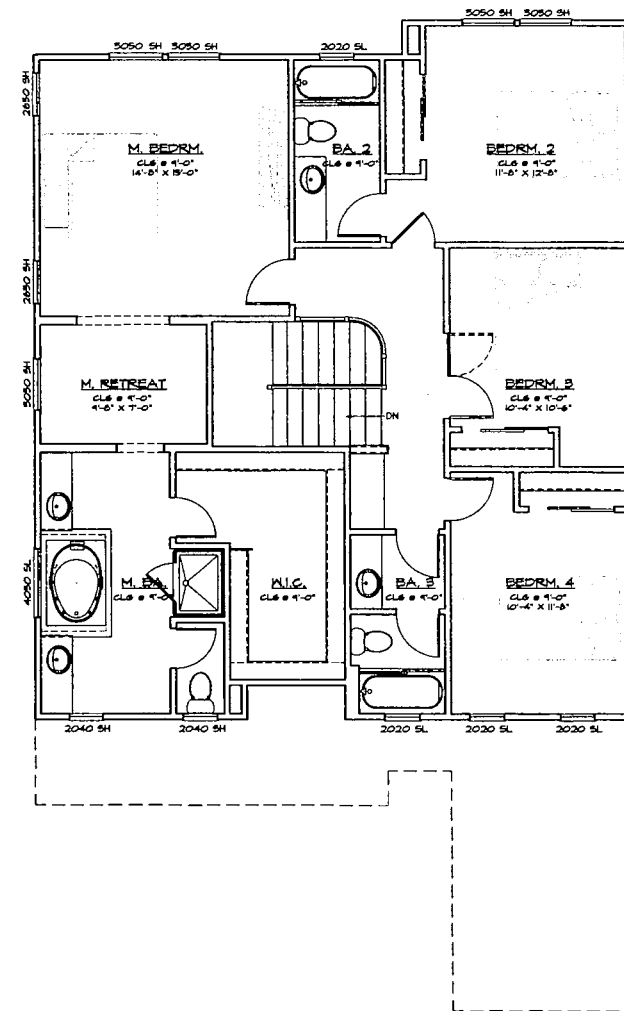
SMALL LOT
PLAN 2
CRAFTSMAN &
FRENCH

PROJECT NO: 365.028
Date: 3-19-07

5865 Overton Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



PLAN 3 FIRST FLOOR PLAN, SPANISH
SCALE: 1/4" = 1'-0"



PLAN 3 SECOND FLOOR PLAN, SPANISH
SCALE: 1/4" = 1'-0"

PLAN 3	
TOTAL LIVING AREA:	2,900 sq. ft.
First Floor	1,500 sq. ft.
Second Floor	1,400 sq. ft.
Garage:	427 sq. ft.
5 BR, 4 BA	



SMALL LOT
PLAN 3
FLOOR PLANS

PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH

PLEASANTON, CALIFORNIA

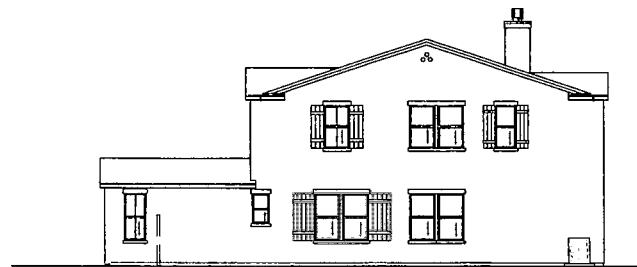
GREENBRIAR HOMES COMMUNITIES INC.

5855 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

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FRONT ELEVATION, SPANISH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION, SPANISH
SCALE: 1/4" = 1'-0"



REAR ELEVATION, SPANISH
SCALE: 1/4" = 1'-0"



LEFT ELEVATION, SPANISH
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA



SMALL LOT
PLAN 3
EXTERIOR ELEV.
SPANISH

PROJECT NO: 365.028
Date: 3-19-07

5845 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

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FRONT ELEVATION, ENGLISH
SCALE: 1/4" = 1'-0"



FRONT ELEVATION, FRENCH
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

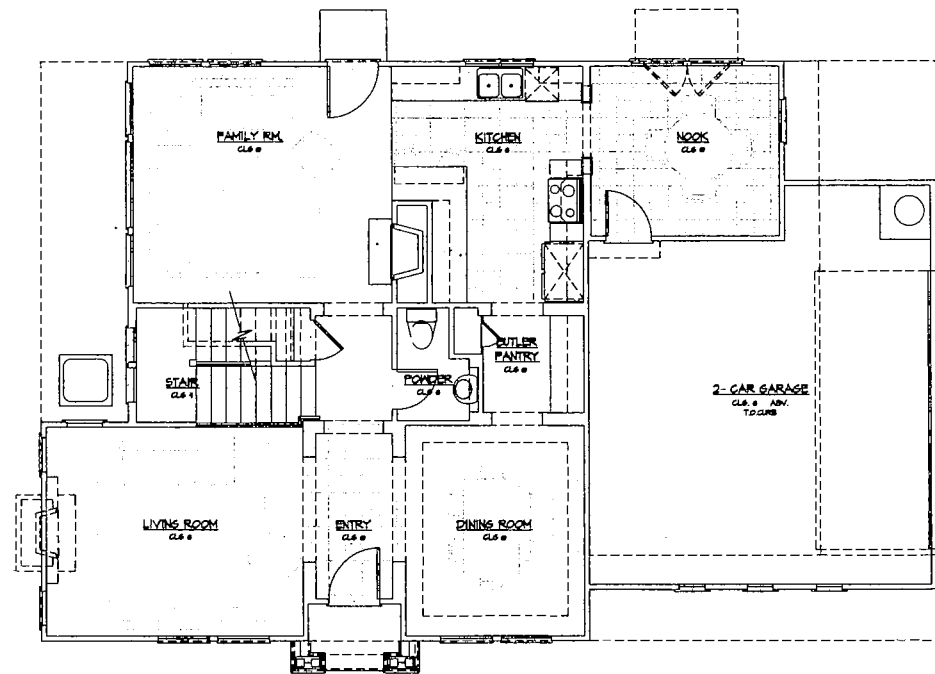


SMALL LOT
PLAN 3
ENGLISH &
FRENCH

PROJECT NO: 365.028
Date: 3-19-07

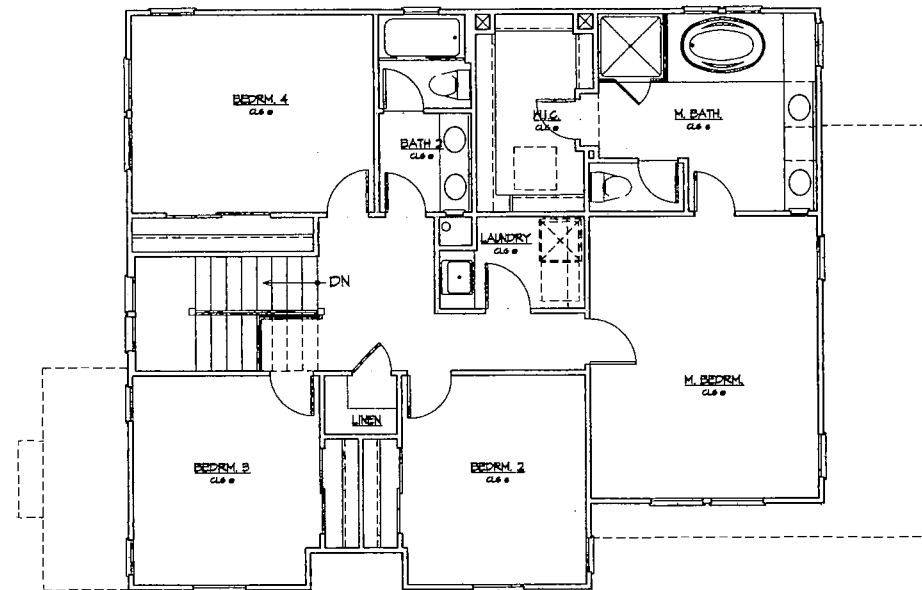
5855 Ovane Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

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FIRST FLOOR PLAN 'A'
SCALE: 1/4" = 1'-0"

Plan 1



SECOND FLOOR PLAN 'A'
SCALE: 1/4" = 1'-0"

Plan 1

PLAN 1	
TOTAL LIVING AREA:	2326 sq. ft.
First Floor	1092 sq. ft.
Second Floor	1234 sq. ft.
Garage:	451 sq. ft.
4 BR, 2 1/2 BA	



CLUSTER
PLAN 1
FLOOR PLANS

PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH

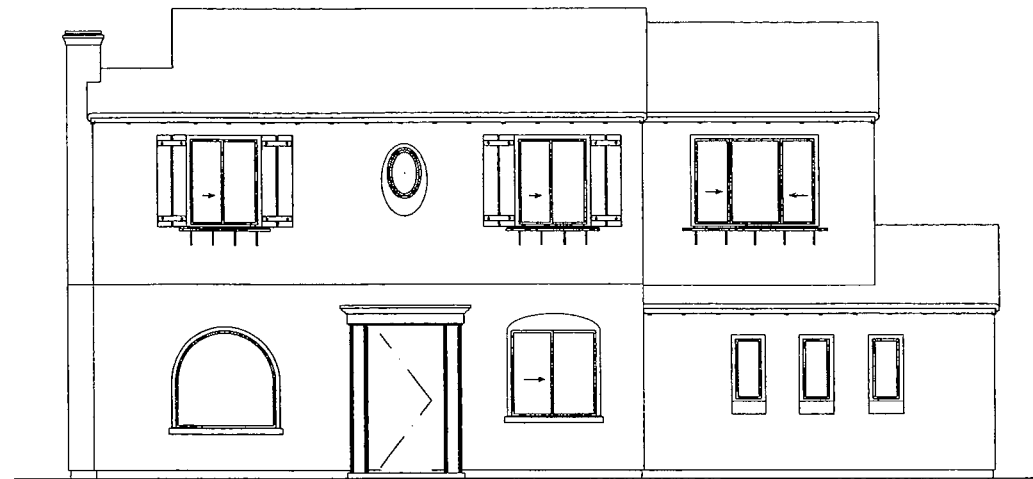
PLEASANTON, CALIFORNIA

GREENBRIAR HOMES COMMUNITIES INC.

5855 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

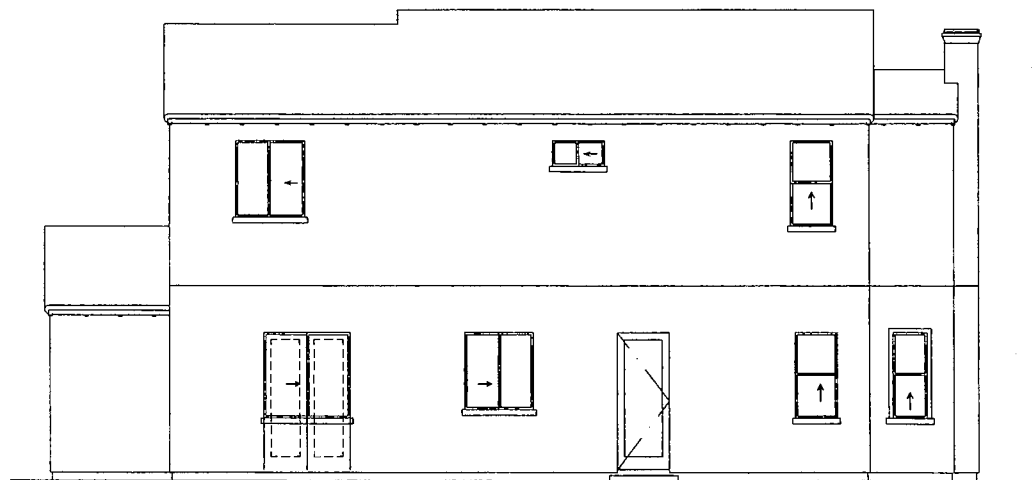


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION -- SPANISH
SCALE: 1/4" = 1'-0"

Plan 1



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA



CLUSTER
PLAN 1
SPANISH
ELEVATION

PROJECT NO: 365.028
Date: 3-19-07

5855 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - ITALIAN
SCALE: 1/4" = 1'-0"
Plan 1



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

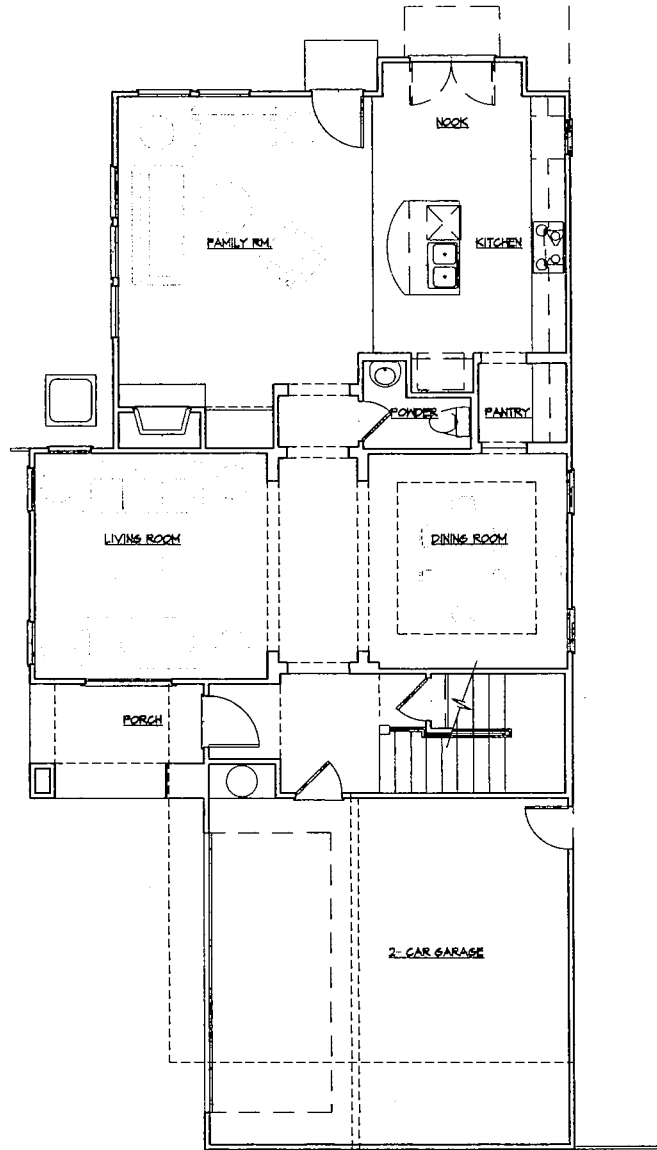
DAHLIN GROUP
ARCHITECTS

CLUSTER
PLAN 1
ITALIAN
ELEVATION

PROJECT NO: 365,028
Date: 3-19-07

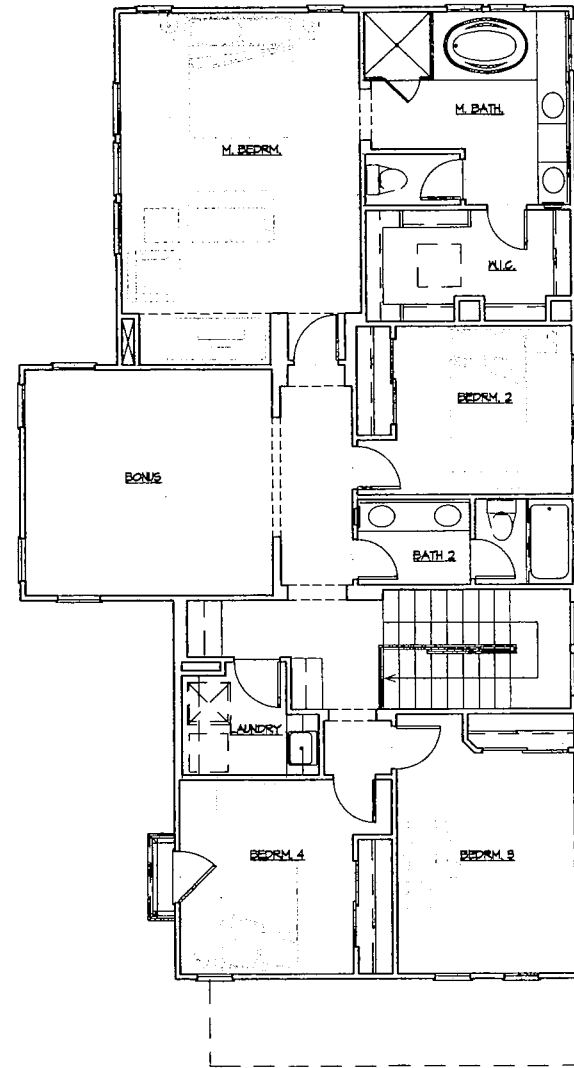
5845 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

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FIRST FLOOR PLAN

Plan 2



SECOND FLOOR PLAN

Plan 2

PLAN 2	
TOTAL LIVING AREA:	2616 sq. ft.
First Floor	1153 sq. ft.
Second Floor	1463 sq. ft.
Garage:	452 sq. ft.
4 BR, 2 1/2 BA	



CLUSTER
PLAN 2
FLOOR PLANS

PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

5865 Owens Drive
Pleasanton, CA 94568
925.251.7200
925.251.7201 Fax



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - SPANISH
SCALE: 1/4" = 1'-0"
Plan 2



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA



CLUSTER
PLAN 2
SPANISH
ELEVATION

PROJECT NO: 365.D28
Date: 3-19-07

5855 Owens Drive
Pleasanton, CA 94553
925.251.7200
925.251.7201 Fax



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - MONTEREY
SCALE: 1/4" = 1'-0"
Plan 2



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

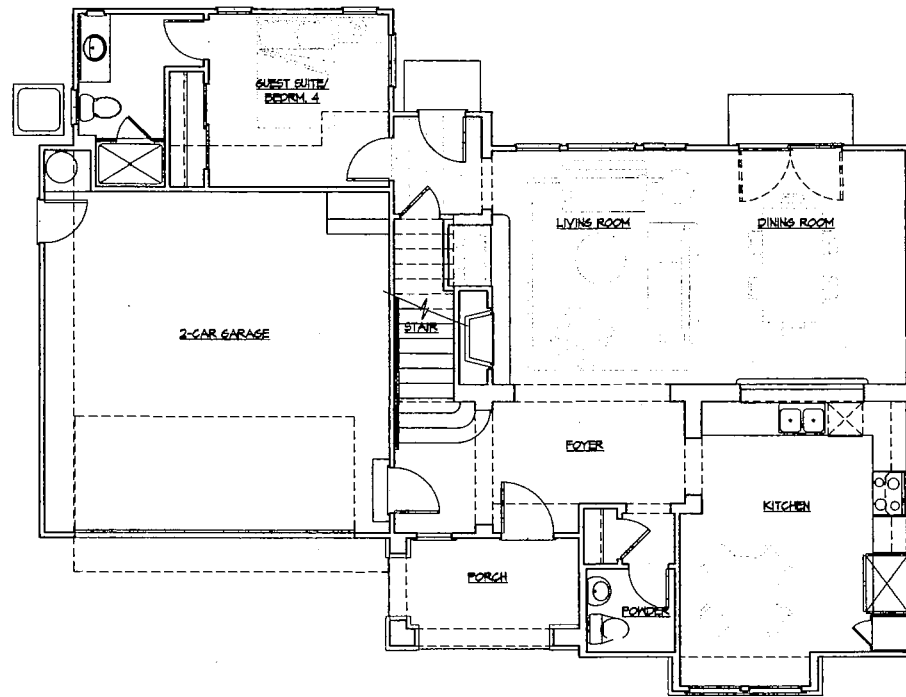
PLEASANTON, CALIFORNIA



CLUSTER
PLAN 2
MONTEREY
ELEVATION

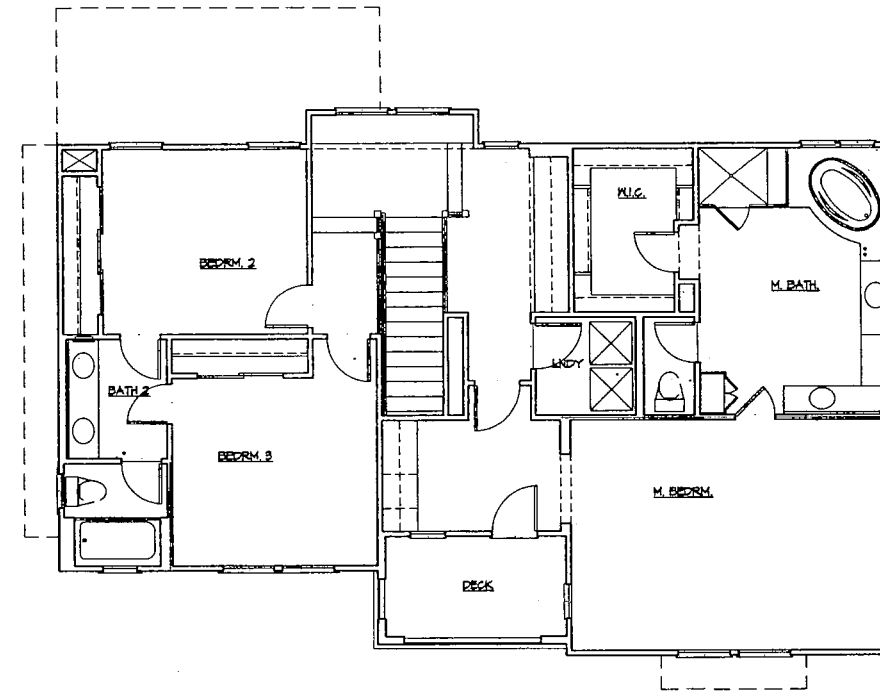
PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



FIRST FLOOR PLAN "A"

Plan 3



SECOND FLOOR PLAN "A"

Plan 3

PLAN 3	
TOTAL LIVING AREA:	2285 sq. ft.
First Floor	1065 sq. ft.
Second Floor	1220 sq. ft.
Garage	424 sq. ft.
4 BR, 3 1/2 BA	



CLUSTER
PLAN 3
FLOOR PLANS

PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH

PLEASANTON, CALIFORNIA

GREENBRIAR HOMES COMMUNITIES INC.

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Pleasanton, CA 94588
925.251.7200
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LEFT ELEVATION "B", ITALIAN



PLAN 3, FRONT ELEVATION "B", ITALIAN



RIGHT ELEVATION "B", ITALIAN



REAR ELEVATION "B", ITALIAN

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

PLEASANTON, CALIFORNIA

DAHLIN GROUP
ARCHITECTS

CLUSTER
PLAN 3
ITALIAN
ELEVATION

PROJECT NO: 365,028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax

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LEFT ELEVATION "C", MONTEREY



PLAN 3, FRONT ELEVATION "C", MONTEREY



RIGHT ELEVATION "C", MONTEREY



REAR ELEVATION "C", MONTEREY

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

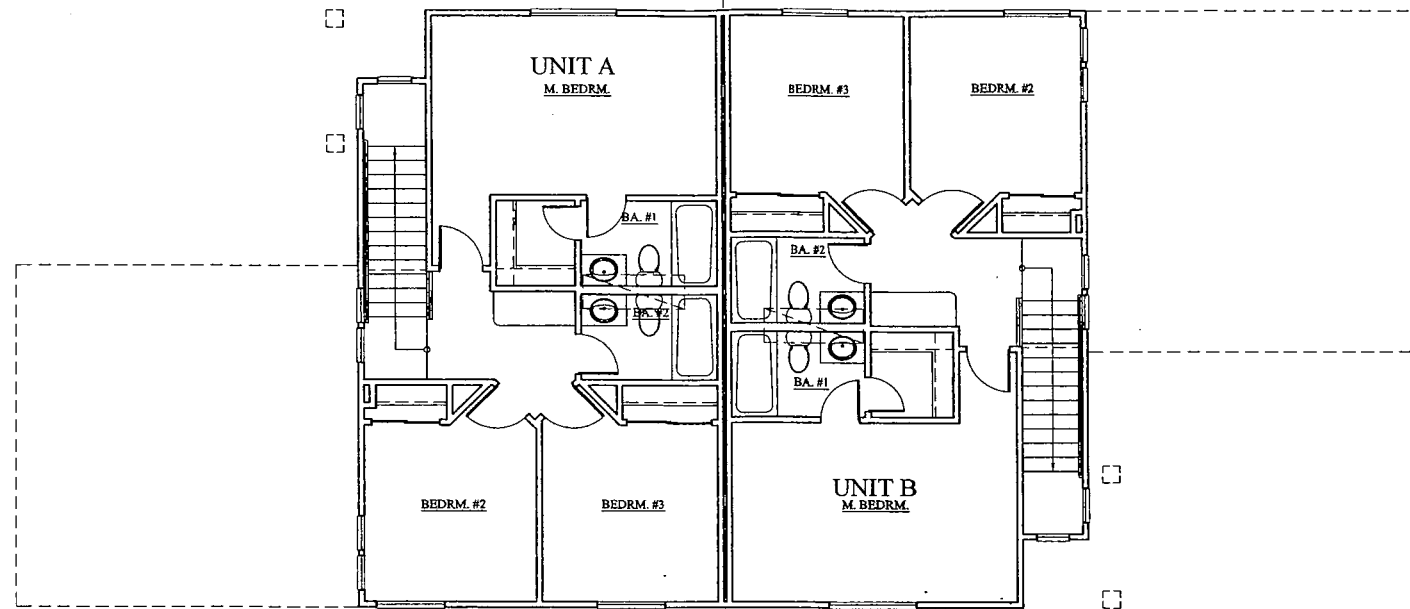
PLEASANTON, CALIFORNIA



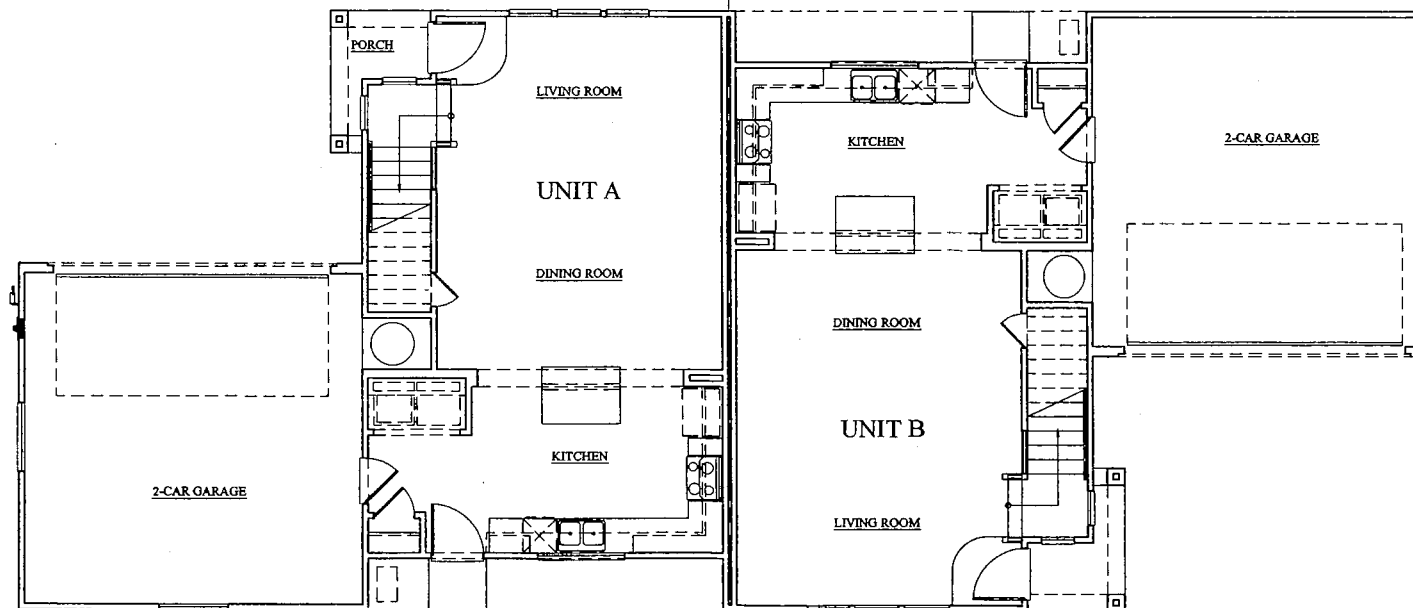
CLUSTER
PLAN 3
MONTEREY
ELEVATION

PROJECT NO: 365.028
Date: 3-19-07

5865 Owens Drive
Pleasanton, CA 94588
925.251.7200
925.251.7201 Fax



PLAN 1 - BMR - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN 1 - BMR - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BMR - PLAN 1	
TOTAL LIVING AREA:	1310 sq. ft.
First Floor	652 sq. ft.
Second Floor	657 sq. ft.
Garage	419 sq. ft.
3 BR, 2 BA	



BMR
PLAN 1
FLOOR PLANS

PROJECT NO: 365.028
Date: 3-19-07

LUND RANCH

PLEASANTON, CALIFORNIA

GREENBRIAR HOMES COMMUNITIES INC.

5865 Owens Drive
Pleasanton, CA 94588
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UNIT B
 FRONT ELEVATION, SPANISH
 SCALE: 1/4" = 1'-0"



UNIT A UNIT B
 SIDE ELEVATION, SPANISH
 SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

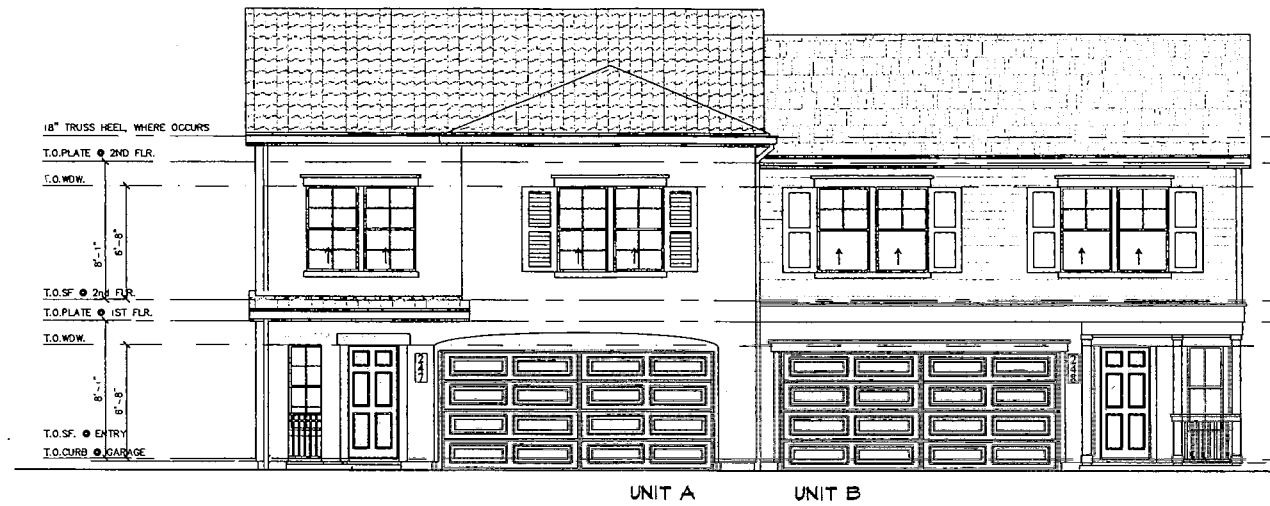
PLEASANTON, CALIFORNIA



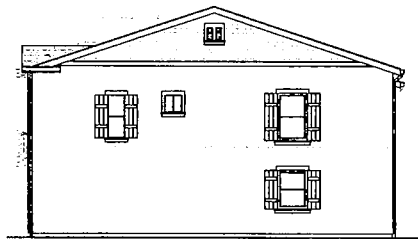
BMR
 PLAN 1
 SPANISH
 ELEVATION

PROJECT NO: 365.028
 Date: 3-19-07

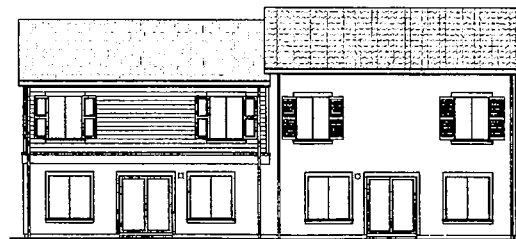
5865 Owens Drive
 Pleasanton, CA 94588
 925.251.7200
 925.251.7201 Fax



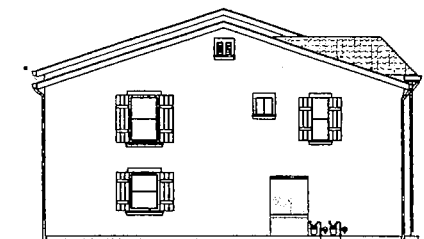
UNIT A UNIT B
PLAN 2 - FRONT ELEVATION, SPANISH - ENGLISH
 SCALE: 1/4" = 1'-0"



UNIT B
RIGHT SIDE ELEVATION, ENGLISH
 SCALE: 1/4" = 1'-0"



UNIT B UNIT A
REAR ELEVATION, ENGLISH - SPANISH
 SCALE: 1/4" = 1'-0"



UNIT A
LEFT SIDE ELEVATION, SPANISH
 SCALE: 1/4" = 1'-0"

LUND RANCH

GREENBRIAR HOMES COMMUNITIES INC.

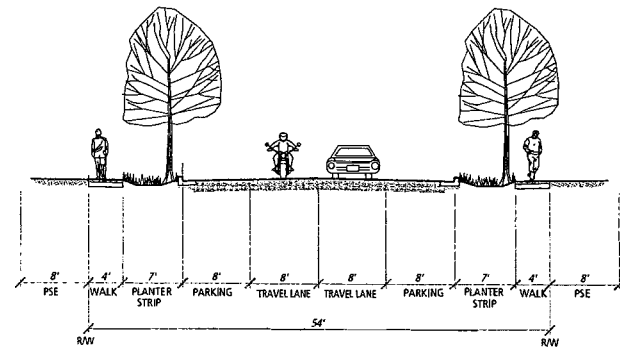
PLEASANTON, CALIFORNIA



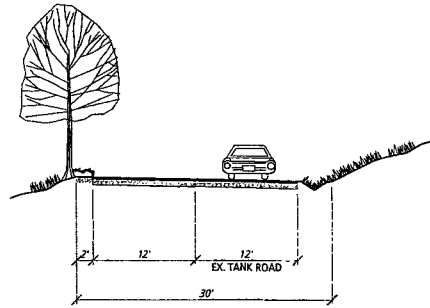
CLUSTER BRM
 PLAN 2
 SPANISH
 ENGLISH

PROJECT NO: 365.028
 Date: 3-19-07

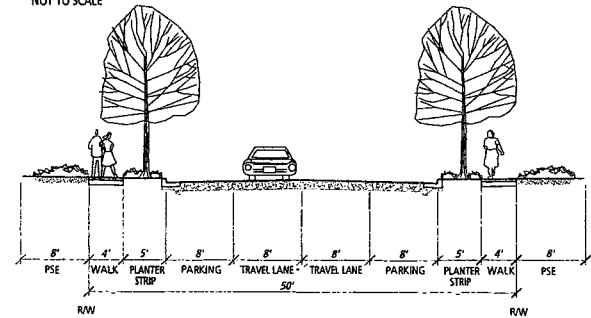
5865 Owens Drive
 Pleasanton, CA 94588
 925.251.7200
 925.251.7201 Fax



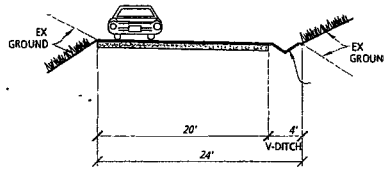
1 TYPICAL STREET SECTION
STREET "A" (TRACT BOUNDARY TO LOT 96);
LUNO RANCH ROAD
(PUBLIC)
NOT TO SCALE



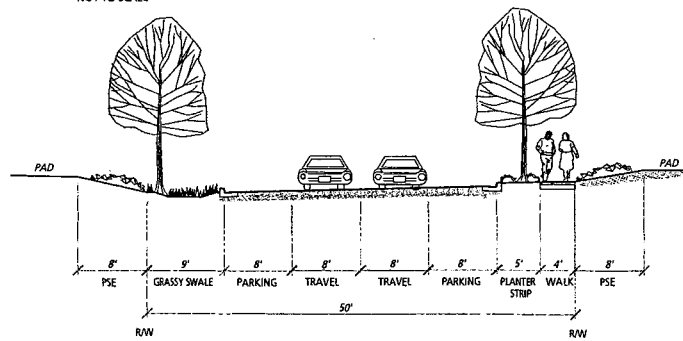
5 TYPICAL STREET SECTION
STREET "G"
(PRIVATE)
NOT TO SCALE



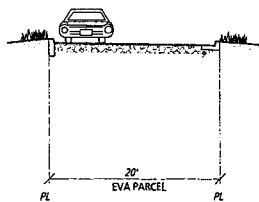
2 TYPICAL STREET SECTION
STREET "A" (LOT B6 TO LDT 41); STREET "B"; STREET "E";
(PUBLIC)
NOT TO SCALE



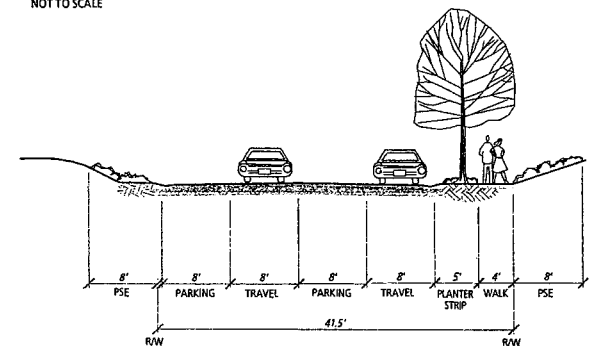
6 EMERGENCY VEHICLE ACCESS
(STREET "A" TO TRACT BOUNDARY)
NOT TO SCALE



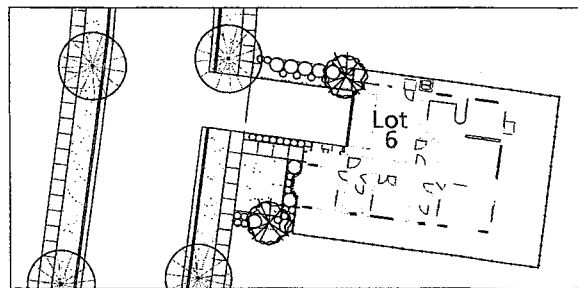
3 TYPICAL STREET SECTION
COURT "O"; COURT "C"; COURT "H"; STREET "A" (LOT 41 TO END)
(PUBLIC)
NOT TO SCALE



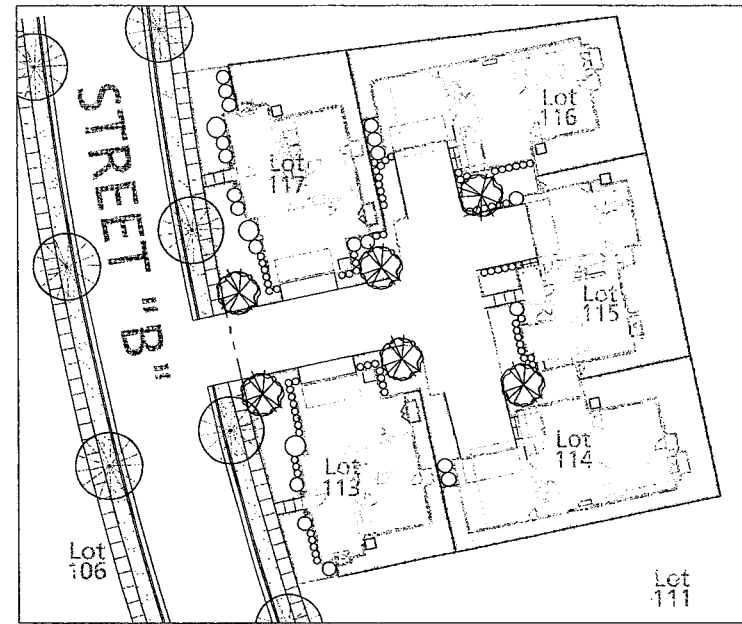
7 PEDESTRIAN & EMERGENCY VEHICLE ACCESS
(COURT "H" TO LUNO RANCH ROAD)
NOT TO SCALE



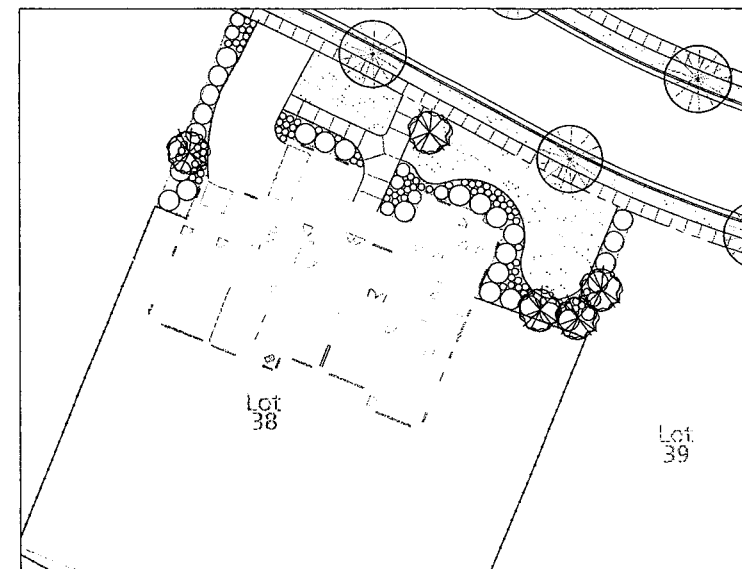
4 TYPICAL STREET SECTION
SUNSET CREEK LANE (TRACT BOUNDARY TO LOT 77)
(PUBLIC)
NOT TO SCALE



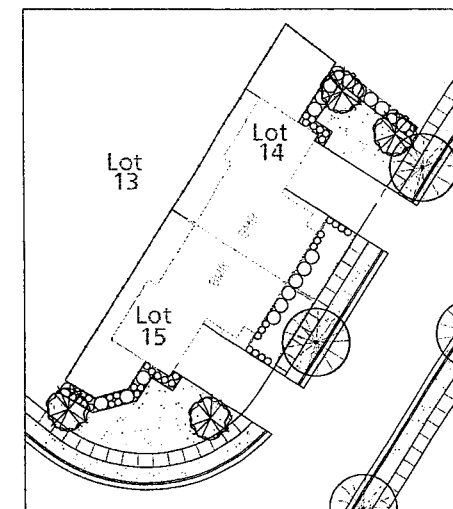
PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
4-6000 SF - ALTERNATE A
SCALE: 1" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
CLUSTER - ALTERNATE A
SCALE: 1" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
LARGE LOT - ALTERNATE A & B
SCALE: 1" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
BMR - ALTERNATE A & B
SCALE: 1" = 20'

Lund Ranch II

Pleasanton, California
Greenbriar Homes
Communities Inc.

Fremont, California

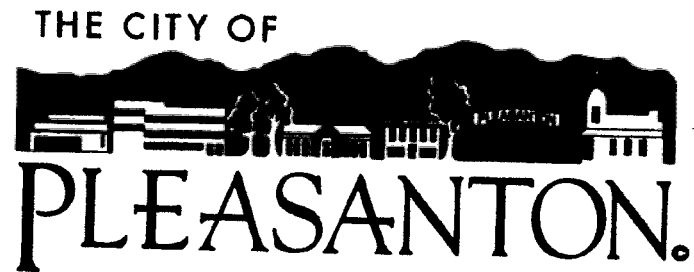
THE
**GUZZARDO
PARTNERSHIP** INC.
Landscape Architects • Land Planners
836 Montgomery Street
San Francisco, CA 94133
T 415 433 4672
F 415 433 5003

Issues/Revisions:		
No.	Date	Description
1	3/19/07	City Submittal

Alternative "A" and "B"
Prototypical Front Yard
Landscape Plans
and Alternative "B"
Landscape Sections

Date: 19 MARCH 2007

L-1.2



Analysis of the Impacts and Effects
of the
Save Pleasanton's Hills & Housing Cap
Initiative

~ Elections Code § 9212 ~

June 11, 2008

Intentionally

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TABLE OF CONTENTS

- 1 Executive Summary
 - 2 Introduction
 - 3 Initiative's Proposed General Plan Amendments
 - 4 Elections Code §9212 Elements
 - 4.1 Effect on Land Use, Location of Housing, and Ability to Meet Regional Needs
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 - 5.6 Does the 25% slope have any supporting data or engineering analysis?
 - 5.7 Should restrictions apply only to structures on 25% slope, or to all grading on land with 25% slopes?
 - 5.8 To what portions of a residential lot would the slope restriction apply?
 - 5.9 Define Ridgeline
 - 5.10 Define Structure
 - 5.11 If a project were to be reduced to less than 10 units, can houses be built on ridge tops?
 - 5.12 How should residential density be calculated?
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- 5.13 Floor Area Ratio (FAR) calculation
 - 5.14 Grading style, building height, and visibility issues
 - 5.15 Define a "legal parcel"
 - 5.16 What is the allowable subdivision of a "legal parcel"?
 - 5.17 Effect on entitlements already granted (particularly project which was issued sewer permits)?
 - 5.18 Clarification for vesting tentative subdivision maps for projects with more than 10 units which are not yet final
 - 5.19 Define Housing Unit for purposes of the Housing Cap
 - 5.20 How to Count Units Towards the Housing Cap?
 - 5.21 What is the total "Existing plus Approved" units?
 - 5.22 How many remaining potential units are there from the 1996 General Plan at mid-point of density?
 - 5.23 How many total un-built units were "allocated" by region in the Draft General Plan update?
 - 5.24 With the current practice of "counting" units for the Housing cap, does the City include the following categories: (i) second units; (ii) assisted living units; and (iii) affordable units?
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 - 6 Implementation of the Initiative
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Exhibits:

Exhibit A - Save Pleasanton's Hills & Housing Cap (text of the Initiative)

Exhibit B - Title and Summary of Initiative

Exhibit C - Selected Potential Development Sites with Slopes over 25%

Exhibit D - U. S. Census Bureau Definitions

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1. Executive Summary

The Save Pleasanton's Hills & Housing Cap Initiative, if adopted by the City Council or approved by the voters, would amend the City's General Plan by adding new policies to the Land Use Element under Open Space and Growth Management. In its simplest terms, the Initiative would: (a) prohibit (subject to certain exemptions) the placement of housing units and structures, as well as grading to construct residential and commercial structures, on properties with slopes greater than 25% or within 100 vertical feet of a ridgeline; and (b) define a housing unit to include any residence that has a kitchen and a bathroom.

Some terms of the Initiative, however, are not defined and therefore, in the absence of an implementing ordinance that would define certain terms with more specificity, will be subject to City Council interpretation when the terms of the Initiative are applied to specific development projects.

Hillside Development:

Similar to some of the existing policies in the General Plan limiting development in areas of 25% or greater slope, the Initiative will create a general prohibition on placing housing units and structures on slopes of 25% or greater, or within 100 vertical feet of a ridgeline, as well as a general prohibition on grading to construct residential or commercial structures in those areas. However, the critical terms of "slope", "structure", and "ridgeline" are not defined in the Initiative itself.

Although the Initiative creates an exemption for developments of 10 or fewer units on a "legal parcel", the Initiative also prohibits the subdivision of a "legal parcel". This language is open to several interpretations, with significantly different results.

As applied, the Initiative's hillside development restrictions may result in the reduction of 119-224 housing units from hillside areas, generally west of Foothill Road and in the Happy Valley and North Sycamore areas. It is, however, expected that those units will shift to other places in the City, but likely be replaced by smaller homes or apartments through infill projects or redevelopment of already developed property.

Housing Units:

The second policy proposed by the Initiative defines housing units. This definition also presents questions of interpretation. The Initiative indicates (in its "statement of reasons" for the Initiative) that the Pleasanton definition of housing unit should be consistent with the U.S. Census Bureau and the State of California definitions of a housing unit when determining the housing cap. Although State law provides that second units (which otherwise meet the Initiative's definition of a housing unit) are not to be counted towards the housing cap, unresolved and hence subject to interpretation is

whether assisted living facilities¹, which likewise may meet the Initiative's definition of housing unit, should count toward the housing cap. Counting rooms in assisted living facilities against the housing cap will reduce the number of units available in the City, potentially impacting the availability of workforce housing.

Fiscal Impact:

If the Initiative is adopted, shifting units from hillsides to other areas of the City, will likely result in a fiscal impact to the City in the form of decreased net annual operating revenues ranging from \$69,000 to \$183,000, as well as the loss of up to \$2.8 million in one-time development impact fees for infrastructure projects. Additionally, the Pleasanton Unified School District is projected to receive \$3.6 million to \$12.9 million less in one-time development school impact fees than would have otherwise been anticipated when the housing cap is reached. The following table summarizes the fiscal impacts related to the hillside policy:

Summary of Fiscal Impacts related to Hillside Policy			
	Range of Reduction in Net Revenues		
	Maximum	Minimum	
Annual			
Reduction in Net Revenues Per Year	\$ 183,000	\$ - 69,000	
One-Time Development Fees			
City	\$ 2,797,984	\$ -	
Pleasanton Unified School District	\$ 12,903,296	\$ 3,590,230	
Other Agencies	\$ 2,423,232	\$ 478,380	
Total One-Time Development Fees	\$ 18,124,512	\$ 4,068,610	

¹ For example, the City's Parkview Assisted Living Facility includes 86 units which have a bathroom and kitchenette (e.g. kitchen sink, mini refrigerator and microwave oven) but all residents have a meal plan. Taking the definition in the Initiative literally, these types of units would count against the housing cap. Historically, however, the City has exempted units within assisted living facilities from the City's housing cap. Conversely, all independent living units for seniors (e.g., the units within Ridgeview Commons, Kottinger Place, Pleasanton Gardens, etc.) have been counted towards the housing cap, as well as all conventional housing units, including single-family, multi-family, and mobile homes that house seniors (see Sections 5.20 and 5.25, below).

For the second element of the Initiative defining a "housing unit", if units within assisted living facilities are counted against the housing cap, this will also have revenue impacts to the City, estimated as a loss of \$101,000 to \$194,000 in net annual operating revenues and a loss of \$6.5 to \$11.5 million in one-time development impact fees for infrastructure. Counting assisted living units against the housing cap also reduces the one-time development school impact fees projected to be received by the School District by \$1.1 to \$11.9 million when the housing cap is reached. The following table summarizes the fiscal impacts:

Summary of Fiscal Impacts related to Housing Unit Definition			
		Range of Reduction	
		Minimum	Maximum
Annual			
Reduction in Net Revenues Per Year	\$	101,000	\$ 194,000
One-Time Development Fees			
City	\$	6,539,148	\$ 11,485,584
Pleasanton Unified School District	\$	1,083,456	\$ 11,947,320
Other Agencies	\$	12,402,324	\$ 15,094,332
Total	\$	20,024,928	\$ 38,527,236

In summary, the effects of the Initiative on hillside development and counting units towards the housing cap, as well as the impacts to City revenues and operating expenses, will vary depending upon the interpretation and implementation of the Initiative.

2. Introduction

At its May 20, 2008 meeting, the City Council received the certification results for the Save Pleasanton's Hills & Housing Cap initiative. Council then directed staff to provide a report analyzing the impacts and effects of the Initiative, as provided by California Elections Code §9212, as well to provide information responding to the questions raised by Council members and the public at the May 20, 2008 meeting regarding both hillside protection regulations and options regarding the Initiative.

As required by State law, this report is being presented to the City Council within the thirty day time limit. After its consideration of the report, the City Council must decide whether to: (a) adopt the Initiative as written; or (b) place the Initiative on the ballot for the next general municipal election - November 4, 2008.

3. Initiative's Proposed General Plan Amendments

The Initiative proposes two new policies for the General Plan, one regarding hillside development regulations and the second defining a housing unit, as follows:

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 15.3: 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. (See Exhibit A.)

In addition, the Initiative includes a purpose statement, as well as a list of five reasons for the circulation of the Initiative.²

4. Elections Code §9212 Elements:

4.1. Effect on Land Use, Location of Housing, and Ability to Meet Regional Needs

Hillside Areas:

If adopted, the Initiative would reduce the number of housing units which could be built on hillside properties. This reduction would result by the Initiative's policy prohibiting building new houses on land with slopes of 25% or greater and/or within 100 vertical feet of a ridgeline. However, the overall citywide impact concerning this policy is likely limited for the following reasons³:

- A. Several hillside properties have development potential for fewer than ten units under the existing General Plan mid-point density, so they could continue to be developed with the same number of units as exempt under the Initiative.**

² The purpose statement and reasons for the circulation of the Initiative are not part of the Initiative itself, but provide guidance for purposes of interpreting the text of the Initiative.

³ The analysis in this section presumes that properties which develop ten or fewer housing units are exempt from Policy 12.3 of the Initiative, as expressly set forth in the Initiative. An expanded discussion of the applicability of this exemption can be found in Sections 5.1 and 5.11, below.

- B. Of the properties subject to the Initiative that can support greater than ten units under the General Plan, the Yee project and the Maroon Creek project (see Exhibit C), both west of Foothill Road, are proposing fewer than ten units, which would exempt these projects from the Initiative.
- C. The properties that appear to be impacted are the Lester property (off of Dublin Canyon Road) and properties in the Southeast Hills - Lund Ranch II property, the Foley property, potentially the Lin (Oak Grove) property (if that project is overturned by referendum), and potentially the Spotorno property⁴ (within the Happy Valley Specific Plan area). (See Exhibit C.)

Although the number of units on hillside properties would likely be reduced between 119 and 224 units due to the Initiative (see Table 1), those units will likely be built elsewhere in Pleasanton. Due to the housing cap, there are only a limited number of units remaining that can be developed in the City, and developers have expressed interest in building all of the units that are available under the cap. Furthermore, State law requires that units on property identified in the Housing Element as developable which do not receive development entitlements must be transferred elsewhere in the City.⁵ Therefore, units that cannot be developed in hillside areas under the Initiative will be built in other areas of the City, such as in the Hacienda Business Park, the Downtown, and/or other flat in-fill sites throughout the City. Although certain property owners would be impacted by this consequence of the Initiative, the City overall, from a land use perspective, will not be affected significantly.⁶

⁴ Regarding the Spotorno property, as currently designated in the Happy Valley Specific Plan, the Spotorno Upper Valley would be impacted by the Initiative. If, however, Greenbriar Homes' proposed General Plan amendment and Specific Plan modification (as to the Spotorno property) are approved, development would be transferred to the Spotorno Flat, which is land generally having less than 25% slopes; the question of the application of the Initiative to the Bypass Road is discussed in Sections 4.2 and 5.7, below.

⁵ See Government Code §65863.

⁶ See Section 4.5 for a discussion about traffic impacts, and Section 7 for fiscal impacts.

The major hill area developments remaining in the City that would be potentially impacted by the Initiative are as follows:

Table 1

Project	Maximum Development Potential (DU's)⁷	Estimated Development Under Initiative (DU's)⁸	Net Unit Transfer from Hill Areas (DU's)
Lund II	86	5 (10 by default)	
Lester	39	0 (10 by default)	
Spotorno Upper Valley – Current GP	81	11	
Spotorno Flat – Proposed GP/SP Amendment	79	63 ⁹	
Foley	18	1 (10 by default)	
Oak Grove ¹⁰	51	0 (10 by default)	
Total	275/222¹¹	51/103¹²	

Transferring residential development from hillside properties to infill properties would not impact the City's ability to meet its current regional housing needs since the self-imposed limit to our Regional Housing Needs Allocation (RHNA) is 29,000 units – the housing cap. However, to the extent that 119 to 224 hillside units are developed in infill areas of the City rather than the hillsides, it is likely that such units would be higher density, multiple family dwellings or smaller single family homes; some would likely be able to qualify as very low, low, and/or moderate income units. This would help Pleasanton in attaining our lower income share of the RHNA numbers.

Housing Unit Definition:

Regarding the portion of the Initiative that defines "housing unit", the question has been raised as to whether assisted living units and second units must be included as "housing units" and therefore counted towards the housing cap.¹³ (See also Section 5.20, below.)

⁷ Number of potential dwelling units per General Plan Midpoint Density

⁸ Number of units estimated under Initiative

⁹ Initiative does not appear to affect Spotorno Flat; estimate based on developer's estimate of minimum number of units needed to fund Bypass Road. Verification of developer assumptions have not been confirmed by staff at this time. It is also questionable whether the Initiative precludes the Bypass Road (see Section 5.7).

¹⁰ Assuming project overturned by referendum; Dwelling Units (DU) based on approved project

¹¹ Total with Spotorno Upper Valley and Oak Grove / Total with Spotorno Flat without Oak Grove

¹² Total with Spotorno Upper Valley / Total with Spotorno Flat

¹³ The application of the Initiative's definition of "housing unit" would be prospective only for new projects, as the Initiative did not include language specifically providing for retroactivity.

If such units were to be counted as housing units and applied towards the cap, fewer conventional housing units would be available to be built under the cap than are now anticipated.

Regarding second units, they would not be counted due to the provision of State law that mandates that second units shall not be counted as housing units for the purposes of any policy to limit residential growth.¹⁴

Regarding assisted living facilities, the City's historical practice has been to consider such facilities as commercial uses and therefore not counted as "housing units" towards the housing cap.¹⁵ This has been the practice because these facilities have been generally approved in commercially zoned areas, have characteristics of commercial facilities (e.g., employees, provision of services for the elderly, central dining, payment of commercial impact fees), and generally do not create the same type of impacts on the community as do residential developments. Examples of this include Eden Villa (the assisted living facility on Mohr Avenue) and the City's Parkview Assisted Living Facility (on Valley Ave.).

Notwithstanding these factors, the City Council has previously indicated that if the Continuing Life Care (CLC) proposal on Staples Ranch were to be approved, the City may count 240 (of the proposed 636) assisted living units toward the housing cap, based on a formula that considers a number of impacts of such a facility on the community. If the Council, in taking action on the CLC project, were to count the entire number of assisted living units (636) as "housing units" towards the housing cap, then it would further reduce the number of conventional housing units that could be developed elsewhere in the City under the housing cap by 396.¹⁶

4.2. Effect of Initiative on Consistency of General Plan and any Specific Plans

A General Plan has been called the 'constitution' for development within a city. As with any new policies added to a General Plan, these new policies are required by State law to be consistent with the existing policies, programs and elements within the General Plan. To the extent that Initiative's new General Plan policies conflict with policies in Specific Plans, the Specific Plan policies could not be implemented and would need to be revised to be consistent with the new General Plan policies.

¹⁴ See Government Code §65852.2 (a) (2).

¹⁵ Even if it were determined that assisted living units are housing units for purposes of the housing cap, previously approved assisted living units would not be counted towards the housing cap, since initiatives (or any other policy or ordinance) are not usually applied retroactively, unless specifically stated.

¹⁶ As of January 2007, there was a potential for 2,755 units left under the housing cap. Reducing this by 240 units for CLC would leave 2,515; reducing it instead by the full 636 units for CLC would leave 2,119 units. Moreover, any of these numbers would be reduced by the number of building permits that have been issued between January 2007 and now.

General Plan:

Land Use. The Land Use Element may need to be clarified regarding the definition of ridgeline in order to coordinate with policies (adopted by the voters in 1993) applicable to the Pleasanton Ridglands.

Housing Element. Housing inventory tables will need to be modified to reflect changed densities due to development restrictions imposed by the Initiative's Policy 12.3.¹⁷ Additionally, the Growth Management discussion must change to reflect the new definition of housing unit, and its application.

Public Facilities. The discussion about the school impact fee¹⁸ would need to be revised to address potential lost revenue. (See Section 7, below.) The description of the water distribution system may need to be revised if the transfer of units from the hillside to infill areas results in system modifications, including less demand for new water pipes and connections.¹⁹

Conservation and Open Space. Program 13.1 of this element, which currently limits properties comprised of land with no slope of less than 25% to only one unit, would need to be harmonized with the proposed Policy 12.3 to determine if the Initiative's exemption from its prohibition on construction on slopes of 25% or greater for ten or fewer units would increase development potential on properties restricted by Program 13.1.

Happy Valley Specific Plan:

Land Use. As noted in Section 4.1, above, the application of the Initiative's Policy 12.3 could shift housing units away from the Spotorno Upper Valley, to potentially the Spotorno Flat, or possibly out of the Happy Valley area altogether. This would create an inconsistency with the Land Use Element of the Happy Valley Specific Plan.²⁰

Bypass Road. The Initiative's proposed Policy 12.3 provides that "[h]ousing units and structures shall not be placed on slopes of 25 percent or greater..." and also prohibits "grading to construct residential or commercial structures ... on hillside slopes 25% or greater, or within 100 vertical feet of a ridgeline." It would appear that a road, such as the Bypass Road, that is intended to serve existing development (such as, in the case of the Bypass Road, the golf course and surrounding residential lots) could be

¹⁷ State law requires properties to be specifically identified when density is transferred. See Government Code §65863.

¹⁸ On page VI-9 of the 1996 General Plan.

¹⁹ On page VI-4 of the 1996 General Plan.

²⁰ The Spotorno Flat itself would appear not to be subject to the 25% slope limitations of the Initiative, but its development could be impacted if the Initiative's application prohibited the construction of the Bypass Road as proposed by Greenbriar Homes. See discussion following.

built on slopes greater than 25%, in that the grading for the road would not be for the purpose of constructing new residential or commercial structures. However, under the Initiative, it is not certain if a road built to serve a new residential project (such as, in the case of the Bypass Road, development in the Spotorno Flat) is prohibited because it would require grading on slopes which are 25% or greater. Similarly, because the Initiative prohibits structures being placed on slopes of 25% or greater, the road's construction could be prohibited if retaining walls are considered structures under the Initiative and retaining walls six feet or higher are needed for the road's construction over slopes of 25% or greater.

Depending, therefore, on how the policy is interpreted, the Bypass Road's construction could be prohibited. Such a prohibition against constructing the Bypass Road would create a conflict with the Circulation Element of the Happy Valley Specific Plan, as it relates to both vehicular traffic and to the public trail which was proposed along the Bypass Road.

4.3. Impact on Ability to Attract and Retain Businesses and Employees

It is not possible to specifically quantify how the proposed Initiative would impact the City's business and employment base. There would be no direct effects since from a practical perspective, the Initiative would apply almost entirely to residential development, not commercial (there is only one commercial site, at the intersection of Foothill Road and Dublin Canyon Boulevard, that would be affected). Furthermore, as indicated in 4.1, above, the implementation of the hillside development regulations would not reduce the total number of residences ultimately built in the City; it would only be the location and type of housing units that would be affected. The City's jobs/housing ratio would generally remain the same.

However, to the extent that the remaining housing to be developed under the cap would include more multiple family development and smaller single family infill housing and less large-lot hillside single family housing, the Initiative may well result in the construction of more work force housing than would occur under the current General Plan. The presence of more work force housing may be considered attractive to potential businesses that are considering locating to Pleasanton.

However, if the Initiative's definition of a "housing unit" were to result in future assisted living units being counted as housing units towards the cap (which is not the City's current practice), then fewer conventional housing units would be available to be added to the City's housing stock than is currently expected. As a result, the production of new housing, including new work force housing, could be limited.

4.4. Impact on the Uses of Vacant Parcels of Land

The impact of the Initiative on vacant land would be mainly limited to those hillside residential parcels listed in Section 4.1, above, and to potential "receiver parcels" which may benefit from the allocation of additional units. Without the Initiative, those hillside parcels would seek planned unit development (PUD) approval for a number of housing units based on their existing General Plan land use designations, as modified through the California Environmental Quality Act (CEQA) and public review process. If the Initiative is adopted, the development potential of these properties would be significantly reduced, in some cases to no more than ten units.²¹

Table 1, above, shows the maximum development potential and the estimated numbers of housing units that would be possible under the Initiative, thus demonstrating the estimated impact of the Initiative. If those "lost" 119 to 224 hillside units then became available in other locations, such as the Downtown or within the Hacienda Business Park, those vacant "receiver" parcels would benefit by obtaining that additional density and increased development potential under the housing cap. However, to the extent that assisted living units are determined by the Initiative to count as housing units under the housing cap, this increased development potential on "receiver" parcels would be eliminated, and there would be fewer conventional housing units to be built under the housing cap.

The impact on the use of vacant parcels of land would also be felt by adjacent property owners. Reduced development potential on hill area properties would likewise reduce development impacts on neighbors who would not experience the same extent of development as they now might expect. Similarly, adding more development to other "receiver" properties elsewhere in the City may create additional development impacts not currently planned for. Any such impacts would have to be mitigated as part of the development process for "receiver" properties.

4.5. Impact on Agricultural Lands, Open Space, Traffic Congestion, and Existing Business Districts

If the Initiative is adopted, there will be less development than anticipated in the General Plan on those hill area properties listed in Table 1. This will result in more open space on those properties than has been expected, although some development will still occur. To the extent that development on those properties is located on the relatively flat, lower portions of the sites, the remaining open space may continue to be used for grazing purposes, thus increasing the amount of agricultural land in the hill areas.

The impact of the hillside development provisions of the Initiative on traffic will not be significant from a citywide perspective. As stated above, the total number of residential units in the community as a whole will remain the same with or without the Initiative; only the distribution and type of units will change. Given that the City's residential land

²¹ See also Sections 5.1 and 5.16.

is close to build-out, community-wide traffic patterns and intersection levels-of-service are mainly determined. Shifting approximately 119 to 224 units from hill areas to flatter in-fill areas, which equates to 119 - 224 trips during the peak hours and 1,190 - 2,240 trips per day, will have little effect on the community overall. The Initiative would result in reduced traffic on some local streets immediately adjacent to the above-listed hill area properties compared to the traffic on those streets resulting from development as currently allowed under the General Plan.

The Initiative could reduce the future growth of new traffic if the definition of housing unit is given an expansive application to uses not previously counted against the housing cap, such as assisted living facilities, thereby reducing the number of new housing units which can be built. The amount of the reduction would likely be de minimis when considered in perspective with all residential and commercial traffic within the City, and undetected by the typical driver.

The continuation of local traffic conditions would continue in the Happy Valley loop area if the Bypass Road is not constructed. This would occur if the Initiative were interpreted not to allow grading for roads on land with slopes of 25% or more to serve new development, or an interpretation that defines the road as a structure due to the retaining walls that might be needed for its construction. (See Sections 4.2, above, and 5.7, below.) In addition, if Greenbriar Homes' application to move the density on the Spotorno property from the Upper Valley to the Flat is denied, then the limited development potential under the Initiative in the Spotorno Upper Valley area would raise the question as to how the Bypass Road would be funded and built. This, in turn, would raise the question of how existing golf course and surrounding residential traffic would be mitigated in the long-term.

Regarding traffic impacts resulting from the potential increased number of housing units in the "receiver" areas, these areas would be subject to traffic studies for their development proposals. If some of the approximately 119 -224 units were to be transferred to properties within the Hacienda Business Park, for example, these transferred units would be added to those already being proposed, for which traffic analysis would have to consider. Whatever impacts the proposed units would create would need to be identified and mitigated as a condition of development. However, to the extent that multiple family residential development in close proximity to the BART station replaces large-lot hillside single family homes, the traffic generated by these units would likely be less and the impacts reduced.

The Initiative would seem to have little impact on the City's existing business districts. Overall, there would be little change in the City's shopping patterns and expenditures. If the housing units currently contemplated for the hill areas are moved to other areas of the City as a result of the Initiative and if these are multiple family or smaller lot single family units, then the property taxes and sales taxes generated may likely be less. (See Section 7, below.)

5. Additional Questions from Council and the Public

5.1. Which properties would be subject to the Initiative; if new hillside regulations were adopted, to which properties would they apply?

The Initiative does not limit the areas of the City to which it would apply and therefore the Initiative's Policy 12.3 would generally apply to those properties within 100 vertical feet of the ridgeline, as well as those properties with hillside slopes of 25% or greater. (See Table 1 and Exhibit C.) In certain areas of the City, however (for example properties west of Foothill Road and on certain properties within the Vineyard Avenue Corridor Specific Plan), there already exist hillside regulations and standards. This Policy 12.3 therefore would be in addition to those regulations and standards and, as a general principle, the more restrictive provisions would apply.

Notwithstanding that the Initiative has city wide application, the Initiative does include language exempting housing developments of 10 or fewer units on property that as of January 1, 2007 was a "legal parcel".

As to that portion of Policy 12.3 that addresses subdividing legal parcels, applying usual methods of statutory construction and interpretation, it would apply only to those hillside properties with greater than 25% slope or within 100 vertical feet of a ridgeline. A more expansive (but more strained) reading of the restriction against splitting a legal parcel to approve more than 10 housing units, however, could result in the application of the restriction City-wide. (See Section 5.16.)

The Initiative's Policy 15.3, defining housing unit, does clearly have City-wide application.

If the Initiative were adopted and, subsequently, new hillside regulations promulgated consistent with the Initiative, it would need to be determined which properties would be subject to such new regulations. That is, since the proposed Initiative does not specify or limit the hillside areas where it applies, consideration is needed whether certain areas that are already covered by hillside regulations or policies²² should be exempt from additional new hillside regulations.

It would need to be determined whether any new hillside regulations should apply equally to the entire City. This could be perceived as the fairest, least complicated manner in which to create and implement hill area development regulations. New regulations based on the Initiative could be developed to supplement existing policies and ordinances, as well as to clarify portions of the Initiative. Opportunities for clarification could be addressed through development and implementation of appropriate regulations if the Initiative is adopted.

²² For example, the hill area west of Foothill Road is covered by the West Foothill Road Corridor Overlay District and by the General Plan policies implementing Measure F; and properties within the Vineyard Avenue Corridor Specific Plan area designated Hillside Residential District have special hillside development standards and guidelines.

5.2 Subjecting All, or Exempting Some, Hillside Projects to New Regulations

As noted above, the Initiative exempts projects of 10 or fewer units from the proposed new hillside development restrictions. From one perspective, all development projects should be subject to the same policies since the same impacts would apply, just on a smaller scale for projects with 10 units or less. On the other hand, the development potential of some properties would be eliminated or significantly reduced as a result of the Initiative, so ensuring that some development potential would remain on these properties could be seen as a fair approach.

A 10-unit exemption could be considered as allowing some flexibility in the implementation of the Initiative policies so that properties which otherwise may not be able to develop at all as a result of the Initiative would be guaranteed at least some development. Therefore, a 10-unit exemption could be fairer, would retain City control of such development proposals through the PUD process, and could result in a more sound position for the City by not eliminating all development potential on those properties impacted by the Initiative.

5.3 Any definition of "slope" in the General Plan?

"Slope" is defined in the General Plan as the ratio of the rise over the run of a segment of land. However, in calculating areas of 25% slope on a parcel, a segment of land could have an average slope of less than 25% but there may be limited areas within that segment that would have steeper slopes.

5.4 How to measure slope?

The Initiative does not provide any details about how slope is to be measured at a particular property.

The Hillside Planned Development District²³ in the Municipal Code does have a formula for determining a "weighted incremental slope", and defines the contour intervals and required data across which the slope of a property is to be calculated.²⁴

A methodology needs to be established to define and measure a slope. A standardized method should be selected, and the City's geographic information system (GIS) could be used to calculate slopes and to designate areas on property where the grade equals or exceeds 25%. The GIS could identify such areas for all hill area development sites so that there is consistency in measuring slope for all hillside projects.

²³ There are no properties available for development which are zoned Hillside Planned Development District, an arguably archaic provision of the municipal code, which has been applied to just one parcel.

²⁴ See Municipal Code §18.76.140.

Policies should also be considered regarding from where to commence measurements (e.g. toe of hill / toe of slope); whether applicants can submit information to supplement the GIS data (by field survey or historic aerial photos); how irregular slopes in land features will be handled (e.g. creek banks); over what distance to measure the slope; and whether consideration will be given to grading which altered the natural slope.

5.5 Did the 1986 General Plan include a reference about 25% slope, and, if so, under what circumstances was it removed in the 1996 General Plan?

The 1986 General Plan did include a reference to a 25% slope. In the Land Use Element, in the Areas of Special Concern section, the Public Health & Safety open space designation was "planned for 3300 acres of the Ridge greater than 670 feet in elevation or greater than 25% slope."²⁵ It appears that this language was not retained in 1996 because of the adoption of Measure F (the provisions of which were incorporated into the General Plan) in the interim period.

The 1996 General Plan still includes references to 25% slopes: in the Public Safety Element, which provides that "Development is restricted in areas prone to landslides, slope instability, or with slopes of 25% or greater"²⁶ and Policy 13.1 of the Conservation and Open Space Element, limiting development to one unit on properties with no areas of less than 25% slope (see 4.2, above).

5.6 Does the 25% slope have any supporting data or engineering analysis?

In arriving at the 25% slope, staff did consider the existing slopes on Pleasanton ridge, the slopes of then existing hillside developments and their access roads, and slope limitations from other communities.²⁷

5.7 Should restrictions apply only to structures on 25% slope, or to all grading on land with 25% slopes?

The Initiative states that "No grading to construct residential or commercial structures shall occur on hillside slopes 25% or greater." As discussed earlier in this report, it is not clear from this language whether this would prohibit: (i) grading for any roads on hillside slopes of 25% or greater; (ii) grading for any roads on hillside slopes of 25% or greater where structures (i.e., six feet or higher retaining walls) are required; or (iii) prohibit grading for roads to reach areas with hillside slopes 25% or greater. City policy has been that roads generally not exceed 15% slope, but roads with a 15% finished grade can be constructed on land with a greater natural slope through grading and use of retaining walls.

²⁵ See 1986 General Plan, page II-9.

²⁶ See 1996 General Plan, page V-4.

²⁷ Based on conversation with Brian Swift, former Director of Planning and Community Development.

Interpreting the Initiative to apply to grading for roads on slopes 25% or greater, or for roads on slopes of 25% or greater where retaining walls of six feet or higher are required, would likely preclude construction of the Bypass Road and other roads for hill area projects.

5.8 To what portions of a residential lot would the slope restriction apply?

The Initiative states that housing units and structures shall not be placed on slopes 25% or greater, and that no grading to construct residences shall occur on such slopes.

This language can be interpreted to mean that a lot which includes slopes of 25% or greater can be developed, as long as a structure is not located in such areas and that no grading occurs on such slopes. The Kottinger Ranch project and the Preserve are projects that have been built where a certain percentage of lots have included slopes of 25% or more, but no structures were placed and no grading occurred on such slopes (i.e., such 25% slopes were left unchanged in backyards). The Oak Grove project has similar features.

5.9 Define Ridgeline

While the Initiative uses the term "ridgeline", it is not specifically defined.

The 1996 General Plan includes a discussion of the Pleasanton Ridgelines area, as created by Measure F in 1993, but has no formal definition of "ridgeline".

In Chapter 18.76 of the Municipal Code, for the Hillside Planned Development District (for which only one property currently has this zoning designation), a "ridge" is defined as "a connected series of major and minor hills", and a "ridgeline" means "a ground line located at the highest elevation of the ridge running parallel to the long axis of the ridge."²⁸

A "ridge" typically refers to a connected series of hills or an elongated crest or series of crests of a hill. This definition distinguishes a ridge from a knoll, individual hill, or slope bank. Ridges can be identified on a topographical map by the configuration of the contour lines.

Additional clarification will be needed to define ridgeline, and whether other regulations need to be adopted to limit development of visually prominent foreridges, below the main ridgeline. For example, it appears that the intent of the Initiative is to limit the visibility of development from off site by preventing development that does not have a backdrop of another ridge or landform behind it. In some cases, however, development within 100 feet of a ridgeline would not be visible if located on an interior canyon or valley side of a ridge. (This is sometimes the situation in the Southeast Hills.)

²⁸ See Municipal Code §18.76.100.

If the Initiative is adopted, it would be advisable to designate the ridges to which the 100 vertical foot restriction would apply, and it may be necessary, from time to time, to review a proposed development in light of the Initiative's intent rather than a literal application of its terms.

Another option would be to identify an elevation line above which development would not be permitted to occur. This is the approach taken in the Pleasanton Ridge area along Foothill Road where the 670 ft. elevation line is the limit to development. However, there is less rationale for using this approach in the Southeast Hills due to its complex topography; structures above a certain elevation may not be visible in some cases and structures below that elevation line may be visible in other areas. Therefore, a case-by-case approach would better accomplish the Initiative's intent of creating development that is not visible from off site and/or that has a backdrop.

5.10 Define Structure

The City's current General Plan does not include a definition of the word "structure".

The Zoning Ordinance defines "structure" as "anything constructed or erected which requires a location on the ground, including a building or a swimming pool, but not including a fence or a wall used as a fence if the height does not exceed six feet, or access drives or walks."²⁹ And, the Municipal Code adopts the California Building Code (CBC) by reference, which defines a structure as "that which is built or constructed."

5.11 If a project were to be reduced to less than 10 units, can houses be built on ridge tops?

Although projects of 10 or fewer units are exempt from Policy 12.3 of the Initiative, the practical answer to this question is no, in light that all developments would be subject to the City's development review process that would likely not approve a house on a ridge top.

5.12 How should residential density be calculated?

The question of how residential density should be calculated was previously discussed at a General Plan Land Use Workshop in March 2006, when the undeveloped properties on the west side of Pleasanton were considered. At that time, the City Council directed that land having slopes over 25% already designated on the General Plan Map as Residential continue to be included in a property's "gross developable acres" and land with slopes over 25% not be excluded from the calculation of residential density. "Gross developable acres" is the amount of land on which the maximum allowable number of dwelling units for a parcel is based. However, regardless of the maximum residential density calculated under the General Plan for any given parcel, the City Council, through the PUD development process, determines the appropriate (usually lower) number of units for that property.

²⁹ See Municipal Code §18.08.535.

This question was raised again at the May 20 meeting, and staff was asked to review the 1986 and 1996 General Plans as they related to this issue. The Land Use Elements of both the 1986 General Plan and the 1996 General Plan contain similar definitions of "gross developable acres", except that the 1996 General Plan excludes arroyos from gross developable acreage. Furthermore, the 1996 definition of gross developable acres provides, "The terrain of the land shall be considered when land use designations are given, so that land which is not feasible for development does not get redesignated to Low, Medium, or High Density Residential."

Another change between the two General Plans relates to the Pleasanton Ridgeland. The wording of this entire section of the Land Use Element was re-written in 1996 due to the approval of Measure F (a General Plan amendment) in the intervening years (1993); the new language in the Pleasanton Ridgeland section of the 1996 General Plan reflects the language of Measure F.

One of the changes was that the 1986 General Plan listed the four land use designations applicable to the Pleasanton Ridge area: Low Density Residential, Rural Density Residential, Public Health & Safety, and Parks and Recreation. The description of "Rural Density Residential" included language that Pleasanton Ridgeland property designated Rural Density Residential is less than 25% slope, and the description of "Public Health & Safety" included language that Pleasanton Ridgeland property designated Public Health & Safety is greater than 25% slope. All of these land use designations as they related to the Pleasanton Ridgeland were removed from this section of the 1996 General Plan; they still appear in another section of the Land Use Element but they do not reference slopes.

Staff believes these changes were made because as stated, Measure F expressed the City's new Pleasanton Ridgeland policy and it was included in the 1996 General Plan and language concerning development on slopes of 25% and greater was addressed in greater detail in the Public Safety and Conservation & Open Space Elements.

5.13 Floor Area Ratio (FAR) calculation

The issue was raised at the May 20 hearing concerning using different techniques to address house size in hill area developments. Since lot sizes tend to be larger in hillside developments and since visibility is an important issue with hillside homes, staff suggested a few different ways to use FAR to limit house sizes, such as using a lower FAR, eliminating highly sloped areas from the parcel size, and basing the FAR on the building envelope, not the entire parcel. A specific method could be selected if clarifying hillside regulations are developed, and the issue of limiting house size in sloped areas is addressed.

5.14 Grading style, building height, and visibility issues

Grading style, building height, and visibility are interrelated issues with hillside development, and there are sometimes trade-offs among them.

Types of grading range from flat pad, to split pad, to stepped foundation or contour grading. Flat pad style grading on hillside property involves more earth moving, often requires retaining walls, and results in greater changes to the natural land form, but is more adapted to production home development and has market appeal by creating level lots with usable yard areas. Flat pad grading also lends itself to less visible homes, especially when the pad can be cut into the hill, thus lowering the grade and the house profile. Split pad construction reduces grading and the need for tall retaining walls but still may involve alterations to the natural topography. Stepped foundation homes conform best to the natural land forms and require less grading but create less useable outdoor space and may involve several levels, resulting in a taller building that in certain areas will be more visible from off-site.

If clarifying hillside regulations are considered, these issues can be addressed to minimize visibility.

5.15 Define a "legal parcel"

The Initiative refers to the California Subdivision Map Act³⁰ (the "Map Act") to define a "legal parcel" for purposes of the proposed Policy 12.3. Generally, a parcel which was created by the recording of a final subdivision map, parcel map, lot line adjustment or merger, approved by the local city or county with authority, is recognized as a legal parcel of record for purposes of the Map Act. As the current Map Act was enacted in 1972, there are special provisions regarding the recognition of pre-1972 parcels.

The Initiative discusses a "legal parcel" as of January 1, 2007, which could generally be understood as a parcel created by one of the instruments referenced above, recorded before January 1, 2007. As the Map Act does not set specific deadlines for the construction of roads or infrastructure, or the sale of subdivided parcels, parcels properly created before January 1, 2007, but still vacant or undeveloped, are legal parcels of record.

In addition to a parcel created by a recorded instrument, the Map Act also allows property owners to legally vest rights to subdivide and develop property pursuant to laws and regulations in place on a fixed date. This fixed date is often when an application is deemed complete for a vesting tentative subdivision map.³¹ The actual approval of the vesting tentative map, final map, and recordation of the final map to create the parcels occurs much later than when the vesting tentative map application is deemed complete. But, the property owner still retains the vested right to develop based on the rules in place when the application was deemed complete for a time period set forth in State law.³²

³⁰ See Government Code §§ 66410-66499.58.

³¹ See Government Code §§ 66472.2 and 66498.1.

³² See Government Code §§ 66498.1, *et. seq.*

Under these provisions of the Map Act, a parcel could be created by recording a final vesting subdivision map after January 1, 2007, but still have the vested right to develop not subject to the Initiative. This is because the State law granting vested rights pre-empts a local policy, like the Initiative. There are, however, no large projects (e.g., Lund Ranch II, Lester, Sportono) affected by the Initiative that are likely to have completed vesting tentative map applications by November 2008.

5.16 What is the allowable subdivision of a "legal parcel"?

The language of the Initiative can result in different interpretations when considering the issue of subdivision and development. On the one hand, the Initiative proposes to exempt certain property from its new Policy 12.3, as follows:

... Exempt from this policy are housing developments of 10 or fewer housing units on a single property that was, as of January 1, 2007, [sic] "legal parcel" pursuant to the California Subdivision Map law. ...
(Referred to below as Sentence 1)

However, in the very next sentence of the Initiative, language is added to limit subdivision, as follows:

... Splitting, dividing or sub-dividing a "legal parcel" of January 1, 2007 to approve more than 10 housing units is not allowed.
(Referred to below as Sentence 2)

Additionally, in the statement of reasons for the Initiative, one of the reasons is described as follows:

3) Exempt 10 or less housing units and supporting infrastructure on "legal parcels" of January 1, 2007 from hillside development restrictions. (Referred to below as Sentence 3)

The language of these sentences can give rise to different interpretations, including:

Interpretation #1: The language in Sentence 1 and Sentence 3, when read together, might be interpreted to allow a property owner, with a legal parcel as of January 1, 2007, to subdivide that parcel to create 10 (or fewer) parcels, each with a housing unit, and not be subject to Policy 12.3, based on the use of the word "exempt" in both sentences, and "legal parcels" (plural) in Sentence 3.

Then, the language in Sentence 2 could be read complementary to prohibit serial re-subdivisions which cumulatively create more than 10 units (which might be done to try to avoid application of Policy 12.3 for each development of less than 10 housing units). This interpretation of Sentence 2 could also explain why the language "single parcel" was used in Sentence 1.

Under this Interpretation #1, if a property owner wanted to develop more than 10 housing units by subdividing the legal parcel to create more than 10 parcels, such subdivision would be subject to Policy 12.3. Sentence 2 would be interpreted as preventing the serial subdivision of 10 or fewer parcels consecutive times.

Interpretation #2: A literal reading of the sentences could result in a severe, and perhaps unintended, restriction on subdivisions in hillside areas of the City. The language in Sentence 1, which discusses "10 or fewer housing units on a single property" and uses the term "legal parcel" (singular rather than plural "parcels"), could be read to mean that no subdivision can occur in order to be exempt from the Initiative's Policy 12.3. Effectively, this approach would mean that no more than 10 housing units could be built on just one parcel, most commonly seen in situations like a ten-unit apartment complex.

Under this reading of Sentence 1, if a property owner wanted to subdivide property to create 10 parcels for 10 housing units, or even 2 parcels for 2 housing units, then the development of the units would no longer be on a "single property" and therefore subject to Policy 12.3. That reading would result in severe subdivision restrictions on hillside properties, and appears to be contradicted by Sentence 3, which reflects the proponents' intent to exempt 10 or fewer housing units on "legal parcels" (plural).

Interpretation #3: Another interpretation of the language in Sentence 2, "... sub-dividing ... to approve more than 10 housing units is not allowed", could be read to apply to all property within the City, not just those in the hill areas. A person supporting this interpretation might claim that the Purpose statement language about "uncontrolled growth" and "overall quality of life" reinforces such an interpretation.

Such reading, however, is strongly discredited by the normal rules of statutory construction where all provisions of the statute should be read together. Here, Sentence 1 also uses the term "legal parcel" and states that housing developments of ten or fewer units on a legal parcel are exempt from Policy 12.3. In that Policy 12.3 is expressly directed at properties with slopes of greater than 25% or within 100 vertical feet of ridgeline, the restriction on subdividing is not applicable city wide. Additional support for that position lies with the title of Policy 12.3, "Ridgelines and hillsides shall be protected."; as well as the statement of reasons to "Protect our scenic hills..."

Overall, the plain language of the text of the Initiative could lead to difficult practical application (*Interpretation #2*), or an application that runs contrary to the normal rules of statutory interpretation and the statement of reasons (*Interpretation #3*). A broader reading, which gives equal weight to the initiative and statement of reasons, provides an approach which harmonizes all three sentences (*Interpretation #1*). This is the interpretation used in the preceding analyses.

5.17 Effect on entitlements already granted (particularly project which was issued sewer permits)?

If the Initiative becomes law, only those projects with vested rights would be allowed to develop not subject to the Initiative. This would include projects which have a completed vesting tentative subdivision map application (see also Section 5.15, above), a development agreement which specifically vested laws in place when the agreement was executed, and persons with common law vested rights - generally defined as persons who have obtained building permits and have spent significant sums in reliance on those permits.

Therefore, if a property owner has simply purchased sewer permits, but has not received any of the approvals discussed above, then such sewer permits, alone, would not grant a vested right to develop exempt from the Initiative.

5.18 Clarification for vesting tentative subdivision maps for projects with more than 10 units which are not yet final

As discussed in Section 5.15, above, a completed vesting tentative subdivision application vests in the property owner the right to develop based on the laws in effect when the application was deemed complete (assuming, of course, that the property owner is able to obtain all necessary approvals to develop). So, a hillside project with more than 10 housing units to which the Initiative would otherwise apply would be exempt from the Initiative if the project had vested rights under the Vesting Tentative Subdivision Map statutes.

If the application was not complete prior to the adoption of the Initiative, or the property owner's rights had not otherwise vested, then the terms of the Initiative may be used when making a decision regarding the project.³³

5.19 Define Housing Unit for purposes of the Housing Cap

The Initiative proposes to add a new General Plan policy to define a "housing unit" for purposes of determining when the City reaches its voter-adopted housing cap of 29,000 housing units, as follows:

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.

³³ See Government Code § 66474.2(b).

Furthermore, in the statement of reasons in support of the Initiative, it provides resources to clarify the definition of a housing unit, as follows:

4) Pleasanton should be consistent with the U.S. Census Bureau and State of California definitions of a housing unit when calculating the housing cap.

In the Census Bureau's terms and definitions applicable to the Current Population Survey, a housing unit is defined, in relevant part, as follows:

Housing Units - A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied... as separate living quarters. Separate living quarters are those in which the occupants live separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. (See Exhibit D.)

Additionally, the Census Bureau's definition of housing unit also includes the following definition for group quarters:

Group Quarters - A group quarters is a place where people live or stay other than the usual house, apartment, or mobile home. Two general types of group quarters are recognized: institutional (for example, nursing homes, mental hospitals or wards, hospitals or wards for chronically ill patients, hospices, and prison wards) and noninstitutional (for example, college or university dormitories, military barracks, group homes, shelters, missions, and flophouses). Group quarters may have housing units on the premises for staff or guests. (See Exhibit D.)

California statutes and regulations do not provide a specific definition for the term "housing unit". The term is used most commonly when discussing ownership and rental affordable housing.³⁴

However, the California Building Code, which is adopted by the City and incorporated by reference into Chapter 20.08 of the Municipal Code, does have a definition for dwelling unit, as follows:

A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

³⁴ See generally California Health & Safety Code §§33410 *et. seq.*, 50692, 51650 *et. seq.*, and 52012.5,

5.20 How to Count Units Towards the Housing Cap?

The Pleasanton General Plan and Municipal Code do not have a specific definition of the term housing unit for purposes of determining which units are counted towards the housing cap. In practice, each new single family home (including each duet, townhome, condominium, and mobile home), as well as each unit in an apartment complex, have been counted as housing units for purposes of calculating the housing cap. However, second units are not counted, nor are rooms at nursing homes, in assisted living facilities, or at extended stay hotels.

The application of the Initiative's definition of a housing unit to a single family home, duet, townhome, condominium and each unit in an apartment complex are consistent with the City's current practice. Similarly, a nursing home, where patients' rooms typically do not have their own "kitchen" and "bathroom", would not be defined as a housing unit by the Initiative, nor has the City's practice been to count such residences towards the housing cap. This is also consistent with the Census Bureau categorizing a nursing home as institutional "group quarters" in terms of type of housing unit.

While a second unit is a residence with a "kitchen" and "bathroom", and therefore a housing unit as defined by the Initiative, State law specifically provides that second units shall not be counted towards any local growth control limitation.³⁵ Therefore, the City's current practice is consistent with State law, and second units cannot be counted towards the City's housing cap, even if the Initiative is adopted.

Less certain is the application of the Initiative's definition of a housing unit to units/rooms in an assisted living facility or an extended stay hotel. In both of those situations, each unit could be said to be a "residence" with its own "kitchen" and "bathroom". However, the Census Bureau's definition of housing unit emphasizes separate living by providing that: "... separate living quarters ... in which the occupants live separately from any other persons in the building ...". Similarly, the California Building Code also uses the language "independent living facilities".

In the case of an assisted living facility, which typically provides residents with a shared meal plan, personal services, emergency alert response system, housekeeping, memory care, transportation services, etc., it would be a question whether such persons "live separately" and are "independent". This might depend upon the services offered at the facility, and therefore be decided on a case-by-case basis whether each unit in such a facility counts as a separate housing unit for purposes of the housing cap, or if the facility more accurately provides group quarters, as defined by the Census Bureau.³⁶

³⁵ See Government Code §65852.2(a)(2).

³⁶ In a telephone call between City staff and the Census Bureau regarding the 2010 census, when the Parkview Assisted Living Facility was discussed, City staff were advised such an assisted living facility would likely be classified as Group Quarters, and not as individual housing units.

The Initiative's definition of housing unit includes no minimum residency period, so one could question whether each room at an extended stay hotel, with a "kitchen" and "bathroom", would count as a housing unit towards the housing cap. An extended stay hotel typically provides housekeeping and business support services to residents. However, persons staying at an extended stay hotel could be said to "live separately" and are "independent" of other guests. Significantly and practically, extended stay hotels, at least as they function in Pleasanton, serve travelers who have a permanent residence elsewhere and who typically use these hotels while on assignment on a temporary, short-term basis. Of interest is that the Census Bureau classifies a hotel as an "accommodation establishment", which appears to be different than a housing unit or group quarters.

5.21 What is the total "Existing plus Approved" units?

As of January 1, 2007, there were 26,245 existing plus approved units.

5.22 How many remaining potential units are there from the 1996 General Plan at mid-point of density?

As of January 1, 2007, there were 748 potential units (unapproved and based on the 1996 General Plan mid-point densities).

{The following information was provided in the City Council Agenda Report (Item 16) of August 21, 2007.}

	As of Jan. 1, 2007
Existing Dwelling Units	25,765
Units Under Construction	223
Approved Units	257
Potential Future Units (no approvals)	748
Total Dwelling Units at Build-out of the General Plan	26,993
Residential Units allowed under the Voter-Approved Cap	29,000
Remaining Units to be planned for	2,007

5.23 How many total un-built units were "allocated" by region in the Draft General Plan update?

The following table illustrates the "working draft" allocation which was originally discussed by the City Council on April 25, 2006. The City Council selected the "Consensus Preferred Plan" option for the purposes of preparing a Draft General Plan.

Assumptions/Site	Consensus Preferred Plan Option	Dispersed Growth Option (for EIR alternative purposes only)	Concentrated Residential/TOD mixed use Option (for EIR alternative purposes only)
Remaining Residential Potential	2,007	2,007	2,007
Reserve for Busch Road School Site	113	113	113
Reserve units	522 (200 original reserve, plus 322 additional units from projects approved below mid-point and data consolidation)	522 (200 original reserve, plus 322 additional units from projects approved below mid-point and data consolidation)	522 (200 original reserve, plus 322 additional units from projects approved below mid-point and data consolidation)
Residential Units Planned for	1,373	1,373	1,373
1. West Pleasanton BART Station	350	120	102
2. Hacienda Specific Plan	333	437	1,271
3. Staples Ranch*	240	240	0
4. East Pleasanton Specific Plan	250 residential units	376 residential units	0 residential
6. Kottinger Place/Pleasanton Gardens (additional density)	100	100	0
7. Downtown Infill	100	100	0

*Entire Staples Ranch Project (rather than number of "residential" units counted under the cap) will be included in the General Plan Environmental Impact Report.

5.24 With the current practice of "counting" units for the Housing Cap, does the City include the following categories: (i) second units; (ii) assisted living units; and (iii) affordable units?

(i) Second Units – No, per Government Code § 65852.2 (a) (2). As of January 1, 2007, the City had approved 169 second units.

(ii) Assisted Living Units – No, these are considered commercial uses. As of today, there are two assisted living projects in the City (70 beds in Eden Villa on Mohr Avenue, and 105 beds in Parkview Assisted Living Facility³⁷ on Valley Avenue). In working with the Census Bureau to update information for the 2010 Census, staff was advised that the Parkview Assisted Living Facility should be counted as Group Quarters rather than separate residential units because of the congregate care services. (See also Section 5.20, above.)

(iii) Affordable units – Yes, these are counted unless they were either second units or assisted living units. For example, mobile home units have been considered affordable units, and are counted towards the housing cap.

5.25 Did the City count the following senior housing projects towards the cap?

- Pleasanton Gardens (built 1969): Yes, counted towards the cap.
- Kottinger Place (built 1973): Yes, counted towards the cap.
- Ridge View Commons (built 1989): Yes, counted towards the cap.
- Deer Ridge Apartments (built 1994): Yes, counted towards the cap.
- Stanley Junction Apartments (built 1997): Yes, counted towards the cap.
- Gardens at Ironwood (built 2005-2006): Yes, counted towards the cap.
- Parkview Assisted Living Facility (built 2007): No; as this is an assisted living facility with group meals, a wide range of services and congregate care as well as housing.

5.26 Would the housing cap portions of the Initiative be applied retroactively?

These provisions would not be applied retroactively.

³⁷ For the Parkview facility, of the 105 beds, 86 are units with their own bathroom and kitchenette (sink, refrigerator and microwave), while the remaining 19 beds are in the memory care section with no kitchenette.

6. Implementation of the Initiative

If the Initiative becomes law, the City Council would have options for its implementation. This might involve applying what is deemed to be the most reasonable interpretation of the language of the Initiative on a project-by-project basis. Another option could include adopting definitions and policies in harmony with the Initiative, but which clarify areas of uncertainty. This would likely occur through development and implementation of an ordinance.

Such a process to adopt clarifying definitions and policies might occur through a task force or committee procedure, potentially involving stakeholders. Or, these types of regulations can be considered by the Planning Commission and City Council in the normal public hearing process.

As discussed above, areas where clarification is needed include, but are not limited to:

- Defining Ridgeline
- Designating Applicable Ridges
- Defining and Measuring Slope
 - Selecting a methodology and data base
- Determining which Areas of the City would be Subject to New Hillside Regulations
- Whether to Subject All, or Exempting Some, Hillside Projects to New Regulations
- Policy to Calculate Floor Area Ratio (FAR)
- Regulation regarding Grading Style
- Regulations about Building Height
- Policy addressing Visibility Issues

7. Financial Impact of Initiative

7.1. Fiscal Impact of Hillside Developable Parcels Relocated to Other Areas of City

Background

It is estimated that approximately 119 to 224 developable parcels would be moved from the hillside to other areas of the city if the Initiative were implemented. To determine the impact from this movement, the following general information about the typical types of housing units that could be built in other areas of the City and for a hillside housing unit was calculated:

Housing Unit Assumptions:	Multifamily Unit⁽¹⁾	Single Family Detached Unit⁽²⁾	Hillside Single Family Unit⁽³⁾
Floor Area:	900 square feet	3,500 square feet	8,500 square feet
Cost Per Square Foot:	\$250	\$350	\$400
Estimated Market Value:	\$225,000	\$1,225,000	\$3,400,000
Person Per Household: ⁽⁴⁾	2.0	3.0	3.2

(1) Based on Windstar Apartment Project: 350 units ranging from 576 square feet to 1,368 square feet; of the 350 units 213 units are one bedroom/one bath, 130 are two bedrooms/two baths and 7 are three bedrooms/three baths.

(2) Based on the Ironwood Project: 191 units ranging from 1,450 square feet to 5,091 square feet.

(3) Based on PUD-33: 51 units ranging from 6,058 square feet to 12,500 square feet; capped at 15% floor area for lots greater than one acre.

(4) Per State of California Department of Finance as of January 1, 2008: 2.753 persons per household in Pleasanton. Per U.S. Census: owner occupied 2.87 persons per household and renter occupied 2.3 persons per household; per 1996 General Plan: 3.09 persons per single family household and 2.05 persons per multifamily household. Recent notation of larger households being multi-generational, hence the increase in person per household for the hillside homes.

The fiscal impacts to the City as a result of developing multifamily or single family detached homes, rather than 119 to 224 hillside homes, include: (i) the annual operating revenues and expenditures of the City; and (ii) the initial capital fees (Development Fees³⁸) received by the City at the time a building permit is issued. Operating revenues and expenditures are based on the type of development, size (floor area), value of the improvements and the number of persons per household. This information is provided in Table 1, above, based on housing type. In contrast, Development Fees are more generally based on type of development (e.g. single family or multi-family).

³⁸ Development Fees collected to fund City projects include: Park Dedication In-Lieu Fee, Public Facilities Fee, Lower Income Housing Fee, Traffic Development Fee, and other fees collected in specific areas for improvements serving those areas.

Annual Operating Revenues

Table 2 provides general formulas for determining a development's fiscal impact on the City's annual revenues and expenditures:

Table 2	
Fiscal Assumptions:	
Property Tax:	1% of market value at completion; increased by 2% per year
	Pleasanton's share of total tax 25.4%
Sales and Use Tax	1% of gross sales is local sales tax and in Alameda County cities receive 95% of the 1% sales tax rate.
	For 2007/08FY the sales tax per capita in Pleasanton is \$292.39.
Government Services/Expenditures	Estimated at \$1 per square foot of developed property.

Table 3 presents the annual operating revenues and expenditures based on the three types of housing units, assuming approximately 224 homes are relocated from the hillside to other areas of the City:

Table 3 (Based on 224 Homes being relocated to other areas of the City)			
	Multifamily	Single Family	Hillside Homes
Revenues			
Property Tax	\$ 128,016.00	\$ 696,976.00	\$ 1,934,464.00
Sales Tax	\$ 130,990.72	\$ 196,486.08	\$ 209,585.15
Total Annual Revenues	\$ 259,006.72	\$ 893,462.08	\$ 2,144,049.15
Expenditures			
Total Annual Expenditures	\$ 201,600.00	\$ 784,000.00	\$ 1,904,000.00
Net Additional Revenues	\$ 57,406.72	\$ 109,462.08	\$ 240,049.15
Maximum Reduction			\$ 240,049.15
			\$ 57,406.72
			\$ 182,642.43
Minimum Reduction			\$ 240,049.15
			\$ 109,462.08
			\$ 130,587.07

Based on the analysis in Table 3, the reduction in annual net revenues from relocating 224 homes from the hillside to other areas of the City ranges from \$183,000 per year (based on 100% of the homes being multifamily) to \$131,000 (based on 100% of the homes being single family).

Table 4 presents the annual operating revenues and expenditures based on the three types of housing units, assuming approximately 119 homes are relocated to other areas of the City:

Table 4			
(Based on 119 Homes being relocated to other areas of the City)			
	Multifamily	Single Family	Hillside Homes
Revenues			
Property Tax	\$ 68,008.50	\$ 370,268.50	\$ 1,027,684.00
Sales Tax	<u>\$ 69,588.82</u>	<u>\$ 104,383.23</u>	<u>\$ 111,342.11</u>
Total Annual Revenues	\$ 137,597.32	\$ 474,651.73	\$ 1,139,026.11
Expenditures			
Total Annual Expenditures	\$ 107,100.00	\$ 416,500.00	\$ 1,011,500.00
Net Additional Revenues	\$ 30,497.32	\$ 58,151.73	\$ 127,526.11
Maximum Reduction			\$ 127,526.11
			\$ 30,497.32
			\$ 97,028.79
Minimum Reduction			\$ 127,526.11
			\$ 58,151.73
			\$ 69,374.38

Based on the analysis in Table 4, the reduction in annual net revenues from relocating 119 homes from the hillside to other areas of the City ranges from \$97,000 per year (based on 100% of the homes being multifamily) to \$69,000 (based on 100% of the homes being single family).

In conclusion, the range in the reduction of net operating revenues to the City based on the relocation of 119 to 224 homes from the hillside to other areas of the City is \$69,000 to \$183,000 per year.

Initial Infrastructure Capital Fees

The City and other public entities (e.g., Pleasanton Unified School District, Zone 7, DSRSD, etc.) receive capital facility fees (Development Fees) at the time a City building permit is issued for all housing units developed in the City. The City's Development Fees, the Tri-Valley Traffic Fee and DSRSD's Connection Fees are generally charged based on the type of unit (e.g. multi-family or single family), regardless of the square footage of the unit. Zone 7's water connection fee is based on the diameter of the water meter, which is uniform for most housing units; however their Drainage Fee is based on the amount of impervious surface, which varies with house and lot size. The Pleasanton Unified School District's fee is based on the square footage of a home, up to a 7,000 s.f. maximum. Table 5 presents the assumptions regarding these fees based on each housing type:

	Multifamily	Single Family	Hillside Homes
<u>City's Fees</u>			
Public Facilities Fees	\$ 2,413.00	\$ 3,957.00	\$ 3,957.00
Water Connection Fees	\$ 640.00	\$ 1,200.00	\$ 1,200.00
Sewer Connection Fees	\$ 330.00	\$ 500.00	\$ 500.00
Park Dedication Fees	\$ 7,969.00	\$ 9,707.00	\$ 9,707.00
Traffic Impact Fees	\$ 2,756.00	\$ 3,938.00	\$ 3,938.00
Lower Income Housing Fee	<u>\$ 2,405.00</u>	<u>\$ 9,702.00</u>	<u>\$ 9,702.00</u>
Total City Fees	<u>\$ 16,513.00</u>	<u>\$ 29,004.00</u>	<u>\$ 29,004.00</u>
<u>Other Agencies</u>			
Zone 7 (Water)	\$ 21,621.00	\$ 20,270.00	\$ 20,270.00
DSRSD (including LAVWMA)	\$ 7,681.00	\$ 13,000.00	\$ 13,000.00
TriValley Traffic Fees	\$ 1,292.00	\$ 2,032.00	\$ 2,032.00
Pleasanton Unified School District	\$ 2,736.00	\$ 30,170.00	\$ 60,340.00
Zone 7 Drainage ⁽¹⁾	<u>\$ 725.00</u>	<u>\$ 2,815.00</u>	<u>\$ 6,835.00</u>
Total Other Agencies	<u>\$ 34,055.00</u>	<u>\$ 68,287.00</u>	<u>\$ 102,477.00</u>
Total Capital Fees	\$ 50,568.00	\$ 97,291.00	\$ 131,481.00

(1) Assumed impervious surface is equal to the floor area plus 10%.

Table 6 presents the Development Fees based on the three types of housing units assuming approximately 224 homes are relocated to other areas of the City:

Table 6			
(Based on 224 Homes being relocated to other areas of the City)			
	Multifamily	Single Family	Hillside Homes
City's Fees			
Public Facilities Fees	\$ 540,512.00	\$ 886,368.00	\$ 886,368.00
Water Connection Fees	\$ 143,360.00	\$ 268,800.00	\$ 268,800.00
Sewer Connection Fees	\$ 73,920.00	\$ 112,000.00	\$ 112,000.00
Park Dedication Fees	\$ 1,785,056.00	\$ 2,174,368.00	\$ 2,174,368.00
Traffic Impact Fees	\$ 617,344.00	\$ 882,112.00	\$ 882,112.00
Low Income Housing Fee	<u>\$ 538,720.00</u>	<u>\$ 2,173,248.00</u>	<u>\$ 2,173,248.00</u>
Total City Fees	<u>\$ 3,698,912.00</u>	<u>\$ 6,496,896.00</u>	<u>\$ 6,496,896.00</u>
Other Agencies			
Zone 7 (Water)	\$ 4,843,104.00	\$ 4,540,480.00	\$ 4,540,480.00
DSRSD (including LAVWMA)	\$ 1,720,544.00	\$ 2,912,000.00	\$ 2,912,000.00
TriValley Traffic Fees	\$ 289,408.00	\$ 455,168.00	\$ 455,168.00
Pleasanton Unified School District	\$ 612,864.00	\$ 6,758,080.00	\$ 13,516,160.00
Zone 7 Drainage ⁽¹⁾	<u>\$ 162,400.00</u>	<u>\$ 630,560.00</u>	<u>\$ 1,531,040.00</u>
Total Other Agencies	<u>\$ 7,628,320.00</u>	<u>\$ 15,296,288.00</u>	<u>\$ 22,954,848.00</u>
Total Capital Fees	\$ 11,327,232.00	\$ 21,793,184.00	\$ 29,451,744.00
(1) Assumed impervious surface is equal to the floor area plus 10%.			
Maximum Reduction			\$ 29,451,744.00
			<u>\$ 11,327,232.00</u>
			<u>\$ 18,124,512.00</u>
Minimum Reduction			\$ 29,451,744.00
			<u>\$ 21,793,184.00</u>
			<u>\$ 7,658,560.00</u>

Based on the analysis in Table 6, the reduction in Development Fees from relocating 224 homes from the hillside to other areas of the City ranges from \$18,124,512 (based on 100% of the homes being multifamily) to \$7,658,560 (based on 100% of the homes being single family). The actual reduction in Development Fees to the City and the other agencies is dependent upon whether the relocated units are developed as multifamily or single family detached homes. It should also be noted that while the reduction in the City's Development Fees ranges from zero to \$2,797,984, the agency that is most impacted is the Pleasanton Unified School District (PUSD). As noted above, school impact fees are based on the size of the home and therefore, the property owner developing a larger home pays a proportionally larger fee. The range in reduced Development Fees to be collected by PUSD is \$6,758,080 to \$12,903,296. It should also

be noted that PUSD's budget is based on a cash-flow model which assumes 120 housing units will be developed in the City each year, and each housing unit averages 3,000 square feet. In contrast, this fiscal impact analysis is a forecast of the estimated impacts to development fees to be collected through build-out, i.e. 29,000 units. Therefore, there may not be immediate impacts to PUSD's cash-flow estimates as housing units continue to be developed in the City, irrespective of location.

Table 7 presents the Development Fees based on the three types of housing units assuming approximately 119 homes are relocated to other areas of the City:

Table 7			
(Based on 119 Homes being relocated to other areas of the City)			
City's Fees	Multifamily	Single Family	Hillside Homes
Public Facilities Fees	\$ 287,147.00	\$ 470,883.00	\$ 470,883.00
Water Connection Fees	\$ 76,160.00	\$ 142,800.00	\$ 142,800.00
Sewer Connection Fees	\$ 39,270.00	\$ 59,500.00	\$ 59,500.00
Park Dedication Fees	\$ 948,311.00	\$ 1,155,133.00	\$ 1,155,133.00
Traffic Impact Fees	\$ 327,964.00	\$ 468,622.00	\$ 468,622.00
Low Income Housing Fee	<u>\$ 286,195.00</u>	<u>\$ 1,154,538.00</u>	<u>\$ 1,154,538.00</u>
Total City Fees	<u>\$ 1,965,047.00</u>	<u>\$ 3,451,476.00</u>	<u>\$ 3,451,476.00</u>
Other Agencies			
Zone 7 (Water)	\$ 2,572,899.00	\$ 2,412,130.00	\$ 2,412,130.00
DSRSD (including LAVWMA)	\$ 914,039.00	\$ 1,547,000.00	\$ 1,547,000.00
TriValley Traffic Fees	\$ 153,748.00	\$ 241,808.00	\$ 241,808.00
Pleasanton Unified School District	\$ 325,584.00	\$ 3,590,230.00	\$ 7,180,460.00
Zone 7 Drainage ⁽¹⁾	<u>\$ 86,275.00</u>	<u>\$ 334,985.00</u>	<u>\$ 813,365.00</u>
Total Other Agencies	<u>\$ 4,052,545.00</u>	<u>\$ 8,126,153.00</u>	<u>\$ 12,194,763.00</u>
Total Capital Fees	\$ 6,017,592.00	\$ 11,577,629.00	\$ 15,646,239.00
<small>(1) Assumed impervious surface is equal to the floor area plus 10%.</small>			
Maximum Reduction			\$ 15,646,239.00
			<u>\$ 8,017,592.00</u>
			\$ 9,628,647.00
Minimum Reduction			\$ 15,646,239.00
			<u>\$ 11,577,629.00</u>
			<u>\$ 4,068,610.00</u>

Based on the analysis in Table 7, the reduction in Development Fees from relocating 119 homes from the hillside to other areas of the City ranges from \$9,628,647 (based on 100% of the homes being multifamily) to \$4,068,610 (based on 100% of the homes being single family). The actual reduction in Development Fees to the City and the other agencies depends on whether the actual relocated units are developed as multifamily or single family detached homes. It should also be noted that while the reduction in the City's Development Fees range from zero to \$1,486,429; the agency that is most impacted is PUSD. As noted previously, school impact fees are based on the size of the home and therefore, a property owner developing a larger home pays a proportionally larger fee. The range in the reduction of Development Fees to PUSD is \$3,590,230 to \$6,854,876.

In conclusion, the range of the reduction in Development Fees to the City and other agencies based on a relocation of 119 to 224 homes from the hillside to other areas of the City is \$4,068,610 to \$18,124,512. The actual reduction will be dependent upon the actual number of homes relocated as a result of implementing the Initiative and the mix of replacement housing units ultimately developed.

Summary of the Fiscal Impact of Hillside Developable Parcels Being Relocated to Other Areas of the City

Table 8 presents the findings of the fiscal impact to the City's General Fund on an annual basis and the reduction in Development Fees to the City and other agencies as a result of relocating approximately 119 to 224 hillside homes to other areas of the City:

Table 8			
Summary of Fiscal Impacts			
	Range of Reduction in Net Revenues		
		Maximum	Minimum
Annual			
Reduction in Net Revenues Per Year	\$	183,000	\$ - 69,000
One-Time Development Fees			
City	\$	2,797,984	\$ -
Pleasanton Unified School District	\$	12,903,296	\$ 3,590,230
Other Agencies	\$	2,423,232	\$ 478,380
Total One-Time Development Fees	\$	18,124,512	\$ 4,068,610

7.2. Fiscal Impact of Including Assisted Living Units in the Housing Cap Count

Impact on a Prospective Basis³⁹

The Initiative defines a housing unit to include any residences that have a kitchen (sink, cooking device, and refrigerator) and a bathroom (toilet, tub or shower). The statement of reasons section of the Initiative states that the Pleasanton definition of housing unit should be consistent with the U.S. Census Bureau and State of California definitions when calculating the housing cap.

Staff looked at development planned in the near future that, depending upon this application of this definition, may trigger this section of the Initiative; the one project identified is the Continuing Life Care (CLC) project planned for the Staples Ranch property. CLC proposes to build 636 units that would include independent living units, villas and apartments. To date, the City Council has indicated that 240 of the 636 units would count towards the City's housing cap; however a final decision will not be made on that issue until Council considers the PUD development plan for the CLC facility. In the meantime, for other purposes, staff has been counting 240 units from CLC towards the housing cap consistent with the Council's preliminary direction.

If, however, the Initiative were adopted and all 636 units were determined to fall within the Initiative's definition of a "housing unit" and count toward the City's housing cap, this would cause a reduction of an additional 396 units (that is, in addition to the 240 staff has been counting) in the number of future housing units that could be developed in the City under the housing cap. This would create a loss in annual net revenues to the City, as well as upfront capital fees (development impact fees), as follows:

Housing Unit Assumptions:	Multifamily Unit⁽¹⁾	Single Family Detached Unit⁽²⁾
Floor Area:	900 square feet	3,500 square feet
Cost per square foot:	\$250	\$350
Estimated Market Value:	\$225,000	\$1,225,000
Person Per Household: ⁽³⁾	2.0	3.0

(1) Based on Windstar Apartment Project: 350 units ranging from 576 square feet to 1,368 square feet; of the 350 units 213 units are one bedroom/one bath, 130 are two bedrooms/two baths and 7 are three bedrooms/three baths.

(2) Based on the Ironwood Project: 191 units ranging from 1,450 square feet to 5,091 square feet.

(3) Per State of California Department of Finance as of January 1, 2008: 2.753 persons per household in Pleasanton. Per U.S. Census: owner occupied 2.87 persons per household and renter occupied 2.3 persons per household.
Per 1996 General Plan: 3.09 persons per single family household and 2.05 persons per multifamily household.

³⁹ The analysis only considers the application of the definition of housing unit on a prospective basis because the Initiative did not include specific language about retroactivity.

Note: The fiscal analysis for this section of the Initiative is unrelated to the development of hillside homes; therefore, the fiscal analysis only looks at the impacts of multifamily units and single family detached units (which was shown in Table 1) and reproduced here in Table 9 (deleting the information related to hillside homes).

Table 10 presents the operating impact if the number of remaining housing units was reduced by 396 (by counting 396 additional CLC units) towards the City's housing cap:

Table 10		
(Based on 396 additional units included in the City's Housing Cap for the CLC Project)		
	Multifamily	Single Family
Revenues		
Property Tax	\$ 226,314.00	\$ 1,232,154.00
Sales Tax	<u>\$ 231,572.88</u>	<u>\$ 347,359.32</u>
Total Annual Revenues	\$ 457,886.88	\$ 1,579,513.32
Expenditures		
Total Annual Expenditures	<u>\$ 356,400.00</u>	<u>\$ 1,386,000.00</u>
Net Additional Revenues	\$ 101,486.88	\$ 193,513.32
Maximum Reduction		\$ 193,513.32
Minimum Reduction	\$ 101,486.88	

Based on the analysis in Table 10, the reduction in annual net revenues to the City by counting an additional 396 CLC units towards the City's housing cap (by assuming that these units fall within the Initiative's definition of housing unit) ranges from \$101,000 annually (based on 100% of the homes that would otherwise be built being multifamily) to \$194,000 (based on 100% of the homes that would otherwise be built being single family). The actual reduction in annual net revenues to the City is dependent on the actual mix of homes ultimately developed.

Table 11 presents the impact to the receipt of one-time development impact fees to the City and other agencies by reducing by 396 the number of remaining housing units due to counting 396 additional CLC units towards the City's housing cap:

Table 11		
(Based on 396 additional units included in the City's Housing Cap for the CLC Project)		
	Multifamily	Single Family
<u>City's Fees</u>		
Public Facilities Fees	\$ 955,548.00	\$ 1,566,972.00
Water Connection Fees	\$ 253,440.00	\$ 475,200.00
Sewer Connection Fees	\$ 130,680.00	\$ 198,000.00
Park Dedication Fees	\$ 3,155,724.00	\$ 3,843,972.00
Traffic Impact Fees	\$ 1,091,376.00	\$ 1,559,448.00
Low Income Housing Fee	<u>\$ 952,380.00</u>	<u>\$ 3,841,992.00</u>
Total City Fees	<u>\$ 6,539,148.00</u>	<u>\$ 11,485,584.00</u>
<u>Other Agencies</u>		
Zone 7 (Water)	\$ 8,561,916.00	\$ 8,026,920.00
DSRSD (including LAVWMA)	\$ 3,041,676.00	\$ 5,148,000.00
TriValley Traffic Fees	\$ 511,632.00	\$ 804,672.00
Pleasanton Unified School District	\$ 1,083,456.00	\$ 11,947,320.00
Zone 7 Drainage ⁽¹⁾	<u>\$ 287,100.00</u>	<u>\$ 1,114,740.00</u>
Total Other Agencies	<u>\$ 13,485,780.00</u>	<u>\$ 27,041,652.00</u>
Total Capital Fees	\$ 20,024,928.00	\$ 38,527,236.00
(1) Assumed impervious surface is equal to the floor area plus 10%.		
Maximum Reduction		\$ 38,527,236.00
Minimum Reduction	\$ 20,024,928.00	

Based on the analysis in Table 11, the reduction in one-time development impact fees by reducing the remaining housing units by 396 additional CLC units in the City's housing cap ranges from \$20,024,928 (based on 100% of the homes that would actually be built being multifamily) to \$38,527,236 (based on 100% of the homes that would actually be built being single family). The actual reduction in development impact fees to the City and the other agencies is dependent upon the actual mix of housing units that is actually developed (i.e., multifamily units versus single family detached units). Significantly, while the reduction in the City's development impact fees range from \$6,539,148 to \$11,485,584, other agencies such as the Pleasanton Unified School District are equally, if not more, impacted.

Summary of the Fiscal Impact of Counting Assisted Living Units Towards the City's Housing Cap

Table 12 presents the findings of the fiscal impact to the City's General Fund on an annual basis and the reduction in the City's (and other agencies') development impact fees if 396 additional CLC units were counted toward the City's housing cap:

Table 12			
Summary of Fiscal Impacts			
		Range of Reduction	
		Minimum	Maximum
Annual			
Reduction in Net Revenues Per Year	\$	101,000	\$ 194,000
One-Time Development Fees			
City	\$	6,539,148	\$ 11,485,584
Pleasanton Unified School District	\$	1,083,456	\$ 11,947,320
Other Agencies	\$	<u>12,402,324</u>	<u>\$ 15,094,332</u>
Total	\$	20,024,928	\$ 38,527,236

8. Conclusion

The twin purposes of the Save Pleasanton's Hills & Housing Cap initiative broadly reflect similar hillside protection and growth limit interests that have previously been adopted by Pleasanton voters (e.g., Measure F, the Housing Cap, and Urban Growth Boundaries).

However, reading the Initiative exposes areas where additional clarification is needed to implement its provisions, such as how to determine if a slope is 25% or greater. While the General Plan, Specific Plans, and Municipal Code include regulations and policies which address hillside development regulation and growth control provisions, there remain gaps between the Initiative and existing practice which the City Council will need to consider carefully in the future. This includes defining key terms of the Initiative, such as "ridgeline", "slope" and "structure"; as well as developing regulations for calculating floor area ratio / home size, managing grading, measuring slope, establishing developable areas on parcels, and clarifying exemptions.

Additionally, interpretation will also be needed regarding the application of the Initiative's definition of housing unit to assisted living facilities and extended stay hotels. Clarification could occur through subsequent development of an implementing ordinance.

The subsequent development of an ordinance would be important for such clarification and interpretation of the Initiative's language in terms of whether and where housing units can be built, as well as whether and where the roads and infrastructure that provides access and services to such homes can be built. For example, the fate of the Happy Valley Bypass Road would have to be addressed in the context of the Initiative and subsequent implementing ordinances.

Beyond the text of the Initiative, it will also have financial impacts on the City in the form of lost annual and one-time revenues. More significantly, the Pleasanton Unified School District will receive fewer school impact fees for construction of new facilities and related capital improvements than otherwise forecasted through build out.

Because of the complexity of hillside development, it is anticipated that an extensive public process will be needed to develop such regulations to clarify the terms and application of the Initiative, and harmonize it with existing City regulations. As that process takes place, property owners impacted by the Initiative may still proceed with their development applications, and the City will be called upon to consider specific projects while simultaneously considering regulations with broader application.

The Save Pleasanton's Hills & Housing Cap initiative has highlighted longstanding community dedication to regulating hillside development, and firmly adhering to the housing cap and growth management. Irrespective of whether the Initiative is approved by the City Council or submitted to the voters (who would either approve or disapprove it) in November, the Initiative has been a catalyst for the expected update of hillside development regulations and grading ordinance to reaffirm City goals for open space and view protection, as well as sensitive, planned housing development.

Intentionally

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Save Pleasanton's Hills & Housing Cap

OCT 16 2007

Full Text of Initiative

CITY CLERK OFFICE

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 II-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 II-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.

Notice of Intent to Circulate Petition

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Pleasanton for the purpose of amending the August 6, 1996 General Plan. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

- 1) Protect our scenic hills from development that destroys the character of our town.
- 2) To direct development and development speculation away from lands with environmentally sensitive features, lands with primary open space values, and lands difficult to service by existing jurisdictions.
- 3) Exempt 10 or less housing units and supporting infrastructure on "legal parcels" of January 1, 2007 from hillside development restrictions.
- 4) Pleasanton should be consistent with the U.S. Census Bureau and State of California definitions of a housing unit when calculating the housing cap.
- 5) Remove the loophole that is allowing the city to exclude housing units from our voter imposed housing cap.

Kay Ayala
Kay Ayala

4515 Gatecr. Cr.
Pleasanton, CA 94566

SUBMITTED October 16, 2007

Karla Brown-Belcher
Karla Brown-Belcher

1328 Benedict Court
Pleasanton, CA 94566

William Rasnick
William Rasnick
1246 Hearst Dr
Pleasanton, CA 94566

EXHIBIT A

Intentionally

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**INITIATIVE MEASURE TO BE
SUBMITTED DIRECTLY TO THE VOTERS**

The Pleasanton City Attorney has prepared the following title and summary of the chief purpose and points of the proposed Initiative Measure.

TITLE

**AN INITIATIVE MEASURE AMENDING THE
PLEASANTON GENERAL PLAN TO ADD
NEW POLICIES TO
PROHIBIT PLACING HOUSING UNITS
AND PROHIBIT GRADING
ON PROPERTIES WITH SLOPES GREATER THAN 25%
OR ON PROPERTIES WITHIN 100 VERTICAL FEET OF A RIDGELINE
EXCEPT FOR HOUSING DEVELOPMENTS OF 10 OR FEWER HOUSING UNITS
AND
TO DEFINE "HOUSING UNIT" FOR PURPOSES
OF DETERMINING THE GENERAL PLAN "HOUSING CAP"**

SUMMARY

Every city in California is required to have a "General Plan." A General Plan is the city's basic, but most important, planning document. It provides a roadmap for all aspects of a community's development such as land use, traffic, housing and open space which are embodied in the various elements of the General Plan. All land use approvals must be consistent with the city's adopted General Plan.

Each element in a General Plan sets forth broad goals and policy statements intended to provide guidance to citizens, decision makers and planners concerning long term plans for the physical development of land in the city and in its planning area.

In the Land Use element of the City of Pleasanton's General Plan is a Goal "to achieve and maintain a complete and well rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities." Under that Goal are a number of policies intended to implement that Goal. Some of those policies concern Open Space.

One of the Open Space policies concerns scenic hillside and ridge views. The policy provides "Preserve scenic hillside and ridge views of the Pleasanton, Main and Southeast Hills ridge."

This Initiative, if adopted by the voters, would amend the City's General Plan by adding a new policy concerning Open Space. As to properties with slopes greater than 25% or within 100 vertical feet of a ridgeline, this new policy would prohibit the placement of housing units and prohibit grading to construct residential or commercial structures. Exempt from this policy are housing developments of 10 or fewer units if the development occurs on property that as of January 1, 2007, was a "legal parcel." This new policy also provides a "legal parcel" as of January 1, 2007 shall not be subdivided to approve more than 10 housing units.

EXHIBIT B

Another Goal in the General Plan, under Growth Management, is "to develop in an efficient, logical, and orderly fashion." One of the Growth Management policies addresses what is often referred to as the City's "Housing Cap" of 29,000 housing units. The policy provides, "Maintain a maximum housing buildout of 29,000 housing units within the Planning Area."

This Initiative, if adopted by the voters, would also amend the City's General Plan by adding a new policy concerning Growth Management. It would define a housing unit to include any residence that has a kitchen and a bathroom. The Initiative also directs that the City Council shall not grant waivers for, or exclude, any housing units that fall within that definition.

The intent of the Initiative is to protect scenic hills from development, to direct development away from lands with environmentally sensitive features or with primary open space values, and to make the Pleasanton General Plan definition of housing unit consistent with federal and state definitions.

This Initiative, if adopted by the voters, could only be amended or repealed by the Pleasanton voters at a City general election.

October 23, 2007

Michael H. Roush
City Attorney
City of Pleasanton

Current Population Survey (CPS) - Definitions and Explanations

Introduction

The definitions and explanations found in reports in the *Current Population Reports* series issued by the Census Bureau are largely drawn from various technical and procedural materials used in the collection of data in the Current Population Survey. The concepts defined below generally refer to current definitions. For reports based on earlier surveys, especially those published before 1990, the user should consult the printed reports for those years. As reports and surveys continue to evolve, definitions may also alter to accommodate these changes. We will alert users to significant changes in the concepts presented in the reports released on the Internet to enable them to accurately interpret the data for historical comparisons.

...

Household.

A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily". (See definitions of Family household and Nonfamily household).

Units in structure.

In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented in terms of the number of occupied housing units in structures of specified size, not in terms of the number of residential structures.

terms & definitions

- [national terms & definitions](#)
- [state & county terms & definitions](#)

HOUSING UNIT ESTIMATES

Housing Units - A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied, or, if vacant, is intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

For vacant units, the criteria of separateness and direct access are applied to the intended occupants wherever possible.

Both occupied and vacant housing units are included in the housing unit inventory, except that recreational vehicles, boats, vans, tents, railroad cars, and the like are included only if they are occupied as someone's usual place of residence. Vacant mobile homes are included provided they are intended for occupancy on the site where they stand. Vacant mobile homes on dealer's sales lots, at the factory, or in storage yards are excluded from the housing unit inventory.

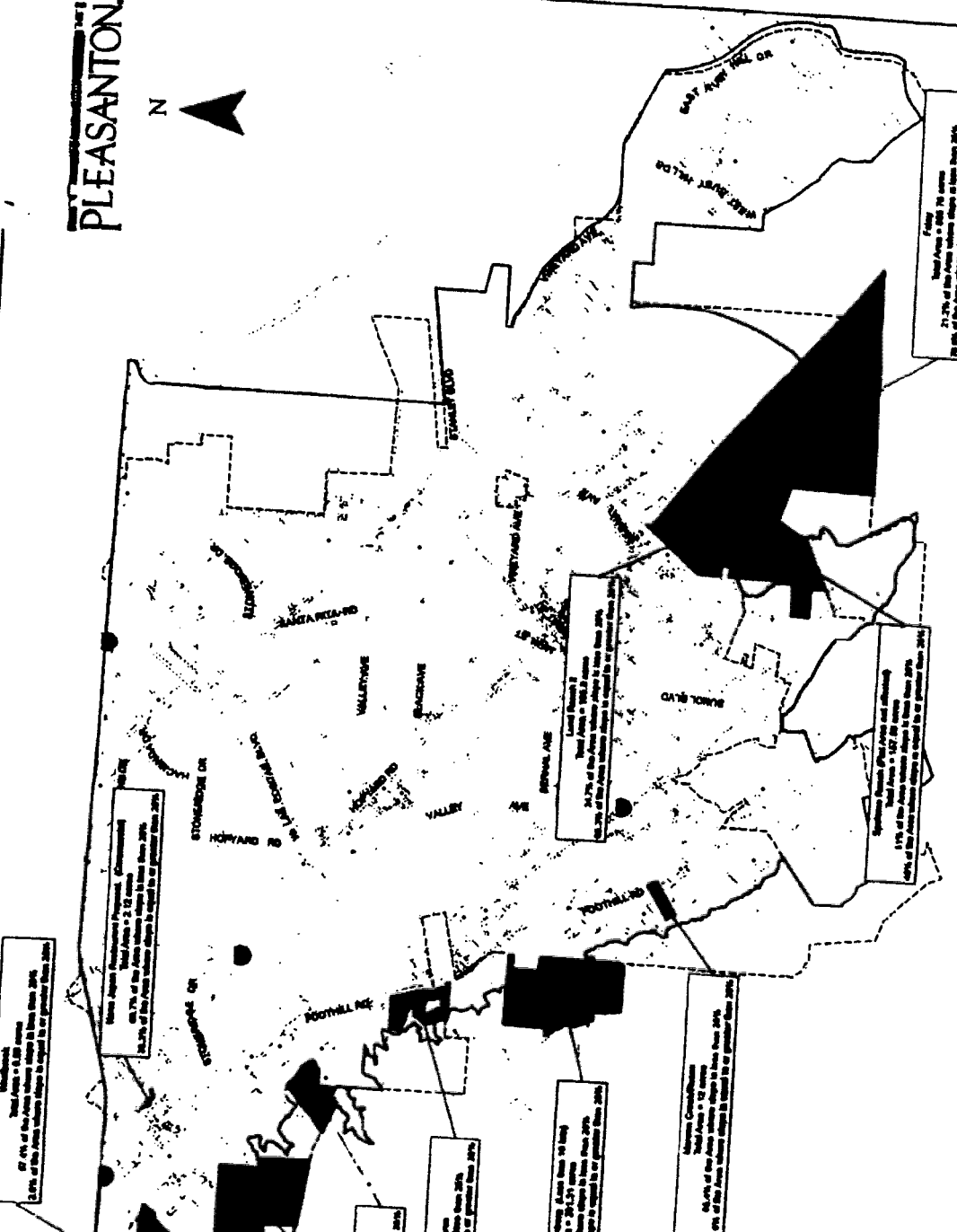
Group Quarters - A group quarters is a place where people live or stay other than the usual house, apartment, or mobile home. Two general types of group quarters are recognized: institutional (for example, nursing homes, mental hospitals or wards, hospitals or wards for chronically ill patients, hospices, and prison wards) and noninstitutional (for example, college or university dormitories, military barracks, group homes, shelters, missions, and flophouses). Group quarters may have housing units on the premises for staff or guests.

Page Last Modified: August 24, 2004

<http://www.2010census.biz/population/www/cps/cpsdef.html>

X:\LS\Save Pleasanton's Hills & Housing Cap Initiative\Census household definition.doc

PLEASANTON



Stonewall
 Total Area = 0.28 acres
 67.4% of the Area within slope is greater than 25%
 1.62% of the Area within slope is equal to or greater than 25%

Stonewall
 Total Area = 1.13 acres
 65.7% of the Area within slope is greater than 25%
 10.2% of the Area within slope is equal to or greater than 25%

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 Total Area = 1.13 acres
 65.7% of the Area within slope is greater than 25%
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 10.2% of the Area within slope is equal to or greater than 25%

Selected Potential Development Sites with Slopes over 25%

Legend

- Area within slope is greater than 25%
- Area within slope is equal to or greater than 25%
- Local Church Boundary
- Precinct
- Pleasanton City Limit Line

City Attorney Roush noted; however, that the City cannot use public funds to support or oppose such things, but it can be placed on the website. Vice Mayor Thorne supported the resolution as it will remove the ability to do land use planning within the local jurisdiction and he also said he was in the process of drafting a letter to the Editor on the matter.

Councilmember McGovern was surprised that Prop 98 sponsors were misrepresenting the truth and agreed with speakers of its impact, if passed.

Motion: It was m/s by Sullivan//Thorne to adopt **Resolution No. 98-207** opposing Prop 98 and **Resolution No. 08-208** supporting Prop 99.

Ayes: Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Noes: None
Absent: None

20. Review, discuss and provided direction to staff regarding Hillside Protection Regulations

Special Projects Manager, Jerry Iserson gave the staff report, stating the purpose of the item is to review, discuss and provide direction to staff regarding potential hillside protection regulations. He said the submittal of the Initiative creates the opportunity to discuss policies and regulations and considers if new regulations are warranted. He said staff would review existing policies and regulations, discuss the potential policies as proposed in the proposed hillside Initiative, identify issues for consideration, and also identify options and receive Council direction regarding a public review process.

He discussed areas where hillside protection currently exist such as the Measure F area, Southeast Pleasanton Hill area, Foothill Road designations, areas where potential landslides may occur, and the Land Use Element through health and public safety zoning. Policies where hillside protection exists include the Public Safety Element, Conservation and Open Space Element, the Community Character Element, a future Ridgeline Protection Ordinance and Scenic Hillside Design Guidelines, the West Foothill Road Corridor Overlay District, and the PUD process.

The existing policy focuses on ensuring the stability of slopes and safety of hillside development and is keyed into the 25% slope, which is present in the hillside Initiative. There are also policies to preserve topographical features, natural land forms of hilly areas, open space and trees, reducing visual impacts, promoting views, protecting habitat areas in wildlife corridors and allowing development that is consistent with those policies and honoring the development of property rights consistent with the General Plan.

Mr. Iserson said the Council has the option of adopting the Initiative or submitting it to the voters; it seeks to amend the General Plan by adopting policies which would not allow grading, to construct structures on hillside slopes of 25% or greater, no development would be allowed within 100 feet of a ridgeline and it would exempt developments of 10 units or fewer. He provided an example of what a 25% slope looks like and examples of properties with such slopes.

Questions could include what areas are subject to the new regulations and whether all hillside areas should be under the protection of a hillside regulation; should it apply to the Vineyard Corridor; if the objective is to preserve views and wildlife, would it make sense to consider all projects rather than setting units at 10 or fewer, as there are many that include land with 25% slopes or more in them; would it apply to structures only on 25% or greater or would it apply to

any grading on slopes of 25% or greater; would restrictions apply to the building pad or would it apply to the entire lot; and, how a ridgeline should be defined.

Mr. Iserson presented a map of properties and described those that might be affected by a hillside restriction, stating that all properties within the City were not included, but more of those major properties yet to be developed in the hillside areas. He illustrated existing developments and how they would relate to the slope on the site and overlays of proposed development, noting there is also the question of style of grading, which is dependent upon the design of the home, lot configurations, slopes, changes in topography, the desire for flat rear yards, split pad lots, building on natural slopes. Another issue is FAR methodology, which can be based on the entire parcel. Examples include reducing limits for highly sloped areas and discounting areas over a certain slope percentage; or, creating a building envelope within the parcel allowing that area to be graded and base the FAR on the building envelope and not the size of the entire lot. There can be disagreements on measuring FAR, slope banks and the base of hills, and moving to a hillside regulation would establish a formula or method for determining FAR and slope.

He said the hillside regulation process is dependent upon how the Council proceeds with the Hillside Initiative; it may want to request staff to do further analysis; pursue hillside regulations to implement, expand or clarify the potential Initiative; the Council might want to establish a process through a task force involving citizens, commissions, or other alternatives used in the past; it may want to consider what the final product the Council is looking for; and whatever is adopted can always be placed on the ballot for voter approval.

Mr. Iserson said the recommendation is for the Council to consider issues relating to hillside regulations and provide feedback and direction to staff, provide direction on the public process and the context of the Initiative process, and also to take advantage of requesting more information from staff on potential impacts of hillside regulations.

Mayor Hosterman said she realized after hearing the presentation that the City already has a number of protections in place that previous Councils have acted on relating to development in the hillsides. Regarding Mr. Iserson's presentation where potential development is proposed but where this Initiative would likely not cover, she asked what properties would be covered. Mr. Iserson said it may be very few, many properties are exempt due to having 10 units or less, and it depends on remaining properties as to where they decide to propose the homes.

City Manager Fialho said the reason the item was placed on the agenda was in response to a request by the Council to explore ways to initiate a City-sponsored Hillside Protection Ordinance or regulation. This provides good foundation for the next discussion which is either to call for the election, adoption, or additional study.

Councilmember McGovern confirmed the Council has a priority to develop a hillside ordinance. She believes there is a place in the General Plan that calls for a hillside ordinance to be developed, and Councilmember Sullivan noted it was in the Open Space Element, 5.1. She said many citizens set out that plan in 1996 and said it also included a grading ordinance. She questioned if Mr. Iserson had an illustration of what Oak Grove would look like. Mr. Iserson said he remembered having a sloped map, and Councilmember McGovern asked to obtain a copy of the slope map prior to the discussion, as well as a copy of the PowerPoint presentation.

Councilmember McGovern said she remembers a discussion where in 1986 there was something in the General Plan about 25% slopes which was removed, and there was discussion that it had been there but removed by accident. She asked to see some of the staff reports from those Planning Commission meetings to assist in her decision-making, and believed the policy

for Pleasanton should be ongoing and not just looking at specific properties as a way to protect whatever would come in the future.

Vice Mayor Thorne referred to engineering data that creates a nexus to a view line, and questioned where the 25% came from. Mr. Iserson said in an area where there are unstable slopes, potential geotechnical or geological issues, there is more of a risk of failure if building on it. Additional study is needed to ensure it is safe and this is where 25% was identified. He said there is no one number that would be applicable in every situation, but it was formulated as an average number that made sense and flagged areas that required further review.

Councilmember Sullivan said he would have assumed there had been significant discussion during the 1996 General Plan regarding the 25%, and Mr. Iserson said the references were actually contained in the General Plan prior to 1996, in the 1989 Plan.

Councilmember Sullivan referred to Policy 5.1 in the Open Space Element which states, "develop a hillside protection ordinance", and he questioned why it was in the PowerPoint presentation and not in the agenda report. City Manager Fialho said the premise of Agenda Item 20 is how to go about protecting the hills--by regulation, ordinance or policy. In the background section of the report, staff covered the tools it had on hand today to protect hillside development, such as Measure F, Urban Growth Boundaries, 25% slopes in the Open Space Element and Public Safety Element. And, this policy is clearly there, but it is not an instrument staff currently utilizes. It is not a separate ordinance that we call upon to consider development on affected properties.

Councilmember Sullivan questioned when the Council would talk about options for the housing cap. City Manager Fialho said the Council's direction was to bring back options on hillside development regulations, Item 21 relates to the Initiative which deals with 25% slopes, hillside development and the housing cap. If more information is needed on the housing cap and how a unit is defined, then the Council should ask for follow-up information on that issue under Item 21.

Councilmember McGovern said she found the grading ordinance under Public Health and Safety, Program 7.5; "Develop a grading ordinance which establishes criteria for evaluating and controlling grading due to development."

Councilmember Cook-Kallio said she wondered how the bypass road the Council approved would fall under this, and Mr. Iserson said this was one of the questions to address because it may apply only to roads or to 25% sloped lands where housing would be built upon. She questioned what happens to permits and entitlements already granted prior to this. Mr. Iserson said generally, if the Council has approved a development and found it consistent at that time, it is legal. She believed there was a project issued many sewer permits, and City Attorney Roush said the representation is there have been sewer connection fees paid for a certain development on the Lund property and there would be a question as to whether the payment of this vests that property owner to allow a certain amount of development to go ahead, which is an open question and not something that can be resolved tonight.

Councilmember McGovern referred to the various pictures of developments on page 6 of 9, and said one of the concerns is that the ridge tops seem to be flat or less slope than the sides of getting to them. Even though they are flat, most people do not want houses on top of the ridge tops but she believed this is what was occurring with some projects. She said many homes do stand out and the problem is that slopes were graded to get to the flat top which was on top of a ridge. So, the Council should probably look at restricting building to something like 100 feet.

Councilmember McGovern referred to the west Foothill overlay and confirmed with Mr. Iserson that this was an ordinance approved by the Council, and that a majority of the Council could change this to remove it.

Mayor Hosterman invited public comment.

Mary Roberts said protections have been in place and what the Council is doing right now is an after-the-fact action, given what has occurred with Oak Grove. One of the reasons the Council did not move on at the time was because property owners and neighbors were still in discussions regarding the Linn property and it was the Council's preference to see the conclusion of negotiations rather than introduce a new land use policy at that time. Then the Initiative came along.

Patrick Castanos, Greenbriar Homes, said the City regulates hillside development, encourages preserving trees and habitats, many existing regulations were the result of well-thought out processes and if it is determined additional regulations are needed, a similar process should be used to create such regulations. He encouraged the Council to create a process to create city-initiated hillside protection regulations to augment existing policies and place this on the ballot in November. He believes the PUD process has been successful, believes the vague initiative presented tonight threatens such carefully planned communities and discussed location of units and issues affecting their development.

Anne Childs supported an Initiative on the ballot in November, expressed her personal admiration and thanks to Councilmembers McGovern and Sullivan who have been supportive of putting the issues out for public scrutiny.

Bill Hirst said he along with 8 other families have owned the Castle Ridge properties for many years, urged the Council not to adopt a regulation that would deprive them of the opportunity to construct up to 9 homes on the property which consists of 230 acres and he urged the Council to reject the option reflected in the bullet on page 5.

Kevin Close voiced concerns which included streets and roads getting to developments in the 25% slope restrictions, the Happy Valley Specific Plan, the bypass road for the golf course, and the proposed development in the flat areas, as even the alternate route will be graded at greater than 25% slope. He said the bypass road is mitigation for the development's homes and the golf course and the developer only has rights to 102 units if it dedicates 50 acres of dedicated open space.

Karla Brown said the Initiative qualified and it will be on the ballot in November, said voters need the ridgeline ordinance a part of the General Plan, discussed protections needing to be in place and Oak Grove development slopes.

Carolyn Newton urged the Council to approve the proposed hillside Initiative and if there is a delay, developers will rush to move forward and get their plans approved, expressed her appreciation to Councilmembers McGovern and Sullivan for their work in saving the City's hills.

Julie Testa thanked staff for the visual presentation of what a 25% slope looks like, supported a hillside ordinance, and said the citizen activism process corrects the oversight of the restrictions currently in place.

Brad Hirst said he represents Dr. William Yee and they have an application in for 6 lots down from 17 lots and a vesting tentative map for 14 lots. They filed an application in May 2007 but have not had a public hearing yet. He believes looking at development on a case-by-case basis is best, discussed three flat properties where he believes no building should occur and said critical is geotechnical consideration, as this is why regulations are contained in the Health and Safety Element. He said in 1968, 670 feet was the highest elevation of a house in Castlewood Country Club served with water and many numbers are arbitrarily based. He encouraged the Council to follow staff's recommendation and get expert information prior to putting any Initiative on the ballot.

Kay Ayala said the Initiative has qualified for the ballot and this Council has three options—1) adopt it, 2) put it on the ballot, and 3) put it out for a 30-day study. She fully intends for the Initiative to be on the ballot and if the City wanted to do its own hillside ordinance, the City would need to do an EIR and not make it to the November ballot. She read from the Initiative exactly what it does, said Oak Grove jumped ahead of two other developments and fast tracked and discussed her opinions on the project.

Scott Raty, Chamber of Commerce, said not only was Oak Grove four years in the process, there are more conditions of approval for the project than were conditioned on the Hacienda Business Park, felt there were great current neighborhoods that could serve as not one-size-fits-all examples, asked the Council to put the Initiative on the ballot, believed it is challenging and complicated and it makes sense to look at the history of what has been done in the past. He read page 3 of the staff report regarding developer dedications for open space, bond measures, corporate personal donations, federal and state funding programs, and felt if we are to achieve permanent open space, it must be through examples like Oak Grove. He believes staff should pursue Option C for 30 days and decide whether there should be two measures or one measure on the ballot.

Mayor Hosterman closed public comment.

Break: Council took a 4-minute break and thereafter, Mayor Hosterman reconvened the meeting.

Councilmember McGovern questioned if there were definitions of "slope" in the General Plan and could there be definitions of a "ridgeline." Mr. Iserson said the definition of slope is in the Land Use Element and ridgeline could be added.

Councilmember Cook-Kallio questioned if the definition of a slope describes where it starts and ends, and Mr. Iserson said it was more like a mathematical definition. Councilmember McGovern said the definition is for 100% slope and this does not mean definitions could also be included to identify things in Item 20.

Councilmember Sullivan said there has been comments about 10 units being exempt, and he questioned did that mean if there was a project more than 10 units, they could reduce it to 10 and build on top of a hilltop. Mr. Iserson said if any project has less than 10 units, they could, but there are other regulations in the General Plan, a PUD process would define conditions and necessarily could condition where the homes are built.

Councilmember Sullivan said he objects to the process, does not believe it mirrors public processes followed in the past. Mayor Hosterman said her intent was to allow Councilmembers who felt they had difficulty in separating the issues to make comments on both issues simultaneously.

Councilmember Sullivan said it was disconcerting that many people have left. Regarding the West Foothill Overlay guidelines and when he was working on the General Plan, he saw many projects approved that the Planning Commission either denied or put conditions on that the Council then turned around and approved, sometimes with and without imposed conditions. They went through an extensive exercise in reviewing those guidelines and trying to strengthen them because they believed they were not complied with at the time, and their recommendations died somewhere in the process. He felt the matter is a divisive issue in town, doing initiatives and referendums is not easy or fun, and if people are going to this level of effort and obtain signatures enough to qualify, it should tell the Council something. Policy 5.1 says we should develop a hillside ordinance, so even with these other protections, people decided this is something that should be done.

Councilmember Sullivan said he supported the approach on Oak Grove which had the same goal in protecting the ridge lands, but 5,000 people did not like that process. He suggested engaging the Initiative writers to work through issues, have a broad-based community task force, and by placing a City Council sponsored measure on the ballot and creating some competing measure would widen this divide and disenfranchise people more. He supported holding the 30-day study, form a community task force, bring back answers to questions, and if it is satisfactory to the Council and to the community task force, to move forward.

Vice Mayor Thorne agreed, believed there were good questions in the staff report and he would need answers to them, but he was not sure about having the process to formulate something to go on the ballot would be divisive. He felt it would provide people with an alternative of the public process used and put that on the ballot, but he would like to see what that looks like before agreeing to it.

Councilmember McGovern felt there is definite concern in the community that there are things already contained in the General Plan and Specific Plan and the word "flexibility" keeps coming up, which means a change can be made, and sometimes large changes. What some people are looking for is that some of that flexibility goes away and they want assurances that ordinances passed have a lasting effect on development. She said Measure F was a positive initiative that impacted the western ridgelines, felt the public is happy with it, and she is looking forward to having the Council do something with both the hillside ordinance and grading ordinance. She believes the Council needs to look at policies that affect the ridgelines within the sphere of influence and any lands that could increase the size of the community and is worried that consensus will not be reached through formation of a task force unless there is open-mindedness.

Councilmember Cook-Kallio said she agrees there should be open-mindedness and thought that questions put forth in the staff report regarding considerations illustrate how complex the issue is. She supported including everyone who has a stake in the matter, thinks the Pleasanton ridgeline is geographically different than the Southeast hills and should be treated differently, her interest is to ensure everyone is heard, believed this issue was intertwined with Item 21 and suggested waiting for that item to be discussed.

Mayor Hosterman believed the Council is fervently supportive of hillside preservation, but how it addresses it in the southeast hills is very different than how the Council has addressed the Pleasanton Ridge. She would like to see an economic analysis as to what the Initiative would do, get a clarification on General Plan policies, more analysis as to options the Council can take, and a city-initiated document, as the initiative is extremely clumsy and confusing. She wants the opportunity to engage the entire community in a discussion about hillside preservation and not be reactionary to a few people who came up with the Initiative's language. She wants

language that is legislative in nature and language which can be implemented by the City. She also wants more clarification as to property rights and suggested moving forward and discuss Item 21.

21. Received certification for the Initiative petition to "Save Pleasanton's Hills and Housing Cap" and directed staff to prepare a report on the effects of the Initiative measure

City Attorney Roush said last year an Initiative Petition was submitted to the City and filed with the City Clerk. In April, the petition was turned in, and forwarded to the County Registrar of Voters, who confirmed the requisite number had been received, the City Clerk certified it, and now it is before Council for certification. Following this, there are three choices—1) to adopt the Initiative as submitted; 2) place the Initiative Petition on the November 2008 ballot; or 3) request a report on a number of matters which is to be returned to the Council in 30 days for consideration and decision to either adopt it as written or to submit the matter to the voters.

The report can include any matters, but more specifically, it could talk about the Initiative's fiscal impacts, its effect on the internal consistency of the City's General Plan and its elements, its effect on land use, the impact of availability and location of housing, the ability to meet regional housing needs, impact for funding of infrastructure, impact on the community's ability to attract or retain business, the impact on uses of vacant parcels of land, its impact on agricultural land, open space, traffic, congestion, and any other matters the legislative body requests be in the report.

Therefore, if the Council is not prepared to adopt or refer the matter to Election, staff would request direction in terms of what the report should provide, which can be brought back at the June 17 meeting.

Councilmember Sullivan confirmed with the City Attorney that staff could take all questions and issues that had been raised from the public, staff, and the Council and provide analysis. He said he submitted questions regarding a housing cap and asked for them to be included in the study. The questions deal with the number of units that exist now and how the City has counted units in the past, such as second units and assisted living units.

Vice Mayor Thorne asked how the Initiative defines a "housing unit" and what is its nexus to its impact on infrastructure and the school district. City Manager Fialho said this was on the list and there is ambiguity as to how the State defines it, said staff has worked on the U.S. Census who considers the City's assisted living facility as a "group living quarter" and not a "unit" and not the way the Initiative has defined a unit. He said the housing cap in the General Plan is vague and states units will be counted up to 29,000 residential.

Vice Mayor Thorne said when the City looked at assisted living units for Staples Ranch, a formula was reviewed that drew a nexus between the number of units we were going to count under the cap and the recommended number we were going to count in the cap and its actual impact on the infrastructure and schools and other things. This is what he is looking for, and City Manager Fialho said staff will try to pull something together to address this.

Councilmember Cook-Kallio said according to the Initiative, an extended stay hotel would count toward the housing count. City Manager Fialho said the issue is, how the Initiative changes the way staff goes about counting units. Today, the only exemption the City offers is second units, assisted living, and skilled nursing. Everything else is counted.

Councilmember Cook-Kallio questioned if this was consistent with State law and City Attorney Roush said there is not necessarily a state definition; that what the City has tried to do is to look at whether the unit really impacts the City's infrastructure and the Council has concluded that assisted living facilities does not have a significant impact on infrastructure the same way a single family home or multi-unit development would have.

Councilmember Cook-Kallio said if there was a senior facility for people 55 years or older, with no automobiles or children, the impact would be almost nothing and the increase in the business community might be significant, and City Attorney Roush said there might be an argument for that. Mr. Iserson said other impacts include operational characteristics, such as employees, taxes or fees paid, and zoning goes into the equation.

Councilmember McGovern said one of the reasons the Initiative puts the housing cap in there is because people believe that people 55 and older, if they live in a residence with a kitchen and bath, it is a housing unit, and they should be counted without exceptions. There has also been discussion that affordable housing should not be counted toward the cap as well as others. She thinks there should be a definition for this. Regarding a second unit having a separate address, water meter and billing for sewer, she confirmed with Mr. Iserson that those are not counted toward the cap because State law precludes this. She therefore asked to have a distinction made for second units in order to further understand this better. She also suggested that additional definitions be added to the General Plan to clarify certain areas.

Mayor Hosterman invited public comment on the item.

Lance Smith, Corporate Counsel of Greenbriar Homes, requested the Council not adopt the Initiative as presented tonight; follow recommendation C of the staff report to study the fiscal and legal effect of the Initiative as permitted by Election Code 9212, to present the Initiative to the voters after such study has been done. He also urged the City to establish a process to create City-initiated ridgeline protection regulations to augment the existing policies discussed tonight through a separate ballot measure. He presented a letter of the factual, practical and legal concerns they have with the current initiative and asked for it to be entered into the record. He said the Initiative lacks key terms, there are broad interpretations which could result in severe development restrictions where no exist in today's developments, believe their proposed development could be negatively impacted by the Initiative, and intent language that falls below the line is not the controlling language but the language above, which amends the General Plan. He believes a careful review period will corroborate a number of their concerns, asked the Council not to adopt the Initiative, but to present it to voters after the 30-day review, and asked for a City-initiated Initiative or ordinance be developed which addresses questions raised tonight.

Brad Brownlow, Cox, Castle and Nicholson, Counsel of Greenbriar Homes, is pleased that discussion started on Proposition 98 which crystallizes their primary concern—that often voter initiatives have a scope that are far broader than the rhetoric of the proponents might have the voters believe and it is necessary and appropriate for the Council to order a study on the report so they can get a full understanding of operative terms, ambiguities which might characterize those terms so voters are fully informed. He felt the full scope of the Initiative is much broader than restricting development of single family home sites. He requested that the public and Council testimony given on Item 20 be incorporated into the record for Item 21. He said exemptions only applies to legal parcels as of January 1, 2007, such legal parcels may be subdivided into 10 or fewer parcels for a housing development, but when reading the precise language, it does not exempt that. It exempts housing developments for 10 or fewer housing units on a single property that was a legal parcel as of January 7th, and it does not permit one to

subdivide legal parcels as of January provided that subdivision is for 10 or fewer units. He presented a letter to the Council, asked for the Council not to place the Initiative on the ballot and asked study be done.

Lee Fulton said one thing said over and over is that Oak Grove is the result of exhaustive negotiations with communities. Vintage Hills and Gray Eagle were never included in any negotiations, but with three owners of Kottinger Ranch Homeowner Association and the developer. He personally requested to be included in negotiations early on, without success. He urged the Council not to make the illogical conclusion that since 5,000 voters signed the Initiative, the rest of the voters must not be for it.

John Chapman, Greenbelt Alliance, said they had some debate on the issue, do not feel supportive of the Initiative, they are supportive of the fact more protection is needed for hillsides and believes the process should be public and involve City staff and experts. He believes the Initiative is vague and simplistic and clumsy, said the answer is to do it as a City process to come up with a good Initiative that is tight or better than the one proposed. Also, they are very uncomfortable with housing caps, does not believe in planning by housing caps particularly when it involves a transit-oriented development which is important for climate change and reducing congestion and believes that if the City comes up with a good Initiative, their organization would support it.

Marty Inderbitzen supported the Council studying the matter for 30 days and asking staff to prepare a report according to the Elections Code, believes it is not the intended consequences of the proposed initiative that anyone is concerned about, but the unintended consequences. He said staff did an excellent job outlining many policies and goals in the General Plan that speak to hillside protection, and while no specific ordinance has come forward, the Council has a process of PUD ordinances that is specific to each property. In each case, the Council has reviewed individual plans and those properties are well-protected and asked for the process not to be abandoned.

Mayor Hosterman closed public comment.

Councilmember McGovern supported the 30-day study and for directing staff to prepare a report on the effects of the Initiative. She said when the Initiative is put on the ballot, she confirmed the City Attorney could provide an impartial analysis of the Initiative which could include information regarding fiscal impacts within the 500 word limitation. She questioned and confirmed that if he could provide this when information is brought back under Item C so the Council could review it. She confirmed with the majority of the Council that there was not support for placing the Initiative on the ballot without additional information, and there was support for Item C; to direct staff to make a report on the effects of the Initiative measure, and she confirmed with the City Manager that there was adequate direction as to what the report should entail.

Councilmember Cook-Kallio believed there was also a third choice, a competing Initiative or ordinance on the ballot that is more deliberative. She is frustrated by this being characterized as divisive, did not believe anyone was being malicious, she respects the activism but was bothered by the lack of deliberation when doing an Initiative and it looked as if it was cut and pasted from the Pleasanton Ridgeline Initiative, and she felt this was a bad way of making laws. She would like analysis on how this may affect Staples Ranch or Hacienda or affordable housing. She also would like to see all properties affected by the Initiative, the fiscal impact of this, she would like to see an ordinance crafted by the first part of August, but in the absence of this, she would like an Initiative on the ballot that includes all stakeholders.

Councilmember McGovern questioned how long development would be held up if the City developed a hillside or grading ordinance through a City-initiated process, and City Manager Fialho said it would not be consistent with the way the City addresses its ordinance and he believed it could take 6-12 months. Mayor Hosterman believed we could have language that reaffirms language in the General Plan in order to give people the opportunity to say yes to a deliberative process versus future Councils having to grapple with bad language. City Manager Fialho said he heard Councilmember Cook-Kallio say, a measure to an alternative that would describe a process that eventually would be ratified by the voters, but Mayor Hosterman say, can you put up by way of a measure, existing General Plan policies in place as an alternative to the Initiative, which are two different things. He said this can be done and can be part of the 30-day process, if directed to do so.

Councilmember McGovern felt if the Council uses what the public has put forth and better define items, it would augment the Initiative. Councilmember Sullivan believes there is a split community on these issues, there is a right and wrong way to do this, we need information from the report to make a decision, and his original thought about a task force was to bring people together to arrive at an implementing ordinance and Initiative authors would like to participate in this. But, if we put something competing on the ballot, we would drive a wedge between those authors and a Council-driven process.

Councilmember Cook-Kallio said Council could put something on the ballot that clarified the Council's intent which could include stakeholder comments. Councilmember Sullivan confirmed that this process could be done prior to putting something else on the ballot in order to have a cooperative measure. Councilmember McGovern supported coming back in a way that is not competing but rather an adjunct to what Initiative the people put forward.

Mayor Hosterman said understanding the language in the Initiative cannot be changed, it will either be adopted by the Council or it will be placed on the ballot. For the Council to have an opportunity to have a deliberative process that is all inclusive, she believes we should ask staff to come up with language opportunities that would allow the Council to do this and would make clear to the community the Council's intent is to put together a hillside ordinance that we can implement and that future Councils can support. She confirmed with Councilmembers that they were amenable to looking at the language opportunities to use on the November ballot as well as directing staff to prepare a report.

Vice Mayor Thorne confirmed there were time limitations to place an item on the ballot and supported putting something on the ballot that defines a process and identifies the Council's intent.

Councilmember Sullivan said the entire ordinance would not need to be developed by the time it needed to go on the ballot, but rather work through issues of consistency and work with the stakeholder group, because he was not supportive of a competing measure.

Mayor Hosterman said she does not want a competing measure but wants to engage the entire community in the process. She does not think this can be done in the next 30 days, but the City can put additional language on the ballot which gives people the opportunity for people to go in a different direction and she believed this is important. City Manager Fialho voiced caution in how the City approaches it, as it is bound by CEQA laws. He confirmed that the Council wants, in addition to the Section 9212 analysis, to come up with conceptual ideas for how there might be a complimentary and alternative measure that further refines the Initiative which the Council can debate and discuss when the matter returns in June. He suggested holding off on the City Attorney presenting an impartial analysis, as this is difficult without a Section 9212 report.

Councilmember McGovern said she would prefer having the impartial analysis and City Attorney Roush said he could put forth a draft impartial analysis.

Councilmember Sullivan said he was still concerned with a competing measure because he does not believe it is good public policy and he would hope answers received in the 30-day report would reveal a clearer path.

Motion: It was m/s by Cook-Kallio/Thorne to direct staff to prepare a Elections Code Section 9212 analysis of the Initiative, to return with alternative language that would help clarify a hillside ordinance to be considered in conjunction with whether or not the Council adopts the Initiative or puts it on the ballot in November. Motion passed by the following vote:

Ayes: Councilmember Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Noes: None
Absent: None

City Manager Fialho clarified with Council that a draft impartial analysis will come forward as part of the normal Election process.

COUNCIL REPORTS: None

MATTERS INITIATED BY COUNCIL


Vice Mayor Thorne said he is heading to Sacramento and reported the lottery idea was dead.

Councilmember Cook-Kallio advised she traveled to Washington D.C. to watch the Amador Valley Competition Civics Team at the Nationals and said they were exemplary.

Councilmember McGovern said she was at a LAVTA operations meeting this week and questioned there being discussions regarding stopping school tripper runs, and City Manager Fialho said he was not aware of this. She believed if it came forward, the City would need to conduct letter-writing on the issue.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:28 p.m.

Respectfully submitted,


Karen Diaz
City Clerk

**MINUTES
CITY OF PLEASANTON
SPECIAL CITY COUNCIL MEETING
June 26, 2008**

CALL TO ORDER

Vice Mayor Thorne called the special meeting to order at 6:30 pm on behalf of Mayor Hosterman who arrived late. Vice Mayor Thorne led the Pledge of Allegiance.

Roll Call

Present: Mayor Hosterman (arrived at 7:00 p.m.), Vice Mayor Thorne, and Councilmembers Cook-Kallio, McGovern and Sullivan

Absent: None

Vice Mayor Thorne discussed the special meeting stating the only item to be presented would be the analysis of the impacts and effects of the Save Pleasanton Hills and Housing Cap Initiative and other hillside regulation issues.

Receive Report Analyzing the Impacts and Effects of the Initiative and Consider Implementation Option

City Manager Fialho said the requisite number of signatures had been gathered to qualify the Save Pleasanton's Hills and Housing Cap Initiative for the ballot. The Council was presented on May 20th with three statutory options to consider; 1) adopt the Initiative as submitted; 2) place the Initiative on the ballot for November 2008; or 3) request an analysis of the impacts and the effects of the initiative otherwise known as a 9212 Report within 30 days.

At the May 20th meeting, the City Council took action on option number 3. In addition to what is allowed by law to be analyzed, the Council also requested that staff respond to questions posed by the Council and the community at the May 20 meeting. In addition, council discussed whether to have a Council-sponsored initiative on the November election.

As a result of further Council discussion on June 17, Council will need to decide whether to place its own initiative on the ballot or to simply do nothing and allow the citizen's Initiative to move forward on its own merits. If the Council directs staff to prepare a Council sponsored measure, the proposed ballot question would be brought forward to the Council on July 15, which is the same date the proposed ballot question and schedule for submittal of arguments pro and con for the citizens Initiative will be made.

Assistant City Attorney Larissa Seto discussed the 9212 Report. She stated that at the May 20 meeting, the City Council asked staff to return with a 9212 Elections Code Report to analyze the impacts and effects of the Save Pleasanton Hills and Housing Cap Initiative. The report analyzes several elements, including how the Initiative could impact land use in the community, as well as the impact on and the consistency with the City's General Plan and any related specific plans. Staff also looked at what the potential impact would be to businesses and employment in the community, and analyzed impacts to vacant land, transportation, open space, and agricultural issues. All questions were answered which had been raised at the May 20th meeting regarding other hillside regulations and the report ends with a fiscal analysis of the citizen's Initiative.

She said the Initiative proposes two different policies to be added to the General Plan; 1) a policy regarding hillside development; and 2) a policy regarding housing units. For the policy regarding hillside developments, the Initiative prohibits housing and structures on slopes of 25% or greater, or within 100 feet of a ridge line. The Initiative also prohibits grading and construction of residential or commercial structures on 25% or greater slopes or within 100 feet of a ridge line. But, the Initiative does have an exemption for projects of 10 or fewer units.

The second element of the Initiative relates to housing units, the definition of which is any unit which includes a bathroom and a kitchen. The Initiative specifically says a kitchen is where there is a sink, a cooking device, and a refrigerator. And a bathroom is where there is a toilet, tub, or shower.

Regarding the report's analysis of the hillside policy, the hillside policy will have effects on development in the community specifically that housing developments will be reduced in the hillside area. And, because the Initiative was not specific about what was a hill area based on its discussion about steep slopes and ridge lines, it will apply to the areas west of Foothill Road, Happy Valley and North Sycamore. It is estimated that approximately 119 to 224 units would be not developed in the hill areas based on the Initiative, and this was based on staff's analysis of the slopes in those areas, as well as what staff understands the term ridge lines and other development limitations.

The Initiative, while it would reduce housing units in the hill area due to its restrictions, would have a limited impact because the Initiative itself includes the provision that housing developments of 10 or fewer units are exempt from the Initiative.

As discussed in the report, these units do not simply disappear from the community, but rather they would move to other areas of the community, more likely flatter, infill areas such as Hacienda Business Park, or other areas where there is already potential redevelopment such as the downtown. These are not what staff would call classic density transfers. The property owners in the hillside area do not receive a benefit from the reduction in density, rather the density simply moves by the nature of the Initiative without any credits being provided to those property owners in the hill area.

The report indicates that because the number of units being changed isn't a large number compared to the total number of units citywide, there is not a citywide traffic impact.

In studying the hillside Initiative policies, there was a discussion about the definitions in the policy and how those would be implemented in the community with a need to define slope, ridge lines, and structures, as well as determine what would be the effect of the Initiative on different types of development, particularly with regard to hillside roads and how the language of the hillside policy would be interpreted and applied. The report recommends that Council would need to consider adopting or implementing an ordinance to clarify these regulations and policies, including adopting specific definitions for issues such as slope, ridge line, and structure, and describe a method to actually measure slope as well as address all the issues that were discussed on May 20 regarding hillside development. Issues were also raised regarding grading styles and split pad or flat pad, how to determine building heights, water issues, visibility, and floor area ratio.

Ms. Seto said in addition to hillside policies, there are issues regarding housing units which is second part of the report. And then the issues about how the language of the Initiative would apply to second units, assisted living units, or extended stay hotel rooms. The Initiative tells the

reader to reference the U.S. Census Bureau and State law definitions of a housing unit to help provide guidance on that area. And when those areas were looked at for their definitions, there was an emphasis that in those types of housing units, as defined by the Census Bureau and State law, occupants live separately and have independent living. When taking a look at that definition and applying it to the City's existing practice, staff realized that it currently counts single family homes, townhomes, condos, mobile homes, below market rate units, and senior housing towards the City's housing cap. However, staff does not count second units, because they are specifically exempted by State law. Therefore, even though the Initiative says that if it includes a bathroom or a kitchen, State law would still prevail and would pre-empt the Initiative as to its application to second units.

The City's current practice with regard to assistant living units is that it considers those commercial types of uses because there are employees and services provided there, such as medical assistance or meal plans. Similarly, with extended stay hotels, staff has not counted rooms at those hotels toward the housing cap because those are considered temporary residences for individuals who are not trying to establish permanent residency. Rather, persons are there on a temporary assignment, usually business-related.

Overall, if the Initiative's definition of housing cap were interpreted to apply to either assisted living units or extended stay hotel rooms, this would have an impact on the City's housing cap by decreasing the total number of units available under the housing cap. As the report indicates, as of January 2007 there were 26,245 units existing or approved under the City's 29,000 unit housing cap. If in the future additional units are counted, based on the application of the Initiative, such as assisted living units, or extended stay hotel rooms, this would decrease the number of units available under the housing cap, and that would have fiscal impacts on the City.

Economic Development Fiscal Officer Emily Wagner stated that the Initiative had two elements to it and, therefore, staff analyzed each one of those separately--the hillside development restrictions and the definition of a housing unit. Staff analyzed the fiscal impact on the City's General Fund, the annual net operating revenues, as well as one-time infrastructure fees paid at the building permit stage which fund the City's capital improvement program. Staff also analyzed the impact on other public agencies. Staff did not look at the impact on those agencies' operating budgets but instead only on the one-time infrastructure fees which are paid at the building permit stage. She noted that the estimates were based on the best available information.

If hillside development is limited, it shifts somewhere between 119-224 homes from the hillside area to the valley floor, or the infill areas that Ms. Seto referenced. Such a shift causes the annual net income to the general fund to be impacted somewhere between a minimum of \$69,000 a year to \$183,000 a year. A hillside home (a single unit) which is approximately 8,500 square feet with a market value at \$3.4 million generates total revenues of about \$10,000 per year and expenditures of around \$9,000 per year. This results in net revenues to the City's General Fund of about \$1,000 annually. These revenues are property taxes and sales taxes, and the expenditures are for fire, police, park, and street maintenance. When comparing those homes to single family homes where the average is 3,500 square feet with a market value at \$1.2 million, the total revenues are about \$5,000 per year and expenditures are around \$4,500 per year, which results in net revenues to the City General Fund of about \$500 a year.

For a multi-family home (or apartment), which is about 900 square feet, with a market value at \$225,000, total revenues are about \$1,000 per year, and expenditures are around \$750 per year, resulting in net revenues to the City General Fund of about \$250 per unit. So if 119-224

homes get shifted from hill side single family homes to smaller single family homes or multi-family units, the impact is somewhere between a minimum of \$69,000 to \$183,000 per year, depending on the assumptions.

Ms. Wagner said staff also looked at one-time development fees. The fiscal impact is a wash for a single family home regardless of the square footage because the development fees are the same regardless of the size. If all the units were multi-family units, the City would receive less in fees, an impact of \$2.8 million. Therefore, the range on the impact from development fees is somewhere from 0 (assuming 100% of the homes were single family detached) to as much as \$2.8 million.

The larger numbers of course are the other agencies and the majority of this is the school district. For cash flow purposes, the school district assumes in its budget 120 homes / year at 3500 square feet. The District is not depending, in its cash flow model, to receive more funds based on a larger single family home. They would still have a loss of revenues as a result of the shift, but it would be less than shown here.

In summary, when discussing the two policies of the proposed Initiative with regard to the hillside aspect, it would reduce the number of housing units developed in the hill area by approximately 119-224 units. Those units would be transferred to other areas of the City. There are questions about how it would apply to various types of development particularly in regard to the issue of hillside roads and how the language of the Initiative would apply there.

Regarding the housing unit definition, how that would apply and be interpreted to assisted living units and extended stay hotels would have financial impacts on the City and other agencies.

Ms. Seto then continued. Regarding the Council wanting staff to return with discussion about complementary and competing ballot options, there are several options that are discussed in the staff report, including one where the Council could proceed with what staff would call a complementary ballot Initiative—a City-sponsored measure for November. The Council could put a measure on the November ballot to ask the community to ratify the idea of a task force, potentially composed of stakeholders of interested parties, to draft an ordinance that would implement the citizens Initiative if that Initiative were to pass. This would address some of the questions that are posed in the report in terms of how to apply it when specific projects come forward.

The Council could also consider a competing ballot matter for the November ballot. One option could be to ask the voters in November to re-affirm the City's existing General Plan policies and regulations and how the City currently handles hillside development based on its ordinances and policies for ridgelines, growth control, and those matters. As a competing measure, if this measure were to receive more votes in November than the citizens Initiative and even if that Initiative were to receive more than 50% of the vote, then the competing measure would control and the other Initiative would not go into effect.

Another option for a competing ballot measure could include posing to the voters whether they would want to establish a task force to develop new policies and regulations for hillside development, grading, and growth control to address some of these issues that have been a concern for the community. As a competing measure, if it were to receive more votes than the citizens Initiative, that would control. Or, the fourth option could be to receive the report and take no further action in terms of considering any matter for the November ballot.

Mayor Hosterman arrived at 7:00 p.m. and questioned whether there was Council support for a clarifying measure to identify major ridge lines and elevations, that would specifically exclude facilities such as roads, trails, and water tanks, and affirming the General Plan language that currently protects the hillsides, similar to Measure F which applies to the Pleasanton Ridge, with the goal to aggressively move forward with developing an ordinance in the next 6-12 months.

Ms. Seto said there would be challenges with identifying major ridge lines, elevations, and how the Initiative would apply, because if the proposal tried to go too far with too much definition, it might call into question the need to comply with CEQA. But if the measure only clarifies, staff might be able to bring that kind of language forward on July 15th.

Councilmember Sullivan spoke regarding the fiscal analysis, stating he wanted to put impacts regarding hillside policy into perspective and compare them to something else to see the real impact. He referred to page 2 of the Report, said the reduction in net revenue per year is \$68,000-\$183,000, and confirmed with Ms. Wagner that if you compare the impact to net revenue, the impact range is from 2%-6% of the annual budget. When compared to the gross annual budget, it's about a 0.1% at maximum. Therefore, the reduction in revenue is fairly insignificant in comparison to the budget.

Councilmember Sullivan questioned the one-time development fees, and confirmed with the staff that the City fees of \$3 million in losses were over a 20-year span, which amounts to \$150,000 per year or a 0.1% of annual gross revenue.

Councilmember Sullivan referred to school fees and confirmed that the school district's cash flow model, which is how they estimate what facilities they need to build, estimated that the City would build only 1,123 more units. They based their fees on a 3,500 square foot house. In looking at the impact of the hillside policy, if 224 units come off the hills and are built in the flats at 3,500 square feet, there is zero impact to the school district's cash flow model. He said what is at stake on the housing cap side are the 396 assisted living units out at CLC. If you take away these 396 assisted living units, there is still no impact on the school districts model because they have only counted on 1123 units being built and the City has 2,000 left under the cap. Neither policy has an impact on the school district's ability to build the facilities they say they need at build out.

Ms. Wagner said the only exception was going back to the hillside homes. If those shifted units were all multi-family, it would have an impact because they are 900 square feet and the school district is estimating 3,500 square feet. There is a \$6 million swing in their impact fees. Shifting to all multi-family homes would have an impact, as they are 900 square feet whereas the school district has been estimating 3,500 square feet. Regarding whether it impacts the model, if the units built are multi-family, they would be getting approximately 1/3 of the fees even if they estimated only 1123 units being built. Therefore, shifting to multi-family would have an impact on them.

Councilmember Sullivan questioned this and thought it would be helpful to clarify those issues beyond what is in the report.

City Manager Fialho agreed that the fees collected will be based on what ultimately gets built; staff had to make some assumptions.

Councilmember McGovern said as a former school board member she thought that school impact fees were to deal with the impact of growth, meaning that if there was no growth there

would be no impact. She had difficulty looking at a loss of funds to the school district when they would not need the funds because they would not need to build schools if development did not occur. She said the same thing happens in the City with mitigation fees. Development is therefore actually causing a reduction in quality of life due to an increase in traffic, water consumption, or energy consumption.

Councilmember Sullivan referred to page 8 of the report under Conservation and Open Space. He said there has been a lot of talk about a potential unintended consequence of the initiative; that if there is an existing exemption for 10 units, anything can go as long as it is less than a 10-unit project. One issue is a conflicting existing General Plan policy that says if there is a slope over 25%, only 1 unit can be built. He questioned how the City is supposed to deal with General Plan policies of the past.

Ms. Seto said that there would need to be some type of harmonizing ordinance to take place if the Initiative passes in November to clarify these types of issues. She said it would be the City's position that while this would not effectively liberalize the amount of development it could always have a property owner make that reasonable argument based on the language of the Initiative. This is why staff recommends some type of ordinance to harmonize these types of conflicts. On page 12, section 5.1 of the report, there are existing standards for hillside regulations in addition to the regulations put forward by the Initiative. Essentially, the City still would apply both sets of regulations and the more restrictive ones would control.

City Attorney Roush said because of the potential conflict between General Plan policies, some attempt to harmonize those or to explain why the more restrictive policy is the better one to follow would be the City staff's recommendation, but even without that language, typically the more restrictive provision would be applied.

Councilmember Sullivan questioned if it passes would all other policies be voided.

Mr. Roush said the policies would not be void, but every time you look at a development plan, you have to make a finding that the development plan is consistent with the General Plan. There are potentially conflicting policies in the General Plan between Program 13-1 and this particular Initiative and a property owner could make an argument that there should be more units allowed by reason of the Initiative. But the City would still apply a typical PUD planning process, CEQA would apply, aesthetics and all planning staff actions would be in effect.

Councilmember Cook-Kallio said that if the Initiative were to pass, it would become law and she clarified with the City Attorney that it would be a law as the General Plan is the legal framework against which the City measures planning applications and that the City must adhere to those policies.

Councilmember Cook-Kallio said she believed an Initiative which is passed becomes an ordinance.

Mr. Roush explained an ordinance is adopted by the Council and codified and planning ordinances need to be consistent with the General Plan. Development plans must be consistent with the General Plan. If the Initiative is adopted, staff will attempt to harmonize those policies so as not to have a conflict that could not be reconciled.

Councilmember Cook-Kallio said the General Plan can be amended, but if citizens put forth an Initiative and in two years, a loophole is found, the only way to rectify that is through a ballot, which is not the same as a Council amendment to the General Plan.

Mr. Roush agreed that this was correct in terms of amending a General Plan. He said it may not be possible to harmonize the two and staff would come back and ask Council to amend that portion of the General Plan which it could amend or have the Council put an Initiative in front of the voters that would amend what the voters had approved.

Councilmember Sullivan referred to page 5 of the agenda report, the competing measure, and said if it passes, then the citizens Initiative would not go into effect.

Mr. Roush said alternatively, if there is a competing Initiative, it would have a provision in it that if both measures pass and the Council-sponsored Initiative got more votes, the other Initiative would not be in force and he provided the example of Propositions 98 and 99.

Sullivan questioned if that provision had been tested in the courts and how legal was it.

Mr. Roush said it has been tested legally.

Vice Mayor Thorne asked staff that if direction were given from the Council to bring back language which would define and identify specific ridge lines to be protected, based on engineering data, view lines, geotechnical data, and define an elevation in south Pleasanton, and provide language for a process for counting houses under the housing cap based on actual impact to the infrastructure, could this be done by July 15th.

Mr. Roush said his concern would be more on the issue of whether there would have to be an environmental analysis that would get in the way of having that kind of substantive Initiative in November.

City Manager Fialho said staff would need to have the Council discuss this in more depth. He said staff spent a lot of time identifying the options in the report and were careful to put them forward the way they are reflected because it knows that in these three instances, staff can accomplish this by July 15th. Staff could bring ballot language to the Council that does not cause CEQA to be triggered.

Vice Mayor Thorne asked if the 119 to 224 units to be developed which would be moved to the valley floor included Oak Grove.

Mr. Iserson said it includes a scenario where Oak Grove would not be built as proposed and the default provisions are included in that range of units.

Councilmember McGovern referred to 25% or greater slope which has been in the General Plan since 1986 and discussed in many forms in the past. She is having a difficult time understanding why there is no definition for 25% slope because the City has been developing on hillsides since 1986 when 25% slopes were first discussed. She believes the City should continue what it has been doing since 1986.

City Manager Fialho said staff can identify from a geotechnical perspective what a 25% slope is, but by prohibiting construction on 25% slopes, staff has to be absolutely clear on the

methodology used. Currently there is a certain degree of flexibility in what is allowed on 25% slopes.

Councilmember McGovern restated that the City has been doing this for 22 years without a lawsuit, it is a historical practice, and referred to Section 5.4, stating that GIS technology could be used to calculate slopes and to designate areas that equal or exceed 25%.

Councilmember Sullivan questioned how the analysis was determined for up to 224 houses to come off of the hillside based on the 25% slope criteria.

Mr. Iserson said staff has an understanding of what a 25% slope is and these methods have been in place for many years. The stakes get a bit higher when you are talking about the number of units and how they are exactly defined. Staff did not intend to say this is an insurmountable issue, but it would be a matter of using GIS and identifying the methodology used across the board. In the past, other methods have been used by looking at different projects proposed or under consideration. In arriving at the number, staff used the GIS methodology as well as other criteria of the Initiative, such as 100 vertical feet to the ridgeline. There were some assumptions they had to make and they used existing development plans and best estimates of the likely impact based on slope and elevation.

Councilmember Sullivan believed that this was therefore a fine-tuning issue of how to nail it down and not an unknown of what it means.

Mr. Iserson agreed and that if there is fine-tuning, staff would recommend it be done through an ordinance and for all parties to get together so no disagreement occurs in the future.

Councilmember McGovern said GIS has been used for projects. She received a copy of what Oak Grove looks like and to her; the City knows what a 25% slope is and she has difficulty in understanding why it must be defined.

Mr. Iserson said the GIS technology assumes a certain methodology in its definition of slope. Staff would need to agree that is the way to do it, but he did believe this should not be a problem.

Councilmember McGovern said she went back to the 1993 Ridgeline Measure passed by the community to protect the Pleasanton ridge lines, and she was concerned about the report talking about foreridges, as it would make more definitions than what is necessary. She preferred the definition in the staff report which makes more sense.

Mr. Iserson said there is a definition in the General Plan of what a ridgeline is, but it has never had to come into play because staff has never had to measure against the actual ridgeline. When looking at a topography map and a piece of property, there are instances where there could be an arguable question as to whether the feature is a ridge, a knoll, or a slope. Staff is suggesting that if the Initiative passes, that there be some mechanism to determine what a predominant ridgeline is, sub-ridgelines, etc., as it does make a difference. He confirmed there was already a definition of a ridgeline in the General Plan.

Councilmember McGovern referred to the assisted living facility to be built on commercial property and asked why this would be changed with the Initiative.

City Manager Fialho said it is specific as to how to count a unit. The Initiative defines the characteristics of housing units. Staff's concern is that if an assisted living facility comes forward that has those characteristics; staff would have to count it. He confirmed the Initiative was not retroactive, so the City would not count what has already been built towards the cap, and the only concern that has been raised in the report is the proposed assisted living facilities on Staples Ranch at this time.

Councilmember Sullivan said the current direction given is to count 240 units toward the cap. Assuming the project gets approved, he confirmed with City Manager Fialho that the last proposal submitted to the City would cause staff to count an additional 396 units towards the cap.

Councilmember McGovern said the City has also used a definition of a housing unit in the past and in looking at the November 29, 2005 Joint City Council/Planning Commission minutes on land use, it talks about the Department of Housing and Community Development and defining a unit. She questioned whether or not assisted living affordable housing units are counted at the below market rate as part of our regional housing needs.

Mr. Iserson said they can be counted and City Attorney Roush noted the City is likely to count as many units as it can toward its regional housing needs.

Councilmember McGovern said even though they are not counted towards the housing cap, they are still of great value toward meeting the City's regional housing needs, especially if they are moderate or low income units.

Mayor Hosterman opened public comment.

Allen Roberts said the Council is interested in placing an Initiative on the ballot to compete with the one signed by 5,000 voters. The Initiative would not have any substantive effect but would be a plan to create a plan but would trump the voter-sponsored Initiative. He questioned if 18 months was realistic and that time frame would give a large enough window for developers to get their projects approved, which would allow something to be enacted to save the hillsides after they have already been ruined. He felt citizens should have the chance to get a vote on the citizen's Initiative without the interference of a Council-sponsored plan. He urged the Council to either do a companion Initiative or Option 4, which is to do nothing.

Lance Smith, Greenbriar Homes, applauded the Council for their decision to not adopt the Initiative but to place it before the voters. He asked the Council to follow staff recommendation 2 of the report to place a measure on the ballot that reaffirms the ridgeline protections in the General Plan and additionally, to establish a simple and clear hillside plan. He discussed benefits Greenbriar Homes provided the City through various developments, discussed projects that do not threaten hillsides or ridge tops and are threatened by the Initiative, discussed issues of the Initiative and questioned what it would protect, noting its vague and confusing language which he believed would result in litigation.

Julie Rasnick said if people want to protect the hillsides they will vote for the Initiative signed by over 5,000 voters and anything else put on the ballot will risk the hillsides and ridgelines.

Carolyn Newton said in the 1996 General Plan, there are clear references for the need to protect hillsides, said the citizen's Initiative has environmental protections through leaving land in its natural state and inevitably developers will threaten to sue the City and try to convince the

Council to make interpretations that will allow development. She asked the Council not to delay the process in writing another Initiative which will take time and during the delay, approvals will be sought to bulldoze trees and hills and she asked not to let this happen. She asked for a moratorium on hillside development until people can vote.

Karla Brown spoke on behalf of all three authors of the Initiative. She said the initiative is not Kay Ayala's alone but that Ms. Ayala one of many who want to protect Pleasanton's quality of life. She clarified that the intent of the Initiative is to protect hills from development, direct development away from lands with environmentally sensitive features or with primary open space values, and to make the General Plan's definition of a housing unit consistent with the federal and state definitions. She quoted portions of the staff report the proponents agree with, believed there was no need for the Council to place a competing Initiative on the ballot and asked for their Initiative to stand on its own for residents to decide. She provided a letter to the City Clerk identifying those portions of the of the staff report that the proponents agree with.

Councilmember Sullivan confirmed with Ms. Brown that the intent of the Initiative is to control construction of residential and commercial structures and not roads that may be on 25% slope and leads to the conclusion that the intent of the initiative is not to preclude construction of the Happy Valley Bypass Road..

Mayor Hosterman questioned how something like an extended stay hotel would be counted.

Ms. Seto said many of those types of commercial facilities have microwaves, stoves, and bathrooms which would arguably fall under the Initiative's definition of a housing unit, but staff's practice has not been to count them.

Steve Brozosky spoke regarding direct access to policymaking processes through the initiative and the referendum process, and quoted the Chair for the Speaker's Commission on the California Initiative process. He said the Council-sponsored Initiative was voted on in 1996 and asked voters to accept a housing unit cap, but there was no definition of what a housing unit was. He said as a school board member, the information about the school district fees was categorically incorrect as well as multi-family houses and impacts and he asked to let the citizen's Initiative stand on its own.

Brian Arkin questioned whether the poison pill aspect could only affect the hillside and not the housing cap aspect. He also believed that the records show that developers have spent hundreds of thousands of dollars on three Council campaigns collectively, and he asked the Council to say no to the competing Initiative.

Dolores Bengston said 80% of the City's open space is in farmland and parks, spoke of her work in saving trees and environmental work, is against the Initiative, and it troubles her that the stakeholders do not have input and the authors added a section that provides a more strict definition of a housing unit. She said the Initiative is not good law, believes everyone is sincere in their desire to make Pleasanton a better place to live, and suggested including residents and other stakeholders the opportunity to participate in a task force to consider new regulations for hillside development which would result in responsible, fair and environmentally sound guidelines.

John Butera said one thing not addressed is the current economy, property values, revenues, and taxes, spoke regarding airport safety and encroaching development, and cited recent fire

dangers. He asked the Council not to disregard what a few people did to judge the Initiative and he asked not to dilute it with the Council's own Initiative.

Laura Danielson asked the Council not to place a competing Initiative on the ballot.

Julie Testa said the time for a task force has passed, and asked the Council to simply allow the citizen's Initiative to go to the voters without a competing one.

John Carroll said it is clear that the Initiative process is necessary for further clarification, as the General Plan was not defined appropriately enough to explain how development is going to occur in the hillsides. He did not believe a competing measure would help clarify things, and said units are needed by BART and other transit providers to address smart growth development and not mansions in the hills.

Mayor Hosterman closed the public comments.

BREAK: The Council took a brief break and the meeting was reconvened thereafter.

Vice Mayor Thorne thanked staff for responding to the Council's request for a 9212 report, said he believes the ultimate objective of the Council is and has been the development of a meaningful hillside protection ordinance and believes that the majority of those who signed the Initiative shares this with the Council. Over the last several months, he spoke to many people about this Initiative and the referendum for Oak Grove and has used the process to calibrate himself. Unfortunately opinions do tend to get polarized for one side or the other. He said most people were not aware that the Council had included the development of a hillside ordinance in a two-year work plan, the vast majority wants the Council to take some action right away, and most would prefer a collaborative public process to develop a hillside ordinance. He also heard and understands that the argument of having a public process on the ballot can be divisive but it does not necessarily have to be, he believes people will appreciate having the choice for either Initiative, thinks one way to make it divisive is to propel someone on the Council, prefers a collaborative public process over this particular Initiative because it is too flawed to be corrected by the definition of a few terms or a restatement of intent. It would become law the way it is written and any ordinance passed subsequently would have to use the Initiative as a guiding document.

Motion: Vice Mayor Thorne moved to approve the third option, with direction to staff to return to the Council with a measure that asks a task force to evaluate the following: to define specific ridges based on engineering data, view lines, and geotechnical information rather than the 25% slope criteria; to evaluate the possibility of defining a specific elevation in South Pleasanton above which no construction could ever take place; to base accounting of housing units under the housing cap on a formula that actually has something to do with the impact those units have on the City's infrastructure; and include a timeframe by which this discussion must take place.

Vice Mayor Thorne referred to the Save Our Community Park Initiative, which he co-authored, and saw a distinct difference between that Initiative and this one. He said the previous Initiative was designed to protect a public collaborative process that had already occurred. The task forces met in open session, were collaborative, there were joint meetings with the City Council and Parks and Recreation Commission, and the Initiative was intended to protect the public process. He sees this Initiative as circumventing a public process that has not yet occurred.

Councilmember Sullivan questioned and confirmed with Vice Mayor Thorne that his motion assumed the council initiative would be a competing measure; he preferred it be a companion Initiative that asks for a collaborative public process.

Councilmember Cook-Kallio said she believes the agenda report identifies some of the problems with the Initiative, as does the number of questions that have been asked. She said the proponents have said they want to protect the southeast hills and so has the Council. It seems that if the common good of Pleasanton were the focus, we would be working together to make sure the protection is clear. If the Initiative passes as is, even with all of the good intentions of Karla Brown explaining what they meant, the bottom line is that it will be the literal language that will prevail. She said if anything, the Council wants to make sure its documents are crystal clear, believes the only remedy will be litigating it or another citizen or Council-sponsored Initiative to fix it. She was baffled by the assertion made that Council has raised collectively \$100,000 worth of developer monies. The perception that this Council is pro-growth is false; the last Councils have approved many more PUD's than this one and she received statistics from the Planning Department. From 1995-2004, between 2200 and 2500 units were built in the City. From 2005-2008, there were only 200, which is significant. She said she is against bad law and bad government, said the Initiative was not a transparent process, and she asked to clarify those issues in order to have a true southeast hills protection regulation that works. She said the 1996 General Plan was meant to be flexible in order to address unintended consequences.

She spoke about the many unclear items in the Initiative, said the definition of a housing unit could redefine what was previously exempted in the housing cap, it has the potential of changing the way the City has counted units, and the purpose of limiting housing units was to limit the impact on infrastructure including traffic. Senior living units have limited impacts yet the positive value of making space for the grandparents of the community outweighs that impact. She said the vagueness of the language begs the question about extended stay hotels and may not be the intent, but the literal language will stand if the Initiative passes, which impacts the availability of workforce housing. The agenda report alludes to the loss of fees from developers to both the City and schools if the Initiative is passed. The bypass road and alignment already approved is the first example that comes to her mind and if the Council learns nothing from the lawsuit against the school district, it should be how important it is to be clear in its documents. She hoped the Council and proponents will do what is best for Pleasanton and help the Council clarify its shared goal of protecting the southeast hills. This could be clarified by using Measure F as a model, believes the Council should honor the commitments already made, voiced concern there are two different issues in this Initiative, major ridgelines need to be identified, make sure there is an environmental review, and it is clear that the time to act is now. She suggested acting in a deliberate, transparent way and be able to think through this in a timely manner. She likes the idea expressed in Section 5.1 of the Conservation and Open Space Element of the 1996 General Plan.

Councilmember Cook-Kallio suggested Option 2 with some clarifying language; to re-affirm the 1996 General Plan and include the commitment that the Council would bring forth an ordinance that would be subject to environmental review (CEQA), and would identify elevation levels and major ridgelines. The measure would trump the other initiative if it received more votes and by putting this on the ballot, it would provide time to do a transparent job with input by other stakeholders.

Vice Mayor Thorne questioned how his motion and Ms. Cook-Kallio's suggested changes correlate.

City Manager Fialho said both could be joined as an outcome by re-affirming the General Plan policies and existing hillside regulations and creating a task force.

Councilmember Cook-Kallio said she did not want a task force and would rather look at a more open process and would rather say, create an ordinance that identifies elevation levels and ridgelines in the same way Measure F did, subject to CEQA.

Vice Mayor Thorne requested to include a public, collaborative process.

Councilmember Cook-Kallio agreed.

The Vice Mayor Thorne also wanted to define ridgelines, identify what those are, and that the process evaluates whether or not we can define ridgelines other than a 25% slope.

Councilmember Cook-Kallio said she would prefer not to include this but she would ask staff to create ballot language. She suggested keeping the ballot language simple and asked staff to start going about the process of identifying ridgelines and elevation levels.

Vice Mayor Thorne said as long as the Council gets to that point, he was supportive of this.

Councilmember Sullivan said initially it was stated the Council has in its work plan to create some sort of hillside ordinance, but Councilmember Cook-Kallio's proposal is for item 2 which is re-affirming the existing General Plan policies.

Councilmember Cook-Kallio said she wants to add additional language to this to say that the Council will re-affirm the 1996 General Plan and include the commitment that the Council would bring forth an ordinance that would be subject to environmental review (CEQA), identifying elevation levels and major ridgelines and to include a provision to trump the other initiative.." She also would ask that we start before the November election so people could see what that process looks like and begin to have input. She said the bottom line is not us against them, but providing a hillside ordinance that does not leave the City open to litigation and actually protects the hillsides.

Vice-Mayor Thorne accepted the amendment.

City Attorney Roush stated that if Option 2 goes to the ballot along with the commitment language and it got more votes than the other Initiative, and if the out come of the task force or collaborative public process came up with items that were different than the 1996 General Plan policies, then this would have to go back to the voters.

Councilmember Cook-Kallio referred to Section 5.1 of the General Plan; "Develop a ridgeline preservation ordinance and scenic hillside design guidelines to improve safety and reduce the potential negative visual impacts of development in hilly areas."

City Attorney Roush said this can be done, but that policy is more of a procedural matter than a substantive matter, and he wants to be sure staff brings back what the Council is looking for.

She said the intent is to have everyone participate in the process and said those decisions can be made before the November election if everyone chooses to do so.

Councilmember Sullivan said he was confused with the direction, said Karla Brown discussed the intent of the Initiative authors and to him, and the significance of this is that the agenda report identified many ways of how things could be interpreted. It seems that by the sponsors saying the intent of what was meant helps not only the voters understand but it also helps the City to understand those issues and provides a direction to develop that implementing ordinance later, which he thinks is necessary after the vote in November. He felt it gives Council guidance as to the Happy Valley Bypass Road, how it affects assisted living units, and plus it is in the public record.

City Attorney Roush said he would generally agree with that; when called upon to interpret Initiatives, because there is no legislative history that might accompany a Council adopted statute or ordinance, courts do look to ballot arguments in terms of what information was presented to voters, and when it came time for staff to apply a particular project to the Initiative, they would look to what was expressed as the intent.

Councilmember Sullivan said it provides some guidance. He said he believes the Initiative, what the proponents and what the 5,000 people who signed it did, is consistent with current General Plan policy, the policy of this City Council, and the priority to do a southeast hills ordinance. The goal of the City Council priority is a Southeast Hills Protection Plan, to reduce development in the southeast hills and get as much open space as possible. To him, this Initiative is exactly a means to achieving that goal. As far as a Council-sponsored Initiative, it could have done this before starting the Oak Grove process. Instead of going first to developing some hillside protection ordinance, we decided to use another process and he was an advocate for that process which was engaging neighbors and the developer to see if a compromise could be reached; not create an ordinance first. Getting enough signatures for the ballot tells him that a sufficient number of people in town did not like that approach and that we should have done the hillside protection ordinance first. Had this Initiative not qualified for the ballot, this Council would not be advocating to quickly put some sort of hillside protections in place, so he therefore disagrees with much of what he has heard. He said the report outlined many possible scenarios with a lot of questions the Council asked, he thinks it is very important that the proponents articulated their intent because it clarifies the more ambiguous items we are pointing to. He thinks the language is simple, straight-forward and reflective of what the community wants, thinks it has been helpful that they want option 1 on page 19 of what the 10-unit exemption means, they have clarified their intent on the housing cap as applied to assisted living facilities, and he thinks the intent on the Initiative as applied to roads answers the question about the Happy Valley Bypass Road.

He said other concerns raised include the fiscal issues which have been demonstrated to be negligible. Regarding the school district, he thinks it is very likely that the Initiative itself would have no impact on the school district as far as their plans to build out facilities. The impact will be when discussion is held on how we want to build out the town. None of the other General Plan policies go away; just because we have a 10-unit exemption doesn't mean we will turn the hills into West Virginia and flatten them out, which he believes is a false argument. Regarding the 25% slope, his conclusion is that it is just fine-tuning what that is.

Some of the positive things the report points out is that this would likely result in more workforce housing. The more houses built in the hills, the less opportunity the City will have to do something else. Regarding options outlined by staff and the current motion, he thinks the Council should do nothing and let the Initiative stand on its own. He thinks we should allow a debate on the pros and cons and let this work itself out in the community and the vote in November. Through this exercise, the citizens of Pleasanton will make an informed decision. It

is no different than the other initiatives, the citizens understand what is important to them and will be able to figure it out, and we are heading toward a competing measure.

Councilmember Sullivan said he thinks the only reason to put a competing initiative on the ballot is that if we believe the Initiative, were it successful, would have some major damaging impact to the City, and there is no evidence of this. The only reason he thinks to put a re-affirming measure on the ballot is that we want to know if the public is satisfied with the current policy. He thinks the people can just vote on the current Initiative. If they are satisfied with the current policy, they will vote no. But a reason to do any of the above should not be because the Council disagrees with the initiative or because they differ politically with the proponents. If the Council disagrees with the Initiative, you should get engaged in the election campaign, debate the pros and cons of the issue and let the public vote, not try to undermine the Initiative or the process by putting a competing Initiative on the ballot. He thinks the Council should use its power of 3 votes very carefully but if we disagree with the Initiative, to try and defeat it by putting something else on the ballot is wrong.

Councilmember McGovern thinks that on July 15 when the report returns, there should be an amended report, on the fiscal impacts—defining what an impact fee is, why it is used, and the fact that if growth is not there, the impact fee is not needed for whatever the mitigation was assigned for originally. Also, there are growth induced negatives not always measurable from a fiscal aspect when it comes to quality of life issues whether it is traffic congestion or need for additional services of any particular kind. She thinks Council needs to be clear to the voters that impacts are not true losses to the City if growth does not develop.

She said she asked the City Manager what his recommendation would be to her and to Council as to what direction should be given and his advice was to receive the report and to take no further action. She said twice staff has recommended something to the Council which had not been followed; one was to appeal the decision in the referendum challenge and now tonight is to take no further action. She thinks the Council should therefore consider what staff has recommended. She feels sad about some of the things that are going on because there are some actual positives about the Initiative in the staff report, which do not come to the top such as, "Transferring residential development from hillside property to infill properties would not impact the city's ability to meet its current regional housing needs since the self-imposed limit to our regional need housing allocation is 29,000 units; the housing cap. However, to the extent that that 224 hillside units are developed in infill areas of the city rather than the hillsides, it is likely that such units would be higher density, multi-family dwellings or smaller single family homes. Some would likely be able to qualify for very low, low or moderate income units." She said this would help Pleasanton in attaining our lower income share of the RHNA numbers, which is a positive. She said another one is section 4.5, page 10, "If the Initiative is adopted, there will be less development than anticipated in the General Plan in those hill properties. This will result in more open space on those properties than has been expected, although some development will still occur. To the extent that the development on those properties is located on the relatively flat portions of the site, the remaining open space may continue to be used for grazing purposes, thus increasing the amount of agricultural land in the hill areas." She said those are positive things that should not be negated in the discussion. Therefore, we should be looking for both negative and positive things said.

Councilmember McGovern said that the reason the Initiative is more protection for the public is that it is voted on by the citizen and cannot be changed without further voter approval. In the General Plan, there are more protections for the environment, open space, agricultural land, and who knows what the new one will look like. Yet, the Council has the discretion through a

majority vote of saying the flexibility is there to change that. When there is a vote, it is much clearer that that vote has to be followed and the flexibility is not as great. Therefore, she would say to the majority of the Council that if you are going to put something on for July 15 to review, it should include something to be voted on by the people, and secondly, that there should be a moratorium on development in the hillsides until any vote of the people is taken on any other Initiative. She said this has come down to two developments; Oak Grove—51 large homes on the top of hillsides, and the Sarich home, with removal of a top of a hill, a 14,000 square foot home and 438 trees so it can be covered. Therefore, she felt this is an important issue to the people of Pleasanton. The Initiative offers positive things for the community and ensures there will be no development on 100 feet from a ridgeline and ensures there is no grading of slopes 25% or more for a residential or commercial unit and ensures a housing unit is finally defined.

Councilmember Cook-Kallio agreed that the reason to put a measure on the ballot is because you have significant questions and concerns, agreed another reason is because one would think it has major, damaging impacts, which she thinks this will have. She said she is absolutely sure that all of this conversation will make no difference when a judge looks at the literal language, and this is why she would ask again that the Council look at this as an opportunity to get everyone involved in the process. She also voiced concern that the Initiative was not inclusive. There were 5,000 signatures, but there was no deliberative process except among the small group of those who collected signatures. She feels what this does is pit large groups of people against property owners. If we are going to be inclusive and deliberative, she said it is incumbent upon us to include all stakeholders which had not been done with the citizen's Initiative, and this is why she would call the measure a clarifying measure.

Councilmember Sullivan said Councilmember Cook-Kallio is stating she objects because the property owners have not been involved, but to him, this is an argument as to whether or not to vote for the Initiative and is not an argument to undermine the Initiative. He said if she does not like that the stakeholders were not involved, then vote no and advocate for that, but he asked not to do something to squash a public process where people have earned the right to have their Initiative voted on. He felt the result is that people will vote no on everything because they are so turned off with the City Council. He thinks the meeting has clarified many items in the Initiative, and even though there are some which still need to be resolved; this can and should happen in a stakeholder process that includes the land owners, Greenbriar Homes, and others. He thinks this should and can happen after the Initiative passes. It may not pass, and the Council still has the opportunity to do something different. He acknowledged his disagreement on the impact issue and his criteria for a competing Initiative does not exist.

Mayor Hosterman discussed Council priorities, said this Council has many, residents demand a lot from the Council, and the Council demands a lot from staff. She discussed some of the many completed Council priorities and the update of the General Plan. She disagrees with some fellow Council members in stating that somehow we are shutting down the public process and she thinks the opposite is being done. Having a clarifying measure on the ballot will give residents the opportunity to say yes, to be able to move forward, be part of the discussion and input, and she feels current Initiative is filled with language that is troublesome as far as being able to be implemented. She also said when projects are approved, the Council does so with input, each residential application comes through the process individually, and open space acreage is able to be preserved for Pleasanton. Property owners have rights which should be balanced with what is also good for the community. She said having a clarifying measure on the ballot is in the best interest of the public process and in the best interest of residents of Pleasanton.

Councilmember Sullivan said Councilmember McGovern brought up a good point; if it is a citizen's Initiative, three members of the Council cannot change the policy. If the motion is voted on and some sort of policy or regulation is developed, it could be put into the General Plan. All it takes is a majority of the Council to change the General Plan, but he does not believe this is what the community wants. He questioned if Councilmember McGovern's suggestion could be considered that whatever ordinance or protections comes from this, i.e., would the Council submit it to a vote of the people. This way, if they agreed with the Council, we would know this is what the public would want, it would be voted on, and then three people cannot change it at a later time.

Mayor Hosterman said she would be willing to consider this, but wanted to consider it thoroughly and suggested acting on the motion as is.

Councilmember McGovern said she also pointed out that you can wait as development can be approved in the southeast hills before any ordinance is done, and she questioned if a moratorium on growth could be included until this is done.

Mayor Hosterman said not at this point, but we could have that discussion on July 15.

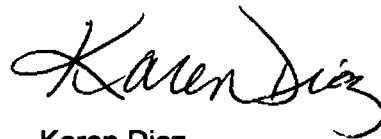
City Attorney Roush indicated that on July 15th, substantive elements of the 1996 General Plan would be included for what is to be placed on the ballot for consideration.

Motion: It was m/s by Cook-Kallio/Thorne to direct staff to prepare a council sponsored initiative for the November 2008 election that would re-affirm the 1996 General Plan policies concerning hillside regulations, define a collaborative and public process to identify ridgelines and hillsides where development should not occur, set a time frame to conclude that process, and otherwise have provisions that would serve as an alternative to the Save Pleasanton's Hills & Housing Cap Initiative. . Motion passed by the following vote:

Ayes: Councilmembers Cook-Kallio, Thorne, Mayor Hosterman
Noes: Councilmembers McGovern and Sullivan
Absent: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:33 p.m.

Respectfully submitted,



Karen Diaz
City Clerk

17. **Save Pleasanton's Hills & Housing Cap Initiative Petition:**

- a. **Continued** - Receive report analyzing the impacts and effects of the Initiative and consider implementation option
- b. Consider options and provide direction concerning the Initiative Petition

City Attorney Roush said last month the City Council accepted the City Clerk's certification for the Save Pleasanton Hills and Housing Cap Initiative and directed staff to prepare a report under Election Code Section 9212 concerning the effects of the Initiative Measure. This report has been prepared and presented as Item 17a which has been continued. After the Council receives and discusses the report, the Council would move ahead to take action to either adopt the measure without change or order the election and direct staff to return with required documents to place the Initiative Measure on the 2008 Ballot. This would include the time for submitting arguments pro and con as well as the Ballot language itself. Alternatively, if the Council is not comfortable in taking action tonight without having discussed the report, it could also continue the item.

Mayor Hosterman questioned whether the Council could move forward with Item 17b without hearing Item 17a. City Attorney Roush said the Council could move forward; the purpose of hearing the report is to help inform the Council in terms of whether it wishes to simply adopt the Initiative Measure or to have the matter on the Ballot for the election. The other matters contained as part of Item 17a was an adjunct that came out of the Council's discussion on May 20th where the Council asked that the matter be presented.

Councilmember Sullivan said he thought the Council had to take action on the item within 30 days, and City Attorney Roush said the Elections Code indicates that upon receiving discussion of the report, the Council needs to either adopt the measure without change within 10 days or order an election. The ordering of the election does not have a timeframe attached to it and he did not believe there would be any particular harm that would result if the item were continued, other than the fact that the closer the City gets to the August 7th deadline, the less time it has to bring materials back to the Council for discussion and decision.

City Manager Fialho said if the Council calls for the election tonight, it will provide staff with specific direction on July 15 to present the ballot question and also the schedule for arguments pro and con. Purely from an administrative perspective, staff prefers to receive direction tonight on Item 17b. Conversely, another meeting will need to be scheduled to hear the ballot information unless both are heard concurrently at a future date before July 15, 2008.

Councilmember Sullivan said the only advantage he sees of waiting is that when the Council does discuss the report, it may come to the conclusion that it wants to adopt the ordinance outright; however, he believed the changes of this were slim.

Mayor Hosterman opened public comment and noted there were no speakers.

Mayor Hosterman noted the Initiative was written without help from legal and planning staff, said it says nothing about safeguarding the environment in the southeast hills, with no input from the community and in her opinion poorly written, She said preserving the southeast hills has been one of this Council's many priorities for a number of years, and requested staff move forward to work on enacting correct language which can be legally implemented to safeguard the southeast hills.

Councilmember Sullivan said whether individuals think the initiative is poorly written or not, the fact is that signatures were obtained, it qualified for the ballot and it deserves to either be adopted or placed on the ballot. He feels it is not about not liking the initiative but an attack on citizens' rights to referend or create an initiative, which is one of the people's most important rights. He said the Pleasanton Ridge was a citizen's initiative developed without City staff or experts, said Measure D also protects the County from being developed outside of City limits, believed sometimes measures do work and supported putting it on the ballot in a way it does not compromise the integrity of the process.

Vice Mayor Thorne thanked staff for responding as quickly as it did with a very difficult and thorough report, thinks the ultimate objective of the Council has been and is to develop a comprehensive hillside protection ordinance. He believes those who signed the initiative have that same goal and the debate here is the way to get there.

Councilmember McGovern voiced concerns about how the item was being discussed and said the initiative does not remove any of the environmental protection from the General Plan, overlays or anything in place. For the Council to say the Initiative is poorly written and that it had no input from experts is an opinion and assumption. The reason the hillside preservation ordinance is important is because there have been two developments approved with 50 units on ridgelines, with one home where 40 feet was cut off the top of a hill to put in a 14,000 square foot home. This has been in the City's General Plan for over 11 years, and felt the Council should have approved it sooner and believes the issue is that people are concerned that other developments are coming forward will be treated identically. She asked that it be placed on the ballot and have straight-forward honest conversations about the Initiative.

Councilmember Cook-Kallio voiced her concerns with the Initiative's language, thinks all stakeholders were not talked to, does not think the unintended consequences were explored, agreed people do legislation all the time where unintended consequences happen but it is the Council's job to be as careful as possible that it does not happen. She believes the Initiative is vague and is bad law, it should go to the ballot, thinks more discussion is needed, and it may tie the City up in litigation. She confirmed with the City Attorney that voters will be asked to vote on the text of the Initiative; there will be a ballot question and within the voting materials will be the text of the Initiative.

Motion: It was m/s by Hosterman/Cook-Kallio to order the election and direct staff to prepare for the Council's July 15 meeting the required documents to place the initiative measure on the November 2008 ballot. The motion passed by the following vote:

Ayes: Councilmembers Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Noes: None
Absent: None

Regarding a date for a meeting to discuss Item 17a, City Manager Fialho said that from June 19 into August, one Councilmember on any given regular meeting would be out of town and gave the following possible dates as July 8, July 22 and July 29.

Mayor Hosterman questioned timing issues for the ballot if the matter were continued. City Attorney Roush said if the item were continued to July 15 and Council gave direction to staff to bring back a proposed Council-sponsored Initiative, the Council would need to determine a date to hear the matter as well as build into enough time for a date if the item were continued for action to be taken prior to August 8.

Councilmember Sullivan suggested continuing the item to the next regular meeting, as one or two special meetings could be scheduled prior to August 8.

Councilmember Cook-Kallio said she wanted to hold discussion tonight on the matter but preferred holding the meeting earlier rather than later. She believed there is a lot of work involved to ensure the Initiative is clear and felt July 15th was too late to do this in a deliberate way.

Mayor Hosterman and Vice Mayor Thorne both preferred hearing the item sooner than the next regular meeting, if possible. Councilmember McGovern also said it will take her awhile to review her concerns relating to Item 17a and all Councilmembers agreed Item 17a would be the sole item on the agenda.

Councilmembers discussed holding the meeting on other dates, and Councilmember Sullivan believed holding the meeting on 4th of July week would leave many residents out-of-town and an unbalanced audience.

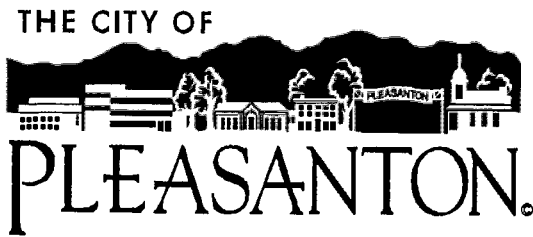
It was m/s by Cook-Kallio/Thorne to set the special meeting date for July 1, 2008. The motion passed by the following vote:

Ayes: Councilmembers Cook-Kallio, Thorne, Mayor Hosterman
Noes: Councilmembers McGovern and Sullivan
Absent: None

18. Consider approving a resolution establishing Fixed and Uniform Interim/Partial Refuse Collection and Recycling Service Rates for Residential and Commercial Customers

Assistant City Manager Steve Bocian gave the staff report and a PowerPoint presentation, stating Pleasanton Garbage Service has an exclusive franchise with the City which runs through June 2019. It allows for adjustments to the collection and service rates and contains specific language in terms of factors to be included in those rates. The last rate adjustment was in July 2004 for 12.28% and covered rates through March 31, 2007. PGS has requested a rate adjustment which would run through March 31, 2011. The City historically looks at service costs for an upcoming 3-4 year period and sets rates to cover that.

A subcommittee consisting of Councilmember Sullivan and Mayor Hosterman has worked with staff and a consultant to look at data submitted by PGS. He discussed review of financial



**Planning Commission
Staff Report**

September 10, 2003
Item 6.g.

PUD-25, Lund Ranch II

Public scoping session for the Draft Environmental Impact Report (EIR) for PUD-25, the application of Greenbriar Homes for PUD rezoning and development plan approval to allow the construction of 150 single-family detached homes on the approximately 195-acre Lund Ranch II property located at 1500 Lund Ranch Road. The purpose of this public meeting is to gather public comment pertaining to the scope and content of the EIR only for this proposal. The actual proposed project would be considered by the Planning Commission at a later date.

Continue.



SUBJECT: PUD-25, Lund Ranch II Draft EIR Scoping Session

APPLICANT: Greenbriar Homes Communities, Inc.

PROPERTY OWNER: Greenbriar Fowler

PURPOSE: Public scoping session for the Draft Environmental Impact Report (EIR) for PUD-25, the application of Greenbriar Homes for PUD rezoning and development plan approval to allow the construction of 150 single-family detached homes on the approximately 195-acre Lund Ranch II property located at 1500 Lund Ranch Road. The purpose of this public meeting is to gather public comment pertaining to the scope and content of the EIR only for this proposal. The actual proposed project would be considered by the Planning Commission at a later date.

GENERAL PLAN: Low Density Residential (<2 du/acre) =58.09, Rural Density Residential (1 du per 5 acres) =123.37 acres, and Public Health and Safety = 13.39 acres with a Wildlands overlay

ZONING: PUD (Planned Unit Development)-LDR/OS (Low Density Residential/Open Space) District

LOCATION: 1500 Lund Ranch Road

ATTACHMENTS:

- 1) Location Map
- 2) Site Development Plan (113 units) and Alternate "A" (150 units) and associated preliminary development plans including grading plan, tree removal plan, slope classification plan, landslide plan, and house plans
- 3) Initial Study and Environmental Checklist Form, dated September 2, 2003

- 4) Aerial of Project Vicinity with Project Site Highlighted and Approved Sycamore Heights Street Network Demarcated
 - 5) Letters from Neighbors
-

Background

The initial application submitted by Greenbriar Homes for the Lund Ranch II property included 113 single-family homes on minimum 12,000 sq. ft. lots. During the preliminary review of this plan by City staff, it was determined that an Environmental Impact Report (EIR) would be necessary for the project. Upon selection of a consultant to prepare the EIR, staff submitted the consultant contract to the City Council for its review. At the meeting, the City Council directed to Greenbriar Homes to consider an increase in the project density as a means of including an affordable component in the project. Subsequently, Greenbriar Homes submitted a revised 150-unit plan, Alternative "A", which includes 66 small-lot, single-family homes and 79 large-lot, single-family homes. Greenbriar Homes desires to process both plans concurrently. As the 150-unit plan, Alternative "A", would have a greater environmental impact than the 113-unit plan, the EIR will be based on the 150-unit plan.

The purpose of this scoping session is to give the Planning Commission and the public the opportunity to identify environmental issues which should be addressed in the EIR. Comments provided at this hearing should focus on potential environmental impacts, rather than specific project-related issues. The City has contracted with the environmental consulting firm of Geier & Geier to prepare the EIR for this project. Fritz Geier, who will be the lead in his firm in the preparation of the EIR, will be attending the scoping session.

Proposal

Greenbriar Homes has requested PUD Development Plan approval for a 150-unit, single family residential development on 80 acres of a 195-acre site. The remaining 115 acres is proposed to be given to the City as permanent open space area, with the developer providing the construction of approximately 0.66 mile of pedestrian trails through this open space area.

The proposal would require the following City actions:

1. PUD development plan approval, which would establish density, permitted and conditional uses, development standards for primary and secondary structures, grading, lotting and circulation, utility and infrastructure design, and architectural house designs. During the review of the development plan, environmental mitigation measures would be incorporated into the project as revisions to the present proposal and/or as conditions of approval implemented

with successive City approvals, e.g. tentative map/ final subdivision maps, improvements plans, etc. and/ or as site-specific programs, e.g. wildland fire management plans, etc.

2. Approval of Tentative and Final Subdivision Maps and Improvement Plans, which would implement the PUD development plan and facilitate the legal division of the property into individual lots.

Project Site

The 195-acre project site is a cattle ranch formerly owned and operated by the Lund family. Although the Lund family sold the ranch to Greenbriar Homes in 1998, the Lund family continues to lease the property for cattle grazing purposes. The farmhouse on the property is currently unoccupied and the barns are occasionally used by Mr. Lund. The property is surrounded by large-lot residential and agricultural uses, including the Ventana Hills and Bonde Ranch subdivisions to the west, the Kottinger Ranch subdivision to the north, the Foley cattle ranch to the east, and the Sportorno cattle ranch to the south.

The property is located near the periphery of the City limits in the southeast area of the City. A portion of the southeast property line of the property forms the Urban Growth Boundary demarcation line which marks the limit of urban development within the City's Planning Area. As mentioned above, the General Plan designation for the site includes 58.09 acres in the "Low Density Residential", 123.37 acres in "Rural Density Residential", and 13.39 acres in "Public Health and Safety" with a Wildlands overlay.

The site is comprised of rolling hills and swales with areas of steep slopes. More than two-thirds of the site's landforms range between ten and forty percent in grade. There are several prominent ridges/ knolls within the site, primarily aligned in an east-west orientation along the northern and southern portions of the site. The flattest area of the site is located at the northwestern portion of the site at the terminus of Lund Ranch Road. The property has numerous seeps and springs with groundwater encountered at depths ranging from 3 to 15 ft. below the surface. A series of seasonal drainage courses drain into a moderately-incised channel that empties into the creek on the adjacent Sycamore Heights subdivision to the west.

Proposed Project

As noted above, the project proponent has submitted two development plans. The two plans show development located in substantially the same 80-acre portion of the site. The plans are similar in many respects, with the primary difference being the number of lots in the western portion of the site. Alternative "A", the 150-unit plan, has more, smaller lots along the western end of "A" Street and along the small loop road than the 113-unit plan. All the other lots along the southern and eastern portions of the site are the same size on both plans.

Streets and Access

The street layout for both development plans is similar. The sole vehicular entrance to the development would be Sunset Creek Lane. Sunset Creek Lane currently terminates at the eastern edge of the Bridle Creek subdivision but will be extended to serve the Sycamore Heights subdivision. The street would then be extended from its terminus in the Sycamore Heights subdivision to serve this project as shown on the adopted North Sycamore Specific Plan. "A" Street would connect to Livingston Way to serve only the 15 lots along the Middleton Place cul-de-sac as originally approved with the Bonde Ranch subdivision. Once this connection is made to this project's internal street system, the portion of Livingston Way between Middleton Place and Braxton Place would be closed to vehicles, functioning instead as an EVA. The 113-unit plan includes an extension of Lund Ranch Road into the project site, terminating in a cul-de-sac serving six lots. Alternative "A" (the 150-unit plan) does not show Lund Ranch Road extending into the project site. Both plans include emergency vehicle access (EVA) connections to the Kottinger Ranch EVA at the terminus of Casterson Court and to Lund Ranch Road. Also, both plans show a future street connection ("F" Street) to the Foley Ranch parcel to the east.

Grading

The grading required to construct the project would be considerable. In order to create the predominantly flat pad lots and roadways, cuts up to 50 ft. in depth and fill areas up to 65 ft. would be necessary. Landslides cover much of the project site. Preliminary studies of these features indicate that some of these landslides may have to be buttressed or repaired for public safety, most likely increasing the amount of grading needed to construct the streets and homes.

Lot Sizes and House Designs

Alternative "A" includes 150 single-family detached residential units. Approximately 43 units would be "cluster homes" (typically five detached homes on approximately 3,000 sq. ft. lots served by a common "motor court"). Another 23 units would be homes on small lots ranging from 4,000 to 6,000 sq. ft, 72 homes would be built on 12,000 sq. ft. lots, and the remaining seven units would be on minimum 40,000 sq. ft. estate lots along the southern edge of the property. Greenbriar Homes has not designated the number or income level of below-market-rate (BMR) units it would provide with this plan.

The 113-unit plan would include six lots with a minimum 12,000 sq. ft. lot size. Another 84 homes would be constructed on minimum 20,000 sq. ft. lots. Greenbriar Homes has indicated that it would provide 16 BMR units on smaller lots. No specific location has been designated for these BMR units. This plan would also include seven estate lots along the ridge at the southern edge of the property. The PUD development plan exhibit shows 102 lots. Four of

these lots would be subdivided into four smaller lots, each with a BMR housing unit on an approximately 4,000 to 5,000 sq. ft. lot.

Greenbriar Homes has not established architectural plans or house sizes for either the cluster homes or homes on the small-lots (4,000 to 6,000 sq. ft.). The home sizes for the four house models proposed to be built on the 12,000 sq. ft. and 40,000 sq. ft. lots would range from 4,196 sq. ft. house with 667 sq. ft. garage (Plan 3 – No Guest Suite Option) to 5,326 sq. ft. house with 717 sq. ft. garage (Plan 4). One of these homes, Plan 2, would be a two-story, split-pad house design with a side-to-side split. One of the four house plans, Plan 1 would be a single-story model and the other three house plans would be two-story models. Each building plan has two or three front elevation design themes. The seven estate lots would be sold as custom lots. Future purchasers of these estate lots would be required to submit architectural plans for design review approval that were consistent with an approved set of project design guidelines.

Open Space Area and Trails

Approximately 115 acres of the project site would not be developed with streets or building lots. Greenbriar Homes is proposing to dedicate this open space area to the City for its ownership and maintenance. Also, Greenbriar Homes is proposing to construct 0.66 miles of public trails in the northern and southern portions of the open space areas. While these trails are not shown to connect to other trails in the area, they are shown leading to the tops of knolls which would provide vistas of the area.

Requirement for and Processing of an Environmental Impact Report

Environmental review for this proposal would be administered with an Environmental Impact Report in conformance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study and Environmental Checklist which evaluate potential environmental impacts of the proposal are attached. Staff determined that the significant areas of concern for the Lund Ranch II property would include General Plan conformance, impact on existing off-site uses, geologic and geotechnical issues (landslides, grading, soil stability), grading and disturbance of natural landform and terrain, water-related concerns (runoff, water quality, and flooding), habitat for sensitive species and plants, loss of wetlands and existing trees, transportation and circulation, public facilities including parks and fire protection, visual impacts, and possible impacts on historically significant structures.

As mentioned above, the City has contracted with the environmental consulting firm of Geier & Geier to prepare the EIR for this project. The consultant will use the comments given at this evening's meeting, all written responses from outside agencies and surrounding property owners, the Initial Study, and the results of the consultant's site reconnaissance to prepare the draft EIR for the project. The EIR will evaluate the site constraints and potential project impacts and provide mitigation measures, where feasible, to mitigate these impacts. The draft EIR will

also include several alternative site plans that would be environmentally superior to the project based on the identified site constraints and impacts and the possible mitigations.

After circulation of the draft EIR for comments by the public, a final EIR will be prepared. The project proponent would be encouraged to revise its development plan to either eliminate the proposed adverse impacts identified in the EIR or to mitigate those impacts by implementing the mitigation measures. The final EIR would be forwarded to the Planning Commission for use in its review of and action on the PUD development plan.

ENVIRONMENTAL ISSUES

Conformance with General Plan Policies

The attached Initial Study and Environmental Checklist includes what staff believes to be the significant General Plan conformance issues. A complete analysis of applicable General Plan policies will be included in the EIR. The project site is designated in the Land Use Element of the Pleasanton General Plan as having 58.09 acres in the "Low Density Residential", 123.37 acres in "Rural Density Residential", and 13.39 acres in "Public Health and Safety" with a Wildlands overlay. Based on this acreage, the site would have a holding capacity, or General Plan midpoint, of 82 dwelling units for the site. If a sufficient public amenity is provided, the maximum number of units that could be built on this site is 139. The City has not historically considered the dedication of "unbuildable" hillside, or steeply-sloped areas as a sufficient public amenity to compensate for additional density over the General Plan midpoint. An additional 25% density bonus over the maximum number of units, or 34 units, is available for PUD-zoned properties which provide significant affordable housing.

The General Plan restricts development in areas with landslides, slope instability, and slopes of 25 percent or greater. Approximately half of the proposed development would be located on slopes of 25 percent or greater. In unstable areas, the City seeks to minimize grading of slopes for construction or slope stability repairs, limit grading only to where it is essential for development, and prohibit major grading of existing slopes over 25 percent. Adequate mitigation measures must be included to mitigate any potential hazards associated with development in unstable areas.

Impacts on Surrounding Land Uses

The site is located in an area surrounded by large-lot residential and agricultural uses, including the Ventana Hills and Bonde Ranch subdivisions to the west, the Kottinger Ranch subdivision to the north, the Foley cattle ranch to the east, and the Sportorno cattle ranch to the south. The proposed residential development could have potential negative impacts resulting from traffic, loss of existing views, tree removal, etc., on the existing residences in the immediate area. A traffic report will be prepared to analyze level-of-service (LOS) standards at nearby intersections

and to assess the volumes of traffic on neighborhood streets. Additionally, photomontages would be prepared with the EIR to determine the visual impacts to off-site locations resulting from the grading and removal of trees as a result of development of the site.

Geological and Geotechnical Issues

A preliminary geological and geotechnical report was completed for the project by Kleinfelder and identified several concerns. The site was found to be geologically complex with some potentially adverse conditions which will require mitigation. The significant considerations identified for consideration prior to development of the site include the stability of proposed cut and fill slopes, effects of the presence of colluvial material and numerous landslide areas, the effects of cut/fill transitions and differential fill thickness beneath building pads, the long-term compression of fills and underlying colluvial/alluvial material, localized areas of expansive soil, and the control of surface and subsurface drainage.

Topography: The site has rolling hills and areas of steep slopes. More than two-thirds of the site ranges between ten and forty percent in grade. This area has numerous seeps and springs with groundwater encountered at depths ranging from 3 to 15 ft. below the surface.

Grading: Grading would be necessary throughout the site to accommodate individual lot development and public improvements (streets, utilities, etc.) Cuts and fills are proposed up to 50 and 65 feet in maximum vertical height, respectively. Additional evaluation of these sloped areas may be necessary to determine whether the slope stability meets acceptable engineering standards.

Seismic Concerns: Although the site is not located within an Alquist-Priolo Zone, it is in a region likely to experience strong seismic shaking in the future. The Verona fault is located ½ mile southwest of the site and other major faults, including the Calaveras, Greenville, and Hayward faults, are nearby.

Landslides: A number of shallow and deep landslides have been identified on site which may require either buttressing or re-engineering to minimize the potential for impacts on the proposed homes and public infrastructure.

Other Geologic/Soils Concerns: The site contains undocumented fill, expansive soils, erosion-prone soils, and colluvial/alluvial materials .

Water-related Issues

Runoff: Storm water runoff from the site would increase as a result of new development. The effect of increased runoff on the on-site and off-site drainage swales and downstream waterways is not known at this time. However, drainage and stormwater runoff issues are magnified in

areas with steep slopes such as the subject site. New, more stringent urban stormwater runoff requirements would have to be incorporated into development plans for the site.

Existing Creeks: Some homes are shown to be located in close proximity to existing on-site creeks. Any potential impacts on these creeks would need to be reviewed and mitigations, such as setbacks, grading revisions, etc., would need to be considered.

Water Quality: Pollutants, typical of those found in similar residential areas, would be introduced to surface drainage. Additionally, increased peak flows could result in hydromodification and have a significant impact on the water quality in off-site waterways.

Flooding: Localized flooding has been reported in the area of the existing creek located immediately downstream of the project site, to the northwest of the site. Appropriate repair and long-term maintenance measures will be needed to avoid localized flooding of the existing residential development.

Plant and Wildlife Impacts

The site is characterized by rolling hillsides covered with grasses, shrubs, and numerous heritage, indigenous trees. Although the native grasses have been replaced with non-native species as a result of historical cattle grazing on the site, many of the trees and shrubs of the site's native, mixed oak woodland natural ecosystem remain. Surveys of the site were conducted by Live Oak Associates, biological consultants, and Hortscience, consulting arborists, in 2002. Concerns identified in these studies are noted below.

Wetlands: In-channel wetlands, wetland seeps, and tributary waters have been determined to be jurisdictional wetlands, regulated by the U.S. Army Corps of Engineers. These and other natural on-site drainages would also be subject to the jurisdiction of the California Department of Fish and Game and U.S. Fish and Wildlife Service. Development has been shown to occur in and potentially impact these drainage and wetland areas.

Sensitive Plant Species: The preliminary biological study found that two special-status plants, robust monardella and the big tarplant, have the potential to occur on-site. Additional site surveys are needed to determine whether they are found on-site.

Sensitive Animal Species: Ten special-status animal species were found to potentially occur frequently on the site as regular foragers or as residents (breeding), including the California tiger salamander. Potential impacts to migratory birds resulting from construction-related activity is also anticipated. Loss of habitat and disturbance during construction activities would likely have a potential impact on sensitive animal species and would need to be mitigated.

Heritage Trees: The City of Pleasanton has a Heritage Tree Ordinance which regulates the removal of large trees. The arborist's study indicates that there are over 1,000 trees on-site,

although only 679 trees were surveyed due to their proximity to the proposed improvements. Of these surveyed trees, 484 were an indigenous species, made up predominantly of blue and valley oaks. Of the 410 trees estimated to be removed as part of the project, 218 of these would be heritage-size trees. Impacts resulting from the removal of these trees, as well as potential impacts on other on-site trees would need to be mitigated.

Traffic and Circulation

The proposed development is shown to provide vehicular access connections to Sunset Creek Lane, which would be extended from its current terminus into the project site. Additionally, two new cul-de-sacs and a loop road would also be constructed on-site to provide access to the proposed lots. A portion of Sunset Creek Lane has not yet been constructed to the boundary of the project site, but would need to be completed prior to or concurrently with the development of this site. Otherwise, the roadway infrastructure between Sunset Creek Lane and Sunol Boulevard has been built to provide adequate capacity for development of this site.

The project shows a proposed vehicular connection to Livingston Way/ Middleton Place. This cul-de-sac (Middleton Place) was required to be connected to the new streets in this development and, at that time, its connection to Bonde Ranch streets is to be converted to an EVA. The proposed circulation plan provides for this change to the access for the 15 homes along Middleton Place.

The EIR will need to address the potential significant impacts to the on- and off-site roadway circulation should Sunset Creek Lane not be available at the boundary of this site. Emergency vehicle access (EVA) connections for emergency vehicles would be provided at Kottinger Ranch's EVA (between Casterson and Remillard Courts) and on-site, between Lund Ranch Road and Middleton Place.

TJKM Transportation Consultants have conducted a preliminary traffic analysis of the proposed residential development. The proposed project would generate up to approximately 1500 vehicle trips per day (ADT). The project would have potential significant impacts on traffic levels in surrounding neighborhoods, as well as levels of service at nearby intersections. A detailed traffic report by the City's model keeper, Dowling and Associates, will be required to determine the project's impacts on intersection LOS, safety, quality of life issues for residential street segments, and other traffic-related issues in the project vicinity.

Public Facilities (Parks and Fire Protection)

The proposed project would result in an incremental increase in the demand for parks, school facilities, and police services. The developer would contribute funds to the Pleasanton Unified School District to off-set this project's impacts to school facilities, with said funds being used towards the construction and/or procurement of classrooms. The City's General Plan states that

residential uses should have a neighborhood park within ½ mile. Most of the proposed homes would not be within ½ mile of an existing neighborhood park, which may not comply with the General Plan. Also, the proposed long-term maintenance of the 115 acres of open space to be deeded to the City and the 0.66 mile of pedestrian trails would potentially have a significant impact on the City's Park maintenance services. As the homes would be in a high fire hazard area, a wildfire management plan would need to be provided and the planned emergency vehicle accesses be reviewed to ensure that public safety standards are met.

Visual Impact

The construction of up to 150 new homes on the hillside area, removal of substantial mature trees, and change in topography on the upper elevations of the site may be visible from off-site, including I-680 and adjacent properties. These changes would have a potentially significant impact on views of the site from off-site locations.

Cultural Resources

A cultural resources evaluation has conducted by Archaeological Resource Service for the project site which identifies several potentially historically significant structures, including the main ranch house, two wood barns, and three wood sheds. It is noted that an additional survey of the structures by a qualified architectural consultant should be undertaken and that hidden artifacts or features may be encountered. Although there are no indications of prehistoric settlement or use on the site, potential exits for the presence of buried resources.

PUBLIC COMMENT

Notices of the public scoping session were sent to all property owners within 1,000 feet of the project site, and to public agencies previously contacted with the Notice of Preparation. All emails and written comments concerning potential environmental impacts received during the 30-day period following the Notice of Preparation, as well as any comments received at this scoping session, will be addressed in the draft EIR.

CONCLUSION

As noted above, Greenbriar Homes proposes to develop the Lund Ranch II property as shown on the attached 113-unit or 150-unit development plans. Potentially significant environmental issues identified by staff in the Initial Study and Environmental Checklist are as follows:

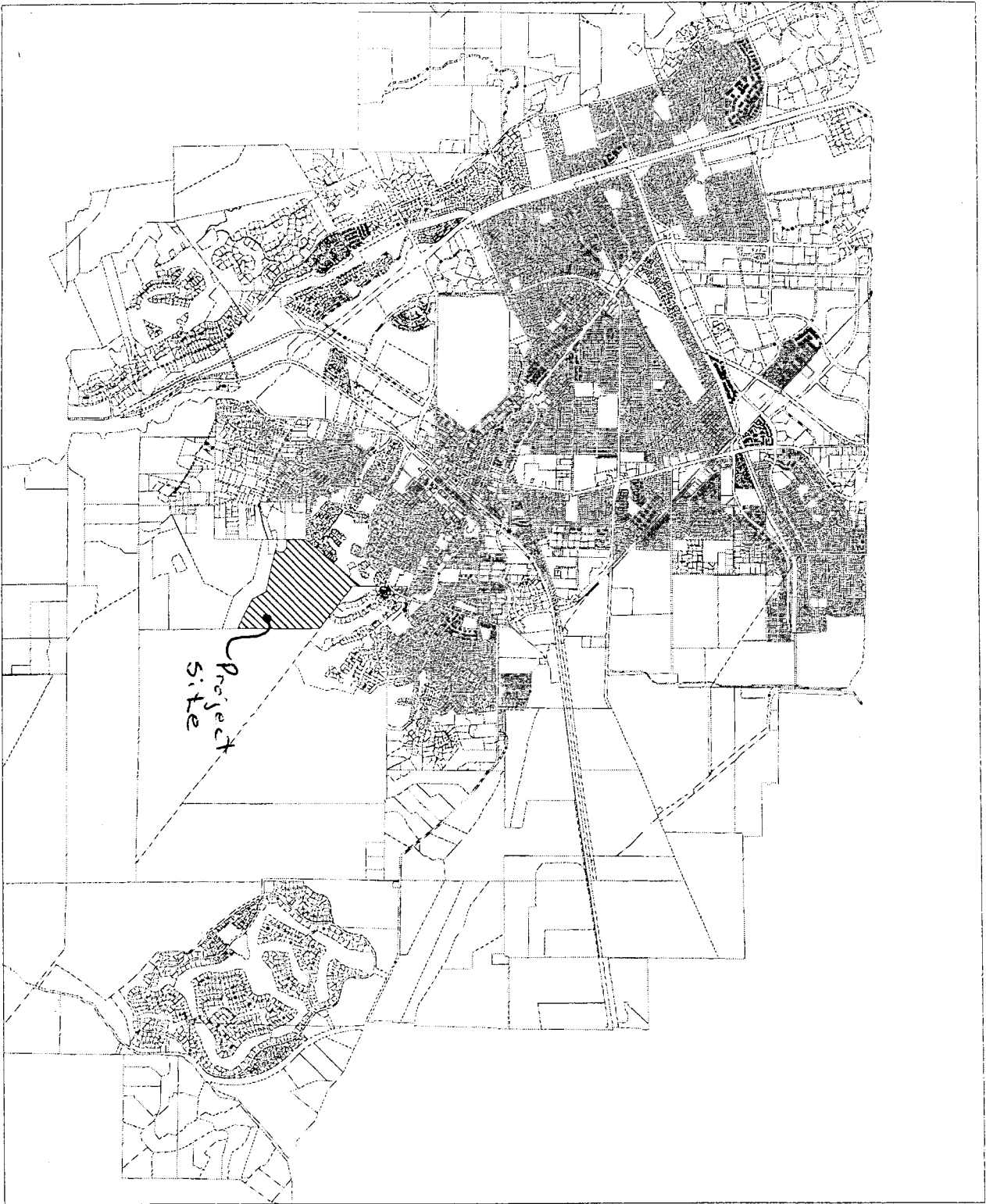
- 1) Conformance with General Plan, including density and development on slopes greater than 25%;
- 2) Impacts on Surrounding Uses, including traffic, views, and tree removal;
- 3) Geologic/ Geotechnical Issues, including grading, seismic concerns, and landslides;

- 4) Water-related Issues, including water quality, run-off, and localized flooding;
- 5) Plant and Wildlife Impacts, including wetlands, sensitive plants and animals, and tree removal;
- 6) Traffic and Circulation, including LOS intersection standards and neighborhood roadway volumes;
- 7) Impacts on Public Facilities, including parks and fire protection;
- 8) Cultural Resources.

Staff requests the Planning Commission review each of these issues along with the attached development plans and provide comment and direction regarding the environmental review of the Lund Ranch II property.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public scoping session, hear all public testimony, and provide comment and direction pertaining to the draft EIR for PUD-25 so that all environmental issues and potential impacts can be addressed in the draft EIR for the project.



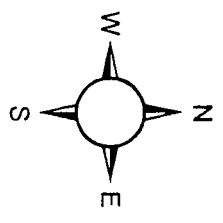
Vicinity Map (Entire City)

City of Pleasanton

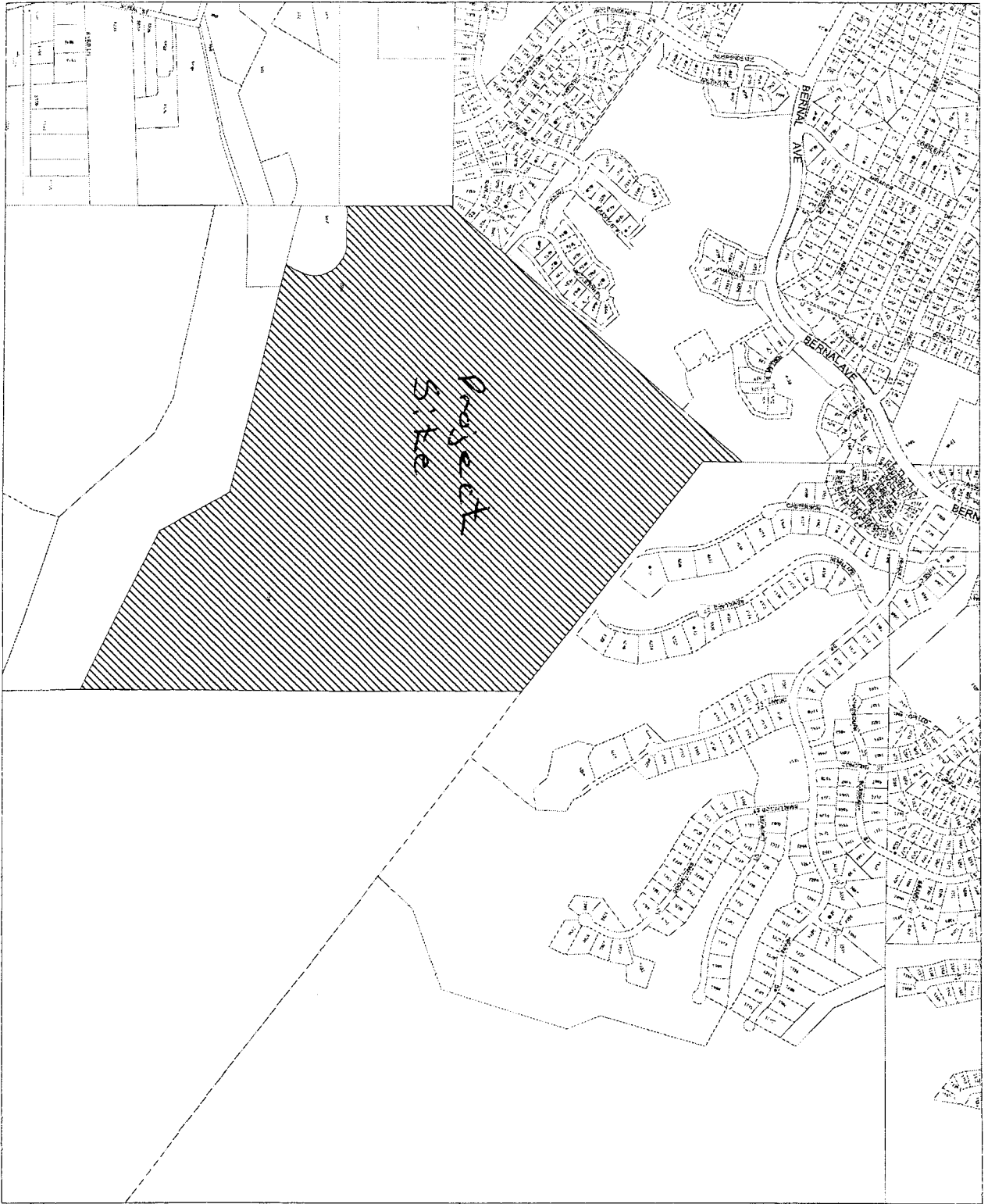
GIS

Department

Lund Ranch II



Printed 1/16/2003



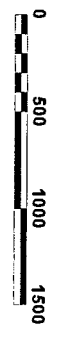
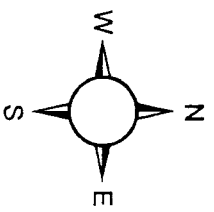
Vicinity Map (Micro)

City of Pleasanton

GIS

Department

Lund Ranch II



**Initial Study and
Environmental Checklist Form
For PUD-25
Lund Ranch II**

An Initial Study has been prepared under the direction of the City of Pleasanton Department of Planning and Community Development for the application by Greenbriar Homes for PUD Development Plan approval of a 150-unit single-family residential development on 80 acres of a 195-acre site. The remaining 115 acres would be developed with a 0.66-mile pedestrian trail and dedicated to the City for permanent open space. The subject property is located at 1500 Lund Ranch road. Zoning for the property is PUD-LDR (Low Density Residential) and OS (Open Space).

On the basis of the following Initial Study, which evaluated the environmental effects of the proposed project, the City of Pleasanton has found that the proposed project, including mitigation measures, which would be incorporated in the project, would have a significant effect on the environment. The City of Pleasanton has concluded, therefore, that it is necessary to prepare an Environmental Impact Report for the proposal.

1.0 BACKGROUND:

- 1.1 Name of Proposal: PUD-25/ Lund Ranch II
- 1.2 Property Owner: Greenbriar Fowler Road et al.
- 1.3 Date Checklist
Submitted: September 2, 2003
- 1.4 Project Proponent: Kevin Ebrahimi
Greenbriar Homes Communities
43160 Osgood Road
Fremont, California 94539
(510) 497-8278
- 1.5 Person Preparing
Checklist: Heidi Kline, Associate Planner
Department of Planning and Community Development
P.O. Box 520
Pleasanton, California 94566-0802
(925) 931-5609

2.0 PROPOSED PROJECT:

The applicant, Greenbriar Homes, has requested PUD Development Plan approval of a 150-unit single family residential development on 80 acres of a 195-acre site. The remaining 115 acres is proposed to be given to the City as permanent open space with the developer providing the construction of an approximately 0.66 mile of pedestrian trails through the open space area. The property is a former cattle ranch located at 1500 Lund Ranch Road. Zoning for the property is PUD (Planned Unit Development) – LDR (Low Density Residential) and OS (Open Space).

The proposal would require the following City actions:

1. PUD development plan approval which would establish density, permitted and conditional uses, development standards for primary and secondary structures, grading plan, lotting and circulation pattern, utility and infrastructure design, and architectural house designs. During this review of the development plan, environmental mitigation measures would be incorporated into the project as design measures and/or revisions to the present proposal, and/or as conditions of approval implemented with successive City approvals, e.g. tentative map/ final subdivision maps, improvements plans, etc. and/ or as site-specific programs, e.g. wildland fire management plans, etc.
2. Tentative and Final Subdivision Maps and Improvement Plans.

Environmental review for each of the above-mentioned City actions would be administered with an Environmental Impact report in conformance with the requirements of the California Environmental Quality Act (CEQA).

3.0 POSSIBLE ENVIRONMENTAL IMPACTS:

3.01 Conformance of the Proposal with General Plan Policies:

The project site is designated in the Land Use Element of the Pleasanton General Plan as having 58.09 acres in the “Low Density Residential”, 123.37 acres in “Rural Density Residential”, and 13.39 acres in “Public Health and Safety” with a Wildlands overlay. Based on this acreage, the site would have a holding capacity, or General Plan midpoint, of 82 dwelling units for the site. If a sufficient public amenity is provided, the maximum number of units that could be built on this site is 139. The City has not historically considered the dedication of “unbuildable” hillside, or steeply-sloped areas as a sufficient public amenity to compensate for additional density over the General Plan midpoint. An additional 25% density bonus over the maximum number of units, or 34 units, is available for PUD-zoned properties which provide significant affordable housing.

The General Plan restricts development in areas with landslides, slope instability, and slopes of 25 percent or greater. Approximately half of the proposed development would be located on slopes of 25 percent or greater. In unstable areas, the City seeks to minimize grading of slopes for construction or slope stability repairs, limit grading only to where it is essential for development, and prohibit major grading of existing slopes over 25 percent. Adequate mitigation measures must be included to mitigate any potential hazards associated with development in unstable areas.

X		
May be Significant	Insignificant	Insignificant if Mitigated

3.02 Impact on Existing Uses (On- and Off-Site):

The project site is a cattle and livestock ranch. The site is located in an area surrounded by other residential and agricultural uses, including the Ventena Hills and Bonde Ranch subdivisions to the west, the Kottinger Ranch subdivision to the north, the Foley cattle ranch to the east, and the Sportorno cattle ranch to the south. The proposed residential development could have potential negative impact, resulting from traffic, views, tree removal, etc., on the existing residences in the immediate area, unless adequate mitigation measures are incorporated into the project.

X		
May be Significant	Insignificant	Insignificant if Mitigated

3.03 Geologic Impacts (Hazards, Change in Topography, Erosion, etc.):

A preliminary geological and geotechnical report was completed for the project by Kleinfelder and identified the following concerns. The site was found to be geologically complex with some potentially adverse conditions which will require mitigation. The significant considerations identified for consideration prior to development of the site include the stability of proposed cut and fill slopes, effects of the presence of colluvial material and numerous landslide areas, the effects of cut/fill transitions and differential fill thickness beneath building pads, the long-term compression of fills and underlying colluvial/alluvial material, localized areas of expansive soil, and the control of surface and subsurface drainage.

Topography: The site has rolling hills and areas of steep slopes. More than two-thirds of the site ranges between ten and forty percent in grade. This area has numerous seeps and springs with groundwater encountered at depths ranging from 3 to 15 ft. below the surface.

Grading: Grading would be necessary throughout the site to accommodate individual lot development and public improvements (streets, utilities, etc.) Cuts and fills are proposed up to 50 and 65 feet in maximum vertical height, respectively. Additional evaluation of these sloped areas may be necessary to determine whether the slope stability meets acceptable engineering standards.

Seismic Concerns: Although the site is not located within an Alquist-Priolo Zone, it is in a region likely to experience strong seismic shaking in the future. The Verona fault is located ½ mile southwest of the site and other major faults, including the Calaveras, Greenville, and Hayward faults, are nearby.

Landslides: A number of shallow and deep landslides have been identified on site which may require either buttressing or reengineering to minimize the potential for impacts on the proposed homes and public infrastructure.

Other Geologic/Soils Concerns: The site contains undocumented fill, expansive soils, erosion-prone soils, and colluvial/alluvial materials .

X

**May be
 Significant**

Insignificant

**Insignificant
 if Mitigated**

3.04 Air Quality Impacts (Emissions, Odors, Change in Microclimate, etc.):

The proposed land use would generate an incremental increase in the amount of vehicle trips. Construction activity on the site is required to implement dust control measures, e.g., periodic watering of the site, etc., to control airborne particulate. These measures would be identified in detail at the building permit and grading permit stages. Therefore, the impact to air quality resulting from an increase in vehicle emissions would be negligible.

X

**May be
 Significant**

Insignificant

**Insignificant
 if Mitigated**

3.05 Water Related Impacts (Runoff, Flood Hazard, Quality and Quantity of Surface and Ground Waters):

Runoff: Storm water runoff from the site would increase as a result of new development. The effect of increased runoff on the on-site and off-site drainage swales and downstream waterways is not known at this time. However, drainage and stormwater runoff issues are magnified in areas with steep slopes such as the subject site. New, more stringent urban stormwater runoff requirements would have to be considered with development plans for the site.

Water Quality: Pollutants, typical of those found in similar residential areas, would be introduced to surface drainage. Additionally, increased peak flows could result in hydromodification and have a significant impact on the water quality in off-site waterways.

Flooding: The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the project site is not located within a flood prone area. However, localized flooding has been reported in the area of the existing creek located immediately downstream of the project site, to the northwest of the site. Appropriate repair and long-term maintenance measures will be needed to avoid localized flooding of the existing residential development.

X
May be
Significant

Insignificant

Insignificant
if Mitigated

3.06 Plant and Animal Impacts (Effect on Existing Ecosystem, Rare or Endangered Species, Etc.):

The site is characterized by rolling hillsides covered with grasses, shrubs, and numerous indigenous trees. Although the native grasses have been replaced with non-native species as a result of historical cattle grazing on the site, many of the trees and shrubs of the site’s native, mixed oak woodland natural ecosystem remain.

Surveys of the site were conducted by Live Oak Associates, biological consultants, and Hortscience, consulting arborists, in 2002. Concerns identified in these studies are noted below.

Wetlands: In-channel wetlands, wetland seeps, and tributary waters have been determined to be jurisdictional wetlands, regulated by the U.S, Army Corps of Engineers. These and other natural on-site drainages would also be subject to the jurisdiction of the California Department of Fish and Game and U.S. Fish and Wildlife Service. Development has been shown to occur in and potentially impact these drainage and wetland areas.

Sensitive Plant Species: The preliminary biological study found that two special-status plants, robust monardella and the big tarplant, have the potential to occur on-site. Additional site surveys are needed to determine whether they are found on-site.

Sensitive Animal Species: Ten special-status animal species were found to potentially occur frequently on the site as regular foragers or as residents (breeding), including the California tiger salamander. Potential impacts to migratory birds resulting from construction-related activity is also anticipated. Loss of habitat and disturbance during construction activities would likely have a potential impact on sensitive animal species and would need to be mitigated.

Heritage Trees: The City of Pleasanton has a Heritage Tree Ordinance which regulates the removal of large trees. The arborist’s study indicates that there are over 1,000 trees on-site, although only 679 trees were surveyed due to their proximity to the proposed improvements. Of these surveyed trees, 484 were an indigenous species, made up predominantly of blue and valley oaks. Of the 410 trees estimated to be removed as part of the project, 218 of these would be heritage-size trees. Impacts resulting from the removal of these trees, as well as potential impacts on other on-site trees would need to be mitigated.

X
May be
Significant

Insignificant

Insignificant
if Mitigated

3.07 Transportation/Circulation Impacts (Additional Traffic, Congestion, parking, Hazards, etc.):

The proposed development is shown to provide vehicular access connections to the existing street, Sunset Creek Lane. This roadway would be extended from its current terminus into the project site to provide access for the new homes. Additionally, two new cul-de-sacs and a loop road would also be constructed on-site to provide access to the proposed lots. A portion of Sunset Creek Lane has not been constructed to the boundary of the project site, but would need to be completed prior or concurrently with the development of this site. Otherwise, the roadway infrastructure between Sunset Creek Lane and Sunol Boulevard has been built to provide adequate capacity for development of this site.

The project shows a proposed vehicular connection to Livingston Way/ Middleton Place. This cul-de-sac was required to be connected to the new streets in this development and its connection to Bonde Ranch streets converted to an EVA. The proposed circulation plan provides for this road closure.

The EIR will need to address the potential significant impacts to the on- and off-site roadway circulation should Sunset Creek Lane not be available at the boundary of this site. Emergency vehicle access (EVA) connections for emergency vehicles would be provided at Kottinger Ranch's EVA (between Casterson and Remillard Courts) and on-site, between Lund Ranch Road and Middleton Place.

TJKM Transportation Consultants have conducted a preliminary traffic analysis of the proposed residential development. The proposed project would generate approximately 1500 vehicle trips per day (ADT). The project would have potential significant impacts on traffic levels in surrounding neighborhoods, as well as levels of service at nearby intersections. A detailed traffic report by the City's model keeper, Dowling and Associates, will be required to determine the project's impacts on intersection LOS, safety, quality of life issues for residential street segments, and other traffic-related issues in the project vicinity.

X	Insignificant	Insignificant if Mitigated
May be Significant		

3.08 Noise Impacts (Increases, Exposure to High Levels, etc.):

Incremental increases in the noise generated from new residences and associated vehicular traffic are expected. Building and site construction would result in construction equipment noise. Construction equipment would be required to meet DMV noise standards and be equipped with

muffling devices. The project would be conditioned to limit site improvements and house construction activities to weekdays to minimize potential impacts on surrounding residential land uses.

_____	_____ X _____	_____
May be Significant	Insignificant	Insignificant if Mitigated

3.09 Impacts on Public Services (Fire, Police, Schools, Parks, Maintenance, etc.):

The proposed project would result in an incremental increase in the demand for parks, school facilities, and police services. The developer would contribute funds to the Pleasanton Unified School District to off-set this project's impacts to school facilities, with said funds being used towards the construction and/or procurement of classrooms. The City's General Plan states that residential uses should have a neighborhood park within ½ mile. Most of the proposed homes would not be within ½ mile of an existing neighborhood park which may not comply with the General Plan. Also, the proposed long-term maintenance of the 115 acres of open space to be deeded to the City and the 0.66 mile of pedestrian trails would potentially have a significant impact on the City's Park maintenance services. As the homes would be in a high fire hazard area, a wildfire management plan would need to be provided and the planned emergency vehicle accesses be reviewed to ensure that public safety standards are met.

_____ X _____	_____	_____
May be Significant	Insignificant	Insignificant if Mitigated

3.10 Impact on Utilities (Water, Sewer, Storm Water Drainage, Solid Waste, etc.):

Public street infrastructure including curb, gutter, and sidewalks; streets; and water, storm, and sanitary sewer facilities are available to serve the proposed development on this site. All on-site infrastructure would be installed by the developer, subject to City standards.

_____	_____ X _____	_____
May be Significant	Insignificant	Insignificant if Mitigated

3.11 Growth-Inducing Impacts:

The subject property is in an area of existing residential developments. Areas to the north and west have already been developed with single-family residences. The project site is within the City's Urban Growth boundary and the development of this site would not facilitate additional future growth in this area.

_____	_____ X _____	_____
May be Significant	Insignificant	Insignificant if Mitigated

3.12 Energy Impacts:

Residential development will be subject to local and State energy conservation standards, including Title 24, California State Energy Conservation Standards. An incremental increase in the amount of energy resources will be consumed if 150 new homes are built.

May be Significant	X Insignificant	Insignificant if Mitigated
-------------------------------	----------------------------	---------------------------------------

3.13 Aesthetic Impacts (Obstruction of Views, Design, Etc.)

The construction of 150 new homes on the hillside area, removal of substantial mature trees, and change in topography on the upper elevations of the site may be visible from off-site, including I-680 and adjacent properties. These changes would have a potentially significant impact on views of the site from off-site locations.

X May be Significant	Insignificant	Insignificant if Mitigated
-------------------------------------	----------------------	---------------------------------------

3.14 Impacts to Archaeological and/or Historical Sites:

A cultural resources evaluation has conducted by Archaeological Resource Service for the project site and identifies several potentially historically significant structures, including the main ranch house, two wood barns, and three wood sheds. It is noted that additional survey of the structures by a qualified architectural consultant should be undertaken and that hidden artifacts or features may be encountered. Although there are no indications of prehistoric settlement or use on the site, potential exists for the presence of buried resources.

X May be Significant	Insignificant	Insignificant if Mitigated
-------------------------------------	----------------------	---------------------------------------

3.15 Public Controversy

Yes No

Is there any serious public controversy concerning the environmental effects of the proposed project? If so, list below. **X**

4.0 MANDATORY FINDINGS OF SIGNIFICANCE

Yes No

- 4.1** Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal species or eliminate important examples of the major periods of California history or prehistory? **X** _____
- 4.2** Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one, which occurs in relatively brief, definitive period of time while long-term impacts will ensure well into the future.) _____ **X**
- 4.3** Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources, where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) _____ **X**
- 4.4** Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly? _____ **X**

5.0 STAFF RECOMMENDATION

_____ I find that the proposed project would not have a significant effect on the environment and, thus, recommend a Negative Declaration be prepared.

_____ I find that the mitigation measures recommended in the Initial Study for those aspects of the proposed project which could have a significant effect would reduce the effects to insignificant levels and, thus, if such measures are included as conditions to project approval, I recommend a Negative Declaration be prepared.

___**X**___ I find that the proposed project may have a significant effect on the environment, and, thus, recommend that an Environmental Impact Report be prepared.

Name

J. J. [Signature]

Date

9/2/03

Heidi Kline

From: [REDACTED]
Sent: Thursday, September 18, 2003 1:09 PM
To: Heidi Kline
Subject: Lund Ranch II

Dear Heidi,

This is in response to the notice I received regarding the EIR for PUD-25. I have several concerns that I would like addressed:

1. The visual impact of modifying the hills and adding homes. I would like to see computer generated models (from several different viewpoints looking toward the property-- ie from the top of Grant Ct. and Smallwood Ct.) of how the property looks now, how it will look if it is developed, and how it would look 5 and 10 years after completion.
2. Congestion, (and "wear and tear"), from construction trucks and cars on roads that are already overcrowded. Bernal is a major commuter route and a major route going to/from several schools; morning and afternoon construction vehicles would greatly add to the traffic delays. (And who would pay to repair the roads after the development is done?)
3. Additional noise and pollution from numerous construction vehicles on the roads and shifting to climb up the hills.
4. The impact on numerous species and their habitats from lost open space, as well as how that might lead to more animals within neighborhoods where they can be at risk, (landscape chemicals, cars, etc.) and/or put people/pets/landscapes at risk.
5. The removal of trees- the visual impact, the loss of habitat, the impact on erosion, etc.
6. The effect on water run-off from replacing porous earth with concrete, asphalt and buildings.
7. The potential (from digging into and/or modifying the land) for causing instability in the land resulting in erosion, "slides", etc.
8. Construction noise in areas that used to have only the sounds from birds and cows.
9. The impact of additional water needs, electrical needs, sewage, etc. both during construction and after completion, (especially if there is an "energy crisis" or drought/water shortage).

Thank you for considering these concerns; I'm sure that there is much more that needs to be evaluated. Hopefully, someone with more expertise than I have, will bring them to your attention. I also have several concerns about how this project would adversely affect our community; but I don't think you are asking for those at this point. If I need to do anything further to express my concerns, please let me know.

Sincerely,
C. Newton (please do not use my name in any public forum or document)

09/18/2003



Close

From: [REDACTED]
To: Heidi Kline; Marion Pavan
Cc:
Subject: Housing projects proposed bordering Kottinger Ranch
Sent: 9/17/03 4:25 PM

Importance: Normal

To the Pleasanton Planning Commission:

I have just learned that there are proposals for two new large housing projects bordering Kottinger Ranch.

As a resident of Kottinger Ranch, I am very much opposed to these proposals, particularly any development that will increase traffic on Hearst such as the proposed development on the Lin property. We selected this neighborhood to live in because of the low density, low traffic levels, large lots giving privacy, low noise levels, spectacular views, surrounding open space, and lack of commercial development.

The large proposed housing projects would significantly alter the existing state of the neighborhood, increase traffic, lessen privacy, increase noise, and make living in this neighborhood much less desirable. I understand that these proposals would require rezoning the adjacent properties proposed for development. I think this previous lack of notice to existing homeowners of intended proposed adjacent development, who purchased homes in this area with no indication of proposed adjacent development, is unfair and deceptive.

I request to be kept informed of the status of these projects by mailings from the city and I am very upset that, although we would be significantly negatively impacted by these proposed developments, the city has given us no previous notice of these proposed large scale developments.

Janet Clark

[REDACTED]
[REDACTED]



Close

From: Phyllis Ho [REDACTED]

To: Heidi Kline

Cc: Maria L. Hoey

Subject: Concerns about LUND RANCH II

Sent: 9/16/03 10:30 PM

Importance: Normal

Hello Heidi and Maria!

Thanks again for providing me with a preliminary environmental impact report with regards to Lund Ranch II.

I'd like to express my preliminary concerns in this email for the Sept. 24th meeting and will follow-up with a more detailed letter prior to Oct. 2.

CONCERN #1: Traffic and Congestion will increase significantly already on both the weekdays and the weekend near Sunol Boulevard/Sycamore Road upon completion of Applied Biosystems and the golf course, respectively. **May alternative means of entering Lund Ranch II be considered such that traffic does not further burden the Bridle Creek neighborhood? May the number of houses be reduced?**

CONCERN #2: Hazards- Crossing the street on Sycamore Creek Way from the houses to the walking path near the creek will become dangerous if traffic increases significantly. There are no cross walks at present. Children will also no longer be able to play on the streets either due to hazards from increased traffic. **Are safety measures being considered?**

CONCERN #3: Public Services- The Bart transportation system is already beginning to become more crowded. Additional homeowners are still expected to move into Greenbriar's other projects (Carlton Oaks and Pheasant Ridge) as well as KB Home's project. To add even more homeowners will further burden public transportation as well as the schools, fire, and park systems. **Are funds being made available for expansion purposes (i.e. additional Bart trains, new schools, etc.)?**

CONCERN #4: Look and feel - It is my understanding that hundreds of trees are being removed and that certain animal-life are being relocated. It is disheartening to hear that the rural look and feel of my neighborhood (from the trees and animal life) are at risk...and that thare noticeable from 680. This was a primary reason for my moving here to Pleasanton after having lived in San Francisco and New York for the past 4 years. **What are the alternatives that are being considered to mitigate the change?**

Hopefully, all or some of these concerns may be addressed in the staff report.

Maria - May I please have a copy of the staff report?

Name: Phyllis Lee

[REDACTED]

[REDACTED]

Thanks to both of you!!

Regards,
Phyllis

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Close

From: Mark Priscaro [REDACTED]

To: Heidi Kline

Cc:

Subject: Lund Ranch II

Sent: 9/16/03 2:02 PM

Importance: Normal

Hi Heidi,

As residents of what would be the adjoining Kottinger Ranch subdivision in Pleasanton to this new development, my wife and I do have some concerns regarding Greenbriar Homes Communities, Inc.'s proposal for Lund Ranch II (a 195-acre parcel located at 1500 Lund Ranch Road), and are opposed to it as currently proposed by Greenbriar. Our reasons are as follows (based upon information obtained in an article published in the 9/8/03 edition of the Tri-Valley Herald):

For reference, see URL:

<http://www.trivalleyherald.com/Stories/0,1413,86%257E10669%257E1618212,00.html?search=filter>

1. The number of homes being proposed (150) well exceeds the previously recommended allotment of homes considered reasonable by the City of Pleasanton (82);
2. The public amenity (115 acres of the parcel) being offered by Greenbriar in exchange to receive permission to build 150 homes is not acceptable, considering that that part of the parcel which is being offered is very hilly and unbuildable, and therefore not conducive to providing any meaningful accessibility/enjoyment to the public;
3. Removing over 400 trees, over half (218) of which are designated "heritage trees" by the City of Pleasanton, will permanently scar the original landscape beyond what we believe is reasonable and acceptable;
4. Greenbriar's proposal to include "shaving up to 50 feet off some hills and filling depressions of up to 65 feet deep" will also permanently scar and artificially change the original landscape beyond what we believe is reasonable and acceptable;
5. The 0.66 mile trail being proposed by Greenbriar as part of the public amenity being offered we believe is woefully small and therefore inadequate;
6. Even if the overall public amenity were deemed


acceptable, we believe 139 homes would still be too many to approve;

7. The additional number of homes being proposed (150) we believe will significantly overburden neighboring arterial streets, most notably Junipero Street, followed by Independence and Bernal Avenue, in addition to eliminating open space and putting increased strain on existing City services such as police, fire protection and schools;

8. The overall proposed density of the entire project (either 150 homes or 139 homes on 80 acres) we believe is too dense, too radically changes the character of the parcel and therefore is unacceptable.

Thanks for considering our concerns.

Best regards,

Mark and Cindy Priscaro


-----Original Message-----

From: Heidi Kline [<mailto:hkline@ci.pleasanton.ca.us>]
Sent: Monday, September 08, 2003 4:03 PM
To: 'Priscaro, Mark'
Subject: RE: Lund Ranch II Aerial

If you'd like to make sure that your "environmental" concerns are addressed, then we do need your concerns by the end of the month. We are asking for everyone to submit items that they want covered in the EIR, such as traffic, trees, views, wildlife, etc.

Thanks!
Heidi

-----Original Message-----

From: Priscaro, Mark
Sent: Monday, September 08, 2003 1:54 PM
To: Heidi Kline
Subject: RE: Lund Ranch II Aerial

Thanks, Heidi, got it.

This is great. Nicely done.

I read the headline in today's Tri-Valley Herald regarding the decision to pursue an EIR, etc., etc., so I presume the development won't be analyzed further until the EIR is delivered to the Planning Commission and the City Council.

In that regard, does public comment still have to be submitted by the end of this month?

Mark

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<http://sitebuilder.yahoo.com>



Close

From: Kang, Keith [REDACTED]

To: Heidi Kline

Cc:

Subject: Lund Ranch II

Sent: 9/16/03 2:01 PM

Importance: Normal

Heidi,


We reside in one of the Bridal Creek homes. I am mainly concerned about the potential increase of the traffic and the noise level in the area. I'd like to review the current EIR. What is the current zoning of the proposed development area? Is it already owned by Greenbriair? What is the general approval by the voters for the increase of the residential housing in Pleasanton?

Regards,

-- Keith

To: Heidi Jo Kline, Associate Planner
P.O. Box 520
Pleasanton, CA 94566-0802

September 15, 2001

From: Nick and Lena Khoury


RECEIVED

SEP 15 2001

CITY OF PLEASANTON
PLANNING DEPT.

We are writing to you to voice our deep concern over the proposed development of Lund Ranch II by Greenbriar Homes. One of our biggest concerns is the traffic that this would generate on our street and in our community. We have three children who like to ride their bikes and play outside. The large increase in traffic would make it unsafe for them to play outside. There are many young children who live on Sycamore Creek Way and throughout the Bridle Creek community. Having a major increase in traffic will make it hazardous for them to play outdoors in their own neighborhood. It is estimated that there would be approximately an additional 1500 vehicle trips per day on our street as a result of this development. This is not only unsafe, it will cause increased traffic noise and impact our air quality.

When we bought our home almost 1 1/2 years ago, we liked the neighborhood because we thought it would be a nice quiet area to raise a family. We were never told about this development and never expected our street to be used as a "bypass" road. Now we are concerned about the traffic of the golf course and this development. We feel it is absolutely unfair to us to have our street used for all this traffic. There should be other alternative traffic routes considered outside of our community. We all paid a very high price to Greenbriar Homes to live in the Bridle Creek development and it is very unfair to us to live on very busy and unsafe streets. We are very worried about all the negative impact the Lund Ranch II project will have on our family and our neighborhood.

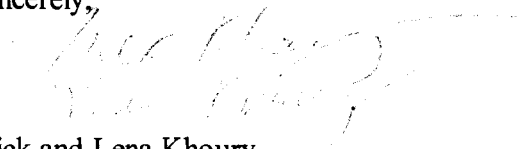
Another major concern we have is the impact this will have on our schools. We have noticed a big increase in traffic this year on Case Street (Hearst Elementary and Pleasanton Middle School) when dropping off and picking up our kids. There are several single-family residential developments in the process of being built right now that have the same school boundaries that we have. Once these homes are complete, it will cause even more school traffic and possible over-crowding of our schools. The impact on our schools is another major concern we have to consider when it comes to the Lund Ranch II project.

We are also concerned about the geological and aesthetic impact the Lund Ranch II would cause. The project will require the removal of over 400 Oak trees and many of them considered "heritage trees" protected by city ordinance. This will change the topography of the area and have a negative impact on our views. This project will also have a negative impact on the animals that live on the site, including the California tiger salamander.

We hope that the planning commissioners will seriously consider our comments and

concerns regarding the Lund Ranch II proposal. We are extremely concerned about all the negative impacts this project would have on our community. Thank you very much for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nick and Lena Khoury".

Nick and Lena Khoury

Please forward to planning commissioners.

From: Dilger, Teresa (Hackler) [REDACTED]

To: Heidi Kline

Cc:

Subject: PUD-25

Sent: 9/15/03 7:59 AM

Importance: Normal

Hi Heidi,

We spoke in May about PUD-97-12-3M (Sycamore Heights) construction which is scheduled for next to our home on 5213 Independence Dr. We now are receiving notices about PUD-25 (Lund Ranch II/Greenbriar Homes). Will you please send me the plot map for this new proposal?

The information that I am hearing concerns my family a great deal. Here is what I am hearing.

- Hills will be knocked down hills by 50' in places and filled in to a depth of 65' at other spots to flatten out the terrain.
- High density housing set in the hills
- Entrance into the new neighborhood through Lund Ranch Road
- Possibly opening up Independence Drive to make it a court and add more homes to the street.

This is a beautiful neighborhood set in the hillside. The changes being suggested would alter the views and the neighborhood character that we all bought into and would definitely alter our property values. The rolling hills should be capitalized not butchered for the sake of high density housing. The increased traffic through to 150 homes puts our children at risk and changes the nature of the community that Ventana Hills residents bought into. Most of us trusted past decisions by the city to extend Independence Dr or to route any additional traffic through Lund Ranch Road. I know that my family selected our house because our house was a safe, quiet spot on the street to raise our small children. The City of Pleasanton much honor its past agreements if it hopes to maintain any credibility or trust with its residents. We do not support the rezoning of this property to add more houses than previously planned.

In light of what I am hearing, in addition to my concerns above, are there any changes to the attached Syc. Heights drawing? Does Parcel A in this drawing remain open space and is there any building directly behind Lund Ranch Road? Is there any potential for Independence Drive to be opened up?

Regards,
Teresa and Dan Dilger



-----Original Message-----

From: Heidi Kline [mailto:hkline@ci.pleasanton.ca.us]
Sent: Wednesday, May 07, 2003 3:15 PM
To: 'Dilger, Teresa (Hackler)'
Subject: RE: PUD-97-12-3M

Teresa,

I've heard this summer some time.

[REDACTED]

Ms. Heidi Jo Kline
Associate Planner
City of Pleasanton
Pleasanton, CA – 94566

Sub: PUD 25 – Lund Ranch II Environmental Impact

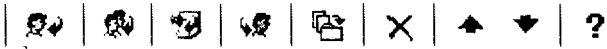
I have listed below the various environmental issues relating to the subject project. Some of the issues I have raised below were taken directly from “Tri-Valley Herald” newspaper dated September 8, 2003. First and foremost I have to pinpoint that the Lund ranch development plan started with 89 houses, then 113 houses and now at 150 houses. This is a 68% increase which by very nature of its increase has a detrimental value to our community as well as to the city of Pleasanton.

- **Schools:** Currently Foothill high school, where my daughter is in her Junior year, has several classes with a student size of 35 to 40. Adding more houses will increase the class size further from current level resulting in way overcrowded school. The consequences are very high teacher/student ratio with very minimal or no individual attention to the students, which will lead to poor results thereby making it very difficult on these youngsters to get into a decent college. We want our children to have a first class education. Not deteriorate further from the already overburdened system.
- **Transportation:** Additional traffic in the Bridle Creek development resulting from the Lund Ranch II development will literally make sure that the children in the area can not play outside which is very important considering that there are no park facility close by to this area. The increased traffic also will congest the Sunol Boulevard and Main Street area where parking facilities are just adequate but can not accommodate further increase in vehicles. In addition to the traffic congestion, the new development will also result in noise pollution, deterioration of air quality for years to come.
- **Nature:** “The project requires removal of 410 trees most of them indigenous blue and valley oaks. Of the trees to be removed 218 are considered ‘heritage trees’ protected by city ordinance. **This is totally unacceptable.** ‘the city has determined that two protected plants and 10 animals may live on the site or migrate through it including California tiger salamander.’ Further the deer population living in the area has to be moved out. – Do we need development by destroying the nature?
- **Topography:** ‘To make buildable lots and streets Greenbriar home proposes shaving up 50 feet of some hills and filling depressions of upto 65 feet deep. What kind of hazards will this bring our way? Considering that we live in an earthquake

prone state why should we invite problems by substantially changing the landscape ? Also, how the rain water will drain from high up in the hills? Will it flood the Bridly Creek Estates? Further, the elimination of rolling hills of south Pleasanton will permanently create a negative aesthetic impact.

- **Public services:** Water, Fire and Police services will be further strained from the additional housing development, if the city can not provide additional funds to expand these existing services. What is the impact on other utility services such as Electricity, Gas etc.,?

City of Pleasanton has few spots of open space and nature maintained at its best. Let us not destroy it in the name of housing development.



Close

From: [REDACTED]

To: Heidi Kline

Cc:

Subject: Re: Revised Plan for Lund Ranch II

Sent: 9/10/03 9:18 PM

Importance: Normal

Thanks for your follow-up message Heidi. Yes, my husband and I were on distribution for your 9/3/03 letter specific to the Lund Ranch PUD. We would appreciate receiving any future information that is distributed in conjunction with this project.

In the meantime, do you have any additional information relative to the Middleton Lane connection from Lund II to Bonde Ranch and Ventana Hills. The City Council agreed (when Bonde Ranch was developed) that the portion of Livingston Way that currently backs up to Ventana Hills would become an EVA-only road at the time Lund Ranch was built out. The traffic from Middleton Place was to be routed through the Lund property versus Livingston Way, and the portion of Livingston Way between Middleton Place and Braxton Court would become an EVA-only road. It looks like the Middleton Lane design on the Lund Ranch II PUD supports this agreement, but we can't tell for sure without seeing the plan for Middleton Lane on the Bonde Ranch/Ventana Hills end of the street.

Please let me know what information is available relative to this specific issue.

Thanks again,
Carol



Close

From: Mark Medor [REDACTED]

To: Heidi Kline

Cc: Isabel Gomez

Subject: PUD-25: Lund Ranch II

Sent: 9/7/03 7:45 AM

Importance: Normal

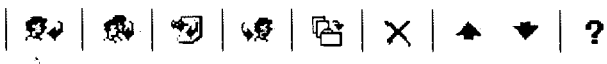
Heidi,

I live on Independence Dr. My main concern with this proposal is the traffic impact around our neighborhood. There are many small children around the very popular Mission Hills Park.

What is the plan for the main roads going into this proposed subdivision?

Thank you,

Mark Medor
[REDACTED]



Close

From: Jim Merryman [REDACTED]

To: Heidi Kline

Cc:

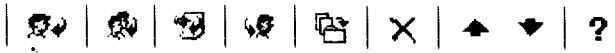
Subject: PUD-25 Lund Ranch II

Sent: 9/4/03 8:00 PM

Importance: Normal

In regards to PUD-25, we would like to know if access to the development will be thru Hopkins/Independence area. and if so, how will the added traffic be addressed.
 During construction, will the hours of construction be limited and will construction traffic be directed thru the Hopkins/Independence area? How will noise pollution be addressed during construction? Will the new homes adversely effect our water, gas or electrical service? thanks

Jim and Laurie Merryman
 [REDACTED]



Close

From: Steve Fast [REDACTED]
To: Heidi Kline
Cc: Marion Pavan
Subject: Lund Ranch/kottinger Hills
Sent: 8/20/03 11:22 AM **Importance:** Normal

I am sending you this e-mail for my concern over the proposed development of the Lund Ranch 2. I am a home owner on Benedict Ct. and I purchased our home February of 20002. One of the attractions of the home was, we were on a Cul-de Sac. It would be very upsetting to see access from the end of our Court. People would use our street for through access. I am also a Real Estate Broker here in Pleasanton, and it is a proven fact that homes on Cul-de Sacs sell higher than home on through traffic streets. It would directly effect the value of not only my home, but the homes on Benedict Ct. as well. Kottinger Ranch homeowners fought PG&E and won. I can assure you we will do the same to keep our street a Cul-de Sac. Thank you for your time.
Steve Fast

[REDACTED]

September 10, 2003

City of Pleasanton Planning and Community Development
PO Box 520
Pleasanton, CA 94566

Dear Heidi:

I am very concerned that the original plan for the area has been changed to include additional housing units under the guise of affordable housing. The additional housing units will result in additional traffic and congestion and do little to provide affordable housing while changing the character of the area.

When I moved to this part of the city I did so because the area offered a quiet, un-crowded environment with open space. By changing the plan you are changing the nature of the neighbor in a negative way.

I hope the planning department will reconsider these changes.

Sincerely,
Joe Arruda

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c. **PUD-25, Lund Ranch II Draft EIR Scoping Session**

Public scoping session for the Draft Environmental Impact Report (EIR) for PUD-25, the application of Greenbriar Homes for PUD rezoning and development plan approval to allow the construction of 150 single-family detached homes on the approximately 195-acre Lund Ranch II property located at 1500 Lund Ranch Road. The purpose of this public meeting is to gather public comment pertaining to the scope and content of the EIR only for this proposal. The actual proposed project would be considered by the Planning Commission at a later date.

Mr. Iserson presented the staff report, and summarized the history and scope of this project. The original application submitted included 113 single-family homes, and staff determined that an Environmental Impact Report was necessary for the project. When the City Council approved the EIR consultant contract, the Council directed that an alternative plan be developed which would include more affordable housing and could include an increased number of lots. Greenbriar responded with the 150-lot plan with 16 BMR units. The EIR would be geared toward the larger plan, but would explain the environmental differences between the two.

In response to an inquiry by Chairperson Arkin, the 113-unit project would have some affordable housing proposed, but it would be a fairly small percentage. No affordable housing plans had been submitted for either alternative.

Mr. Iserson stressed that there would be no decisions made by the Planning Commission tonight, nor would there be any significant discussion of the project *per se*. The purpose of the meeting was for the Planning Commission and the public to provide input into the Draft EIR so that the consultant may have direction with respect to area of study. He noted that there were many rolling hills, swales, and watercourses, which carried their own environmental issues in terms of biology, vegetation, and wildlife. The project is located next to several existing residential developments, which may create potential impacts such as traffic, views, and visibility.

Mr. Iserson advised that the property was identified in the General Plan as 58 acres of Low-Density Residential, 123 acres of Rural Density Residential, and 13.5 acres of Public Health & Safety.

The environmental issues identified by staff include:

1. Conformity with the General Plan;
2. Density;
3. Development areas;
4. Impacts on surrounding areas, such as traffic, views, vegetation (including heritage trees);
5. Geologic and geotechnic issues, such as grading, seismic concerns, and landslides;

6. Water-related issues, including water quality, runoff, and potential flooding;
7. Plant and wildlife impacts, such as wetlands, sensitive plants and animals, and tree removal;
8. Traffic circulation;
9. Impacts on public facilities; and
10. Cultural resources.

In response to an inquiry by Commissioner Roberts, Mr. Iserson advised that the 1996 General Plan holds sway over this land.

THE PUBLIC HEARING WAS OPENED.

Katja Kamangar, Director of Land Development, Greenbriar Homes, noted that she would address three issues:

1. Lund Ranch, and how it relates to the North Sycamore Specific Plan and the infrastructure;
2. How the plan evolved; and
3. The Bridle Creek disclosures.

Ms. Kamangar noted that the North Sycamore Specific Plan was prepared in 1992, and that it contemplated the development of Lund Ranch, which was named as a funding developer. The infrastructure through Bridle Creek to Sunol Blvd. was designed and constructed to accommodate the future Lund Ranch development. She noted that the City Council asked them to rework the plan to include a wider variety of housing types, not just the affordable housing component.

Ms. Kamangar noted that they had been copied on several letters from citizens about the Bridle Creek disclosure issue, indicating their concerns about traffic. They stated that they were not informed that the Lund Ranch traffic would come through the Bridle Creek community. She stated that Greenbriar did disclose that fact in two different documents to the home buyers, both in the Buyer Disclosure during the execution of the purchase agreement, and in the CC&Rs.

Ms. Kamangar realized this was the beginning of the process and anticipated significant input from the community throughout the process. She noted that the discussion should focus on what parameters and what items the EIR consultant should include in the study list.

Chairperson Arkin inquired whether the disclosure discussed Summit Creek Lane as the major thoroughfare. Ms. Kamangar stated that the disclosure stated that future development would utilize the circulation system within Bridle Creek.

Fritz Geier, Geier & Geier Consultants, Berkeley, noted that the City asked his firm to assist in the preparation of the environmental review and the documentation for the Lund

Ranch project. He provided an overview of the environmental process, and displayed a flow chart which detailed the CEQA process. He noted that the available alternatives in the EIR were:

1. No Project Alternative;
2. Higher Density and/or Lower Density alternative; and
3. Environmentally superior alternative.

In response to an inquiry by Commissioner Sullivan, Mr. Iserson advised that the Planning Commission may suggest alternatives as well. He noted that various measures may be taken to reduce environmental impacts, such as reducing gradings or moving houses.

Greg Perkins, 880 Summit Creek Lane, expressed concern about the disclosure by Greenbriar, and noted that they did not receive specific information about the future development plans when they bought their home. He noted that was a false statement, and believed that the agents were aware of the development plans.

In response to an inquiry by Commissioner Maas, Mr. Perkins noted that he would have to search through many documents to confirm that he had that disclosure statement.

Mr. Perkins noted that the ten trips per household was heavily underestimated, and noted that 1,500 trips per day translated to 150 trips per hour. He witnessed several near-accidents at the blind corner near Sunset Creek, which he stated was a very dangerous area. He was not aware that a development of this magnitude was being built, and was told that Greenbriar did not know what was being put in.

In response to an inquiry by Commissioner Maas, Mr. Perkins noted that he was now aware of the future construction of New Cities.

Ken Czaja, 1141 Lund Ranch Road, believed that the number of homes in the development was too high, and noted that the General Plan midpoint was 82 homes. He noted that the number of homes would have a negative impact on traffic and noise, because of the bowl-shaped area. He noted that there was no green belt connection with New Cities as there was with Ventana Hills. He noted that the road extension appeared to go to a potential new development.

Mr. Iserson noted that it was a connection to the Foley property, which was currently used for cattle ranching.

Mr. Czaja inquired about the impact on the water flow to the creek, especially by his property. He believed that was subject to serious erosion problems. He strongly objected to the possibility of building homes on the ridges, and noted that it would have damage the visual and aesthetic impacts. He was concerned that 400 trees, including 200 heritage trees, on the hillside would be destroyed, which he believed was out of proportion. He

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noted that the grading was massive, and that the hillside would be devastated by the cut and fill operations.

In response to an inquiry by Chairperson Arkin, Fritz Geier noted that in addition to the letters received, the scoping process, and the comments by the Commission would be incorporated into the EIR analysis. He noted that the City provided a list of ten issues, and if more issues were raised, he would discuss their addition with the City.

In response to an inquiry by Commissioner Sullivan, Mr. Iseron noted that the EVA road would connect with the EVA system on Kottinger Ranch, which would require approval from the Kottinger Ranch Homeowners Association.

David Glenn, 10 Tehan Canyon Road, expressed concern about the removal of approximately 400 trees, including 218 heritage trees. He noted that the oak tree roots penetrated the ground to a depth comparable to their height, which stabilized the hillside. He noted that the constant dropping of leaves, twigs, and branches provides ground cover to reduce soil erosion. He added that they survived the arid environment of the area very well, and protected the water requirements that would be needed if new landscaping were planted. He noted that during the six year drought, City Council voted to reduce every resident supply by 50%, and noted that the "Miracle March" rains alleviated the drought somewhat. He asked the Commission to disallow the sacrificing of heritage oak trees for water-intensive uses.

Joseph Arruda, 779 Sunny Brook Way, submitted a speaker slip but was not in attendance to speak.

Charles Johnson, 726 Summit Creek Lane, noted that he purchased his home nine months ago, and selected it because of its quiet location and space for his four boys to play. He noted that his wife was an escrow coordinator, and would not sign their closing documents without thoroughly examining them. He did not believe they would be able to back out of their own driveway because of the intense traffic. He noted that if they had known about this project when they purchased their home, they probably would have changed their decision.

Jon Harvey, 3790 Smallwood Court, former City and County Planning Commissioner, noted that the grading map showed that much of the land had a slope greater than 30%. He inquired how the environmental impacts to that amount of grading would be mitigated. He noted that there were numerous water seeps on the property, and wished to ensure that was covered from a flow and quality perspective on surface flow as well as ground water. From a biological perspective, he wished to address the microbes, flora, and fauna that live around the seeps and depends on those areas for habitat. He agreed with Mr. Glenn's statements regarding the oak trees. He was very involved in the protection of agricultural lands in the area, and was concerned about the impacts of the rangeland loss and the possible mitigation.

Mr. Harvey believed the dedication of open space was nice for landscaping, but the area no longer had viable habitat or agricultural lands. He supported mitigating the habitat and the agricultural lands that would be lost.

Melissa Denena, 6830 Via del Oro, submitted a speaker slip, but declined to speak.

Rich Cimino, 1281 Ridgewood Road, inquired how is the Heritage Tree Ordinance was enforced, and whether there was a City document which outlined the Ordinance.

Mr. Iserson advised that under Chapter 17 of the Pleasanton Municipal Code, trees were required to be located and catalogued as to species, size, health, condition, and value as part of the tree assessment. That information is then included in the development process and the EIR so the City was aware of which trees are threatened, proposed to be removed, and how they may be mitigated. With that information, the development may change to save trees, and/or replace them with other new trees.

Commissioner Roberts advised that an arborist always examined such developments, and provided reports to the City.

Mr. Cimino inquired whether the City could consider not building this development in exchange for a building permit for project in the flatlands, rather than do all the grading that was planned.

Ms. Nerland advised that Chapter 17.16.050 of the Pleasanton Municipal Code was the applicable documentation for those issues. She noted that the Municipal Code was available on the City's website, and at the library.

Vanessa Kawaihau, 871 Sycamore Road, noted that she was not a Greenbriar resident, and noted that the Northern Sycamore Specific Plan preserved more open space than what was originally planned for the area in the late 1980s. She thanked Greenbriar for meeting and exceeding City Council's requests on June 3, 2003, to include more affordable and inclusionary housing. She noted that when she discussed the 113-unit plan in October, 2003, with someone involved with the project, she voiced her concerns about the tree removal, the grading, and the houses along the ridge next to the City water tank. She noted that anyone walking along the creek in Greenbriar would be able to see that, and she was opposed to any building on the ridge.

Regarding traffic plans, Ms. Kawaihau read a selection from Section 3 (page 24) of the Northern Sycamore Specific Plan, which stated that the "north/south, east/west collector route should not exceed a total average daily traffic at a maximum build-out of 10,000 vehicles, including existing and future development in the planned area: Sycamore Road, Lund II, and other South Pleasanton areas." When the EIR is written, she would like to ensure that the original section of Sycamore Road at Sunol Boulevard not exceed 10,000 cars per day. She noted that Foley Ranch residents reserved the right to develop the upper third portion of that property.

Nanette Taraya Vonk, 732 Summit Creek Lane, noted that she and her husband bought their home because it seemed quiet and appropriate for their young children. She valued its friendliness toward children, and their ability to play outside without having to worry about heavy traffic. She expressed concern about the heavy traffic load that would be added to Summit Creek Lane, which would not allow her children to play baseball or ride their bikes outside. If they had known about the development planned for Summit Creek Lane, they would not have bought that home.

Phyllis Ho, 750 Sycamore Creek Way, noted that she and her husband bought their home because it seemed like a good place to raise a family. They just discovered that the golf course was being built; they were told repeatedly that the golf course was rejected when they bought their home. She was concerned about the additional traffic it would generate, as well as the additional traffic generated by Lund Ranch II. She believed the extra traffic would jeopardize the safety of the residents. She expressed concern about the drain on public services that it may cause, and noted that the 25 mph speed limit signs were routinely ignored.

Fares Mubarek, 773 Summit Creek Lane, noted that he had paid a premium for his home based on the low traffic flow, quiet neighborhood, aesthetics, good schools, and the safety of the neighborhood for their children. He noted that the addition of the golf course, Applied Biosystems, and the proposed development compromised their quality of life in the neighborhood. He noted that the disclosure stated that approximately 100 homes would be built. He specifically asked the Bridle Creek representatives if they were developing those homes, which they denied. He did not oppose development, but believed that the cost for development should not be shouldered by one neighborhood. He believed that alternative traffic access and school zoning should be examined. He believed that the safety hazards in the area should be examined to avoid the blind spots.

Tony Nguyen, 968 Summit Creek Court, submitted a speaker slip but was not in attendance to speak.

Henry Luis, 993 Summit Creek Court, expressed concern about the potential noise that would be generated from the additional traffic. He was concerned about the single point traffic access in the event of an emergency.

Chairperson Arkin stated that there was access to other developments in that case, and explained the nature of an EVA.

Mr. Luis noted that Sunset Creek Lane was a narrow street, and did not believe that many cars could be funneled through that area.

Padi Peyrovan, 696 Sycamore Creek Way, expressed concern about the increased traffic and the safety of the children in the neighborhood. She noted that she cannot allow her children to ride their bikes because of the speeding cars. She had not been aware that her street would be the main thoroughfare. When she bought her house, she specifically

asked the sales representative about the traffic patterns, and was told it would be a closed *cul de sac*.

Shareef Mahdavi, 5708 Hidden Creek Court, noted that his home backed up to Sycamore Creek Way, and that he could see the headlights on Summit Creek Lane when it's dark. He wished to clarify the difference between a homeowners association and maintenance association. He believed that Mr. Costanzo glossed over the difference when he stated that the difference was who owned the land. He had tried to contact the management group of the Bridle Creek Maintenance Association, and they stated that the Helsing Management Group could not represent the owner. In addition, the maintenance association had no legal right to represent homeowners in any way, nor can a Bridle Creek homeowner who is a representative to that group represent them. He noted that this was a different situation than Kottinger, and believed that the maintenance association was powerless except for ensuring that landscaping was maintained.

Mr. Mahdavi was concerned about damage to land and views, especially 50 vertical cuts in the hillsides and the removal of 218 heritage trees from the property. He noted that 70 out of 111 homes were directly in the path of cars coming through the development. He noted that an additional 2,000 cars per day would pass through due to the golf course, New Cities, and Spotorno. He expressed concern about his children's safety, as well as the 300 children in the immediate community. He noted that he read through every document prior to his closing, and he was aware of a bypass road to the golf course, Spotorno, and New Cities, but did not see anything about Lund Ranch II in the disclosure. He believed the residents were deliberately deceived with respect to the disclosures about Lund Ranch II.

Theresa and Dan Dilger, 5213 Independence Drive, submitted a speaker slip but was not in attendance to speak.

James Frost, 5752 Hidden Creek Court, inquired how the heritage tree removal would be mitigated. He objected to the removal of 100-year-old oak trees that could not be replaced within a lifetime. He believed that the disclosures were deceptive, and that the verbal statements differed from the written declarations. He believed that litigation was likely because of those disparities.

Bob Gotelli, 900 Sunset Creek Lane, noted that he lives 500 feet from the eastern boundary of Bridle Creek. He noted that he had never been told that 150 houses would be built at the Lund Ranch property. He noted that the neighborhood streets were narrow, and that the resulting noise and pollution would be excessive. He believed the project would ruin the integrity of the Bridle Creek community.

Greg O'Connor, 5750 Hidden Creek Court, echoed the comments of the other speakers, and noted that he had not seen this development included in the disclosure. He had contacted 55 residents on short notice, and only two of them acknowledged that they knew about Lund Ranch II. He noted that both of those people worked with Greenbriar. He believed that if Greenbriar made an error in the disclosure document, or if the

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disclosure was buried in the closing paperwork, no one in the sales office was aware of the project. He opposed this project, and did not believe that incomplete disclosures should be rewarded with approval of this project. He believed that alternative traffic routes through Bridle Creek must be explored if this project were to go forward. He hoped that the City held the number of houses to the original 82 units, and did not wish to see excessive excavation in the development. He invited the Commissioners to visit the site, and to see how narrow most of the streets were. He noted that Sycamore Creek Lane already had a problem with speeding, and that problem would spread to the smaller streets.

In response to an inquiry by Chairperson Arkin, Mr. O'Connor advised that he was not notified of the City Council meeting which addressed the EIR consultant agreement and increased the number of houses to 150.

Commissioner Roberts noted that page 8 of the Initial Study Checklist, the question "Is there any serious public controversy concerning the environmental effects of the proposed project?" was checked "No."

Mr. O'Connor suggested that item be changed.

Danielle Bannell, 860 Sycamore Creek Way, noted that she recently found out about this project, and expressed concern about the safety of the children and the proposed volume of the traffic. She would like Greenbriar to donate the land for a preserve, and was disappointed that the neighbors did not receive all the information.

Alberto Lata, Jr., 5772 Dalton Creek Way, submitted a speaker slip but was not in attendance to speak.

N. Rajagopalan, 916 Sycamore Creek Way, noted that he was opposed to this project, and expressed concern about overcrowded classrooms.

Chairperson Arkin noted that the Planning Commission could not condition a project based on school facilities.

Mr. Rajagopalan noted that other cities, including Alamo and Lafayette, posted sandwich board signs on roads that are to be extended. He believed that would solve the problem of disclosure deficiencies.

In response to an inquiry by Mr. Rajagopalan, Mr. Iserson advised that Greenbriar paid for the EIR, and that the City selected and managed the consultant. The City would pay the consultant based on its assessment that the consultant is performing the work according to their direction.

Bob Roman, 862 Summit Creek Lane, noted that he had inquired specifically about Lund Ranch II, and he was disappointed that he did not learn the truth. He and his wife had based their home buying decision based on the assumption that the Specific Plan was

somewhat accurate. He noted that the increase from 80 to 150 homes was a dramatic increase, and the additional traffic greatly concerned him. He acknowledged that many of the Bridle Creek residents exceeded the speed limit in the community, and was concerned about the additional traffic. He would not like the EIR completed from a statistical standpoint, rather than a practical standpoint.

Commissioner Roberts made an announcement about the General Plan Roundtable for this neighborhood would be held at 7:00 p.m. on Wednesday, October 1, 2003, at Vintage Hills School's Multipurpose Room. This project and the Kottinger Project could be addressed within the context of the General Plan Update.

Scott Schafer, 1153 Lund Ranch Road, noted that the creek on his property was protected by a conservation easement, and that a heritage oak tree was located on his property. He was very concerned about the water flow and how much would be diverted into city culverts. He noted that there were very few parks in his area of town, and that the buffer between Lund Ranch II and his development was nearly nonexistent. He was very concerned about the traffic and the noise.

Padman Ramankutty, 762 Sycamore Creek Way, noted that he had been a licensed real estate agent. Prior to buying his house, he had asked specifically about Lund Ranch; the sales representative was not aware of it. He expressed concern about the traffic and pollution.

Norman Nashir, 729 Summit Creek Lane, noted that in 2002, a speeding driver ran over his tree and mailbox; when he replaced the mailbox, it had been dented again last month.

Kevin Close, 871 Sycamore Road, wished to discuss the North Sycamore Specific Plan and the north/south and east/west collector roads and their relationship to the golf course. He believed the Lund Ranch II project was oversized for the location and suggested reducing the number of homes to 80. He would also like to see affordable and below market housing included in the project. He did not believe this project was acceptable.

Leslie Fitzgibbons, 795 Sunny Brook Way, expressed concern about the narrow streets, and believed the development would turn the community into one like Dublin Ranch. She noted that she was an emergency physician, and was very concerned that the increase in traffic would lead to more traffic accidents. She noted that Bridle Creek was sold as a quiet, quaint community, and believed that she was misled in that characterization.

Ronald Windom, 811 Sunny Brook Way, expressed concern about the removal of heritage trees. He noted that the number of streets funneling from Lund Ranch into Bridle Creek was inadequate. He noted that there were parks in the area, and believed that an increase in homes should include a park. He noted that speed bumps for the existing roads were needed to calm the traffic.

Commissioner Roberts noted that the Fire Department did not like speed bumps, and mentioned that other traffic calming measures were available.

George Karpaty, 5778 Hidden Creek Court, inquired whether the consultant had ever done a Greenbriar project before, how many, and would like to know what the outcome was. He expressed concern that the development would ruin his view of the hills, for which he paid a premium. He inquired about the effect of automobile emissions on the protected habitat near the creek.

Chairperson Arkin advised that the EIR would discuss any air quality issues.

Fritz Geier, consultant, noted that his firm had worked for a number of developments over the past 25 years, including Greenbriar projects. He noted that the arrangements were similar to those required by the City, wherein they were paid by the public agency. He noted that they had done one EIR for a Greenbriar project previously.

Bonnie Umphreys, 678 Sycamore Creek Way, noted that her home would be affected by the traffic from Lund Ranch II and the traffic coming down from the bypass road. She acknowledged the support she'd received from the City with respect to previous Greenbriar issues she had experienced. She believed the City had acknowledged the traffic problem in the area with the placement of speed measurement and traffic counting. She had tried to sell her home, and received offers substantially below what she had offered. She believed the potential traffic impacts had affected the resale price.

Sherry Louie, 570 Sycamore Creek Way, expressed concern about her children's safety and excessive speed of traffic on the street.

Kranti Achanta, 872 Sycamore Creek Way, noted that he had bought his house a year ago through an agent, and believed that Greenbriar had earned, then betrayed, his trust. He was not aware of the Lund Ranch II plans. As a general surgeon, he was aware of what trauma a car impact would inflict on a child, and was very concerned about the addition of 1,500 cars to the safety of the children. He noted that most of the 300 children in the community were younger than 10 years old, and because there was no dedicated park in the neighborhood, the children would need to play indoors.

Katja Kamangar noted that she listened very carefully to the public's comments, and thanked them for their comments. She noted that the disclosures had been signed by the homeowners, and understood their frustrations.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Roberts inquired what the City was doing to maintain the open space on the Koopmann property, and whether the City had any involvement with the salamander preserve at Ruby Hills. She noted that grazing lands were often overlooked, and inquired about the possibility of transfer development rights. She noted that building on ridges were not allowed anywhere else in the City, and believed that alternative access must be explored and included. She would like to see neighborhood traffic calming and haul routes addressed. She expressed concern about the major grading plans and tree loss. She

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noted that the Land Use Element of the General Plan encouraged “lower intensity uses immediately inside the urban growth boundary as necessary to prevent potential land use conflicts with outlying non-urban uses.” She noted that the density increase on this property involved the urban growth boundary. She believed that the placement of affordable housing on this land was an oxymoron, and added that the degree of grading required would be a very expensive proposition. She would like to see an analysis according to the present General Plan.

Commissioner Maas noted that the Specific Plan identified 82 units, and the City Council had suggested increasing the number of units to include affordable housing.

In response to an inquiry by Commissioner Maas whether an amendment must be made to the Specific Plan, Mr. Iserson noted that the development was controlled by the General Plan, not a Specific Plan. He added that the midpoint of the General Plan was 82 units; the upper limit was 139 units, if amenities were provided. A density bonus of up to 25% is allowed above that.

Commissioner Roberts noted that the trees were located in the low-lying areas, where the houses would be built. She added that there were raptors in the area, as well as tiger salamanders, two types of fox, bobcats, and golden eagles.

Commissioner Maas noted that her informal tally of the residents’ concerns placed the disclosure and traffic as the top two issues. She added that noise, parks, open space, and the placement of the houses, trees, vegetation, habitat, grading, and street access were also major issues. She believed that 150 houses was an excessive number, the disclosure issue notwithstanding.

Commissioner Sullivan complimented staff on identifying the community impacts, and agreed with the comments with respect to environmental impacts. He believed this project, as proposed, as an environmental disaster waiting to happen. He noted that the new Housing Element did not stress this type of housing to be built in the community. He noted that with the housing cap of 29,000, it did not make sense to him to build houses with this type of environmental impact. Commissioner Sullivan suggested that an off-site alternative be considered in the EIR, for instance, the same number of units at Hacienda or the East Side.

Chairperson Arkin believed this project had many environmental impacts, and would like to see further examination of alternative access, especially through Kottinger Ranch, Bonde Ranch, and Ventana Hills.

Commissioner Sullivan noted that the EIR checklist included environmental impacts that were individually limited, but cumulatively considerable. He believed that the air quality and energy impacts may fall into that category because of the many projects with “insignificant impacts” that would combine to form a significant impacts.

- h. Consultant Contract with Geier & Geier Consulting, Inc. to prepare an environmental impact report (EIR) for the Lund Ranch II PUD development plan (PUD-25). (SR 03:141)

Mayor Pico requested that this item be continued to the next meeting.

Michael Harlan, Greenbriar Homes, asked what the issues were so he could relay the information to his home office.

Mayor Pico wanted to review the product and density of this project. Several Councilmembers have expressed their opinion that developers are not building the right product for what the people in Pleasanton need. Before the project goes too far, he wanted further discussion. He did not like the size of the houses in this project.

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- ~~i. Amendment to the Pleasanton Municipal Code regarding the role of liaison commissioners and establishing operating rules and procedures for City commissions. (SR 03:143)~~

~~**This item was continued to the next meeting by staff.**~~

- ~~j. Commended Operation: Welcome Home!~~

~~Larry Tucker, 3510 Dickens Court, Chair of the Operation: Welcome Home Committee, noted all the various organizations that are participating in this event. This is truly a Tri-Valley event and he asked for support from the cities in the area. He briefly described the event including a parade and picnic. He requested support in the form of security patrol by off-duty policemen, public relations, donation of the use of sound equipment, and a \$500 contribution.~~

- ~~k. Proclaimed May 23-25, 2003 as "Golden State Round-up Days" in Pleasanton.~~

- ~~l. Approved plans and specifications for resurfacing of various City streets, Project No. 025003RF; reviewed the bids and awarded the contract for the project to Bay Cities Paving & Grading, Inc.; authorized the City Manager to enter into the contract; and authorized the Director of Public Works to approve and execute contract change orders for a contingency amount not to exceed \$119,000 (20% of construction bid), if necessary, for related subject project work. (SR 03:134)~~

- ~~m. Adopted Resolution No. 03-057, amending the Master Fee Resolution No. 92-100 to add a fee for the storage of firearms that are subject to a protective order. (SR 03:131)~~

- ~~n. Adopted Resolution No. 03-058, authorizing an application with the Metropolitan Transportation Commission for allocation of TDA funds for the annual sidewalk and intersection ramp project. (SR 03:139)~~

The roll call vote was as follows:

AYES: Councilmembers – ~~Ayala, Brozosky, Campbell, Hosterman, and Mayor Pico~~
NOES: None
ABSENT: None
ABSTAIN: None

Item 6b

Consideration of the proposed project for Lund Ranch II and authorization to award the Consultant Contract for preparation of the project's EIR

(SR 03:141)

Brian Swift presented the staff report.

Mayor Pico expressed his concern about the project. He believed Council would like to see a different product type and would like to incorporate some smaller units of about 1,500 square feet or less, single-family detached, affordable units. He would be willing to increase density in the area in order to accommodate a mix of product type. He noted Council has not seen preliminary plans for Lund Ranch II and did not want Greenbriar to spend a significant amount of money on plans and an environmental impact report for a project that would not be acceptable to the Council. He wanted inclusionary housing to be part of this project and reiterated his desire for a mix including smaller units.

Ms. Ayala noted the environmental impact scoping it referred to the Spotorno cattle ranch on the southern border. She suggested Greenbriar review the Spotorno and Lund properties together with density transfers in mind. This could provide a way to get a bypass road for the golf course.

Ms. Hosterman said she wanted to provide more workforce housing for the community and she believed the rest of the Council agreed. She wanted fewer huge homes to be built. She did not want the developer to spend millions of dollars developing a plan that may not be acceptable to Council.

Mr. Brozosky also wanted smaller houses. However, the proposed project is at the edge of the urban growth boundary and the General Plan said density is to feather out to less density. He did not think additional density would work in the proposed area. He was interested in Ms. Ayala's proposal to work with the Spotornos and Lunds to get a bypass road in the area.

Mr. Campbell agreed with prior comments and noted the developer had indicated there was a place in the project to build more affordable houses. Mr. Campbell wanted more trails in the area as well and suggested linking them to the golf course trails.

Ms. Ayala said she could support mixed units in the project and agreed with Mr. Brozosky's comments about the terrain of the area, so it will take work to arrive at a solution. She felt this area could solve many problems, so long as it works financially for the developer. She urged keeping an open mind for a mix of units.

reaches the approval stage. He believed it would be two years in the process. He understood the desire of Council for smaller units and will work on opportunities.

Carol Spain, 1068 Hancock Court, indicated that when Bonde Ranch was being built, she was part of a neighborhood steering committee that worked with the developer, staff and Council. There was an agreement that the public access from the Lund Ranch connecting to Ventana Hills (Livingston Way) would become an emergency vehicle access only road. She referred to the earlier discussions regarding the Happy Valley access road. The agreement of the prior Council was that Livingston Way would become an emergency vehicle access road only and traffic from Middleton Way would route through Lund Ranch. She believed that if Council converted Livingston Way to an EVA, it would give assurance to the residents of Happy Valley that the public access near the golf course would revert to an EVA. She had documentation of the agreement. On another topic, it was admirable for Council to want to increase the density, but she felt it would be a disaster to do it on this property. It is beautiful and in order to increase density, it would be necessary to heavily grade the hills. She did not want that to happen. When people bought homes from Shappel the CC&Rs contained a notice regarding Livingston Way.

It was moved by Mr. Campbell, seconded by Ms. Ayala, to authorize the City Manager to execute a contract with Geler & Geier Consulting, Inc. for consulting services to complete an EIR for the Lund Ranch II proposed development.

The roll call vote was as follows:

AYES: Councilmembers – Ayala, Brozosky, Campbell, Hosterman, and Mayor Pico
NOES: None
ABSENT: None
ABSTAIN: None

Item 6c

Review of Zone 7 Lake "I" maintenance road project. (SR 03:158)

This item was discussed earlier in the agenda.

Item 6d

PAP-48 (PV-83/PADR-736), Brett L. Hoffman

Appeal of the Planning Commission's denial of a variance application to allow an existing detached shed to maintain a zero (0) foot sideyard setback from the western side yard property line where a three foot side yard setback is required.. (SR 03:160)

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1509

AN ORDINANCE APPROVING THE APPLICATION OF SHAPPELL INDUSTRIES OF NORTHERN CALIFORNIA FOR REZONING AND DEVELOPMENT PLAN APPROVAL AS FILED UNDER CASE PUD-90-18

- WHEREAS, Shapell Industries of Northern California has applied for development plan approval for construction of 106 new single-family residential units on an approximately 104 acre site and rezoning of the site from "A" (Agricultural) District to PUD (Planned Unit Development) - Medium Density Residential/Low Density Residential/and Rural Density Residential District; said site is located at the northerly and southerly sides of Bernal Avenue, approximately 2,250 feet southeasterly of Sunol Boulevard; and
- WHEREAS, an Environmental Impact Report was prepared for this project and on May 21, 1991, a resolution certifying the Environmental Impact Report as complete and adequate was adopted; and
- WHEREAS, the EIR disclosed many possible significant adverse impacts, most of which could be mitigated, but two of which could not be mitigated to insignificant levels; and
- WHEREAS, Council received the Planning Commission's recommendations for approval of the development plan and rezoning; and
- WHEREAS, both staff and Planning Commission have recommended that benefits of the project - social, economic, and environmental/land use - outweigh the few significant adverse environmental impacts, thereby justifying approval of the project; and
- WHEREAS, a duly noticed public hearing was held on May 21, 1991; and
- WHEREAS, the City Council finds that this development plan and zoning are consistent with the General Plan policies of the City of Pleasanton.

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: The City Council makes the following findings:

1. That all significant adverse effects enumerated in the EIR which can feasibly be avoided have been eliminated or substantially lessened as indicated in the document entitled "CEQA FINDINGS" attached hereto as Exhibit "C" and incorporated herein by this reference; and
2. That those remaining unavoidable significant adverse effects identified in that document have been found acceptable in that the social, economic, and environmental/land use benefits to the proposed project as indicated in the EIR, staff reports, testimony at public hearings and Planning Commission recommendations outweigh the remaining unavoidable adverse impacts.

Section 2: Approves the rezoning of an approximately 104 acre site located on the northerly and southerly sides of Bernal Avenue, approximately 2,250 feet southeasterly of Sunol Boulevard from "A" (Agricultural) District to the PUD (Planned Unit Development) - Medium Density Residential/Low Density Residential/and Rural Density Residential District.

Section 3: The Zoning Map of the City of Pleasanton dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts is hereby amended by Zoning Unit Map No. 398, attached hereto as Exhibit "D", dated May 21, 1991, and incorporated herein by reference.

Section 4: Approves the development plan for construction of up to a maximum of 106 new single-family residential units to be located on an approximately 104 acre site located at the northerly and southerly sides of Bernal Avenue, approximately 2,250 feet southeasterly of Sunol Boulevard, subject to the conditions on Exhibit "B", attached hereto and incorporated herein by this reference.

Section 5: The city staff is directed to cause a Notice of determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

Section 6: This ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton.

Section 7: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

Ordinance No. 1509

Page 3

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on May 21, 1991.


ADOPTED at a regular meeting of the City Council of the City of Pleasanton on June 4, 1991 by the following vote:

AYES: Councilmembers - Butler, Mohr, and Mayor Mercer
NOES: Councilmembers - Scribner and Tarver
ABSENT: None
ABSTAIN: None



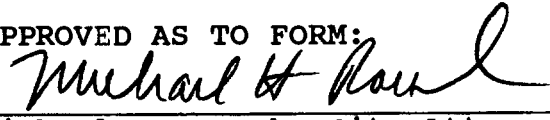
KENNETH R. MERCER

ATTEST:



Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:



Michael H. Roush, City Attorney

EXHIBIT B

**Final Conditions of Approval
Case PUD-90-18
City Council (June 4, 1991)**

1. Permitted Uses

a. Lots 1 through 113C (106 lots)

Permitted and conditional use of the R-1 One-Family Residential District as listed in the Pleasanton Municipal Code.

b. Bonde Residence (1 lot)

1) Permitted and conditional use of the R-1 One-Family Residential District as listed in the Pleasanton Municipal Code.

2) Private stables or barns for the keeping and training of horses, provided that stables or barns maintain a 50' minimum separation from property line and a minimum 100' separation from any other dwelling.

c. Open Space Areas

Open space uses, including agricultural grazing and public trails as may be approved by the City Parks and Recreation Commission or other authorized body.

2. Development Plan

a. The development plan for Case PUD-90-18 shall conform substantially with the plans dated "Received, May 1, 1991", Exhibit A, on file with the Planning Department, except as modified by the following conditions of approval.

b. This development plan shall have no further validity, force, or effect in the event that any of the following occur:

1) The applicant fails to receive growth management approval within 2 years of PUD approval; or

2) Subsequent to such approval, the applicant allows the growth management approval to lapse.

If this development plan lapses, then the applicant shall be required to submit the same or new development plan for City approval prior to development of the site.

c. The Development Plan shall be modified as follows:

- 1) The Bonde Residence and lot shall be shown as an approximately 15 acre lot encompassing the north-facing slope "blue-oak woodland"; it shall be designated as a custom lot and shall be subject-to the custom lot design standards. A fire break in conformance with the wildland fire management plan shall be maintained between the Bonde lot and lots 84 through 90 and shall be shown on the tentative map. Construction of barns, stables, and/or other auxiliary structures relating to the site's use as a stable for rearing horses shall be subject to review and approval by the Director of Planning. Any new construction on this lot, including main building additions, shall be reviewed as required for all other custom lots.
- 2) The slope by lot 113C shall be cut back by 20' to allow proper sight distance of vehicles turning onto Bernal Avenue from "E" Court, if determined to be necessary by the City Engineer. Development of this lot shall preserve the existing tree.
- 3) Seven lots may be created along the southerly side of "H" Court if a minimum 25' setback from Bernal Avenue to the nearest lot line is achieved and if all lots meet the minimum lot width requirements. Lot 86C may be reduced in size and/or an additional custom lot established in this lot layout revision. Access to the City's water tank must also be satisfactorily maintained.
- 4) Lots 87 through 90 shall be redesigned to maximize the separation of Lot 87 from Bernal Avenue while retaining minimum lot widths of 70' and suitable building pads.
- 5) The typical section for Bernal Avenue shall include a separated, 5' wide meandering sidewalk on both sides of the street. Street sections shall be subject to review and approval by the Planning Commission in conjunction with the tentative map. Where feasible, a minimum 5' of the typical 8' wide P.S.E. behind street right-of-way shall be graded at a 2% slope towards the street.
- 6) The final design of the fence and noise mitigation

for lot 113C shall be subject to review and approval in conjunction with the house plans for this lot. The developer shall bond for, or otherwise provide for, the cost of extending a sound wall across this lot's frontage on Bernal Avenue, should it be necessary. The design of the house on lot 113C shall attempt to create a yard area buffered from Bernal Avenue sound by the house and, if necessary, wing walls rather than relying on a continuous sound wall for noise attenuation.

- 7) The applicant shall extend Mirador Drive through to Bernal Drive. With the Mirador Drive extension, the developer shall be stripe Mirador Drive where required by the City Engineer.
- 8) With the Mirador Drive extension the developer shall install stop signs, advance signing, and pavement legends at:
 - a) the eastbound and westbound Abbie Street approach to Mirador Drive,
 - b) the westbound Bonde Court approach to Mirador Drive,
 - c) the westbound Mirador Court approach to Mirador Drive,
 - d) eastbound and westbound Neal Street approach to Mirador Drive,
 - e) eastbound Del Sol approach to Mirador Drive, and
 - f) on all "legs" of the Abbie Street/Mirador Drive intersection.
- 9) The approximately 10' area at the westerly boundary of Lots 46 through 50 over which title is unclear shall be "quit-claimed" to the downslope property owners. An additional 10' strip of land from Lots 46 through 50 shall be offered to the neighbors for inclusion in their lots.

On the 10' strip the applicant shall build a new slope, maximum 2:1 grade, going up to the project lots, and shall plant a combination of 5-15 gallon size trees satisfactory to the downslope neighbors. (Plant irrigation and maintenance is the responsibility of the downslope neighbors.)

On the new top of bank a 6' to 8' tall wood fence shall be constructed; the decision regarding height being unanimous between the Hauger, Evdokimoff, and Hamerton households, or their successors, after grading is complete. The rear yard of the Hamerton

lot shall have a continuation of the Old Towne block wall facing Bernal Avenue.

The applicant shall provide with the tentative map complete surveys and topographic information of the boundary condition along the westerly boundary of Lots 46 through 50. Based on this information the final treatment of this area including grading shall be resolved subject to review by the Planning Commission.

Signed approval by the downslope neighbors for tree species and size and/or ownership, shall be subject to approval by the Planning Director prior to approval of the final map.

- 10) Lot 49C would be limited to a one-story front-to-back split pad house in order to conform to the natural terrain. The rear of this house may have the equivalent of a 1 1/2- to 2-story element provided that the roof ridgeline does not exceed the height of the from single-story element.
- 11) A portion of the area between the northerly boundary of Lots 54 through 62 and the downslope "daylight" line on these lots shall be offered to the upslope neighbors for inclusion in their lots. New fencing shall be installed by the applicant.

The applicant shall provide with the tentative map complete surveys and topographic information of the boundary condition along the westerly boundary of these lots. Based on this information the final size and treatment of this area including fencing, grading, and lot lines shall be resolved with review of the tentative map. Signed approval by all upslope neighbors for ownership shall be subject to approval by the Planning Director prior to approval of the final map. Otherwise the location of the northerly boundary line will remain as shown on the development plan.

- 12) The applicant shall shorten the length of "E" Court so that the existing ridgeline is not graded for either the street or lots. The tentative map shall show the revised grading plan and site plan for the reconfigured cul-de-sac. Lots shall be eliminated as necessary to provide lots meeting development plan criteria for this cul-de-sac. The final site plan and grading plan shall be subject to review and approval by the Planning Commission upon its review of the tentative map.

- 13) "F" Street between "K" and "G" Courts shall be designed as a permanent Emergency Vehicle Access (EVA), designed and constructed to the satisfaction of the Planning Director, City Engineer, and Fire Marshal.

Prior to final map recordation the applicant shall use his best effort to obtain right-of-way through the Lund property for a two-way, interim public street from "G" Court to Lund Ranch Road. If right-of-way is secured, and if the neighboring Ventana Hills neighbors do not object, then "F" Street between "K" and "G" Courts will be built as an EVA. Otherwise, this portion of "F" Street will be constructed as a 28' wide interim public street. In this event, the applicant shall post a bond with the City sufficient to cover the costs of returning the interim "F" Street connection to an EVA at the time that "G" Court is connected to the street system serving the Lund Ranch property. The applicant shall post a bond with the City sufficient to cover the costs of removing the interim public street from "G" Court to Lund Ranch Road following the permanent connection of "G" Court to the approved street system within the Lund Ranch property.

The applicant will disclose to the potential home purchasers on "K", "L", and "G" Courts, and to obtain in writing the understanding of these home purchasers, that "F" Street between "L" and "G" Courts is designated as an EVA only and that public street access is interim and will be abandoned when "G" Court is extended to the Lund Ranch property.

- 14) Lots 98-101 shall be limited to single-story homes.

These changes shall be shown on the tentative map and/or preliminary grading plan for review and approval by the Planning Commission.

3. Site Development Standards (except custom lots):

- a. Minimum lot size shall be 7,500 sq. ft. with each lot having a minimum width of 70' and a minimum depth of 100'. Lots 99 through 101 may have a minimum 95' depth and 6,750 sq. ft. area.
- b. 23' minimum front yard setback, reduced to 15' for side entry garages. The applicant shall stagger the front setbacks in all areas where there are more than three consecutive houses on a straight portion of the street.

- c. 20' minimum rear yard setback including a minimum 15' flat yard area between the building and any slope.
- d. 5' minimum interior flat sideyard on both sides of the house.
- e. 10' minimum street side yard setback.
- f. 20' minimum building separation between buildings.
- g. Height limits of 22' for one-story houses and 30' for two-story houses, measured from lowest pad grade to top of ridge on the highest roof of the house. On split pad lots, the higher pad shall be limited to a one-story element.
- h. Maximum Floor Area Ratio (FAR) of 40%.
- i. No detached accessory structure, patio cover, or raised deck shall be permitted in any area of the lot between the principal dwelling and a street. Accessory structures on all lots except Lots 46 through 50 shall be set back a minimum of 5' from the rear property line and 3' from the interior side property line and may be located only within the graded building envelope provided by the developer.

On Lots 46 through 48 accessory structures shall be set back a minimum 20' from the rear property line and 3' from the interior side property line. On Lot 50 accessory structures shall be set back a minimum 30' from the rear property line, a minimum 20' from the north property line, and a minimum 3' from the south property line.
- j. No building additions shall be permitted in side yards which will affect the minimum building separations required in Condition No. 2.f.
- k. The applicant shall disclose the above-stated development standards to all prospective homebuyers and shall record them on the CC&R's of all lots.
- l. If feasible, 25 to 30% of the approved lots shall have side entry garages. Lots with side entry garages shall be evenly distributed over the areas covered by this development plan. Each building release shall be reviewed by the Planning Director prior to construction for review and approval of the mix of front and side entry garages.

4. Site Development Standards - Custom Lots

- a. 23' minimum front yard setback, reduced to 15' for side entry garages.
- b. 20' minimum rear yard setback.
- c. 10' minimum street side yard setback.
- d. 5' minimum interior side yard setback. A detached accessory structure on lot 49C shall be set back a minimum 20' from the rear property line and 3' from the interior side property line.
- e. Height limits of 22' for one-story houses and 30' for two-story houses, measured in the manner described under Condition 3g.
- f. Maximum Floor Area Ratio (FAR) of 25% unless otherwise approved by the Design Review Board.
- g. Additional setback(s) may be required during design review approval to reduce grading, mitigate visual impacts, maintain privacy of adjacent lot(s), preserve existing trees, etc.
- h. Except as set forth above, all development on custom lots shall be subject to the Design Guidelines dated February 26, 1991.

5. Tentative Map

- a. At the time of tentative map review, the applicant shall submit a plotting plan, subject to Planning Commission approval, defining yard areas and building envelope and demonstrating that front, rear, side, and side-to-side building separation can be achieved. Building envelopes shall incorporate the recommendations made by the geotechnical engineer and certified engineering geologist under Condition 6 through 10.
- b. Any proposed project phasing shall be shown on the tentative map.
- c. During processing of the tentative map, changes to the development plan including lot number, location, and pattern, roadway configuration, and grading may be made based on subsequent review of the detailed soils and geotechnical reports and engineering plans. Such changes may be made by the Planning Commission so long as the revisions are consistent with the approved development plan.

- d. The open space area designated on the plan shall be either owned and maintained by a homeowners association or by such other mechanism approved by the City to enable a landscape and lighting maintenance district to be established. The determination as to which method will be used shall be made in conjunction with the review and approval of the tentative map.
- e. At the time of tentative map review, the applicant shall provide an open space maintenance plan and a wildland fire protection plan for the open space areas of the project subject to review by the Planning Commission. The plans' objectives shall be to maintain existing vegetation, maintain and enhance the open character of the open space areas, and reduce the risk of open land wildfire danger to structures to the lowest practical level consistent with open space values. The plan shall cover the following issues:
 1. Define how the open lands of the project will be owned, used, and maintained, what wild fire hazard mitigation measures will be implemented, and how vegetation and wildlife habitat are likely to change over time;
 2. The selection or formation of an entity responsible for maintenance of the open lands shall be subject to the Planning Director and City Fire Chief's approval (financial obligations of the property owners to the maintenance entity shall be disclosed to potential purchasers);
 3. Fire resistant planting shall be installed within a minimum of 30' between homes and non-irrigated grassland. Domestic planting shall be irrigated.
 4. Where open lands are to be removed from grazing use, one or a combination of brush control measures, such as selective irrigation, mowing, discing, herbicide application or the removal of combustible materials, should be selected to achieve the objectives of the plan;
 5. The plan shall specify who will be responsible for its implementation, and how its implementation will be paid for; and
 6. Provide for periodic monitoring of vegetation growth, wildlife habitat and fire risk.

Visual and biological concerns and effects shall be incorporated into the plan, and the plan shall be

coordinated with the re-vegetation landscape plan. The plan shall also include provisions for on-going maintenance of all fire protection measures.

If the open space area is to be privately maintained by a homeowners association, then the on-going maintenance by the homeowners association shall be provided for in the CC&R's for the project. If the open space area is to be maintained by the City under a Lighting and Landscape Maintenance District, then the private property owners shall be assessed the on-going maintenance costs. The applicant shall disclose the above stated maintenance responsibilities to all prospective homebuyers and shall record them on the CC&R's of all lots.

- f. With the tentative map, the final area and configuration of the Bonde parcel shall be determined. The applicant shall submit with the tentative map a management plan prepared by a certified arborist for the horse grazing to occur on this area. The management plan shall be coordinated with the wildland fire management plan and shall identify the impacts of grazing to the health and reproduction of the existing blue oak woodland located in this area and shall identify the measures and controls necessary to preserve these trees. The management plan shall be implemented by Mrs. Bonde and/or her successors.
- g. At the time of the tentative map, the rear yard and fence design treatments for Lots 46 through 50, and 54 through 62.
- h. With the tentative map, the applicant shall submit for review with the Tentative Map a mitigation monitoring program including the following Final EIR Mitigation Monitoring recommendations:
 - 1) 3.2 (p. 3-20),
 - 2) 4.2 to 4.5 (pp. 4-17 to 4-18),
 - 3) 5.1 to 5.6 (p. 5-19),
 - 4) 6.2 to 6.5 and 6.7 (pp. 6-5 to 6-6),
 - 5) 7.2 to 7.2 (p. 7-4), 7.3 to 7.5 (pp. 7-5 to 7-6),
 - 6) 8.6 to 8.23 (pp. 8-26 to 8-29), and
 - 7) 9.1 to 9.3 (p. 9-6).
- i. With the tentative map, the final configuration and location of grading and house construction access roads shall be determined by the Planning Director and the City Engineer. All construction access roads shall generally be from Bernal Avenue so that construction traffic stays away from local residential collector streets. Access to "G", "K", and "L" Courts, and "F" Street shall be over an interim construction road from "A" Court. The interim

construction road shall be removed, regraded, and revegetated by the developer after "G", "K", and "L" Courts, and "F" Street house construction (excluding custom lots) is completed.

6. Final Map

- a. With the final map, the applicant shall record over lots 54 through 62 a scenic easement or other mechanism to control buildings and landscaping from blocking the reasonably expected views from the Abbie Street lots (Assessor Parcel Nos. 946-2542-48 through 53, 54-1, and 56-1) to Bonde Ridge. Wording shall be to the satisfaction of the City Attorney.
- b. With the final map, the applicant shall record over lots 46 through 50 a scenic easement or other mechanism to control buildings and landscaping from blocking the reasonably expected views from the Abbie Street lots (Assessor Parcel Nos. 94-218-41, 42, 44, and 45) and the Windmill Lane lots (Assessor Parcel Nos. 94-218-8 through 10) to Bonde Ridge. Wording shall be to the satisfaction of the City Attorney.
- c. With the final map, the applicant shall record over the common open space area a public access easement or other mechanism giving to the public access rights. Wording shall be to the satisfaction of the City Attorney.

7. Grading

At the time of tentative map review, the applicant shall submit a revised grading plan subject to Planning Commission approval. The grading plan shall incorporate the following:

- a. Grading details shall be provided specifying the treatment of tops and ends of cut and fill slopes. The plan shall use grading techniques which will result in rounded contours to provide a smooth transition between graded and natural areas. New slopes shall feature vertical and horizontal variation to blend with existing terrain. Every effort shall be made to reduce earthmoving requirements and areas of land disturbance. Any landform alteration shall maintain clear sight distances for vehicular, pedestrian, and bicycle traffic.
- b. The plan shall indicate any necessary grading of construction access roads. Use of such roads shall be kept to an absolute minimum. Access to Mrs. Bonde's residence and to the City water tank shall be maintained at all times.

- c. All cut banks shall be graded at a maximum 2:1 slope. All banks shall be graded at a maximum 3:1 slope unless engineering analysis can confirm that slopes up to a maximum of a 2:1 slope will not fail under saturated conditions. Landslide repair, where necessary, shall conform to natural contours where shown on the grading plan.
- d. Any subsequent tentative map shall not significantly increase the graded portion of any lot from that shown on the approved PUD site plan/grading plan, except as modified herein.
- e. Any grading outside the approved building envelope shown on the approved tentative map shall be a PUD Major Modification subject to review by the City Council.

8. Unstable Slopes and Landslide Areas

The applicant shall mitigate the conditions of unstable slopes and landslides as stated in the Final EIR and soils report for the project. Such mitigation measures shall include the following:

- a. The location, depth, and lateral dimensions of all bedrock landslides, surficial slides, and areas with a high potential for slope instability and future slope movement shall be identified, mapped, and catalogued by a geotechnical engineer and certified engineering geologist. This work shall include performance of surface and subsurface investigation (drilling and/or trenching) and preparation a detailed geological map to be made part of the preliminary grading plan.
- b. Provide data and analysis of slope stability in a saturated condition. Analysis shall include laboratory strength tests and shall be based on saturated strength values and shall consider the increased hydrostatic pressure on natural slopes due to landscape irrigation.
- c. With submittal of the tentative map and preliminary grading plan, the applicant shall submit a landslide repair plan prepared by a geotechnical engineer and certified engineering geologist recommending measures for stabilizing slopes and repairing all on-site landslides and, if identified, all off-site landslides that could affect this development. These measures shall be incorporated in the grading plan for review by the Planning Commission and shall include detailed sections showing limits of the stabilization work and detailed specifications for performance of the stabilization work.

The following standards shall be incorporated in the landslide repair and slope stabilization plan:

- 1) No Heritage trees shall be destroyed for landslide repair; removal of non-Heritage trees for landslide repair shall be minimized. All available options shall be explored, including possible loss of lots or the use of more elaborate engineering methods, in order to preserve all existing trees.
 - 2) Building setbacks from creek banks, cut slopes, fill slopes, natural slopes, and unstable slopes, and construction of building foundations shall be as specified by the geotechnical engineer and certified engineering geologist.
 - 3) All grading plans and geotechnical reports shall be reviewed by a geotechnical engineering firm retained by the City prior to the commencement of any grading, slope stabilization, or landslide repair on the site. The applicant shall pay the cost of the City's consultant.
 - 4) Site drainage shall be controlled to minimize landslide instigation or reactivation. All storm drainage except for detention basins, silt ponds, or other special conditions shall be placed in closed conduits. Drainage benches with concrete lined "V" ditches shall be installed at 25' vertical intervals on all cut and fill slopes greater than 30' in vertical height or as otherwise required by the City Engineer.
- d) All landslide repair and slope stabilization work shall be done by the applicant before the individual lots are sold.
- 1) The applicant shall ensure that all recommendations made by the geotechnical engineer and certified engineering geologist are implemented.
 - 2) All earth work, grading, fill placement, slope cutting, and drain installation shall be directly supervised by the geotechnical engineer and certified engineering geologist to verify compliance with recommendations and conditions.
 - 3) Stabilization plans may be modified during construction, as recommended by the geotechnical engineer and certified engineering geologist and approved by the City.

- 4) All landslide repair and slope stabilization grading shall be documented with as built drawings including an as-built geological map. These maps shall be provided to the City Engineer within 30 days of the completion of grading.
 - 5) Landslides in undeveloped areas that are not a hazard to development shall be left natural and shall not be repaired.
- e. If the repair and on-going maintenance of landslides, unstable slopes, drainage systems, siltation ponds, catch basins, and other geologic hazards are not covered by a Lighting and Landscape Maintenance district, then the entire site covered by this development plan shall be incorporated into a geological hazards abatement district.

9. Differential Fill

The applicant shall mitigate the problems of differential fill settlement as described in the Final EIR. The following mitigation measures shall be incorporated into the project:

- a. A geotechnical engineer and certified engineering geologist shall provide detailed recommendations and plans for site-specific cut and fill slope gradients, stripping, preparation of sub-grade to receive fill (including "keying", benching, and construction of subsurface drains under fill placed on slopes, acceptable fill material, and fill placement requirements (including method of placement and degree of fill compaction). These recommendations and plans shall be incorporated in the preliminary grading plan as required by the City Engineer.
- b. Existing fill located north and west of Bernal Avenue not properly placed or compacted shall be removed and replaced with engineered fill. However, properly placed fill that is determined to be adequate to support a structure with no damaging settlement may remain.
- c. The applicant shall implement the recommendations and plans addressing differential fill during grading. The geotechnical engineer and certified engineering geologist shall provide continuous inspection during grading to ensure the recommendations and plans are followed. A compliance report prepared by the geotechnical engineer and certified engineering geologist shall be submitted to the City Engineer within 30 days after completion of grading.

10. Expansive Soils

The applicant shall mitigate the problems of expansive soils and corrosivity as stated in the Final EIR. Such mitigations shall include the following:

- a. A geotechnical evaluation shall be performed on each lot or group of lots with similar subsurface conditions after subdivision grading is completed and prior to issuance of building permits. Corrosivity and expansion potential of the native material and fill shall be evaluated by the geotechnical engineer along with the subsurface conditions observed during grading. The geotechnical engineer shall provide building foundation design, soil preparation, and fine grading recommendations which are appropriate for the on-site soil and geologic conditions observed after subdivision grading is completed.
- b. The surface drainage system on each lot shall be designed by a qualified civil engineer and shall be compatible with the subdivision's drainage system. The following items shall be incorporated into each lot's surface drainage system, unless otherwise allowed for custom lots:
 - 1) All building pads shall be rough graded with a 2% slope.
 - 2) All roof downspouts shall be connected to a solid pipe collector system which discharges directly to a City storm main or street gutter.
 - 3) The crawl space of each house shall be provided with a drainage system which will discharge all water which might enter the crawl space directly to a City storm main or street.
 - 4) Landscaping and walks shall be installed so that the surface drainage system is not disrupted.
 - 5) Building pads shall be finished graded with a 2% slope for a minimum of 4' away from the building foundations. Site drainage shall be directed toward the street or storm drain system in accordance with section 2907(d)5 of the Uniform Building Code.
 - 6) The applicant shall prepare detailed lot drainage requirements and shall include them in the CC&R's for each lot. Specific reference to these requirements shall be made in the deed for each lot.

- c. The applicant shall implement the recommendations and plans addressing expansive soils. The soils engineer, geotechnical engineer, and certified engineering geologist shall provide continuous inspection during grading to ensure the recommendations and plans are followed. A compliance report prepared by the geotechnical engineer, certified engineering geologist, and soils engineer shall be submitted to the City Engineer 30 days after completion of grading.

11. Erosion

The applicant shall mitigate impacts relating to erosion as stated in the Final EIR for the project. Such mitigations shall include the following:

- a. The applicant's engineer and landscape architect shall prepare recommendations and plans for preventing erosion and scour of natural creeks and existing drainage ways, subject to review by the City Engineer prior to approval of the final map.
- b. The recommendations and plans shall follow "state of the practice" construction methods for hillside developments and shall be made part of the preliminary grading plan. Creeks and drainageways shown as private storm easements shall be shown on the tentative map.
- c. A long-term erosion control plan for the project's common open space area shall be developed by the applicant's engineer and landscape architect, subject to review of the City Engineer prior to approval of the final map. The maintenance responsibility and the erosion control plan and its provisions shall be incorporated in the CC&R's for the project.
- d. The applicant shall have all construction contractors water exposed surfaces in late *morning* and at the end of each work day, with increased watering when wind speeds exceed 10 mph. Contractors shall also be required to clean up mud and dust carried onto streets by construction vehicles on a daily basis or as determined necessary by the City Engineer. Consideration should be given to using reclaimed water for this purpose.
- e. All rough or final graded slopes shall be hydroseeded prior to October 15 unless otherwise approved by the City Engineer as part of the erosion control plan.

12. Groundwater

The applicant shall mitigate impacts relating to groundwater

as stated in the Final EIR for the project. Such mitigations shall include the following:

- a. All existing springs on the Bonde property shall be located, mapped, and catalogued by a geotechnical engineer and certified engineering geologist and shall be shown on the geological map and grading plan. The springs shall be located either in the late winter or early spring.
- b. With submittal of the tentative map and preliminary grading plan, the geotechnical engineer shall evaluate the effects of the springs on the proposed development and off-site properties and shall provide recommendations and plans for controlling drainage from the springs. The evaluation and recommendations shall also consider the effect of surface drainage on the springs and groundwater regime of the site.
- c. All cut and fill slopes shall be continuously inspected by the engineering geologist during grading in order to locate and evaluate any new springs and underground seepage which may be found during grading operations. All fill slopes shall have subdrains. If new springs are found during grading, the applicant shall implement measures if required by the City Engineer to drain the spring to a City storm main to the satisfaction of the City Engineer. The location of springs and subsurface drains shall be shown on the as built drawings to be provided along with a compliance report prepared by the geotechnical engineer to the City Engineer 30 days after grading is completed.
- d. All private lot irrigation systems shall be designed and operated to minimize lot groundwater seepage. Irrigation system design and operating standards shall be incorporated in the CC&R's for the project.

13. General Grading Requirements

- a. A concrete V-ditch shall be installed in the open space area at the rear of all lots, as determined by the City Engineer, to collect the surface water from the hillside. Lot lines between the open space hillside area and private lots shall be adjusted to provide a positive flow in the concrete V-ditches located at the top of the slope bank with these ditches located within open space areas.
- b. Except for the swale located in lot 49C, all natural swales shall be within the open space area. All private lot lines shall have a minimum of 10' separation from the flowline of a natural drainage swale.

- c. Sliver fill shall not be used to create graded lots.
- d. The maximum grade at street intersections except Bernal Avenue shall be 7%.
- e. Grading of lots 24 through 28 shall be designed to pass surface runoff from adjacent property to "G" Court.

14. Engineering Requirements

- a. Any two-story house with a pad elevation greater than 540' or single-story house with a pad elevation greater than 550' shall be provided with a domestic booster pump which will maintain a minimum operating water pressure of 40 psi. Individual lot booster pumps shall be installed as necessary by the developer on all but the custom lots. Custom lot owners shall provide their own, as necessary. The developer shall disclose to all prospective buyers of the custom and split pad lots with a pad grade greater than elevation 540' that the water pressure delivered to the lot on an average day may be less than 40 psi. for these lots. This notice shall be reviewed and approved by the City Attorney prior to the sale of any unit in this project. This notice shall be included in all deeds to affected individual properties.
- b. The developer shall dedicate to the City a 20' strip of land next to the existing lot at the top of Abbie Street (north side), the length of which shall be the same as that existing lot's depth. The developer shall construct a 12' wide paved road within this parcel for public access to the existing sewer main. Lots 113C and 108 shall be reconfigured as necessary to accommodate this access way.
- c. The developer shall pay a pro-rata share, as determined by the City Engineer of the installation of an 8" sanitary sewer in Bernal Avenue between Windmill Way and Puerto Vallarta, approximately 450'.
- d. The developer shall pay a pro-rata share, as determined by the City Engineer of the installation of a 10" water line in Bernal Avenue between Independence Drive and Windmill Way, approximately 500'.
- c. All sanitary sewers and laterals shall be designed to flow by gravity, unless otherwise approved by the City Engineer.
- d. The storm drain for the Mirador Drive extension shall be designed such that the natural swale located on lot 49C receives only a small amount of water during the time of

the year when the trees would naturally expect it. The storm water runoff during the summer and the peak of the flow in the winter shall be kept in the storm drain conduit.

- e. The applicant shall pay a pro-rata share of the costs to upgrade the McCleod Pump Station, as determined by the City Engineer.
- f. The developer shall pay a pro-rata share of the construction of the Bonde II Reservoir costs as required in previous agreements between the developers of that reservoir and the City.

15. Traffic Conditions

- a. The developer shall install a traffic signal at the intersection of Bernal Avenue and Independence Drive. The developer shall enter into a reimbursement agreement with the City to recover pro-rata reimbursement from other benefitting undeveloped properties. The area of this reimbursement district shall be established prior to the approval of the final map.

The signal's design and location shall be reviewed with the Tentative Map for possible glare to the Hamerton house (683 Windmill Lane). If the Planning Director determines the signal will glare into the living areas of the Hamerton house, the developer will be required to implement measures to screen the signal. Such measures shall include, but not be limited to, installing additional screen planting on the Hamerton lot or along Bernal Avenue, raising the masonry wall along Bernal Avenue, orienting the signal targets to face away from the Hamerton house, etc.

- b. The developer shall stripe a two-way turn lane on Bernal Avenue between Independence Drive and the Mirador Drive extension. The developer shall be responsible for any street widening to accomplish said striping.
- c. The developer shall pay a pro-rata share of the construction of the Bernal Avenue extension through the Stanley Business Park as required in a previous reimbursement agreement between the developers of that street and the City.

16. Heritage Trees

The applicant shall submit a Heritage tree plan subject to the approval of the Design Review Board prior to recordation of the final map. The heritage tree plan shall be coordinated

with the open space and wildland fire protection plans and shall include the following:

- a. The tree plan shall identify all trees on the portion of the site to be developed and shall address replacement of trees which must be removed.
- b. The plan shall include detailed measures to protect trees during and after construction and grading, i.e., no soil compaction or grading shall occur under the drip line of a tree, protective fencing shall be generally located 4' outside of the drip line wherever grading occurs within 50' of a tree or grove, private irrigation shall be restricted within driplines, no lawn or other incompatible plant materials shall be allowed in sensitive areas, all lots which have downhill slopes adjacent to heritage trees shall have a curb-type drain system or equivalent installed along the length of the lot-line adjacent to such trees.
- c. The applicant shall plant coast live oak, valley oak, california laurel, and california buckeye trees on the site at a six to one replacement ratio for each heritage tree and a three to one ratio for each non-heritage tree to be removed, in a mix ranging from seedling to specimen size (24" box). The location and arrangement of such trees shall be done in conjunction with the Landscape Plan.

The tree plan, replacement planting, and follow-up care shall be handled by an established horticultural firm which specializes in the reforestation of Bay Area woodland sites.

17. Landscape Plan

The applicant shall submit a final landscape plan for approval of the Design Review Board prior to approval of the final map. The final landscape plan shall incorporate the recommendations and mitigation of the tree plan, open space plan, and wildland fire protection plans and shall also include the following:

- a. A detailed re-vegetation plan shall be prepared for all graded areas, giving particular attention to a program to ensure successful replanting and maintenance over time.
- b. Disturbed slopes to remain in open space shall be planted by the applicant with native trees and compatible shrubs and groundcover, in a pattern similar to existing site conditions. Aggressive non-native species capable of crowding out native vegetation shall be avoided.

- c. Careful landscape treatment shall be used to minimize abrupt contrast between irrigated areas and natural open space, including planting in irregular rather than geometric patterns. Hydroseed mix shall be used in all sloped areas within daylight lines.
- d. Landscaping on cut and fill slopes shall be continuously maintained by a Lighting and Landscape Maintenance district or homeowners association, if located on the common open space areas of the development, or by the property owner, if located on a private lot.
- e. The applicant shall use bubbler and drip irrigation systems in the common open space areas of the development, where feasible, to provide maximum water conservation benefits. Said systems shall be shown on the final landscape and irrigation construction plans and shall be continuously maintained and controlled.
- f. Private property owners are encouraged to use drought tolerant landscaping and water conserving irrigation equipment to conserve water.
- g. The selection and placement of plants shall maintain an unobstructed line of sight at all intersections especially the new street intersections with Bernal Avenue.

18. Noise

- a. Subdivision and house construction work shall be limited to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and between 8:00 a.m. and 5:00 p.m. on weekend days. Heavy earth-moving and paving equipment activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and, with approval of the City Engineer, between 8:00 a.m. and 5:00 p.m. on Saturdays.
- b. All noise-generating construction equipment shall meet California State Department of Motor Vehicle noise standards and shall be equipped with muffling devices. When necessary, shielding material shall be used for unusually high noise generation areas.
- c. Construction traffic shall be directed by the developer to use only the portion of Bernal Avenue between the site and Sunol Boulevard.
- d. All homes exposed to noise levels higher than 60 dB Ldn shall be constructed to allow residents to maintain

closed windows for noise control. In homes where closed windows are required for noise control, ventilation and air conditioning systems must be designed to allow adequate interior air quality without the use of open windows for ventilation. Homes exposed to more than 60 dB will be:

- 1) Single-story homes fronting on project access streets, within 150' of the centerline of Bernal Avenue;
 - 2) Two-story homes on all lots contiguous with Bernal Avenue; and
 - 3) Two-story homes within 270' of the centerline of Bernal Avenue, on lots elevated above Bernal Avenue.
- e. A lot exposed to a noise level higher than 60 dB Ldn shall be disclosed to the potential homebuyer prior to close of escrow. Said lot shall have a disclosure statement worded to the satisfaction of the City Attorney on the CC&R's.
- f. The height of the Bernal Avenue noise attenuation wall and final design of all necessary returns shall be subject to the recommendations of an acoustical study to be submitted with the tentative map; final approval of said recommendations shall be subject to review and approval by the Planning Director.
19. The applicant shall provide detailed house plans, including floor plans and building elevations, which shall be subject to the approval of the Design Review Board prior to issuance of the first building permit.
 20. All custom lots shall require Design Review Board approval of house plans prior to issuance of a permit.
 21. The applicant shall submit detailed wall and fence design plans showing the treatment of street corners, transitions between grades, etc., paying particular attention to sight distance for review and approval by the Design Review Board prior to submittal of the tentative map.
 22. The applicant shall submit a detail of the proposed street lighting for the project. The design and type of the street lights shall be subject to the approval of the Planning Director and City Engineer. The applicant shall use street lights with minimum visual impact consistent with safety needs. High intensity lighting shall be avoided or kept to an absolute minimum. If the street light chosen is other

than a Standard PG&E maintained fixture, then the Lighting and Landscape Maintenance district or the homeowners association shall be responsible for the extra monthly charge above the standard fixture rate.

23. The developer shall contribute funds towards the acquisition of one wildland fire-fighting vehicle for the Fire Department, and one off-road 4-wheel drive vehicle and one on/off-road motorcycle for the Police Department. The vehicles to be acquired and this development's contribution shall be determined prior to approval of the tentative map and shall be based on the project's pro-rata share of the properties developing in the southeastern foothill areas of the city.
24. This development shall be subject to the standard conditions of development except for condition nos. 5, 7, 9, 14, 16, 20, 21, 23, 25, 29, 31, and 50.
25. The applicant shall work with the Pleasanton Unified School District and the City Planning Director to develop a program, in addition to the school impact fees required by State law and local ordinance, to off-set this project's long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to off-set this project's reasonably related effect on the long-term need for expanded school facilities to serve new development in Pleasanton. The method and manner for the provision of these funds and/or facilities shall be subject to approval of the City and shall be in place prior to approval of the final map. In no event shall construction of residential units in each project phase commence unless the above method and manner for the provision of these funds and/or facilities has been approved.
26. The developer, acting as a good neighbor, shall be responsible for reasonable cleanup to surrounding properties made necessary due to construction activity. Such cleaning shall include, but not be limited to windows and pools. The Planning Director or his agent shall be the mediator for all questions regarding cleanup responsibilities.
27. Lots 97 through 101 shall have a recorded statement worded to the satisfaction of the City Attorney disclosing the presence of the parking lot of Saint Augustine's Catholic Church and the activities taking place therein. This disclosure instrument shall be recorded in conjunction with the recordation of the final map creating these lots.
28. The developer shall keep the lots weed free and streets clean after completion of public improvements until all non-

custom lots have been completed and sold to individual buyers. Maintenance shall be to the satisfaction of the Planning Director.

29. No construction staging, materials storage, construction vehicle parking, etc., may occur in the area located between "L" Court/Lots 4-8 and "A" Court/Lots 33-39 during the construction of the public improvements and houses within this project.
30. Except as otherwise required by these conditions, the applicant shall implement the terms stated in the Letter of Understanding, dated April 19, 1991, executed by Shapell Industries of Northern California and the Ventana Hills Steering Committee, and the terms stated in the letter, dated April 15, 1991, from the Pleasanton Heights Homeowners Association as agreed to by Shapell Industries of Northern California in their letter dated April 16, 1991 to the satisfaction of the Planning Director.

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STANDARD CONDITIONS OF DEVELOPMENT

1. That the street number(s) of the building(s) be posted so as to be easily seen from the street at all times, day and night. Street numbers shall be clearly displayed on all rear doors when a building has more than one tenant.
2. That all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or elsewhere, be effectively screened from view with materials architecturally compatible with the main structure.
3. That all mechanical equipment be constructed in such a manner that noise emanating from it will not be perceptible at or beyond the property plane of the subject property in a normal environment for that zoning district.
4. That all lighting be constructed in such a manner that glare is directed away from surrounding properties and rights-of-way.
5. That all trash and refuse be contained completely within enclosures architecturally compatible with the main structure.
6. That all trees used in landscaping be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
7. That if signing for the development is desired, a comprehensive signing program shall be submitted to the City for consideration under separate application.
8. That 6" vertical concrete curbs be installed between all paved and landscaped areas.
9. That all parking spaces be striped and provided with wheel stops unless they are fronted by concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
10. That all utilities required to serve the development shall be installed underground.

11. That the applicant enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping included in this project will be maintained at all times in a healthful, attractive and weedfree manner. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
12. That all dwelling units in the development be constructed to meet the latest P.G.&E. Energy Conservation Home Standards.
13. That the following water conserving plumbing fixtures be installed: a) low flush water closets; b) shower flow control heads; c) aerators in interior faucets; and d) insulation of hot water lines.
14. That the applicant be aware that design review approval lapses within one year unless a building permit is issued and construction has commenced and is diligently pursued toward completion or an extension has been requested from the City.
15. That the developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.
16. That the location of any pad mounted transformers shall be subject to approval by the Planning Division prior to issuance of a building permit. Generally speaking such transformers shall not be located between any street and the front of a building.
17. That all buildings and/or structures must comply with all codes and ordinances in effect at the time required permits are issued by the Building Division.
18. That the development shall meet all requirements of the Pleasanton Fire Code.
19. That the site be kept free of fire hazards from the start of construction to final inspection and that the Fire Department emergency number be provided adjacent to all telephones on the site.
20. That the project shall meet all requirements of the Pleasanton Security Code and the developer shall provide plans as specified by the Crime Prevention Bureau of the Pleasanton Police Department.

21. That if required by the Police Department, the building(s) shall be equipped with an alarm system, the type to be approved by the Police Department and that this system shall be installed prior to final building inspection.
22. That a final landscape plan be submitted to the Planning Division for approval prior to issuance of a building permit.
23. That the colors of the building(s) be submitted to the Planning Division for approval prior to the issuance of a building permit.
24. That the developer pay any and all fees that the property may be subject to.
25. That only modular newspaper dispensers accommodating more than one newspaper shall be allowed outside of buildings within the development; the design of these dispensers shall be approved by the Planning Division.
26. That the developer submit a building permit survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton, and that these plans be approved by the City Engineer prior to the issuance of a building permit. That the site development plan include all required information to design and construct site, grading, paving, drainage and utilities. Specific items to be indicated on the site development plan necessary to construct the improvements are to be in accordance with the City of Pleasanton Private Development Design Guidelines and Standard Details adopted April 15, 1986.
27. That the paving sections for the on-site parking and drive areas be designed on the basis of an R-Value test and a traffic index to carry the anticipated traffic loads. This design shall be subject to the approval of the City Engineer. The minimum paving section shall be 2" A.C. on 6" of A.B. The minimum A.C. pavement slope shall be 1%. For pavement slopes of less than 1% the surface runoff shall be carried in a concrete gutter to an acceptable point of discharge. The minimum slope for concrete gutter shall be 0.5%.
28. That the developer install street frontage improvements per ordinance and to the satisfaction of the City Engineer. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, water facilities, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.

29. That the property owner enter into an agreement with the City whereby he agrees to construct or finance the construction of street improvements adjacent to the site to the extent required by the Subdivision Ordinance at such time in the future as this is deemed necessary by the City Engineer. Said improvements may include, but are not necessarily limited to grading, curb and gutter, sidewalk, paving, street lighting, street trees, street monuments, underground utilities, storm drain facilities, sanitary sewer facilities, tree removal, traffic control devices, landscaping and automatic irrigation systems. This agreement shall be executed and approved by the City Council prior to the issuance of a building permit. The property owner/developer shall deposit a bond with the City to ensure future completion of the required improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer. The City Engineer may accept or may require a cash payment in-lieu of bonding where circumstances warrant.
30. That the developer submit a refundable cash bond for hazard and erosion control prior to issuance of a building permit. The amount of this bond will be determined by the City Engineer.
31. That a sanitary sewer sampling manhole be provided on the sanitary sewer lateral from each building, unless otherwise waived by the City Engineer.
32. That prior to issuance of a building permit, the developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters (irrigation meters) not directly related to a building permit.
33. That the developer dedicate to the City for a street right-of-way purposes those parcels of land intended to be public streets.
34. That the developer grant an easement to the City over those parcels shown as public service easements (P.S.E.) and which are approved by the City Engineer or other parcels which may be designated by the City Engineer.
35. That approval of the design for the line, grade, and structural sections for the streets serving this development be withheld pending final engineering design and review by the City Engineer.
36. That vertical P.C.C. curbs and gutters be constructed within this development unless otherwise approved by the City Engineer and that the curb and gutter be poured monolithically with the sidewalk when the sidewalk is adjacent.

37. That all existing wells, septic tanks or holding tanks on the site be properly sealed, filled and abandoned prior to the start of grading operations unless Zone 7 retains specific wells for observation wells, or special approval is obtained from the City Engineer for temporary use of an existing well for construction water. Any wells designated for abandonment or any wells, encountered during construction, are to be destroyed in accordance with a permit obtained from Zone 7 by calling (415) 443-9300.
38. That the haul route for all materials to and from this development be approved by the City Engineer prior to the start of any construction.
39. That the developer submit an erosion and sedimentation control plan or procedure as part of the improvement plans prior to the final approval of the development.
40. That the developer submit a dust control plan or procedure as part of the improvement plans prior to the final approval of the development.
41. That storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer be privately maintained by the property owners or through an association approved by the City.
42. That approval of the water supply and distribution system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the proposed system meets both the immediate and long-range requirements for supplying water in this area.
43. That the developer comply with any and all applicable requirements of the cross-connections control and backflow prevention device programs required by the California Administrative Code, Title 17.
44. That approval for the number, type and location of fire hydrants be withheld pending final design, review by the Fire Marshal, and final review by the City Engineer.
45. That approval of the sanitary sewer system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the proposed system is adequate, connects to an approved point of discharge, and meets both the immediate and long-range requirements of the sanitary system in this and all tributary areas.

46. That if a sanitary sewer lift station is installed for use by the development and if it is accepted by the City for maintenance and operation, an agreement shall be completed between the City and the developer prior to the approval of the development to the effect that the developer will provide a maintenance and operation fund for a minimum ten year period.
47. That approval of the storm drainage system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda County Flood Control District - Zone 7, meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this development.
48. That electric power distribution, gas distribution, communication service, and any required alarm systems be installed underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
49. That the developer be responsible for the installation of the street lighting system serving the development. The street lights shall be 70 watt, high pressure sodium vapor units mounted on galvanized steel poles with poured in place bases, on the LS-1C schedule per City requirements and P.G.&E. standard details unless otherwise specifically approved. Approval for the number, location, and type of electroliers shall be withheld pending final design and review by the City Engineer.
50. That this development provide a safe and effective circulation system for bicycles and pedestrians. These facilities shall be designed and installed to the satisfaction of the City Engineer and shall be separated from vehicular traffic whenever possible.
51. That the developer submit detailed landscape and irrigation plans as part of the improvement plans. These plans should include, where applicable, a street tree planting plan and landscape plans for medians, buffer strips, and any right-of-way landscape areas. The irrigation plan shall provide for automatic controls.
52. That any damage to street improvements now existing or done during construction on the subject property be repaired to the satisfaction of the City Engineer at full expense to the developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

53. That the developer's contractor(s) obtain an encroachment permit from the City Engineer prior to the start of construction.
54. That the developer install street trees as required per ordinance.
55. That all access roads and driveways on the site are hereby declared fire lanes and must be maintained and accessible at all times. Curbs must be painted red and "No Parking" signs provided to the City Standards.
56. That the developer shall include within the project design and fully screened location for a future satellite dish antenna satisfactory to the Planning Director and/or provide underground cable facilities to serve all users of the site.

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EXHIBIT "C"

**CEQA FINDINGS
BONDE RANCH PLANNED UNIT DEVELOPMENT
PUD-90-18
(June 4, 1991)**

I. INTRODUCTION AND PURPOSE

Herein are the findings for each significant environmental impact of the request by Shapell Industries of Northern California for rezoning from A (Agriculture) to PUD (Planned Unit Development) - MDR (Medium Density Residential), LDR (Low Density Residential, and RDR (Rural Density Residential), for PUD Development Plan approval, and for Land Conservation Contract (Williamson Act) cancellation to allow construction of new 106 single-family units on an approximately 104 acre site.

For purposes of these findings, the development plan for 106 new single-family dwelling units in addition to the Bonde residence, totaling 107 dwelling units, titled, "Revised Bonde Ranch Planned Unit Development, dated, "Received, May 1, 1991" is referred to as the "project". The Draft Environmental Impact Report (State Clearinghouse No. 90030134), prepared for the City of Pleasanton by the WPM Planning Team, Incorporated on the applicant's initially proposed development plan for 149 single-family dwelling units is referred to as the Draft EIR, and the Final Environmental Impact Report, dated February 28, 1991, is referred to as the Final EIR. The Final EIR consists of the Draft EIR, public comments, and responses to comments.

II. FINDINGS REGARDING PROJECT ENVIRONMENTAL IMPACTS DETERMINED TO BE SIGNIFICANT IN THE FINAL ENVIRONMENTAL IMPACT REPORT

This report presents findings that must be made by the City prior to approval of the project in order to comply with the requirements of Section 21081 of the California Environmental Quality Act (CEQA) and Sections 15091 and 15093 of the CEQA Guidelines. Under CEQA, the City is required to make written findings explaining how it has dealt with each significant environmental impact and each alternative identified in the Final EIR. The City may find:

- o that changes or alterations have been required of, or incorporated into, the project to avoid or substantially lessen the significant environmental effects identified in the Final EIR;

- o that such changes or alterations are within the purview and jurisdiction of another public agency and have been or should be adopted by that agency; or
- o that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Pursuant to CEQA Guidelines Section 15091, the City Council finds and makes the following findings for each significant environmental impact of the above-referenced project.

A. Land Use and Planning

Impacts:

1. The City finds that the 149 unit development plan, as initially proposed by the applicant, would exceed the project site's holding capacity of 118 units, using the General Plan's average densities. This is a potential significant planning impact (Final EIR, page 3-5).
2. The City finds that the 149 unit development plan, as initially proposed, is potentially inconsistent with General Plan policies and programs that guide urban growth and development or which have a bearing on the project's physical design (Final EIR, pages 3-6 through 3-9).
3. The City finds that approval of the 149 unit development plan without resolution of the ownership and management of project open space is a potential significant impact (Final EIR, page 3-14).

Facts:

1. The 107 unit development plan is under the general plan holding capacity of 118 units for this site. The project is now consistent with the property's pro-rata share of the General Plan holding capacity. There is now no significant adverse impact and no land use mitigation is required.
2. Table 3-3 on pages 3-7 through 3-10 of the Final EIR recommends consistency measures reflected in the mitigation measures recommended in Chapters 3, 4, 5, and 9 of the Final EIR. Findings addressing these mitigation measures are covered in the subsequent sections of this report. These mitigation measures are incorporated in the project

design or are required in the conditions of approval to be implemented by the developer, and reduce the land use impacts to a less than significant level.

3. With the tentative map, the City will determine the open space ownership and, therefore, maintenance responsibility, either by a homeowners association or by such other mechanism approved by the City to enable a landscape and lighting maintenance district to be established. With the tentative map, an open space maintenance plan shall be reviewed. Visual and biological concerns and effects and provisions for on-going maintenance shall be identified and incorporated into the plan. With this mitigation measure identified and incorporated into the project by reference, the impact has been reduced to a less than significant level.

Findings:

1. The City Council finds that the project as proposed and subsequent development of the project site will alter the existing land use pattern and said alteration is an insignificant adverse land use impact.
2. The City Council finds that the project's residential use, density, and holding capacity conforms to the City's General Plan.
3. The City Council finds that the mitigation measures generally noted on Table 3-3 of the Final EIR which are required for specific environmental impacts covered in other chapters of the Final EIR are feasible to implement.
4. The City Council finds that the mitigation measures generally noted on Table 3-3 of the Final EIR which are required for specific environmental impacts identified in other chapters of the Final EIR have been incorporated in the project either by design or by reference in the conditions of approval. Therefore, any General Plan policy or program inconsistency has been mitigated to a level of insignificance with the project, or will be mitigated to a level of insignificance in connection with the future approvals necessary for development of the site.

B. Traffic and Circulation

Impacts:

1. The City finds that the initially proposed 149 unit development plan could result in exceeding the City's emergency road standards for length on "C" Court and slope on "E" Court. This is a significant impact (Final EIR, pages 4-6 through 4-7).
2. The City finds that project extension of Mirador Drive to Bernal Avenue would create a potential significant impact on street safety along Mirador Drive (Final EIR, page 4-10).
3. The City finds that approval of the 149 unit development plan as initially proposed would result in significant traffic safety conflicts between pedestrian and autos along the project's Bernal Avenue frontage. This is a significant impact (Final EIR, page 4-11).

Facts:

1. The project applicant reduced the length of "E" Court to approximately 500', well under the 700' limit set-forth in the guidelines by the Institute of Transportation Engineers for cul-de-sac streets, reducing this impact to an insignificant level.
2. The project applicant will extend Mirador Drive to "B" Court providing a direct connection to Bernal Avenue, and therefore, a second emergency access to "B" Court. Additionally, making Mirador Drive a through street reduces the length of "C" Court to approximately 640', which is under the 700' limit set forth in the guidelines by the Institute of Transportation Engineers for cul-de-sac streets, reducing this impact to a less than significant level.
3. Maximum street grades for most project streets and courts would have a maximum grade of from 9% to 10% which is well under the City's emergency road standard. This impact is reduced to a less than significant level.
4. Maximum street grades on "G", "K", and "L" courts would have a maximum grade of 15%, consistent with the City's emergency road standard, but exceeding the Final EIR recommendation of 12%. Thus the 107

unit development plan would retain this one site specific significant impact which means the City must make a "Statement of Overriding Consideration". However, the 15% street grade helps to reduce the amount of grading required to accommodate roads and building pads in this area of the proposed development.

5. The project developer shall install lane striping on Mirador Drive, and stop signs including advance signing and pavement legends at:
 - a. The eastbound and westbound Abbie Street approach to Mirador Drive,
 - b. The westbound Bonde Court approach to Mirador Drive,
 - c. The westbound Mirador Court approach to Mirador Drive,
 - d. The eastbound and westbound Neal Street approach to Mirador Drive,
 - e. The eastbound Del Sol Avenue approach to Mirador Drive, and
 - f. On all legs of the Abbie Street/Mirador Drive intersection.

Therefore, the impacts to traffic safety on Mirador Avenue associated with the extension of Mirador Drive to Bernal Avenue is reduced to a less than significant level.

6. The typical section for Bernal Avenue shall include a separated, 5' wide sidewalk on both sides of the street. Therefore, impacts to pedestrian safety have been reduced to a less than significant level.
7. The project developer is required to install a signal at the Bernal Avenue/Independence Drive intersection which will ensure traffic safety at this intersection, and to stripe a two-way turn lane on Bernal Avenue between Independence Drive and "B" Court. Therefore, impacts to traffic safety have been reduced to a less than significant level.

Findings:

1. The City Council adopts the conclusions of the

Final EIR with respect to traffic impacts and finds, from a short- and long-term perspective, that all existing intersections would operate at an acceptable level of service following development of the project.

2. The City Council finds that adoption of the traffic and circulation mitigation measures 4.1 through 4.6 identified in the Final EIR will substantially reduce the traffic and circulation impacts of the project, provide safe access at project entrances, and maintain sight distances on internal project streets.
3. The City Council finds that mitigation measures identified in the Final EIR have been incorporated in the project's design or are incorporated in the project by reference in the conditions of approval.
4. The City Council makes a statement of overriding consideration for the maximum 15% grades on "G", "K", and "L" courts for the reasons listed under Section V of this report.

C. Visual and Site Design

Impacts:

1. The City finds that approval of the 149 unit development plan as initially proposed could result in alteration of landscape character, affecting views of motorists along Bernal Avenue and nearby residents. This would be a significant impact (Final EIR, page 5-8).
2. The City finds that approval of the 149 unit development plan as initially proposed could result in significant visual impact due to change in landform, particularly in the creation of exposed cut slopes and fill banks in visually sensitive areas (Final EIR, page 5-8).
3. The City finds that approval of the 149 unit development plan as initially proposed could result in significant visual impact due to collective loss of heritage trees (Final EIR, page 5-8).
4. The City finds that approval of the 149 unit development plan as initially proposed could result in a potential significant visual impact due to inappropriate fencing, particularly on Bonde Ridge or other prominent locations (Final EIR, page 5-9).

5. The City finds that approval of the 149 unit development plan as initially proposed could result in a significant visual impact from key viewpoints due to ridgeline alterations and construction of homes on Bonde Ridge (Final EIR, page 5-9).
6. The City finds that approval of the 149 unit development plan as initially proposed could result in a significant visual impact for several existing homes along Windmill Way Area due to creation of a fill bank, loss of large trees, and placement of two-story homes at elevations higher than existing homes (Final EIR, pages 5-9 through 5-10).
7. The City finds that approval of the 149 unit development plan as initially proposed could result in potential significant impact on views from existing homes along Abbie Drive next to the project site due to possible view intrusions from new homes (Final EIR, pages 5-10 through 5-11).
8. The City finds that approval of the 149 unit development plan as initially proposed could result in potential significant impact regarding loss of privacy for existing residents on East Angela Street due to new two-story homes in close proximity to their homes (Final EIR, page 5-11).
9. The City finds that approval of the 149 unit development plan as initially proposed could result in a significant visual impact for Bernal Avenue motorists due to poorly designed soundwalls along the project's Bernal Avenue frontage (Final EIR, page 5-12).
10. The City finds that approval of the 149 unit development plan as initially proposed could expose proposed homes along Bernal Avenue to headlight glare from traffic on this street (Final EIR, page 5-12).
11. The City finds that approval of the 149 unit development plan as initially proposed would result in a significant visual impact resulting from grading for development in the "H" Court area (Final EIR, page 5-12).
12. The City finds that approval of the 149 unit development plan as initially proposed would result in potential significant visual impact for Ventana Hills area residents located next to the project due to the extent of graded slopes and potential

loss of privacy (Final EIR, page 5-12).

Facts:

(Regarding the 107 unit development plan now proposed by the project developer.)

1. Bonde Ridge ("E" Court)

The project developer uses two custom lots and one split pad lot to reduce cut slopes. Lots 67 and 79 were "pulled" away from Bernal Avenue saving an existing oak tree that would have been removed with the original plan. The project developer will shorten "E" Court so that the existing ridgeline is not graded for either the street or lots. The final site plan and grading plan will be reviewed with the tentative map. These changes implement Mitigation 5.1.a (Final EIR, page 5-14) reducing the visual impacts to a less than significant level.

2. Old Towne (Windmill Way) Area

The developer would develop Lots 46 through 48 and Lot 50 with single-story buildings set well forward on these lots. Lot 49C would likely be a split level one story house in order to conform to natural terrain. Building pads for Lots 46-50 would be set lower than "B" Street, and would be from 12-19' higher than the downslope Old Towne properties' pads. The average depth of Lots 46-50 is 190', enabling very deep rear yards between the houses on these lots and the rear property lines. Lot 49C would keep its natural creek channel.

A 10' area of unclear title would be quitclaimed to the downslope property owners and an additional 10' area, with landscaping, from Lots 46-50 would be deeded to them. On this 10' area, the developer would build a maximum 2:1 grade slope up to the new rear property line for Lots 46-50. (The Old Towne lots already have slope banks ranging from 4-8' in height.)

The intent of the grading plan is to have an essentially flat, usable rear yard for Lots 46-48 and 50 so that regrading, decks, etc., should not become the issue it has in other subdivisions. With the final map, the developer shall record over lots 46 through 50 a scenic easement or other mechanism to control buildings and landscaping from

blocking the reasonably expected views from the Abbie Street and Windmill Lane lots, adjacent to Lots 46-50, to Bonde Ridge.

The extra land, with landscaped slopes controlled by downhill property owners, should help to overcome previous problems with lots in this configuration. Low building pad elevations, one-story building height, large rear building setbacks, and landscaped slopes implements Mitigation 5.1.b (Final EIR, page 5-14) reducing the visual and privacy impacts to a less than significant level.

3. Pleasanton Heights (Abbie Street) Area

The project developer will remove the fill in this area to lower the proposed building pad elevations, from 22' to 47', below the floor levels of the existing homes on Abbie Street. Homes on Lots 54 through 62 which are in the viewshed area of the Abbie Street homes are limited to one-story models. One lot was removed from the grouping of lots 54 through 62 to help maintain the views the Abbie Street homes have of Bonde Ridge.

In addition, the developer would grant deed to the upslope property owners the slope areas of lots 54 through 62. With the final map, the developer shall record over lots 54 through 62 a scenic easement or other mechanism to control buildings and landscaping from blocking the reasonably expected views from the Abbie Street lots to Bonde Ridge. These changes implement Mitigation 5.1.c (Final EIR, page 5-15) reducing the view impacts to the Abbie Street homes to a less than significant level.

4. Bernal Avenue Corridor

Landscaping and sidewalk design and location would conform to the Bernal Avenue design guidelines. New solid walls and fences opposite development would provide noise attenuation and would match existing one used along the north and south sides of Bernal Avenue. Open wood fencing would be used along the south side of Bernal Avenue opposite open space areas.

The solid wall/fence design and location avoids a "chute-like" appearance -- solid walls on both sides of the street opposite each other by placing

open fencing directly opposite solid walls on the majority of the Bernal Avenue project frontage. Lots were "pulled" away from Bernal Avenue to place homes out of the direct path of vehicle headlights and glare. These design changes implement Mitigation 5.1.d, 5.1.e, and 5.5 (Final EIR, pages 5-15, 5-16, and 5-17) reducing the visual and headlight glare impacts to a less than significant level.

5. Pleasanton Heights (East Angela Street/Bonde Court) Area

The project includes a one story building height limit for Lots 105, 106, and 112 to protect the privacy of existing residents. This height restriction implements Mitigation 5.1.g (Final EIR, page 5-16) reducing the privacy impacts to a less than significant level.

6. Area by Bonde Residence

The project developer reduced the grading and visual impacts to a less than significant by level using a combination of one custom and six front-to-back split pad lots. A condition of approval would achieve a minimum 25' setback from Bernal Avenue to lot 80 in order to buffer the development on this lot from the noise and vehicle light and glare from Bernal Avenue.

7. The project developer will submit detailed wall and fence design plans showing the treatment of street corners, transitions between grades, etc., paying particular attention to sight distance, for review and approval by the Design Review Board prior to submittal of the tentative map. This measure implements mitigation 5.4 (Final EIR, page 5-18).

8. Southwest Area (Ventana Hills)

Grading, tree removal, and visual impacts are reduced to a less than significant level by removing development from the westerly half of the project side facing Ventana Hills, eliminating the "F" Street connection to Independence drive, and redesigning "F" Street and the lots adjacent to it to provide three cul-de-sac courts and lot clusters located in swale areas separated by ridges. In addition, "F" Street has been "pulled" farther away from the Ventana Hills boundary line and now more closely follows the contours of the hillside with

no lots and a minimum of grading on the south side of the street. No more than 25 lots will be constructed within this area.

In addition, the project developer will shorten the length of "E" Court in order to preserve existing topography. The "E" Court cul-de-sac and lots shall be located and graded so that development is screened from the south by Bonde ridge. Screening will be verified with review of the tentative map.

"L" and "K" Courts would take access from Hopkins Court. "G" Court will have its ultimate access through the Lund property, not to Hopkins Way. If agreements with the Lund property owners and Ventana Hills neighbors are reached, "G" Court would be connected in the interim to Lund Ranch Road, with an EVA constructed from "G" Court to "K" Court. If agreements are not reached, the EVA would be constructed as an interim street serving "G" Court, but would be vacated once a permanent connection to the future Lund Ranch subdivision is made. "G" Court residents would be given recorded notice that the ultimate route for their traffic is through the Lund property.

The above-stated measures implement mitigation 5.4.h. and 5.6.d. (Final EIR, page 5-16 and 5-19). The "G" Court extension to Lund Ranch Road is not covered in the Final EIR and would require its own environmental review. This would be accomplished with an initial study and negative declaration or with a supplement to the Final EIR.

9. The project developer reduced the visual impacts resulting from removal of existing trees to a less than significant level in the following manner:

- On "H" Court, the valley oak tree and blue oak tree would be preserved in the natural area of the lots;
- Development has been moved away from the blue oak trees at the "I" Court cul-de-sacs;
- By eliminating the "F" Street connection to Independence Drive no eucalyptus trees would be removed;
- By eliminating development between "A" and "L" Courts; and
- Moving "B" Street farther away from the swale "A" tree cluster minimizing tree removal.

Overall, a total of 14 trees including three

Heritage oak trees would be removed due to new street construction and the creation of building sites. The developer would plant coast live oak, valley oak, California laurel, and California buckeye trees at a ratio of six new trees for every Heritage tree and three new trees for every non-heritage tree removed. New trees will be a mix of sizes, ranging from seedlings to specimen size trees, which would address both short-term and long-term benefits or the tree replacement.

10. As required under Mitigation 5.3 (Final EIR, page 5-18), the project developer will use grading techniques which will result in rounded contours providing a smooth transition between graded and natural areas. New slopes will feature vertical and horizontal variation to blend with existing terrain. Any landform alteration shall maintain clear sight distances for vehicular, pedestrian, and bicycle traffic.

Findings:

1. The City Council finds that the mitigation measures 5.1 through 5.6 (Final EIR, pages 5-74 through 5-19) are feasible and have been incorporated into the project design or into the project by reference as conditions of approval, and will be effective in reducing the visual and privacy impacts of this project to a less than significant level. Although implementation of these recommendations will not remove all visibility of the proposed project, the appearance of the buildings in the remaining views will be less concentrated.
2. The City Council finds that the project, while still involving substantial amounts of grading, has reduced this impact by limiting development to a small portion of the site and by being more sensitive to topographical features. In addition, recommended conditions have been made part of the project approval and would further limit grading and retain natural features.
3. The City Council finds that most development is located in the least sensitive portions of the site. Also, the development pattern, through use of split pad lots, single-story houses, and lots which abut open space areas, takes advantage of the hillside setting and helps to integrate the houses with the natural environment.

4. The City Council finds that the potential "G" Court extension through the Lund property to Lund Ranch road was not evaluated by the Final EIR and, therefore, requires its own environmental review.

D. Vegetation and Wildlife

Impacts:

1. The City finds that approval of the 149 unit development plan as initially proposed would result in direct elimination of 11 of the 29 heritage class native oaks on the site and potential injury to nine additional heritage class native oak trees. This is a potential significant impact (Final EIR, page 6-3).
2. The City finds that approval of the 149 unit development plan as initially proposed would allow the horses to graze in the approximately 15 acre "blue oak woodland" by the southeastern portion of the project open space area. This intensified grazing could result in the subsequent loss of all native oak reproduction plus extensive compaction of earth under the existing trees. This is a significant impact (Final EIR, pages 6-3 and 6-4).
3. The City finds that approval of the 149 unit development plan as initially proposed could result in increased human use of the project's public open space areas in terms of off-road motorized vehicle use and picnic or camping fires, which could be detrimental to open space success (Final EIR, page 6-4).

Facts:

1. The applicant will submit a Heritage tree plan subject to the approval of the Design Review Board prior to recordation of the final map. The tree plan will identify all trees on the portion of the site to be developed, replacement of trees which must be removed, and include detailed measures to protect trees during and after construction and grading. The tree plan, replacement planting, and follow up care will be handled by a horticultural firm which specializes in the reforestation of Bay Area woodland sites. Therefore, the impact is reduced to a less than significant level.

2. As previously stated, a total of 14 trees including three heritage oak trees would be removed due to new street construction and creation of building sites. The project developer is required to plant coast live oak, valley oak, California laurel, and California buckeye trees on the site at a six to one replacement ratio for each heritage tree and a three to one replacement ratio for each non-heritage tree to be removed, in a mix ranging from seedling to specimen size (24" box). Therefore, the impact is reduced to a less than significant level.
3. A detailed re-vegetation plan will be prepared for all graded areas, giving particular attention to a program to ensure successful replanting and maintenance over time. Disturbed slopes to remain in open space shall be replanted with native trees and compatible shrub and groundcover materials in a pattern similar to existing site conditions. Bubbler and drip irrigation systems will be used in the common open space areas for maximum water conservation benefits. Selection and placement of plants shall maintain an unobstructed line of sight at all intersections. Therefore, the impact is reduced to a less than significant level.
4. A detailed analysis of the implications of horse grazing within the blue oak woodland shall be provided with the tentative map for review by the Planning Commission. The analysis shall determine the number of horses that can be grazed in this area as well as the measures necessary to ensure the health and survival of the existing trees. Therefore, the impact is reduced to a less than significant level.

Findings:

1. The City Council finds that approval of the project as currently proposed would result in vegetation impacts as identified in the Final EIR.
2. The City Council finds that mitigation measures are feasible and are incorporated in the project design or as conditions of approval.
3. The City Council finds that with measures now incorporated into the project, imposition of the above-referenced mitigation measures, and mitigation measures which will be imposed in connection with future approvals necessary for the

development of the project site, the preservation of all possible heritage trees, and minimization of project impacts on other vegetative and wildlife resources has been or will be provided for and the impact has been reduced to an insignificant level.

F. Public Services/Fiscal Impacts

Impacts:

1. The City finds that approval of the 149 unit development plan as initially proposed could increase wildfire hazard due to potentially inadequate project wild land management (Final EIR, page 7-2).
2. The City finds that approval of the 149 unit development plan as initially proposed would have a significant impact on the City's fire protection systems due to excessive length of the "D" and "E" cul-de-sacs, in the absence of a "Moderate Fire Hazard" rating for project open space (Final EIR, page 7-2).
3. The City finds that approval of the 149 unit development plan as initially proposed could result in inadequate water pressure during a fire emergency for proposed homes on "D" and "E" Courts, due their elevation. This is a potential significant impact (Final EIR, page 7-5).
4. The City finds that the McLeod Pump Station has inadequate pumping capacity to meet increased water demand caused by recent and planned development in the area, including the project (Final EIR, page 7-5).
5. The City finds that lack of water distribution pipeline connections between Windmill Lane and the project boundary is a significant impact (Final EIR, page 7-5).

Facts:

1. The project developer is required to pay a pro-rata share of the costs to upgrade the McLeod Pump Station.
2. The project developer shall contribute funds towards the acquisition of one wildland fire-fighting vehicle for the Fire Department, and one

off-road four-wheel drive vehicle and one on/off-road motorcycle for the Police Department.

3. Any two-story lot with a pad elevation greater than 540' and any single-story lot with a pad elevation greater than 550' shall be provided with a domestic booster pump which will maintain operating water pressure at 40 psi. Individual lot booster pumps will be installed as necessary by the developer on all but the custom lots. Custom lot owners shall provide their own, as necessary.
4. The project developer is required to install a 10" water line in Bernal Avenue between Independence Drive and Windmill Way.
5. The project reduced the length of "E" Court to approximately 500', well under the 700' limit set forth in the guidelines by the Institute of Transportation Engineers for cul-de-sac streets.
6. With the tentative map review, an open space maintenance plan and a wildland fire protection plan for the open space areas will be reviewed. Visual and biological concerns and effects shall be incorporated into the plans, and the plans shall be coordinated with the re-vegetation landscape plan. The plan shall also include provisions for on-going maintenance of all fire protection measures. Therefore, there is no significant impact and no further land use mitigation is required.
7. The project will extend Mirador Drive to "B" Street providing a direct connection to Bernal Avenue, and therefore, a second emergency access to "B" Court. Additionally, making Mirador Drive a through street reduces the length of "C" Court to approximately 640', which is under the 700' limit set forth in the guidelines by the Institute of Transportation Engineers for cul-de-sac streets.

Findings:

1. The City Council finds that mitigation measures of the Final EIR are feasible and will be required as a condition of project approval.
2. To the extent that the project has any significant adverse impact on the provision of fire protection services, the City Council finds that the measures incorporated into the project, in combination with implementation of said mitigation measures, City

review and approval of the project site's wildland fire protection plan as well as plans for subsequent development of the project site, and mitigation measures which will be imposed in connection with future approvals necessary for development of the project site, have mitigated or will mitigate to a level of insignificance any impacts of the project upon fire protection services.

3. To the extent that impacts on water supply could be significant, the city council finds that mitigation measure is feasible and will be implemented by the City with project development.
4. The City Council finds that the above-referenced mitigation measures, measures incorporated into the project, and other measures which will be imposed in connection with future approvals necessary for development of the project site, have mitigated or will mitigate water supply and delivery impacts of the project to a level of insignificance.

F. Geology, Soils, Grading and Drainage

Impacts:

1. The City finds that approval of the project could result in a potentially significant level of impact due to cuts and fills which could aggravate slope instability (Final EIR page 8--16).
2. The City finds that approval of the project could increase the potential for stream, gully and sheet erosion during construction and after development. This is a potential significant impact (Final EIR, pages 8-17 and 8-18).
3. The City finds that approval of the project could result in damage to structures and improvements on fill, if the fill is improperly constructed. This is a potential significant impact (Final EIR, pages 8-18 and 8-19).
4. The City finds that approval of the project could result in damage to structures founded on expansive soil from earth movement due to changing soil moisture content. This is a potential significant impact (Final EIR, pages 8-19 and 8-20).
5. The City finds that approval of the project could result in a potential significant impact, due to

fill saturation, differential settlement of fill, destabilization of cut and/or adjacent slopes and reactivation of landslides and/or movement of fills from burial of springs and alteration of the groundwater flow (Final EIR, pages 8-22 and 8-23).

6. The City finds that approval of the project could result in structural damage and slope and stream bank failures due to moderate to strong seismic shaking during the project's lifetime. This is a potential significant impact (Final EIR, page 8-21).
7. The City finds that approval of the project could result in surcharging of downstream drainage systems and possible flooding and sedimentation. This is a potential significant impact (Final EIR, page 8-25).
8. The City finds that approval of the project would result in off-hauling a large amount of excess dirt leading to excessive truck traffic, dust problems, wear and tear on City streets and possible traffic problems. This is a potential significant impact (Final EIR, page 8-25).

Facts:

1. The project developer is required with a condition of approval to implement mitigation 8.1 through 8.6 (Final EIR, page 8-16 through 8-17) regarding unstable slopes, landslides, and soil creep.

With the tentative map and preliminary grading plan, the applicant shall submit a landslide repair plan prepared by a geotechnical engineer and certified engineering geologist recommending measures for stabilizing slopes and repairing all on-site landslides and, if identified, all off-site landslides that could affect this development. These measures shall include detailed sections showing limits of the stabilization work and detailed specifications for performance of the stabilization work. All landslide repair and slope stabilization work shall be done by the project developer before the individual lots are sold.

2. The project developer is required with a condition of approval to implement mitigation 8.10 through 8.11 (Final EIR, pages 8-18 through 8-19) regarding the problems of differential fill settlement.

A geotechnical engineer and certified engineering geologist shall provide detailed recommendations and plans for site-specific cut and fill areas. These recommendations and plans shall be incorporated in the preliminary grading plan as required by the City Engineer. The developer shall implement the recommendations and plans during grading. The geotechnical engineer and certified engineering geologist shall provide continuous inspection during grading to ensure the recommendations and plans are followed.

3. The project developer is required with a condition of approval to implement mitigation 8.12 through 8.14 (Final EIR, pages 8-20 through 8-21) regarding the problems of expansive soils.

A geotechnical evaluation shall be performed on each lot or group of lots with similar subsurface conditions after subdivision grading completed and prior to issuance of building permits. The geotechnical engineer shall provide building foundation design, soil preparation, and fine grading recommendations which are appropriate for the on-site soil and geologic conditions observed after subdivision grading is completed.

4. As required under Mitigation 8.22 (Final EIR, page 8-25), the surface drainage system on each lot shall be designed by a qualified civil engineer and shall be compatible with the subdivision's drainage system. The applicant shall prepare detailed lot drainage requirements and shall include them in the CC&R's for each lot. Specific reference to these requirements shall be made in the deed for each lot.

5. The project developer is required with a condition of approval to implement mitigation 8.17 through 8.21 (Final EIR, pages 8-22 through 8-25) regarding the problems associated with groundwater.

All existing springs on the Bonde property shall be located, mapped, and catalogued by a geotechnical engineer and certified engineering geologist and shall be shown on the geological map and grading plan. With submittal of the tentative map and preliminary grading plan, the geotechnical engineer shall evaluate the effects of the springs on the proposed development and off-site properties and shall provide recommendations and plans for controlling drainage from the springs. All cut and

fill slopes shall be continuously inspected by the engineering geologist during grading in order to locate and evaluate any new springs and underground seepage which may be found during grading operations. All fill slopes shall have subdrains. If new springs are found during grading, the applicant shall implement measures if required by the City Engineer to drain the spring to a City storm main to the satisfaction of the City Engineer.

6. The project developer is required with a condition of approval to implement mitigation 8.7 through 8.9 (Final EIR, pages 8-17 through 8-18) regarding the problems associated with stream, gully, and sheet erosion.

The applicant's engineer and landscape architect shall prepare recommendations and plans for preventing erosion and scour of natural creeks and existing drainage ways, subject to review by the City Engineer prior to approval of the final map. A long-term erosion control plan for the project's common open space area shall be developed by the applicant's engineer and landscape architect, subject to review of the City Engineer prior to approval of the final map. The maintenance responsibility and the erosion control plan and its provisions shall be incorporated in the CC&R's for the project.

Findings:

1. The City Council adopts the above-stated conclusions of the Final EIR with respect to the significance of geology, soils, grading, and drainage impacts of project development.
2. The City Council finds that mitigation measures of the Final EIR are feasible and will be required as conditions of project approval.
3. The City Council finds that with the measures incorporated into the project, in combination with Mitigation Measures of the Final EIR, in consideration of the mitigation measures which require additional detailed engineering investigations to more closely define the extent of remedial grading which should be undertaken as well as to address the usual soil engineering concerns pertaining to foundation and roadway design, most of the instability and drainage hazards have been

avoided and the geology, soils, seismic activity, and drainage impacts of this project do not constitute a significant adverse effect upon the environment.

G. Noise

Impact:

The city finds that approval of the project could expose existing homes adjacent to the site to temporary high noise levels from project construction activities. This is considered a short-term significant impact (Final EIR, page 9-5).

Facts:

1. Subdivision and house construction work shall be limited to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and between 8:00 a.m. and 5:00 p.m. on weekend days. Heavy earth-moving and paving equipment activities shall be limited to the hours of 8:00 a.m. to 6:00 p.m. Monday through Friday, and, with approval of the City Engineer, between 8:00 a.m. and 5:00 p.m. on Saturdays. All noise-generating construction equipment shall meet DMV noise standards and shall be equipped with muffling devices. When necessary, shielding material shall be used for unusually high noise generation areas.
2. Construction traffic shall be directed to use Bernal Avenue between the site and Sunol Boulevard.

Findings:

1. The City Council adopts the above-stated conclusions of the Final EIR with respect to the significance of noise impact resulting from project development.
2. The City Council finds that mitigation measures are feasible and will be required as a condition of approval.
3. The City Council finds that the mitigation measures incorporated into current project, the additional mitigation measures discussed and set forth on the Final EIR, and mitigation measures which will be imposed upon future project approvals, have

substantially reduced or will reduce the level of noise exposure outside the one-story homes to be built in the 60 dB noise contour so that noise levels meet the General Plan Noise Element guidelines and City noise ordinance requirements.

III. FINDINGS ON SIGNIFICANT CUMULATIVE IMPACTS IDENTIFIED IN THE FINAL EIR

The cumulative impact analyses performed in the Draft EIR for air quality, vegetation, and wildlife was based on the forecast approach (environmental analysis prepared for the Pleasanton General Plan Environmental Impact Report). For cumulative traffic, circulation, and noise, the cumulative impact analyses used both the list approach (past, present and reasonably foreseeable projects) and the forecast approach.

The City hereby makes the following findings for significant cumulative traffic, circulation, and noise impacts identified in the Final EIR.

A. Traffic and Circulation

Impacts:

1. The City Council finds that cumulative development in the southeastern Pleasanton area would result in traffic levels that would exceed the City's adopted environmental capacity on Independence Drive. This is a significant impact (Final EIR, page 4-17).
2. The City Council finds that cumulative development in Pleasanton and the region (with or without the project) could result in significant impacts from continuing congestion at five intersections in the downtown area of Pleasanton (Final EIR, page 12-2).
3. The City Council finds that cumulative development in Pleasanton and the region (with or without the project) would result in regional traffic increases causing severe congestion on I-580 and I-680 backing up into the City of Pleasanton. This is a significant impact (Final EIR, page 12-2).

Facts:

1. The project developer redesigned "A" Court and lots 33 through 38 and 42 through 45 so that no lots have direct access onto Independence Drive. Therefore, there is no significant impact and no further traffic mitigation is required.

2. The Final EIR (page 12-2) states the Pleasanton General Plan Environmental Impact Report states on page 45: "The Pleasanton General Plan devotes a great deal of attention to mitigating the traffic impacts of new development. Many measures are already included in the Pleasanton General Plan and are being carried forward in the Pleasanton General Plan. Those measures include an extensive roadway monitoring program to assure maintenance of desired levels of service; development of a comprehensive traffic flow improvement program, including computerized monitoring of traffic and signal synchronization; a program of working with adjacent jurisdictions to help implement the development of parallel arterial system that can relieve the freeway network; continued implementation and monitoring of TSM measures to reduce overall traffic, and especially peak hour traffic; and support for higher density land uses with immediate access to transit systems."

3. The Final EIR (page 12-2) states that the Pleasanton General Plan Environmental Impact Report states on pages 46 through 47: "Improvement districts to develop necessary infrastructure including freeway interchanges and road improvements; policies of the Pleasanton General Plan to provide more housing in Pleasanton, including affordable housing; and cooperation in a tri-valley traffic monitoring and improvement network program." Because improvements to the freeway or highway network are usually dependent on state and Federal financing, additional measures are not available to the City of Pleasanton to reduce this impact to a less than significant level.

Findings:

1. The City Council finds that with this mitigation incorporated into the project as a condition of approval that the impacts will be reduced to an insignificant level.

2. The City Council has adopted the above-stated policy measures as mitigation in the Pleasanton General Plan.

3. The City Council finds that no feasible mitigation measures are available to reduce this impact to a less than significant level. A statement or overriding consideration regarding this issue has

already been adopted by the City Council with the Pleasanton General Plan Environmental Impact Report.

B. Noise

Impact:

The City Council finds that cumulative noise levels generated by cumulative development in the southeastern Pleasanton area would result in significant noise impact on project homes within approximately 90 feet of the Bernal Avenue centerline, if the sound barrier is not properly designed and on the second floor building facades close to Bernal Avenue (Final EIR, page 9-4).

Facts:

1. All homes exposed to noise levels higher than 60 dB Ldn shall be constructed to allow residents to maintain closed windows for noise control. In homes where closed windows are required for noise control, ventilation and air conditioning systems must be designed to allow adequate interior air quality without the use of open windows for ventilation.
2. The height of the Bernal Avenue noise attenuation wall and final design of all necessary returns shall be subject to the recommendations of an acoustical study to be submitted with the tentative map; final approval of said recommendations shall be subject to review and approval by the Planning Director.

Findings:

1. The City Council adopts the above-stated conclusions of the Final EIR with respect to the significance of noise impact resulting from project development.
2. The City Council finds that mitigation measures are feasible and will be required as a condition of approval.
3. The City Council finds that the mitigation measures incorporated into current project, the additional mitigation measures discussed and set forth in the Final EIR, and mitigation measures which will be

imposed upon future project approvals, have substantially reduced or will reduce the level of noise exposure outside the one-story homes to be built in the 60 dB noise contour so that noise levels meet the General Plan Noise Element guidelines and City noise ordinance requirements.

IV. FINDINGS REGARDING PROJECT ALTERNATIVES

The Final EIR prepared for the project considered the following alternatives to the project. The reasons each alternative is found infeasible or feasible follows the description of the alternative.

A. No Project Alternative

Facts:

1. This alternative would not adopt the planned unit development plan, leaving the project site in its current state without such plan. This alternative would delay development of the site and maintain current-grazing and passive open space uses.
2. The Final EIR indicates on page 11-2 that with the No-Project Alternative, all development-related impacts of the project would be avoided.

Finding:

The City Council finds that the No-Project Alternative is infeasible and less desirable than the project, and rejects the No-Project Alternative, for the following reasons:

1. Mitigation measures incorporated into the project, or conditions of approval which will be imposed on the specific approvals for development of the project site, have substantially mitigated, or will substantially mitigate, all of the environmental effects of the project, thereby diminishing or obviating the perceived mitigating benefits of adopting the No-Project Alternative;
2. Specifically, the project incorporates the dedication of an extensive open space area. Implementation of this alternative is not necessary in order to mitigate to an insignificant level the various effects of the project;
3. The No-Project Alternative would eliminate a potential source of funding for school facility and

water pumping capacity improvements to help serve the wider community and Mirador Avenue extension to improve traffic circulation in the neighborhood.

4. Preservation of open space is not an explicit General Plan objective for the project site, as the project site is currently designated for residential use, and such residential use may be more compatible with the future residential development on surrounding properties than would be a continuation of current horse grazing; and
5. The social, economic, and environmental benefits to be derived from the project, as discussed in the Statement of Overriding Considerations (Section V, hereinafter), would not be obtained.

B. Reduced Development Alternative

The purpose of this alternative would be to substantially reduce most site-related impacts by eliminating development in most areas of environmental constraints. This alternative would also feature more emphasis on custom homes in appropriate parts of the site.

Facts:

1. Number of lots: approximately 86 lots or less (a minimum of 63 less than the proposed project);
2. Gross density: 0.8 du/acre or less (compared with the proposed project density of 1.5 du/acre); and
3. Custom homes proposed on 22 or more lots.
4. In comparison with the 149 unit development plan, as initially proposed, impacts would be moderately to substantially reduced in the following categories: traffic, visual, vegetation and wildlife, public services and facilities, geotechnical and noise.
5. The Reduced Development Alternative includes the possible extension of a collector street across the site for an improved circulation system in the southeast Pleasanton area. As stated in the Final EIR (page 11-5), extending this collector street through the Bonde property would have a major effect on the environment, including alteration of traffic patterns, visual impacts of massive "cut" slopes through Bonde ridge, impacts to vegetation and wildlife, and increased grading, geotechnical,

and drainage impacts.

Finding:

The City finds that the Reduced Development Alternative is feasible and would be environmentally superior to the project and accepts this alternative for the following reasons:

1. Mitigation measures recommended for the project also can be equally and feasibly incorporated into this alternative for development or the project site. In addition, conditions of approval which otherwise would be imposed on the project can be equally imposed on this alternative for development of the project site. Said mitigation measures and conditions of approval have substantially mitigated or will substantially mitigate all of the environmental effects of the alternative to a level of insignificance.
2. The social, economic and other benefits of the project, as indicated in Section V, Statement of Overriding Considerations hereinafter, also would apply equally to, or to a larger extent, to this alternative.
3. To the extent that any impacts of this alternative are not mitigated to a level of insignificance, the City Council finds that the social, economic and other consideration of the alternative, as referenced above, outweigh these unavoidable adverse impacts.

C. Optional Site Alternative

The San Francisco Water Department property in south Pleasanton was evaluated in the Final EIR because unavoidable but insignificant environmental impacts are an inescapable consequence of developing the proposed project site (Final EIR, page 10-1).

Facts:

In comparison to implementation of the project at the proposed project site, the Optional Site Alternative would result in a need for a General Plan amendment (the

optional site is currently designated open space), similar traffic impacts, reduction in visual and vegetation and wildlife impacts, similar public services and facilities impacts, reduced geotechnical impacts, possibly greater hydrologic impacts and greater noise impacts.

Finding:

The City finds the Optional Site Alternative is infeasible for the following reasons:

1. This alternative would be inconsistent with the City General Plan at the present time; and
2. The developer does not own this optional site.

V. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the decision maker to balance the benefits of the project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a project outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (State CEQA Guidelines Section 15093[a]). CEQA also requires, however, that where a public agency decision allows the occurrence of significant effects that are identified in the Final EIR that are not at least substantially mitigated, the agency shall support in writing the specific reasons for its action. Such reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (State CEQA Guidelines Section 15093[b]). The agency's statement is referred to as a "Statement of Overriding Consideration."

The City of Pleasanton (City) is proposing to approve the Bonde Ranch project and has prepared and certified a Final EIR that satisfies the requirements of CEQA. The following adverse cumulative impact of cumulative development in Pleasanton and the region is considered to be significant and unavoidable based on the Draft EIR, Final EIR, and the findings described above: 1) Severe traffic congestion on I-580 and I-680, and 2) Maximum street grades on "G", "K", and "L" Courts would have a maximum grade of 15%, consistent with the City's emergency road standard, but exceeding the Final EIR recommendation of 12%.

The City Council finds that the following social, economic and other considerations warrant approval of the project notwithstanding any unavoidable or unmitigated cumulative impacts resulting from the project.

A. Social Considerations

The City will derive the following specific social benefits from the implementation of the project:

1. Increase in housing opportunities in the City and the region at a time of continuing housing demand, and
2. Improve jobs/housing balance in the Tri-Valley Area, reduce commute index, save commute time and energy expenditures and consequently improve the quality of family life for those project residents so affected.

B. Economic Considerations

The City will derive the following specific economic benefits from the implementation of the project:

1. Indirect increases in sales tax revenues and subventions to the City.
2. Substantial increases in property tax revenues.
3. Overall increase in the economic vitality and growth of the City.
4. Improve jobs/housing balance in the Tri-Valley Area, reduce commute index, save commute time and energy expenditures and consequently increase economic efficiency.

C. Environmental and Land Use Considerations

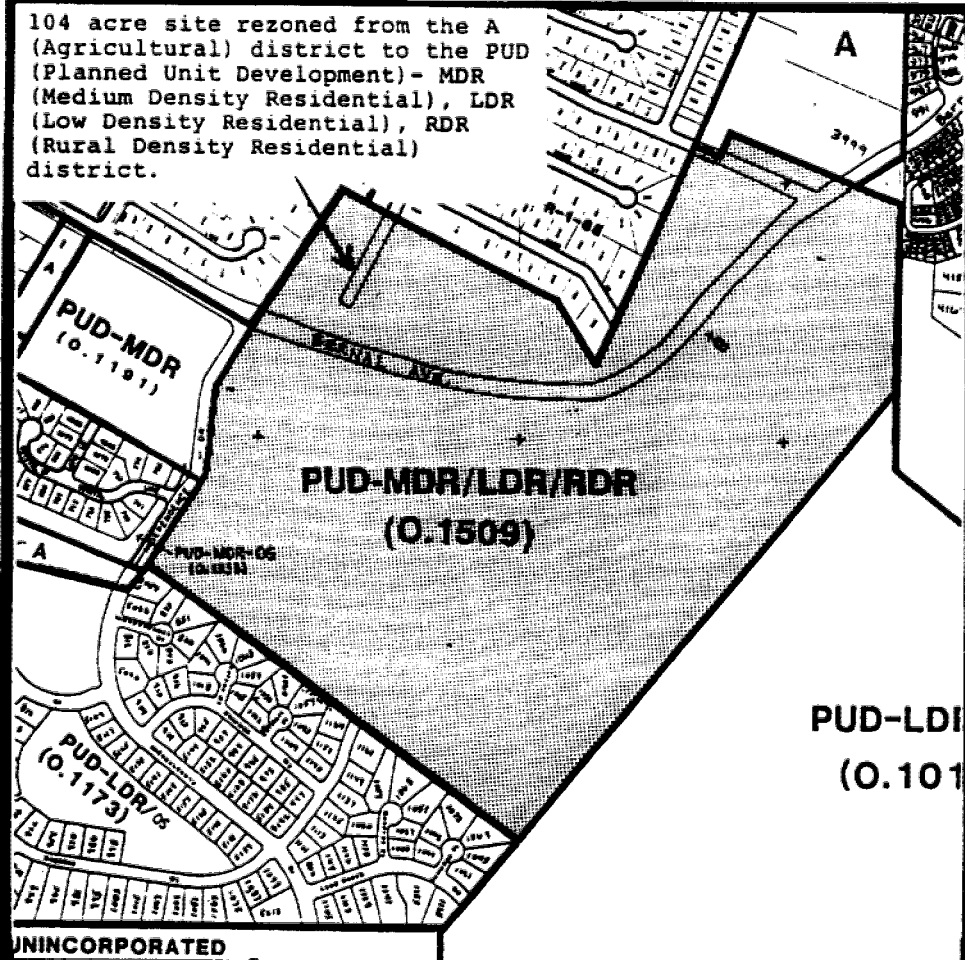
The City will derive the following specific environmental and land use benefits from implementation of the project:

1. Dedication of at least 62 acres, or 60 percent of the 104 acre project site for permanent open-space. This open space area will conserve the ecological values of the site and surrounding area and provide recreational and amenity opportunities for the citizens of the project, the wider vicinity, the City, and the region.
2. The proposed project is consistent with the residential land use designation of the Pleasanton General Plan and with adjacent land uses. Given the likelihood of the site urbanizing as proposed

in the General Plan, a residential project is appropriate.

3. The 15% street grade on "G", "K", and "L" Courts helps to reduce the grading required to accommodate roads and building pads.

104 acre site rezoned from the A (Agricultural) district to the PUD (Planned Unit Development)- MDR (Medium Density Residential), LDR (Low Density Residential), RDR (Rural Density Residential) district.



UNINCORPORATED

**CITY OF PLEASANTON
PLANNING DEPARTMENT**

**ORDINANCE NO. 1509
ZONING UNIT NO. 399**

DRAWN BY: E. KISHI	APPROVED BY: <i>Brian W. Burke</i>	DATE: 5/21/91
	PLANNING DIRECTOR	SEC. NO.: PUD-90-18
SCALE: APPROX 1" = 700'		

The roll call vote was as follows:

AYES: Councilmembers Butler, Mohr, Scribner, Tarver and Mayor
 Mercer
 NOES: None
 ABSENT: None
 ABSTAIN: None

5. MEETING OPEN TO THE PUBLIC

Mr. Stanley Rathbone, 325 Ray Street, commented that the City should wait until the drought is over before being too generous with its water supply.

Mr. Lyman Higgins, 2171 Goldcrest Circle, congratulated Ms. Dorothy Scribner for an excellent job with the Veterans Welcome Home Parade held on Saturday, May 18th, and for the recognition given the Vietnam veterans. He then commended Ms. Dolores Bengtson, Director of Parks and Community Services, for organizing the clean-up of the Arroyo on April 20th, and for scheduling another clean-up on June 8th.

6. PUBLIC HEARINGS

Item 6c

Case PUD-90-18, Shapell Industries of Northern California/ Ms. Roselma Bonde, Application for Rezoning to the PUD (Planned Unit Development) - MDR (Medium Density Residential), LDR (Low Density Residential), and RDR (Rural Density Residential) Districts, for PUD Development Plan Approval, and for Land Conservation Contract (Williamson Act) Cancellation to Allow the Construction of 106 New Single-Family Residential Units (in Addition to the Existing Bonde Residence) on an Approximately 104-Acre Site Located on the Northerly and Southerly Sides of Bernal Avenue, Approximately 2,250 Feet Southeasterly of Sunol Boulevard (SR 91:121)

Consider Certification of the Environmental Impact Report (EIR)

Mr. Mercer declared the continued public hearing open on the application.

Mr. Woody Pereira, representing Shapell Industries of Northern California, indicated that he had met with the neighbors and that design compromises have been made on the project to ensure that the development would be of the best quality and have the least impact on the surrounding area. He pointed out that the number of units proposed is far below the maximum 193 units allowed in the General Plan. He added that the development protects the viewshed as much

MNA336

as possible and that Environmental Impact Report (EIR) mitigation measures have been incorporated in the plan. He indicated that Mr. Chris Truebridge from Shapell Industries of Northern California, Mr. Jeff Holmwood from Bissell & Karn, Engineers, Mr. Frank Berlogar and Mr. Ray Skinner from Berlogar Geotechnical Consultants, and Mr. Robert Willett, attorney for Ms. Roselma Bonde, were present to answer any questions on the project.

Mr. Tarver asked Staff for a clarification of Condition No. 38 on water rationing.

Mr. Swift replied that Condition No. 38 in the original conditions, which was added to the project by the Planning Commission, would not allow the issuance of building permits if City goes into mandatory water rationing. He added that when the City Council addressed that issue on the Moller project, Staff had recommended that Council address the issue on a City-wide, rather than a project, basis. The condition was deleted by Council.

Mr. Tarver inquired if the open spaces would be maintained by a landscaping or assessment district or by the property owners association.

Mr. Swift replied that the open spaces have been conditioned to be owned and maintained by a homeowners association. He added that there could also be an easement for a landscape and lighting district.

Mr. Tarver inquired if the property owner had an opportunity two years ago not to renew the Williamson Act Contract for another ten years.

Mr. Pereira replied that the Williamson Act Contract for the Bonde Ranch has never been renewed. He added that there was a provision in 1983 that allowed for the non-renewal of the Williamson Act Contract and that some property owners applied for that. However, as a result of court decisions, that provision was stricken, and those properties that applied for that had to go back and reapply for cancellation.

Mr. Tarver indicated that he recalls reading a higher level of service for the Bernal Avenue/Stanley Boulevard intersection in a traffic study for another project. He inquired if there have been other projects in the area that caused the level of service to increase.

Mr. Swift replied that he was not aware of any changes other than what is stated in the EIR, which is based on the Traffic Report of January 1990.

Mr. Tarver asked Mr. Pereira, with respect to the cancellation of the Williamson Act Contract, why he believes there is no land available for similar use, and on what the assessed valuation of the property of \$27,000 an acre is based.

Mr. Pereira replied that the figure was provided to the City by the County Assessor's Office. He then read a list of the different undeveloped properties within two miles of the Bonde Ranch, including the owners/developers of the properties and their development status, if any.

Ms. Scribner asked Staff to explain the what is involved in rezoning the site to a PUD district without canceling the Williamson Act Contract and approving the project and conditioning it so the land stays in the Williamson Act Contract until it expires in 1999.

Mr. Swift stated that the Williamson Act Contract allows only agricultural uses. He explained that the PUD zoning is flexible enough to restrict the uses to agricultural during the term of the Williamson Act Contract. He added that Council could also approve a development plan that would take effect only after the expiration of the Williamson Act Contract.

Mr. Frank De Piero, 831 East Angela Street, a Pleasanton resident for 20 years and whose property borders the Bonde Ranch, stated that all his concerns about the project were addressed by Mr. Pereira and that he was impressed with the sensitivity with which the project was handled. He indicated that the traffic in the area should not be carried by one street and requested Council to approve the extension of Mirador Drive to provide some relief in the East Angela Street/Bernal Avenue area.

Mr. Henry Cavagnolo, 773 East Angela Street, a resident of East Angela Street for 30 years, stated that the City planners have done an exemplary job with the Bonde proposal. He indicated that the developer has met with the neighbors to alleviate their concerns, but that a real concern exists with respect to the need for more access to Bernal Avenue, as well as for security and safety. He pointed out the General Plan calls for the extension of Mirador Drive to Bernal Avenue and that this should be accomplished before the houses are constructed so the East Angela Street residents do not have to bear the burden of increased traffic.

Mr. Duke Bonde, Jr., 706 Neal Street, stated that the extension of Bernal Avenue through the Bonde Ranch has made raising stock on the Ranch infeasible. He indicated that he would like to see Mirador Drive extended to Bernal Avenue.

Mr. Wayne Bonde, 725 East Angela Street, stated that the situation on the Bonde Ranch has been altered by the construction of Angela Street, Bernal Avenue, and the access road for the water reservoir. He added that the Ranch is now ready to move on and build some houses on the site.

Ms. Catherine Frye, 874 Bonde Court, stated that she was in favor of the project and the extension of Mirador Drive. She indicated that she would rather have low density residential units in her backyard now than have low-income housing in eight years. She added that she preferred one-story homes next to existing dwellings and that she was in favor of the extension of Mirador Drive.

Mr. Wayne Strickler, 851 Independence Court, a Pleasanton resident for 20 years and a member of the Ventana Hills Steering Committee, indicated his support for the project. He stated that the Committee, which represents a consensus of Ventana Hills residents, has reached an agreement with the applicant over project changes affecting Ventana Hills. He pointed out that the redesign, which is reflected in the Revised Mitigated Alternative Site Plan, dated April 19, 1991, significantly reduces the visual impact of the development on the Bonde Ridge. He added that he does not support the premature cancellation of the Williamson Act Contract for the Bonde Ranch, but that if Council supports its cancellation, the Committee recommends the approval of the project with the draft conditions presented in the Supplemental Staff Report. He requested that the open space area designated on site plan be accessible to the public and maintained by the City to prevent any future development in the area. He further requested that the Letter of Understanding, dated April 19, 1991, between the applicant and the Ventana Hills Steering Committee, be adopted as an additional Condition of Approval.

Mr. Mike Faber, 833 Abbie Street, President of Pleasanton Heights Homeowners Association and the Regional Homeowners Association, stated that he had presented a letter to the Council outlining three basic concerns: (1) that the development proceed exactly as planned, preserving 60% of the land as open space and protecting the view and the front open space; (2) that the City ensure that the project is not sold to another developer with a different plan after it has been approved; and (3) that Mirador Drive is not extended to Bernal Avenue.

Ms. Scribner asked Mr. Faber how many people he represented.

Mr. Faber replied that the Regional Homeowners Association, consisting of about 300 persons bordering Abbie Street and Mirador Driver, was established to address the neighborhood's concerns about what happens in the area.

Mr. Don Temple, 6409 Alisal Street, Vice President of Alisal Improvement Association, commended City Staff and Shapell Industries for their work on the project. He expressed regret that the plan does not include a north-south circulation which can be provided only by the Bonde Ranch and which would help reduce congestion in the downtown area as well as reduce trip time. He added that closing this corridor at this time would negatively impact the area to the south.

Mr. Blaise Lofland, 1039 Nelson Court, a Pleasanton resident for 10 years, requested that the revised project be approved if Council decides to cancel the Williamson Act Contract for Bonde Ranch. With respect to Mr. Temple's statement regarding the north-south collector road, he pointed out that the Staff Report indicates that that would not be feasible. He added that constructing a collector road through the Bonde Ranch would put a traffic load meant for Independence Drive and Junipero Drive on Ventana Hills and Mission Park.

Mr. Gary Schwaegerle, 189 West Angela Street, indicated his support for the project and commended Shapell Industries for its excellent job with the neighbors. He expressed concern about the traffic going down Bernal Avenue from I-680 and suggested that the developments in the area work together to widen the road to alleviate traffic.

Ms. Pat Murray, 4470 Mirador Drive, indicated that she was neither in favor of or opposed to the project but that she could not understand why she is being asked to give up her garden and water so the Bonde property can be developed. She questioned why the City continues to approve developments when the community is on 25% voluntary water rationing.

Mr. Mercer explained that what is being considered at this meeting is the Bonde Ranch EIR and development plan. If these are approved, the developer would have to go through the Growth Management process. If the development obtains Growth Management approval, the construction of the units could be spread out over a number of years.

Mr. Stanley Rathbone, 325 Ray Street, indicated that he was opposed to the development because of the current water situation.

Mr. George Allbritten, 1152 Hopkins Way in Ventana Hills, a member of the Ventana Hills Steering Committee, indicated that he was in favor of project and supported Mr. Strickler's comments. He stated that cutting a road through the Bonde property would involve filling a 20-foot swale to construct the road and blasting the ridge and destroying it. He requested that the open space on the property be accessible to the public and be managed by the City.

Mr. Barry Hafker, 1021 Rutledge Court in Ventana Hills, stated that he was opposed to the cancellation of the Williamson Act Contract. He expressed concern about the maintenance of green belts, as well as the underground water and poor engineering and geological set-up under the homes in Ventana Hills. He asked Mr. Swift what the construction of temporary road during the development of the Bonde property would involve.

Mr. Swift replied that the temporary road from G Court to Lund Ranch Road would only be built if a right-of-way can be secured from the property owner and the adjoining Ventana Hills neighbors do not object. Otherwise, G Court would be connected on an interim basis through F Court over to Hopkins Way.

Mr. Hafker stated that there is a reason for the Williamson Act Contract and that it should not be canceled.

Mr. Greg Cordtz, 1045 Rutledge Court in Ventana Hills, stated that the Ventana Hills Steering Committee did a good job at arriving at a compromise with Shapell Industries. He indicated that he was opposed to the temporary road going through G Court to Lund Ranch Road because it would be a fire hazard and present major problems to the community.

Mr. Richard Angel, 512 Neal Street, expressed concerned about the traffic flow should Mirador Drive be extended. He stated that the this is an established residential area and extending Mirador Drive would create rather than solve traffic problems.

Ms. Kay Leedham, 673 Abbie Street, requested the following if the project is approved: (1) that Lots 46 through 50 be limited to one-story units since the houses on Abbie Street are at a lower pad elevation; (2) that view easements be provided and trees be planted; (3) that the minimum setback for accessory structures for Lot 50 be increased from 20 feet to 30 feet; (4) that a certified arborist, to be appointed by the City, trim the heritage oak trees on Lot 49C; and (5) that the units be harmonious with the surrounding traditional wood-sided homes with shake roofs, instead of the proposed Mediterranean-style homes.

Ms. Linda Brophy, 4219 Mirador Drive, indicated that she was not opposed to the project but to the extension of Mirador Drive. She stated that a car speeding down Mirador Drive hit her house and did substantial damage to her garage. She added that extending Mirador Drive would invite traffic accidents and that traffic on Angela Street should not be relieved at the expense of Mirador Drive, which has a church with a pre-school and an elementary school on Adams Way.

Mr. Kit Sanders, 4253 Mirador Drive, a Pleasanton resident for 14 years, stated that extending Mirador Drive will mean more traffic on a major thoroughfare that children use to walk to and from school. He also indicated his opposition to the cancellation of the Williamson Act Contract for the Bonde Ranch.

Mr. Steve Murray, 4470 Mirador Drive, a resident of Pleasanton for 14 years, stated that it is his understanding that the purpose of the Mirador extension is: (1) to improve emergency response time to Old Towne and Pleasanton Heights; (2) to provide a secondary emergency access to B Court; (3) to reduce the length of C Court to an acceptable 640 feet; and (4) to improve the traffic flow in the neighborhood. He pointed out that the emergency response time is a matter of convenience rather than necessity since it takes 2½ minutes to drive from the downtown fire station through Bernal Avenue to the corner of Mirador Drive and Abbie Street. He continued that providing a secondary emergency access for B Street is a weak argument, considering there are many streets in Pleasanton that currently have only one exit. He added that the length of C Court could be reduced through D Court or by putting a street through from C Court to Bernal Avenue between Lots 62 and 63, which would also give D Court a secondary access. He indicated that traffic circulation in the neighborhood does not need to be improved or balanced and that the extension of Mirador Drive would disrupt the neighborhood and create a potential significant impact on street safety. He requested Council to deny the extension of Mirador Drive and preserve the integrity of the neighborhood.

Ms. Patricia Clarkson, 4507 Mirador Drive, stated that Shapell Industries has made reasonable and acceptable compromises with the community. With respect to the extension of Mirador Drive, she pointed out that none of the five streets mentioned in the EIR are comparable to Mirador Drive. She indicated that the area Mirador Drive encompasses is less than a mile and that motorists can easily take First Street or Bernal Avenue to go either north or south. Furthermore, there are two other roads, Angela Street and Kottinger Drive, that go through to Bernal Avenue. She stated that most of the traffic on Mirador Drive goes to the church and the school, and since the road is hilly, the visibility for small children is a

hazard. She concluded that putting Mirador Drive through would be a terrible disruption to the neighborhood.

Ms. Joan Tenbrink, 4265 Mirador Drive, a Pleasanton resident for 16 years, stated that Mirador Drive is a main artery for schools and the converging point for pedestrian traffic. She indicated that the General Plan called for the extension of Mirador Drive before the area was fully developed, and extending the road at this time is not a wise choice for the children.

Mr. Steve Clarkson, 4507 Mirador Drive, stated that he could not understand how the extension of Mirador Drive would help upper Angela Street. He pointed out that the people who would be most affected by the extension do not want Mirador Drive extended. He then related the results of a survey of residents.

Ms. Charlotte Severin, 4513 Mirador Drive, indicated that the community in counting on the Council, as elected officials, to represent the citizens' concerns about overdevelopment and dwindling open space, water rationing and crowded schools, traffic congestion and quality of life issues. She stated that too much development may accomplish short-term economic goals for the City but loses sight of the long-term results. She added that the issue of water resource availability should be considered in all development projects. She requested Council to consider the alternative of approving the project without canceling the Williamson Act Contract. She then urged the Council not to convert Mirador Drive into a dangerous expressway.

Mr. Glenn Hage, 862 Bonde Court, thanked the Council for all the street improvements that have taken place in the area in the past 20 years. He indicated that better traffic circulation saves gas, improves the environment, and is more convenient. He stated that the extension of Mirador Drive to Bernal Avenue is a logical street plan.

Ms. Carol Turturici, 1068 Hancock Court, a member of the Ventana Hills Steering Committee, indicated that the Committee was opposed to the petition presented by some residents from Ventana Hills with respect to the potential loop road connecting G Court through the Lund Ranch property to Lund Ranch Road. She presented a letter signed by seven residents withdrawing their signatures from the petition.

Mr. Gary Purnell, 2472 Via de los Milagros, expressed his opposition to the Bonde Ranch development, the cancellation of the Williamson Act Contract, and the extension of Mirador Drive. He indicated that the City needs to slow down and think of what it is doing to its resources.

Mr. Donald McKenzie, 790 East Angela Street, in response to the statement that the extension of Mirador Drive would pose a threat to the pedestrian safety of school children, stated that Mirador Drive is a 40-foot wide street with sidewalks and school crossing guards across Vineyard Avenue and Kottinger Drive. On the other hand, Angela Street, in the Harris Acres area between Whiting Street and Third Street, is 29 feet wide and has no sidewalks. People walk on the street, and cars park on both sides of the road. He pointed out that the General Plan was developed by many citizens and that the EIR favors the extension as an opportunity to improve traffic circulation in the area with minimal effects on the neighborhood. In addition, both the Planning Commission and Staff recommend the extension.

Ms. Karen Kearn, 4524 Mirador Drive, stated that the City should first address the needs of the existing residents before providing for the future. She pointed out that the Council should not consider the advantages of future residents on the Bonde Ranch at the expense of the quality of life of the people living in the Mirador Drive area.

Mr. Pereira stated that several comments were made at the April 2nd City Council meeting which he would like to address at this time: (1) The Danville project with reported land slippage problems is not a Shapell Industries project. (2) Shapell Industries has signed an agreement with the Pleasanton Unified School District which addresses the direct and cumulative impacts of the project on schools. The approximate number of children to be generated by the project is 32, the size of a little bit more than one classroom. The agreement provides the District with the equivalent of $4\frac{1}{2}$ classrooms. (3) About 100 feet of green belt separates the Ventana Hills development and the Bonde Ranch development. Shapell Industries has been conferring with City staff on the Bonde development since 1987, and the Ventana Hills home of a previous speaker was not purchased until 1990. (4) Bonde Ranch is not the appropriate location for a north-south collector road. (5) The development would generate not 14,000, but only 6,200, trips per day, which is significantly less than the traffic on Black Avenue.

Mr. Pereira then addressed the comments made at this Council meeting: (1) Shapell Industries had no intention to sell the project to another developer upon approval. Custom lots will be sold; however, the comprehensive design guidelines reviewed and approved by Staff, the Design Review Board and the Planning Commission address the concerns on the units to be built on the custom lots. (2) Geologists and engineering consultants have agreed that the Bonde Ranch will probably assist in alleviating the water seepage problems by reducing the amount of groundwater flow

towards the problem areas. The development will not exacerbate existing water problems. (3) There are no plans to build Mediterranean homes in the area. What is envisioned is a California contemporary ranch, using flat fire-resistant tile roof that appear like shakes. (4) Lot 49C will not be graded. It will have a one-story custom home at street elevation, with 1½ or two stories at the rear. This will be subject to the approval of the Design Review Board.

Mr. Pereira continued that there will be no mass grading on the project, with only 3,038 cubic yards per acre, as opposed to Ventana Hills' 4,717 cubic yards per acre and Kottinger Ranch's 6,280 cubic yards per acre. He added that the viewshed would be preserved and that the open spaces should be maintained by the City through a landscaping and lighting maintenance district. If the open spaces will be made accessible to the public, they should be incorporated in the City parks system and maintained by the City, since it would not be fair to have the homeowners association maintain open spaces that would be subject to heavy public use.

Mr. Tarver asked Mr. Pereira to respond to the concept of approving the project without canceling the Williamson Act Contract.

Mr. Pereira stated that the Williamson Act Contract could be retained for the 60% open space and canceled for the remaining 40% to be developed. He pointed out, however, that the Williamson Act Contract requires a minimum of 100 acres to qualify, which the Bonde Ranch no longer has, after the City canceled the Williamson Act Contract for the portion that is now the extension of Bernal Avenue.

Mr. Mercer commented that there were a number of residents that expressed concern that the project be developed as proposed in the revised plan, should the project be approved, whether by Shapell Industries or by another developer the project may be sold to. He inquired if the City could enter into a Development Agreement with Shapell Industries to restrict the development to whatever Conditions of Approval are approved for the project and to prevent a future Council from amending the plan.

Mr. Roush said yes. He stated that Shapell Industries or any other developer would be bound by the Conditions of Approval for as long as the PUD exists in the form that it was approved.

Mr. Mercer asked Mr. Pereira if he would be willing to enter into a Development Agreement with the City that would restrict the development to what is approved at this meeting.

Mr. Pereira replied that he had no problem with that.

Mr. Mercer stated that it was his understanding that if an uphill neighbor does something in his property that increases the drainage or causes problems on the lower neighbor, the liability belongs to the uphill neighbor. He inquired how the level of damage on the lower neighbor would be determined.

Mr. Roush replied that there will usually be an issue as to whether the owner of the lower property did something on his property that caused the condition to worsen. He indicated that the City could require a condition that the developer would indemnify the City with respect to any drainage problems created by the development.

Mr. Mercer inquired if Staff knows the extent of the drainage problems that exist in Ventana Hills so that the City may be able to determine in the future whether or not a problem was caused by this development.

Mr. Roush replied that the EIR provides sufficient information on the scope of the water problems in the area.

Mr. Pereira stated that water problems exist in Ventana Hills and in many of the hilly areas in Pleasanton which have adobe or clay-type soils. He pointed out that the areas in Ventana Hills where some of the water problems occur are filled land where a creek used to exist and which now has an apparent underground water flow. He added that it has been his experience that 90% of water problems come from improper finished grading and from over-irrigation to get water to the houses.

There being no further testimony, Mr. Mercer declared the public hearing closed.

Mr. Mercer thanked Mr. Pereira and the neighbors for spending time to resolve their problems.

Mr. Tarver commended the developer for going to great lengths to meet the residents' concerns. He indicated that he would be in favor of the project were it not for his concerns about the Williamson Act Contract cancellation, some issues in the General Plan, water, traffic, schools, and infrastructure. He stated that he could not make the finding that there is no comparable land available in the area and suitable for the proposed use that could be developed to accomplish what has been proposed in the City's General Plan. He pointed out that the project does not address the job-housing balance because it will not provide the kind of housing

necessary for the jobs existing in the community. He continued that the public interest far outweighs the objectives of the Williamson Act Contract in terms of preserving open space, conserving water, protecting neighborhoods from excessive traffic, and the safety issues on the extension of Mirador Drive. He added that the project does not address affordable housing.

Ms. Scribner agreed with some of Mr. Tarver's comments. She expressed concern about the proper time and manner of development, as well as the natural springs and water circulation in the area, and stated that she would like to see a more advanced planning of entire area, including the parcels to the south. She proposed that the project be divided into two, with the smaller, northern portion of the property, which is surrounded by urban development and which has been severed from agricultural use by the construction of Bernal Avenue, being removed from the Williamson Act Contract, and the larger, southern portion, whose open range land has not been changed by Bernal Avenue, remaining in the Williamson Act Contract until its expiration in 1999. She was concerned that Council was moving too rapidly.

It was moved by Ms. Scribner, and seconded by Mr. Tarver, for the sake of discussion, to divide the project into two sections, with only the north section adjacent to Pleasanton Heights be removed from the Williamson Act Contract.

Mr. Mercer stated that this part of town would not be the site for affordable housing, high density residential, or job-housing balance. He noted that the General Plan indicates that the lots become bigger as they move farther away from town. With respect to dividing the project and developing one side but not the other, he indicated that another Council could be deciding on the matter in eight years. He pointed out that the revised plan has been accepted by the neighbors, provides 60% of open space, and preserves trees.

Mr. Butler expressed concern that the division of the project as proposed would leave the door open to some other project eight years from now that may or may not have the same benefit of developer-neighborhood collaboration this project has gone through, and may or may not result in as good a project. He indicated that he has no problem with making the findings that Staff has provided for the cancellation of the Williamson Act Contract. With respect to Ms. Scribner's statement about planning the entire area, he commented that the General Plan is the logical development plan for the City that has guided the Bonde Ranch development and will guide the development of the parcels to the south.

At this point, Mr. Tarver withdrew his second to Ms. Scribner's motion, and it died for lack of a second.

Ms. Mohr stated that what Ms. Bonde has ended up with on the land that she currently occupies and is raising horses on is not commercial activity but an expensive hobby that is not consistent with the Williamson Act Contract.

It was moved by Mr. Butler, and seconded by Ms. Mohr, that Resolution No. 91-77 be adopted, after making the findings set forth in Exhibit "C" of Staff Report No. 91:205, certifying that the Environmental Impact Report has been completed in compliance with CEQA and that the Council has considered the information in the Final Environmental Impact Report.

The roll call vote was as follows:

AYES: Councilmembers Butler, Mohr, and Mayor Mercer
 NOES: Councilmembers Scribner and Tarver
 ABSENT: None
 ABSTAIN: None

It was then moved by Ms. Mohr, and seconded by Mr. Butler, that Resolution No. 91-78 be adopted, setting forth the findings and granting tentative cancellation of the Agricultural Preserve (Williamson Act) Contract.

The roll call vote was as follows:

AYES: Councilmembers Butler, Mohr, and Mayor Mercer
 NOES: Councilmembers Scribner and Tarver
 ABSENT: None
 ABSTAIN: None

Mr. Butler stated that he was in favor of extending Mirador Drive because it would benefit the majority of the people in the area. He added that it would not siphon traffic off of Bernal Avenue and congest the neighborhood streets but rather, would make it easier for people to get to Bernal Avenue from their immediate neighborhood.

Ms. Mohr stated that the General Plan, which was laid out over the years by hundreds of citizens as the best overall concept for the City, designed Mirador Drive as an artery through the neighborhood to share the traffic load in the neighborhood and Bernal Avenue to be the circular loop around town. She added that most of the undeveloped land left in the City is hilly and will be low density, and that the San Francisco property is the only land where affordable housing could reasonably be built.

Mr. Tarver indicated that majority of the neighbors have indicated that they do not want Mirador Drive extended. In addition, the preschool and the elementary school in the area are a major safety issue, bigger than the fire access, which can be provided by leaving an emergency access way through Mirador Drive, if necessary.

Ms. Scribner stated that extending Mirador Drive would help to balance the traffic load in the entire area. She added that Mirador Drive was designed to be a collector street and extending it would allow for a better response time for emergencies, fire and police.

Mr. Mercer stated that over the years, people have found their way in and out of the neighborhood and that opening Mirador Drive would not direct much additional traffic off of the existing streets. He believed that because of the school, the pre-school, and the two churches, the neighborhood will be better served in the long run if the road were not opened.

It was moved by Mr. Butler, and seconded by Ms. Mohr, that the plan be modified to extend Mirador Drive to B Street.

The roll call vote was as follows:

AYES: Councilmembers Butler, Mohr, and Scribner
 NOES: Councilmember Tarver and Mayor Mercer
 ABSENT: None
 ABSTAIN: None

Mr. Mercer inquired if Council would have to vote on each of the conditions that would go into the Development Agreement.

Mr. Roush indicated that two different issues have been raised. Staff has identified Recommendations B through M which Council needs to take action on. With respect to the Development Agreement, Council should direct Staff to start negotiations with the developer for this Agreement, which will go through a separate process and come before the Planning Commission and the City Council at the tentative map stage.

It was moved by Mr. Butler, and seconded by Mr. Mercer, to approve Staff Recommendations B through M, as set forth in the Staff Report.

Mr. Tarver indicated agreement but expressed concern about water and the possibility of including an off-set program as a condition.

Mr. Butler stated that Staff has recommended that the water issue be considered on a City-wide, rather than on a project, basis and that Staff would propose solutions that would require all developers to help improve the water supply or reduce water usage.

Mr. Tarver also indicated that he wanted to change Recommendation D to shorten E Court so no houses would be visible above the ridgeline, and that, pursuant to an earlier request, he would like to increase the setback of Lot 50 by ten feet.

It was moved by Mr. Tarver, and seconded by Ms. Scribner, to amend Mr. Butler's motion to include shortening E Court and increasing the setback of Lot 50 by ten feet.

The roll call vote was as follows:

AYES: Councilmembers Mohr, Scribner and Tarver
 NOES: Councilmember Butler and Mayor Mercer
 ABSENT: None
 ABSTAIN: None

A vote was then taken on Mr. Butler's motion to approve Staff Recommendations B through M, with the amendment that E Court be shortened and the setback of Lot 50 be increased by ten feet.

The roll call vote was as follows:

AYES: Councilmembers Butler, Mohr, Tarver and Mayor Mercer
 NOES: Councilmember Scribner
 ABSENT: None
 ABSTAIN: None

Ms. Scribner inquired if the ridges between G, K and L Court would be eliminated by the homes to be built in those courts.

Mr. Swift replied that the area between K and L Courts would be filled to the point where the houses on the courts would be facing one other directly across what would now appear to be an open space. The hillsides would remain exactly the way they are now as they come down the Ridge. On the other hand, the houses on G and L Courts will not be facing one another over the ridge between the courts.

Ms. Acosta requested Council to indicate its preference with respect to the issue on open space so Staff can prepare a more comprehensive report on the matter.

Mr. Mercer indicated that he would like the City, rather than the homeowners association or the developer, to control the open space.

Ms. Mohr inquired if the City would have control of the land if it approved a benefit district.

Mr. Swift replied that under a benefit district, the land could be regulated any way the City Council wishes as if it were owned by the City. However, the homeowners association would control the land if the City only had an easement.

Mr. Tarver stated that his preference is to allow public access with the City assuming liability but not maintenance responsibility.

Mr. Mercer indicated that he would like the Development Agreement to be as comprehensive as possible for the public to consider.

Mr. Strickler requested that the details of the Letter of Understanding between the developer and the Ventana Hills Steering Committee be included in the Development Agreement.

Mr. Mercer said yes and requested Mr. Strickler and the Committee members to participate in the deliberations on the Development Agreement in order that everybody has a firm understanding of what is agreed upon.

It was moved by Mr. Mercer, and seconded by Mr. Butler, to include the Letter of Understanding, dated May 1, 1991, and the documents from other homeowners association in the Development Agreement.

The roll call vote was as follows:

AYES: Councilmembers Butler, Mohr, Scribner, Tarver and Mayor Mercer
 NOES: None
 ABSENT: None
 ABSTAIN: None

It was then moved by Mr. Mercer, and seconded by Mr. Butler, to direct Shapell Industries to meet with City Staff to work out view easements for Lot 46 to Lot 50.

The roll call vote was as follows:

AYES: Councilmembers Butler, Mohr, Scribner, Tarver and Mayor Mercer
 NOES: None
 ABSENT: None
 ABSTAIN: None

Mr. Mercer requested Mr. Pereira that the oak trees to be removed from the site be cut into firewood length and delivered to the Senior housing projects at Kottinger Place and Ridgeview Commons for next winter.

Mr. Pereira said yes.

Mr. Butler stated that he would like to make sure that the conditions relating to the time of construction and control of dust and noise are adhered to.

Mr. Swift stated that the noise condition was included because the Noise Ordinance allows what most of the neighbors are opposed to. The condition would allow construction on week-ends, during certain hours, as long as the activities do not involve heavy earth-moving equipment and road building.

Mr. Pereira indicated that he did not have any problem with the conditions, as written.

Mr. Tarver stated that he could not support the project, but commended Shapell Industries for a good job at addressing the neighbors' concerns.

It was moved by Mr. Butler, and seconded by Ms. Mohr, that Ordinance No. 1509 be introduced, to be read by title only and waiving further reading thereof, approving Case PUD-90-18, the application of Shapell Industries of Northern California/ Ms. Roselma Bonde for rezoning to the PUD (Planned Unit Development) - MDR (Medium Density Residential), LDR (Low Density Residential), and RDR (Rural Density Residential) Districts and for PUD development plan approval to allow the construction of 102 new single-family residential units (in addition to the existing Bonde Residence) on an approximately 104-acre site located on the northerly and southerly sides of Bernal Avenue, approximately 2,250 feet southeasterly of Sunol Boulevard, subject to the Conditions of Approval as set forth in the Supplemental Staff Report and as amended by earlier Council action.

The roll call vote was as follows:

AYES: Councilmembers Butler, Mohr, and Mayor Mercer
 NOES: Councilmembers Scribner and Tarver
 ABSENT: None
 ABSTAIN: None

WAYNE L & CAROLYN M STRICKLER

851 INDEPENDENCE COURT
PLEASANTON, CA 94566
(415) 462-1083 (415) 462-2157

RECEIVED
MAY 1 1991
CITY OF PLEASANTON
PLANNING DEPARTMENT

May 1, 1991

Mr. Brian Swift
Director of Planning
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Dear Mr. Swift:

Enclosed with this letter, please find an original "Letter of Understanding", dated April 19, 1991, executed between the Ventana Hills Steering Committee and Shapell Industries of Northern California.

This letter is intended to be included in the Bonde Ranch Project, PUD-90-18.

Sincerely,



Wayne L. Strickler

Enc

LETTER OF UNDERSTANDING

April 19, 1991

Shapell Industries of Northern California, together with members of the Ventana Hills Steering Committee, have negotiated the following agreement(s), regarding project design(s) to be incorporated into PUD-90-18, all parties recognizing that the final decision on the following items rests with the Pleasanton City Council.

a. All references to topographic details, project design features and lot locations are from the **REVISED MITIGATED ALTERNATIVE 3-25-91 SITE PLAN**, Bissell & Karn Civil Engineers, Sheet 1, Job # N0592.91, and the Ventana Hills Tract Map 5680 "as built".

b. The section of "F" Street extending in an easterly direction for a distance of approximately 325 feet, beginning at the most eastern intersection of "K" Court and "F" Street will be permanently designated as "Emergency Vehicle Access".

c. "G" Court will be permanently directed and extended easterly to intersect at the boundary of Bonde Ranch and Lund Ranch.

d. Shapell Industries will use their "best efforts", together with the City of Pleasanton Director of Planning, to obtain a reasonable and cost effective right-of way connecting "G" Court with Lund Ranch Road, routing a temporary road east of Ventana Hills through Lund Ranch. Shapell Industries will post a bond with the City of Pleasanton in sufficient amount to insure performance of abandonment and removal of this temporary road at such time as Lund Ranch is developed. Permanent routing for access to and from "G" Court is intended to connect through proposed development on Lund Ranch, to a proposed "East-West Collector Road", without direct connection to Ventana Hills.

e. The Steering Committee is to obtain agreement with homeowners in Ventana Hills lot 43 & lot 44 to route the temporary right-of-way described in "d" above.

f. In the event neither a reasonable and cost effective right-of-way is negotiated nor approval obtained from homeowners in Ventana Hills lot 43 & lot 44 (as described in paragraph d & e above), "F" Street as described in paragraph b above may be constructed as a temporary connector only between "G" Court and "K" Court. In the event this alternative is exercised, Shapell Industries will construct this portion of "F" Street to a reduced width of approximately 24 feet as approved by the Director of Public Works, and provide for a single temporary pedestrian walkway on the north side. At such time as permanent right-of-way is available from "G" Court through Lund Ranch, Shapell will revise the section of "F" Street described in this paragraph to be suitable for an Emergency Vehicle Accessway.

Shapell Industries will post a bond with the City of Pleasanton in sufficient amount to insure performance of abandonment, removal, conversion and restoration of the natural topography of this section of "F" Street not needed for the permanent Emergency Vehicle Accessway, and pedestrian access as may be deemed necessary by the City.

g. Shapell Industries will be required to disclose to home purchasers on "L" Court, "K" Court and "G" Court, and to obtain in writing the understanding of these home purchasers, that the section of "F" Street between "K" Court and "G" Court is designated as Emergency Vehicle Access only and will be abandoned to vehicle traffic once "G" Court access is connected to a public street when Lund Ranch is developed.

h. Lot 16 & lot 32C will be deleted and this area will be contoured to maintain a natural slope appearance. Shapell will revegetate these areas, as necessary, for erosion control, appearance and screening.

i. "G" Court will be routed at a more sweeping curve. Lot 31 will be redesigned, incorporating a portion of the most westerly portion of lot 32c. Construction on lot 31 will be restricted to a single story residence.

j. Lot 9c & lot 15 on "L" Court and "K" Court respectively, will be deleted. "L" and "K" Courts will be redesigned to terminate with Lot 8 & lot 14.

k. Lot 72 and lot 73 will be redesigned to incorporate a permanent 4 foot natural dirt berm around the perimeter of the lots facing Ventana Hills. Construction on lot 72 & lot 73 will be limited to single story residences, constructed at a pad elevation at least four vertical feet below the top of the dirt berm. Landscaping and slope vegetation will be installed in an attempt to screen the residence from view of Ventana Hills.

l. Lot perimeter fencing on Lot 72 and lot 73 will be installed in a fashion to be only minimally visible, if at all. Depending upon the conditions of the future vehicle required by the City of Pleasanton for open space maintenance, this paragraph does not apply to fencing which may be necessary to contain livestock, nor will it apply should the open space area(s) be incorporated into the City park system.

m. Residences on lot 72 & lot 73 will be placed such as to incorporate the least possible front yard setback, with an attempt to reduce visibility from Ventana Hills. Shapell will disclose to the purchaser of lot 74c that the building pad and construction must set back a minimum of 40 feet from the south-western property line facing "K" Court.

n. Lot 1, lot 2 & lot 3c will be deleted. The land topography will remain in its natural state and appearance, will be subject to no cutting and contain no fill except to meet geological requirements as approved by the City of Pleasanton, and will not be used during construction for materials or vehicle storage, staging or any construction activity other than a direct access haul road between "A" Court, "L" Court, "K" Court and "G" Court.

o. The haul road to be used during construction connecting "A" Court with "L" Court shall be abandoned at completion of construction. Shapell agrees to restore the natural topography as nearly as possible to it's present grading, level and appearance as approved by the City.

p. Custom lots 41c, 74c & lot 75c shall be subject to architectural approval by the Design Review Board of the City.

q. The **REVISED MITIGATED ALTERNATIVE 4-19-91 SITE PLAN**, Bissell & Karn Civil Engineers, Sheet 1, Job # N0592.91 reflects these changes and is as agreed to in this "Letter of Understanding".

r. Shapell has been advised that residents of Ventana Hills wish to participate in future discussions regarding landscaping, home design, landscape and lighting maintenance district.

s. The Steering Committee members agree as individuals to the principle of a future Steering Committee negotiating development plans for development of the Lund Ranch.

t. The Steering Committee is a group of interested neighbors and not an elected representative committee of residents.

**SHAPELL INDUSTRIES OF
NORTHERN CALIFORNIA**



L. S. PEREIRA Vice President

**VENTANA HILLS
STEERING COMMITTEE**



GEORGE A. ALLBRITTEN



GEORGE T. BORT



AMY LOTLAND



WAYNE L. STRICKLER



CAROL TORTURICI



MARGOT KELLY "alternate"

Pleasanton Heights Homeowners Association

April 15, 1991

Mr. Woody Pereira
Shapell Homes
100 N. Milpitas Blvd.
Milpitas, CA 95035

RECEIVED
APR 23 1991

CITY OF PLEASANTON
PLANNING DEPARTMENT

Dear Woody:

As per our discussion, in the event the City Council removes the Bonde property from the Williamson Act contract, the Pleasanton Heights and Regional Homeowners Association has the following proposed changes and position regarding the PUD. As you are aware, we have previously discussed these issues and I believe, based on our conversations with you, several City Council and Planning Commission Members, each item is acceptable to all parties concerned.

General Development Issues

1. Keep the front portion of the Bonde property, (bordered by Bernal, and Independence) open space as is specified in the final plan submitted.
2. Follow the grading plan, as submitted, thus grading lots (map attached) to keep houses at their indicated "P" value elevations and no higher.
3. Have the highest home construction height be no higher than 22 feet above "P" elevations on all lots 46 to 50 and 54 to 61 (per 3/25/91plan).
4. Make boundary changes from lots 54 to 62 to homeowners on Abbie Street as indicated. (attached)
5. Work with neighbors to construct a good quality fence between lots 54-62 and Abbie Street homeowners at Shapell's expense.
6. Have no changes to the PUD regarding the aforementioned issues and build to plan as submitted.

Mr. Woody Pereira
April 15, 1991
Page 2

Mirador Issue

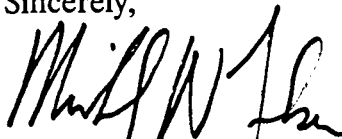
The extension of Mirador Drive is an emotionally packed issue. Upon individually sitting down with Mirador residents, all Abbie Street Pleasanton Heights residents and several families with children in Old Town unanimous agreement among this group is that Mirador should remain closed off except, perhaps, for emergency access. Neighborhood concern is that any extension will radically increase traffic, increase noise and be quite dangerous to the large number of children that walk to school in the neighborhood.

While this opinion is contrary to neighbors opinions along Angela, and some Old Town collector street residents who circulated a petition which's purpose was to off-load traffic by extending Mirador, the neighborhood around the extension is clearly opposed to the extension plan. In addition, the Pleasanton Heights Homeowners Association has begun contacting several persons who signed the petition and has learned that several who signed did not understand or were misled as to why and who supported the petition, and that some of the signatures were composed of all family members (including minors) at the same residence. While we are opposed to extension, the final decision will obviously be up to the City Council.

Summary

If the property is to be developed, we believe agreement and implementation by Shapell of the proposed changes will provide benefits to all parties and produce a community sensitive development.

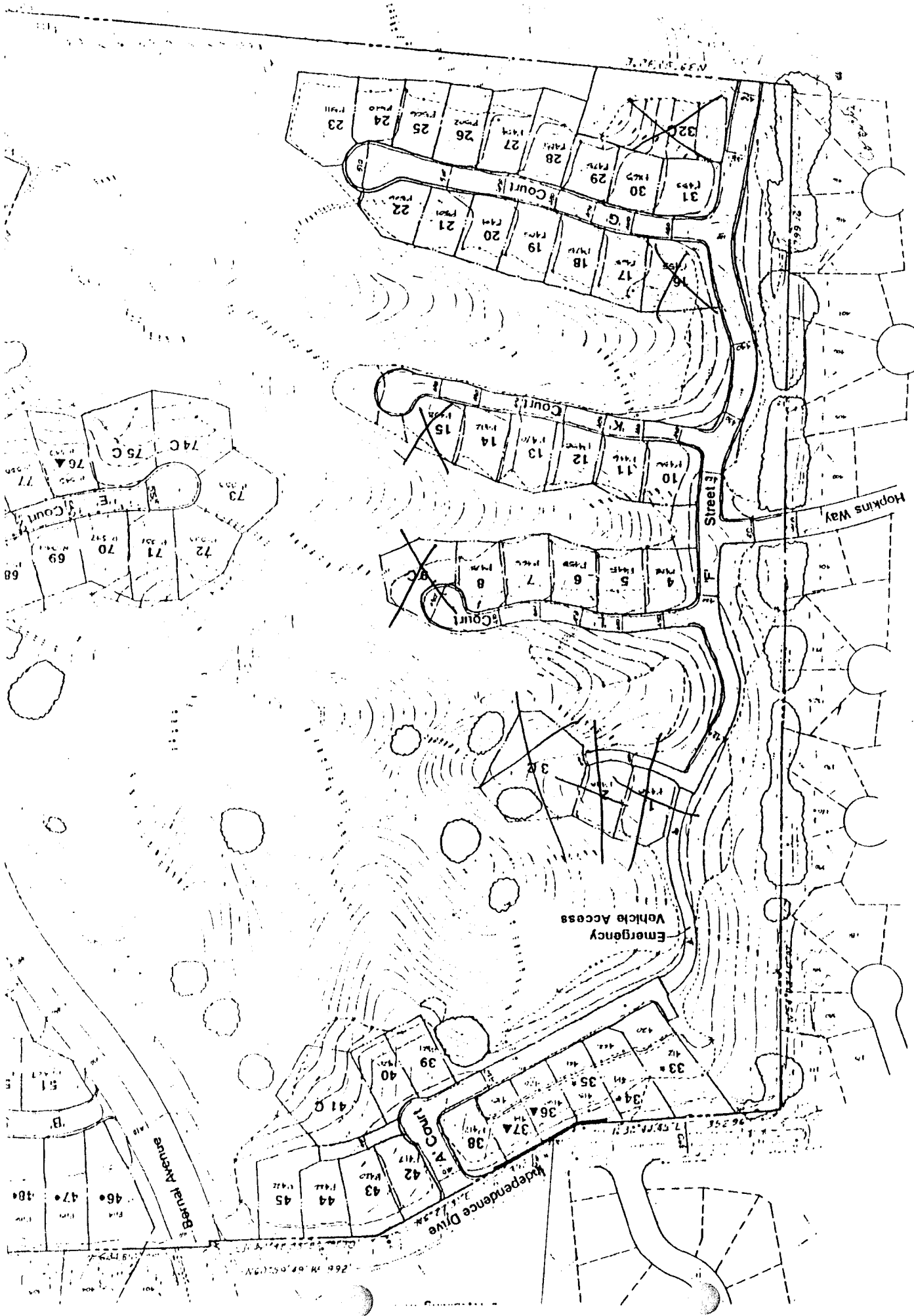
Sincerely,



Michael W. Faber
President, Director



Steve Clarkson
Director



The Steering & committees homes

REVISED 3-25-91

WINDMILL CREEK ROAD



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1791

**AN ORDINANCE CONDITIONALLY APPROVING THE
APPLICATION OF NEW CITIES DEVELOPMENT GROUP
FOR PUD DEVELOPMENT PLAN APPROVAL, AS FILED
UNDER CASE PUD-97-12**

- WHEREAS, New Cities Development Group has applied for development plan approval for 51 new single-family residential lots and the retention of one existing single-family home on an approximately 34.7-acre site located at 970 and 986 Sycamore Road in the North Sycamore Specific Plan area; and
- WHEREAS, zoning for the property is PUD (Planned Unit development) - LDR (Low Density Residential) District; and
- WHEREAS, at its meeting of May 12, 1999, the Planning Commission denied the PUD development plan; and
- WHEREAS, within the time specified by the Pleasanton Municipal Code, the applicant appealed the decision to the City Council; and
- WHEREAS, the project is within the North Sycamore Specific Plan area for which the City Council has previously approved an Environmental Impact Report; and
- WHEREAS, subsequent to the filing of the appeal and after meetings with the surrounding neighborhoods, the applicant submitted a plan for 48 new single-family residential homes and the retention of one existing single-family home on the site; and
- WHEREAS, a duly noticed public hearing was held on October 19, 1999 before the City Council; and

Section 2: A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 3: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption; provided, however, that this ordinance shall be null and void and of no further effect in the event that the Happy Valley annexation (Annexation No. 144) scheduled for a vote in March 2000 fails to pass.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on October 19, 1999.


ADOPTED at a regular meeting of the City Council of the City of Pleasanton on October 26, 1999 by the following vote:

AYES: Councilmembers - Ayala, Dennis, and Mayor Tarver

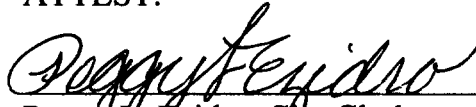
NOES: Councilmembers - Michelotti and Pico

ABSENT: None

ABSTAIN: None


BEN C. TARVER, MAYOR

ATTEST:


Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

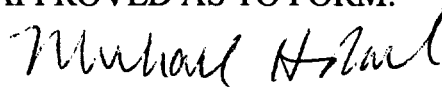

Michael H. Roush, City Attorney

Exhibit B
Final Conditions of Approval
PUD-97-12
New Cities' Sycamore Heights
October 19, 1999
City Council

Planning

1. Development shall be substantially as shown on the development plans, Exhibit "A", dated "Received August 26, 1999" on file with the Planning Department, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Planning Director if found to be in substantial conformance to the approved exhibits.
2. The PUD development plan shall be modified to result in a 49-lot plan (48 new lots and one existing residence) by eliminating Lots 32, 33, and 34. The area formerly contained within these three lots shall become open space. This revised lotting configuration shall be shown on the tentative map submitted for the review and approval by the Planning Commission.
3. This PUD shall be subject to the uses of the R-1 zoning district.
4. No grading shall be permitted on the project site until an access to the project site is available through the Greenbriar property extending from Sunol Boulevard to the western edge of the project site. It shall be the determination of the Planning Director and City Engineer as to when this access is deemed available for use. No framing operations for the proposed structure shall commence until such time that the Planning Director and Fire Marshall determine that the new water tank that will serve the NSSP area is operational and provides a satisfactory flow of water necessary for fire suppression. No occupancy of the structures shall be permitted until it is determined that the new NSSP off-site streets that provide a public access to the property are safe and available for use. It shall be the determination of the Planning Director and City Engineer as to when this access is deemed available for use.
5. The applicant shall obtain all building and other applicable City permits for the project prior to the commencement of construction.
6. The developer shall revise the site plan, grading and utility plan, preliminary landscape plan, site sections, and all other applicable exhibits to reflect the following conditions of

approval. These revised plans shall be submitted for the review and approval of the Planning Commission with review of the tentative map.

7. The homes on Lots 31 and 37 shall be single-story and oriented with their side building elevations facing the existing homes in Ventana Hills. These homes shall be limited to a maximum height of 20 ft. from the highest portion of the structure to the grade elevation at the base of the structure. A deed restriction shall be recorded with the lots and disclosed to all potential buyers that a second-story addition is prohibited on these homes.
8. The design of the custom homes on the split pad lots shall adhere to the requirements of the Design Guidelines for Split Pad Homes in Sycamore Heights approved as part of this PUD development plan.
9. The portion of "B" Street which extends easterly of Lots 28 and 29 shall be graded and reseeded with native grasses instead of being paved. The developer shall be responsible for dedicating the right-of-way and paying for the future improvements, such as sidewalk, roadway, street lights, etc., to this portion of "B" Street which extends to the project's eastern boundary prior to the recordation of the final map. This roadway will be extended to only serve the future development of the Lund Ranch II property to the east and the homes in the Bonde Ranch subdivision which were approved to be rerouted to this new street.
10. In order for the area shown on the developer's plan as Lot 1 to be a buildable lot, the developer shall demonstrate to the City that it has obtained an abandonment of the access easement(s) to the Locke, Kass, Richey and all other applicable properties. In the event that the access easement(s) is not abandoned, the developer shall show how continued use of these easement(s) by the easement holder(s) would be satisfactorily accommodated. Also, the developer shall be required to demonstrate to the City that it holds title to the area of that lot shown to be obtained from the adjacent Bringhurst parcel (Parcel 24 of the NSSP). Documentation that the above has been completed shall be provided with the review of the tentative map. In the event that either one or both of the above items is not completed, this area shall not be deemed a buildable lot unless the developer can satisfactorily demonstrate to the City prior to the approval of the tentative map how a house can be situated on the lot and meet the requirements of the NSSP and the development standards as approved in this PUD. Also, the developer shall complete a lot line adjustment to add the southwest corner of the lot covered by Sycamore Creek to the adjacent creek parcel in the Greenbriar project immediately to the west. If the creek parcel is to be owned by the City, the developer shall make an open offer of dedication to the City for the rear corner of Lot 1 contained within the creek. The area which would be added to the adjacent creek parcel shall be submitted for review with the tentative map.

11. The 0.3 acre parcel, Parcel C, on the southwestern corner of the site shown to be owned by the homeowners association and used to build an entry feature is not a building lot. The developer shall complete a lot line adjustment conveying at least three-quarters of the entire area of this parcel to the owner of the adjacent Richey property, should both parties agree, and shall be responsible for obtaining the necessary agreements and approvals to convey this property to the Richeys prior to the approval of the tentative map. The portion of this lot added to the existing Richey parcel shall have the same development standards as the existing parcel. In the event that either the Richeys or the developer does not want to complete this lot line adjustment, the developer shall include the parcel in the open space area to be owned and maintained by the project homeowners association.
12. The developer shall offer to convey the proposed 10 ft. wide area shown as the potential lot line adjustment with Locke to the owner of the Locke parcel. The developer shall be responsible for obtaining the necessary agreements and approvals to convey this property to the owner of the Locke parcel prior to the approval of the tentative map. In the event that either the Lockes or the developer does not want to complete this lot line adjustment, the developer shall include the area within the adjacent proposed lots.
13. Prior to tentative map approval: 1) the developer shall (a) identify all of the parcels of land (not on the project site) in which the developer needs to acquire an interest in order to construct or install off-site improvements, and (b) indicate which of those parcels have been purchased, are under contract to purchase, or have been dedicated; (2) as to those off site parcels that the developer has not purchased or is not under contract to purchase, the City Council shall determine whether it is prepared, if the developer is unable to purchase the parcels through negotiation, to initiate condemnation proceedings for all such parcels. If the City Council is not prepared to initiate condemnation proceedings for all such parcels, the Planning Commission/ City Council shall determine whether the tentative map nevertheless conforms to the PUD development plan in order for the tentative map to be approved. As to those parcels that the developer has not acquired or is not under contract to purchase, and for which the City is prepared to condemn, the developer shall be responsible for all City costs incurred in acquiring/ condemning these parcels. These costs include, but are not limited to, appraisals, outside attorney fees (for negotiation as well as litigation), expert witness fees, court costs, the fair market value of the land itself, severance damages, relocation, loss of good will, "Klopping" damages, etc.
14. The final design of the grading and utility connections shown to be installed on the Kass property shall be submitted for review with the tentative map and shall reflect any minor changes to the grading and location of utility lines requested by the owner of said property. The developer shall submit a plan for review and approval by the City Engineer prior to the approval of the final map showing how a satisfactory access will be provided to the existing homes, including the Kass, Locke, Richey, and Humphries residences, at all times during the construction of the subdivision improvements and homes.

Additionally, the developer shall be responsible for coordinating with the owners of these existing residences concerning the location of the new utility laterals to within 3 ft. of the structures per the requirements of the NSSP. The developer shall be responsible for obtaining permission for the construction of said laterals on these private properties and shall bear the entire cost of their installation. Copies of these owners' authorization shall be submitted prior to the approval of the tentative map.

15. The developer shall construct single-story homes on Lots 4 and 5 immediately next to the Carlson residence. A deed restriction shall be recorded prohibiting any future second-story addition on these homes.
16. The maintenance of all private hammerhead drives, except the one connecting to the Independence Drive EVA, shall be the responsibility of all of the property owners of the homes which use the respective drive as an access to their lots. An agreement outlining the maintenance responsibilities, apportionment of costs, etc. shall be submitted for the review and approval of the Planning Director and City Attorney prior to the approval of the final map. No parking shall be permitted on the private hammerhead streets.
17. The private hammerhead drive connected to the Independence Drive EVA shall be increased in width by 4 ft. This private drive shall have two 10 ft. travel lanes, 5 ft. wide planter strips behind the curb, and 5 ft. wide sidewalks. A 3 ft. portion of the sidewalk on both sides of the drive shall be located in the 8 ft. wide P.S.E. over which a public access easement shall be granted. The roadway, planter strips, and sidewalks shall be maintained by the homeowners association.
18. A private drainage easement shall be recorded along the western side property line of Lot 26 for an approved stormwater release from Lot 15. The detail of this stormwater channel/ and or pipe shall be submitted for the review and approval of the City Engineer and Planning Director prior to the approval of the final map. Also, the homeowners association shall be responsible for the maintenance and yearly inspection to ensure that it is unobstructed and in a state of good repair. The City shall be granted the right to enter the easement, but not the obligation, to enforce the maintenance responsibilities of the property owners association and make emergency repairs.
19. No building permit shall be issued or lot sold for any of the new homes within this project until after the new elementary school located on Case Avenue is operational. The applicant may request modification of this condition based on the progress being made on the construction of the new elementary school being planned on Case Avenue or other new elementary school, with the intent being that no home shall be occupied until the school is opened.

Architecture

20. The side and rear building elevations of the proposed production homes shall be revised to include the same amount of detailed articulation and use of building and accent materials as shown on the front building elevation. This articulation includes but is not limited to window sills and trim, wainscoting, etc. These revised elevations shall be submitted for the review and approval by the Planning Director prior to the approval of the final map.
21. All production homes in this development shall utilize medium to dark earthtone colors. Revised colors for the body, trim, and roofs of the production homes shall be submitted for review and approval by the Planning Director prior to approval of the final map.
22. The maximum floor area ratio (FAR) for the flat pad production home lots shall be 30% except for the following twelve lots which may at the time of their initial construction be built up to a maximum of 33%: Lots 10, 11, 16, 24, 25, 26, 34, 35, 36, 45, 46, and 48. No future building additions may be added to these homes. All flat pad production home lots which are initially constructed with a FAR of 30 to 33% may construct a maximum 150 sq. ft. of Class 1 accessory structures on the lot, subject to the City's administrative design review process. These restrictions shall be disclosed to all potential buyers and a deed restriction shall be recorded with these lots prior to the recordation of the final map.
23. The proposed grading plan shall be revised to modify the grading in the southwest corner of Lot 2 to reduce the amount of fill which would be placed in this area by limiting any future slopebank to 5 ft. in height. This revised grading shall be shown on the plan submitted for the review and approval of the Planning Director.

Landscaping and Fencing

24. A revised landscaping plan shall be submitted for review with tentative map that reflects the tree planting and any revisions made to the site plan as part of this PUD approval. This revised landscaping plan shall include the following changes along with any other modifications required in these conditions of approval.
 - a) The planting plan for the open space areas shall be revised to include the plant species recommended by the consulting arborist, Hortscience, Inc., in their letter dated May 3, 1999, and the project's consulting biologist, Zander Associates. The plants used in these open space areas, as well as the front yards of the production homes and streetscape landscaping shall be predominately native trees, shrubs, and groundcovers. The plants in the open space areas shall be planted in natural-looking, informal clusters and shall be designed to soften the view of the new homes as viewed from the existing residences in Ventana Hills. The location and quantity of the 15 gal. and 24" box size

trees in the open space area shall be as shown on the photomontages.

b) The street tree species for use on "A" Street shall be the same species as those used on the portion of "A" Street within the Greenbriar development immediately to the west of the project site.

c) The three trees recommended to be transplanted in the tree report update, dated May 3, 1999, shall be shown on the landscaping plan in the open space buffer area between the proposed lots and the Ventana Hills subdivision.

d) A low wooden barrier, not exceeding 3 ft. in height, shall be installed at the end of the private driveway serving Lots 35 through 40 to block any headlight glare from entering the homes in the adjacent Ventana Hills subdivision. Shrubbery and other plant materials shall be used to help screen the barrier. Also, landscaping shall be carefully selected and located near the terminus of "E" Court in order to block headlight glare from entering the existing homes.

25. The applicant shall submit detailed landscape and irrigation plans as part of the final improvement plans. These plans should include, where applicable, a street tree planting plan and landscape plans for medians, buffer strips, and any right-of-way landscape areas. The applicant shall install at least two street trees per lot, four per corner lot. The irrigation plan shall provide for automatic controls. Said landscape plan shall be consistent with the landscape plan approved with the tentative map for the project plus any conditions of approval, and shall be detailed in terms of species, location, size, quantities, and spacing.
26. All shrubs shall be a minimum of 5 gallons and tree a minimum of 15 gal., unless otherwise shown on the approved landscape plan.
27. Six inch vertical concrete curbs shall be installed between all paved and landscaped areas.
28. The applicant shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Planning Director at the time of review of the final landscape plans.
29. A revised fencing plan showing the proposed location of both open and privacy fences shall be submitted for review with the tentative map. This revised fencing plan shall utilize privacy fencing predominantly on flat pad lots and to create small private areas in the rear or side yard of sloped lots. Open fencing, such as split rail or corral, shall be used on sloping portions of the site and other highly visible locations. Details of the fencing types shall also be included with this plan.

Northeast Creek

30. The developer shall submit a revegetation plan for the area around the northeast creek for review with the tentative map. The purpose of this plan shall be to reestablish native plant vegetation along the slopes leading to the edge of the creekbank in order to enhance this riparian habitat and to prevent any future erosion of the channel due to surface runoff. This revegetation plan shall be developed with the assistance of a biologist and shall include a plan for the future maintenance of this vegetation as well as the drainage channel.
31. The developer shall have his consulting engineers and biologist reexamine the extent of erosion of the creekbed area and evaluate possible remediation to stabilize the banks and prevent further erosion. This evaluation and possible methods for stabilizing the creekbed shall be submitted for review with the tentative map. The developer shall be responsible for completing the remediation and other creek improvements approved with the tentative map.
32. The northeast creek and adjacent open space area shall be owned and maintained by the project's homeowners association. The developer shall prepare a schedule of the required annual maintenance of all the project's open space areas which includes the requirements of the biologist for the creekbed area and those of the City's wildfire management plan for this area. This maintenance schedule shall be incorporated into the project's CC&Rs. The homeowners association shall be responsible for the completion of this scheduled maintenance as well as any other maintenance or repairs to the creekbed deemed necessary by the City Engineer. The City shall be granted a right-of-entry and maintenance easement to this area for the purposes of completing emergency repairs if required. The revised site plan shall show the location and design of an access driveway extending from the Independence Drive EVA to this creekbed area for use by maintenance vehicles. The surface of the driveway shall be designed to blend into the natural open space environment through the use of open pavers or other such means which provides an all-weather surface. Final design of the material and location shall be shown on the tentative map submitted for the review and approval by the Planning Commission. A maintenance schedule shall also be submitted to the City Engineer and Planning Director prior to the approval of the final map. A section of the fence along the EVA shall be made to function as a locked gate to allow emergency vehicles to use the gravel drive.
33. The developer shall record an open offer of dedication for a public trail easement to the City for the creekbed area and 8.2-acres common open space area on the final map. The design and location of any future trail would be required to be reviewed by the City's Park and Recreation Commission at a public hearing.

Existing Trees

34. The applicant shall comply with the recommendations of the tree report prepared by Hortscience dated July 1997 and updated May 3, 1999. No tree trimming or pruning other than that specified in the tree report shall occur. Protective fencing around all the trees to be preserved shall be installed prior to the commencement of any grading on the site and shall be maintained at all times during the construction. The applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of grading permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
35. No trees shall be removed other than those specifically designated for removal on the approved plans. The applicant shall post cash, letter of credit, or other security satisfactory to the Planning Director in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged.
36. The developer shall provide more detailed plans showing the grading and other proposed improvements around the two large valley oaks (Trees 877 and 879) to be preserved. These detailed plans shall follow the design recommendations in the tree report update prepared May 3, 1999. The location, heights, and materials of any necessary retaining wall at the base of these trees shall be submitted for the review and approval by the Planning Director prior to the approval of the final map. Also, the maintenance of any storm drains installed at the base of these trees shall be the responsibility of the homeowners association. The developer shall disclose these requirements to all potential buyers and shall record deed restrictions on the proposed lots next to these two existing oak trees prohibiting any grading, planting, irrigation, or other improvements within an area designated by the consulting arborist. The deed restrictions shall be subject to the review and approval by the Planning Director and City Attorney prior to the recordation of the final map.

Geotechnical

37. The applicant shall comply with the recommendations of the geotechnical reports prepared by Lowney Associates dated April 10, 1997 and June 25, 1997, as well as those of the City's Peer Reviewer, Cotton, Shires & Associates.. The applicant's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations

have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the Director of Building Inspection that the final development plan is in conformance with the geotechnical report approved with the project.

38. The applicant shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer and Director of Building Inspection for review and approval prior to occupancy or acceptance of the public improvements, whichever occurs first.
39. The developer shall install subdrains at the base of all cut slopes throughout the development. A series of subdrains constructed at various depths shall be installed within the open space area along the northern property line of the project site. A plan showing the design and location of these drains shall be submitted prior to the approval of the tentative map.

Building

40. All site improvements and house construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. All construction equipment must meet DMV noise standards and shall be equipped with muffling devices.
41. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each work day.
42. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.
43. The applicant shall provide all buyers with copies of the project conditions of approval.
44. All dwelling units in the development shall be constructed to meet Title 24 state energy requirements.
45. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Department will issue permits.

46. The applicant shall submit a building survey and/or a record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans be approved by the Director of Building Inspection prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage and utilities. Specific items to be indicated on the site development plan necessary to construct the improvements are to be in accordance with the City of Pleasanton Private Development Design Guidelines adopted April 15, 1986.
47. Prior to issuance of a building permit, the applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the developer shall pay any applicable DSRSD sewer permit fee.
48. The applicant shall submit plot plans for each of the residential lots showing building setbacks and a topographic plan showing grading and drainage. Pad elevations, finish floor elevations, retaining walls, easements, and maximum height of the highest structure are to be indicated on the plan. Plans for custom lots are to be signed by a registered civil engineer. All residential plot plans shall show compliance with 2907(d) and 70012(d) of the Uniform Building Code.
49. The applicant shall submit two copies of the site soils report to the Director of Building Inspection for third party peer review and shall pay for such review at the time specified by the Director, but in all cases before the issuance of a grading permit.
50. The applicant shall submit record tract grading plans showing: 1) the elevation of all four corners of the lot as well as the center of the lot, 2) all top and toe of slope elevations, and 3) the top and toe of all retaining wall elevations. The record grading plan is to be submitted to the Director of Building Inspection before the first house final.
51. The soils engineer shall certify the pad compactions of all lots containing fill to the satisfaction of the Director of Building Inspection prior to the issuance of building permits.
52. Building and situs plans are to be submitted to the Building Department on computer disk in a format approved by the Chief Building Official. Digitized information shall be submitted before requesting a final inspection and should reflect as-built situs and architectural information as approved by the Chief Building Official.

Fire/ Police

53. The developer shall work with the Fire Marshall and Planning Director to determine the type of gate, bollards, or other acceptable mechanism to be used between the terminus of

Independence Drive and the new project emergency vehicle access (EVA). This mechanism shall be designed to prohibit entry by all vehicles except emergency response vehicles and authorized open space area/ creekbed maintenance vehicles. The mechanism shall be designed to allow pedestrians and bicycles to pass through unimpeded. The final design and location of this mechanism and the EVA shall be submitted prior to the approval of the tentative map. Asphalt paving shall not be used for the EVA, but, rather, a decorative paving, such as stamped concrete or interlocking pavers, shall be used as long as it does not impede the use of the EVA as a pedestrian walkway/ bikeway. The EVA shall be revised to provide for a more meandering alignment, subject to the approval of the Fire Marshall, with the purpose of obscuring view of the EVA from Independence Drive. The project's homeowners association shall be responsible for the maintenance of the EVA. A public access easement shall be granted over the EVA.

54. The development shall meet all the requirements of the Pleasanton Fire Code (Chapter 20.24 of the Pleasanton Municipal Code).
55. The site shall be kept free of fire hazards from the start of lumber construction to the final inspection.
56. Approval for the number, type and location of all public and private fire hydrants shall be subject to the approval of the Fire Chief and the City Engineer.
57. Prior to any framing construction, an applicant shall provide adequate fire protection facilities, including, but not limited to, surface roads, fire hydrants, and a water supply and water flow sufficient to City Fire Department Standards to suppress a major fire. If prior to any framing construction an applicant proposes in writing an alternative method of fire protection, the Fire Chief may allow the alternative method of fire protection.
58. All public and private streets, driveways, aisles, and alleys designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code which includes tow of vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking Fire Lane" or "No Parking Fire Lane" signs installed as required by the vehicle code.
59. All curbs within a 7 1/2 foot radius of a public hydrant shall be painted red, unless modified by the Pleasanton Municipal Code or Fire Chief. Blue street "hydrant markers" shall be installed for all fire hydrants per City of Pleasanton Standard Specifications.
60. The developer shall prepare a wildfire management plan for the project subject to the review and approval of the Fire Marshall and Planning Director prior to the approval of the final map. It shall be the responsibility of the project homeowners association to ensure that this plan is implemented. This wildfire management plan shall be

incorporated in the project CC&Rs.

61. All access restricting gates installed for this development shall be equipped with a remote control mechanism to permit emergency activation from the communications console at the Police Department. This shall consist of direct connection hardware, radio control, or other mechanism approved by the Police Department. All access gates shall be identified on the plans submitted for issuance of building permits and the type of remote control mechanism shall be identified.

Engineering

62. All utilities required to serve any existing or proposed development on-site shall be installed underground, unless otherwise determined by the City Engineer.
63. The applicant shall provide a bond to the City guaranteeing the installation of all common open space and recreational improvements, private streets, street trees, and all common infrastructure improvements shown on the approved development plan or otherwise required as part of this development. The applicant shall provide an itemized cost estimate of said improvements, to be submitted with the bond, for the review and approval the City Engineer prior to approval of the final map. The bond shall be returned to the applicant upon acceptance of all improvements by the City Council.
64. The developer shall install street frontage improvements per Chapter 19.40.010 of the Pleasanton Municipal Code and to the satisfaction of the City Engineer. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, water facilities and non-potable water systems, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.
65. The applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer and/or the Director of Building Inspection prior to the issuance of any building permits.
66. The applicant shall submit a refundable cash bond for hazard and erosion control prior to issuance of an Engineering or Building Department permit. The amount of this bond will be determined by the City Engineer.
67. The applicant shall dedicate to the City for street right-of-way purposes those parcels of land intended to be public streets.

68. The applicant shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer or other easements which may be designated by the City Engineer.
69. The design for the line, grade, and structural sections for the streets serving this development shall be subject to final review and approval by the City Engineer.
70. The applicant shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.
71. All existing wells on the site shall be removed or sealed, filled and abandoned pursuant to Alameda County Ord. 73-68, prior to the start of grading operations unless Zone 7 retains specific wells for observation wells, or special approval is obtained from the City Engineer for temporary use of an existing well for construction water. Any wells designated for abandonment or any wells, encountered during construction, are to be destroyed in accordance with a permit obtained from Zone 7.
72. All existing septic tanks or holding tanks shall be removed or sealed, filled, and abandoned, pursuant to the requirements of the Alameda County Department of Health Services.
73. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of an encroachment permit. Independence Drive shall not be used as a construction entrance.
74. The developer shall submit a dust control plan as part of the improvement plans.
75. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City. The homeowners association for this project shall be required to perform an annual inspection of all private stormwater collection systems and make the necessary repairs, cleaning, or removal of impediments to these collection systems. Notice of this required maintenance shall be included in the project CC&Rs.
76. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.
77. Approval of the storm drainage system shall be subject to the review and approval of the City Engineer and Zone 7, as applicable, that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda

County Flood Control District - Zone 7, meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, the California Department of Fish and Game, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this development.

78. Electric power distribution, gas distribution, communication service, cable television, and any required alarm systems shall be installed underground in a joint utility trench unless otherwise specifically approved by the City Engineer or Director of Building Inspection for on-site.
79. The applicant shall be responsible for the installation of the street lighting system serving the development. Street lighting for the development shall be designed and located so as to minimize visibility to the existing Ventana Hills neighborhood to the greatest extent possible while still meeting minimum safety requirements. The height of fixtures shall be minimized and shields shall be installed to prevent view of the bulbs from the homes in Ventana Hills. The design of this streetlighting shall be submitted for the review and approval of the City Engineer and Planning Director prior to the approval of the final map.
80. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
81. The applicant's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
82. The applicant shall comply with the City's non-point storm drain run-off ordinance.
83. The applicant shall label all on-site storm drain inlets with the wording, "No Dumping -- Drains to Bay" using City-approved methods and materials.
84. Prior to the commencement of any clearing, grading, or excavation, the applicant shall submit a copy of the State Water Resources Control Board Notice of Intent (NOI) for coverage under the State Construction Storm Water General Permit.
85. The applicant shall include erosion control/storm water quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Director of Building Inspection. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the

site plan submitted for an on-site permit, subject to the review and approval of the Director of Building Inspection. The applicant is responsible for ensuring that the contractor is aware of and implements such measures.

86. The applicant shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The applicant is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/storm water quality measures are in place, subject to the approval of the City Engineer/ Director of Building Inspection. Such measures shall be maintained until such time as permanent landscaping is place.
87. The applicant shall submit a construction Best Management Practices (BMP's) program for review and approval by the Planning Director prior to issuance of building and/or grading permits. These BMP's shall be implemented by the general contractor and all subcontractors and suppliers of materials and equipment. Construction site cleanup and control of construction debris shall also be addressed. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a stop work order.
88. The applicant is responsible for implementing the following measures during all construction phases of the project:
 - a. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water runoff pollution.
 - b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
 - c. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

- d. Create a contained and covered area on the site for the storage of bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
 - e. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
89. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

Miscellaneous

90. The developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.
91. This approval does not guarantee the availability of sufficient water to serve the project. The City shall withhold building permits for the project if at the time building permits are applied for, mandatory water rationing is in effect, unless the City has adopted a water offset program and unless the developer is participating in the program. Notwithstanding the developer's participation in such a program, the City may withhold building permits if the City determines that sufficient water is not available at the time of application of building permits.
92. The applicant shall record CC&R's at the time of recordation of the final map which shall create a homeowners association for the development. The CC&R's shall be subject to the review and approval of the City Attorney prior to recordation of the final map. Common areas within this development not covered by the areawide NSSP homeowners maintenance association shall be maintained by the homeowners association for this project. The project's homeowners association shall be responsible for implementing all storm water measures and for the maintenance of all private streets, private utilities, creekbed and open space area, and other common areas and facilities on the site. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides which can contribute to storm water runoff pollution. All landscaping extending to the sidewalk along "A" Street within the development shall be maintained as part of the NSSP homeowners maintenance association. The developer shall secure the necessary agreements making these lots and streetscape areas in this development part of this areawide maintenance association prior to the approval of the final map. The developer shall provide a plan outlining which of the common areas would be maintained by this

homeowners association and which by the NSSP homeowners maintenance association for the review and approval by the Planning Director prior to the approval of the final map. The City shall be granted the rights and remedies of the association, but not the obligation, to enforce the maintenance responsibilities of the property owners association.

93. The CC&R's for the project shall prohibit the parking of boats, campers, and trailers on site.
94. The developer shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit(s) is issued.
95. The developer shall work with the Pleasanton Unified School District and the City Planning Director to develop a program, in addition to the school impact fees required by State law and local ordinance, to off-set this project's long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to off-set this project's reasonably related effect on the long-term need for expanded school facilities to serve new development in Pleasanton. The method and manner for the provision of these funds and/or facilities shall be approved by the City and in place prior to approval of the final map.
96. This development plan shall be of no further validity and the applicant shall be required to submit the same or new development plan for City approval prior to development of the site in the event that a final map is not recorded within 2 years of PUD approval.
97. Any proposed phasing of this development shall be depicted on the tentative tract map and shall include narrative explaining any proposed phasing. Unless a phasing plan for improvements is approved by the Planning Director, the applicant shall complete all of the on-site improvements at one time (including all improvements around future building pads). All remaining pad areas shall be seeded and kept in a neat and weed-free manner at all times.
98. The developer shall pay its pro rata share of the NSSP infrastructure improvement costs as a Funding Developer prior to the approval of the final map.
99. This PUD development plan shall lapse in the event the Happy Valley annexation (Annexation #144) scheduled for voter approval in November 1999 is rejected.

Chapter 18.76

H-P-D HILLSIDE PLANNED DEVELOPMENT DISTRICT

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Article I. General Provisions

18.76.010 Purpose.

The city is located in the Livermore-Amador Valley. Within the city's incorporated boundaries and within its sphere of influence are a series of major and minor hills. These hills constitute a significant topographical feature of the community because they are visible to all persons traveling on I-580 and I-680, as well as to citizens residing in and around the community. Although most of the development within the city, caused by the migration of substantial numbers of people, has occurred in the flatlands, some development has occurred in the hills and more development in the hills will occur in the future. In order to insure that a harmonious visual and functional relationship will exist between the existing natural hillside environment and the growing manmade environment, development standards specifically designed for hillside development are required. It is therefore the declared intent of the city that appropriate undeveloped land in hillside areas be placed in a hillside planned development district to be identified by the initials H-P-D, in order to accomplish the following:

- A. To preserve significant features of a hill area in essentially their natural state as part of a comprehensive open space system;
- B. To encourage in hill areas an alternative approach to conventional flatland practices of development;
- C. To minimize grading and cut and fill operations consistent with the retention of the natural character of the hill areas;
- D. To minimize the water runoff and soil erosion problems incurred in adjustment of the terrain to meet on-site and off-site development needs;
- E. To achieve land use densities that are in keeping with the general plan; however, in order to retain the significant natural features of the hill areas, densities will diminish as the slope of the terrain increases;

- F. To insure that the open space as shown on any development plan is consistent with the open space element shown on the general plan; and
- G. To preserve the predominant views both from and of the hill areas and to retain the sense of identity and imageability that these hill areas now impart to the city and its environs. (Prior code § 2-2.3201)

18.76.020 Permitted uses.

The following uses may be permitted in the H-P-D district:

- A. Single-family dwellings and planned unit developments;
- B. Recreation facilities, either for general public use or for the exclusive use of the residents of the subdivision or series of subdivisions of which the recreation facilities are a part;
- C. Recreational vehicle storage, stables, day nurseries, child care centers and managerial offices where any such use is owned by and used exclusively for the residents of the subdivision or series of subdivisions which contain such use;
- D. Schools, public or private, attendance at which satisfied the compulsory laws of the state;
- E. Churches and similar religious institutions; and
- F. Public facilities, such as administrative offices and similar uses, but not including storage yards, corporation yards, or similar uses;
- G. Other uses accessory to any permitted use. (Prior code § 2-2.3202)

18.76.030 Conditional uses.

Agricultural uses may be permitted in the H-P-D district subject to the granting of a use permit pursuant to the procedure and criteria specified in Chapter 18.124 of this title. (Prior code § 2-2.3203)

18.76.040 Permit required.

- A. Property zoned pursuant to the provisions of this chapter shall neither be developed nor shall any grading permit be issued pursuant to any provisions of this code until a hillside planned development (H-P-D) permit has been obtained pursuant to the provisions of Article II of this chapter.
- B. As used in this section, “developed” means the submittal of any plans required by this code prior to the commencement of construction of any improvements, excepting therefrom those permitted by Section 18.76.070. (Prior code § 2-2.3204)

18.76.050 Property development standards.

The following property development standards shall apply to the H-P-D district:

- A. Dimensions. There shall be no minimum yards, lot area, lot width, lot frontage or distance between buildings or maximum lot coverage except as may be required by an approved H-P-D permit.
- B. Building Height. No building shall exceed two stories in height, exclusive of covered parking in the same structure.
- C. Parking.
 - 1. Quantity. For residential use there shall be not less than two covered parking spaces designated for the exclusive use of the occupant of every dwelling unit. In addition to covered parking spaces there shall be a quantity of open parking spaces not in driveways, equal to or greater than the number of dwelling units.
 - 2. Location. The open parking spaces required by subsection (C)(1) shall be located within two hundred feet of every dwelling unit provided the terrain is appropriate for such placement. Wherever possible, open space parking shall be placed in groups, if six or more spaces are required; groupings may include parking within street rights-of-way, parking bays, and small parking lots, or any combination of the above.

3. Nonresidential Use. Parking for nonresidential uses shall also be required in a quantity commensurate with the specific use.
 4. Covered Parking. No covered parking shall exceed one story in height.
- D. Landscaping. All development in H-P-D districts shall include a combination of landscaping consisting of intensely planted and maintained areas and open space preserved in its natural condition. Unless otherwise stated in the approval of an H-P-D permit, natural open space may be used for livestock grazing.
 - E. Subdivisions. The final subdivision, land division or parcel map shall show not more than one dwelling unit on any one lot and commonly owned land and facilities on one or more additional lots.
 - F. Common Area. No final subdivision map or parcel map shall be recorded until documents pertaining to the maintenance of the privately owned open space and other facilities owned by or used in common by the subsequent owners of the various real properties within the subject development shall have been approved by the city attorney. (Prior code § 2-2.3205)

18.76.060 Signs.

Where applicable, the sign regulations for the R districts as set forth in this chapter shall apply to the H-P-D districts. (Prior code § 2-2.3206)

18.76.070 Interim uses.

- A. If any land has been zoned H-P-D but no H-P-D permit has been approved thereon, no new use shall be established on such land. Any single-family residential or agricultural buildings lawfully existing at the time of the establishment of H-P-D zoning on that property may be enlarged, structurally altered, or accessory buildings may be constructed. Any remodeling or construction allowed by this section shall conform to the conditions to use applicable to the R-40 district.
- B. "Agricultural building," as used in this chapter, shall mean any structure, except fences, for the purposes of housing farm animals or farm equipment and shall specifically exclude any building used for processing farm products on a commercial basis. The remodeling or construction of any building as permitted by this chapter shall conform to the various conditions to uses required in the R-40 district. (Prior code § 2-2.3207)

18.76.080 Grading.

The grading of land and maximum height of graded slopes shall be governed by provisions of the Uniform Building Code, the provisions of Title 19 of this code relating to subdivisions, and/or the provision of a comprehensive grading ordinance adopted by the city council. (Prior code § 2-2.3208)

Article II. Hillside Planned Development Permit

18.76.090 Purpose.

The purpose of the H-P-D permit is to assure that the intent and purpose of the hillside planned development district are effectuated. (Prior code § 2-2.3209(a))

18.76.100 Definitions.

The terms and symbols used in this section shall have the following meanings:

- A. "Base density" means the number of dwelling units per gross acre as determined by Section 18.76.150(A).
- B. "Contour interval" means the difference in elevation between adjacent contour lines on a topographical or planimetric map.
- C. "I" means the contour interval measured in feet.
- D. "L" means the summation of the length of all contour lines measured in feet.

- E. "Open space" means landscaped areas together with areas retained in their original state without enhancement by landscaping, both of which are owned in common by the owners of the residential lots within a development.
- F. "Ridge" means a connected series of major and minor hills.
- G. "Ridgeline" means a ground line located at the highest elevation of the ridge running parallel to the long axis of the ridge.
- H. "Weighted incremental slope (WIS)" means a number assigned to a specific parcel of land for the purpose of determining its relative slope conditions and is determined according to the following formula:

$$\text{WIS} = \frac{0.0023\text{IL}}{\text{Area in Acres}}$$

The calculation of the WIS shall be performed pursuant to the criteria and procedure set forth in Section 18.76.140(E). (Prior code § 2-2.3209(b))

18.76.110 Procedures.

Following are the procedures for processing an application for an H-P-D permit:

- A. Review by Planning Commission. Upon receipt of the data required by Section 18.76.140, the planning commission shall hold a public hearing to consider the request for an H-P-D permit. The public hearing required by this section shall be given pursuant to the provisions of Government Code Section 65854. Following the public hearing, the planning commission may approve, conditionally approve, or disapprove the requested H-P-D permit. The decision of the planning commission shall be placed in resolution form and the reasons for the decision shall be specified therein. A copy of the resolution shall be transmitted to the city council and to the applicant as soon as possible after review by the planning commission. A synopsis of the planning commission's action and rationale shall be transmitted to the city council and the applicant where the planning commission's review will not occur until after the expiration of the appeal period specified in subsection E of this section; said synopsis shall be the unofficial report of the planning commissions pending receipt of the required resolution.
- B. Review by City Council. Upon receipt of a resolution from the planning commission recommending approval of an H-P-D permit, the city clerk shall schedule a public hearing before the council with notice of the time, date and place of public hearing being given, pursuant to Government Code Section 65854. Following the public hearing the council may approve, conditionally approve, or disapprove the H-P-D permit. In approving a permit, the council may modify the recommendations of the planning commission. In making its decision, the council shall be subject to the same requirements as are placed on the commission by this section.
- C. Referral. Council may also refer the matter back to the planning commission for further report and recommendation. The planning commission shall not be required to hold a public hearing on a matter referred back to it, but shall submit its report and recommendation within 40 days after the reference; otherwise the proposed modifications shall be deemed approved.
- D. Denial by Planning Commission. If the planning commission recommends denial of an H-P-D permit application, no further action by the city council is necessary, unless the planning commission's decision is appealed to the city council by the applicant pursuant to the provisions of Section 18.144.020 of this title. (Prior code § 2-2.3209(c))

18.76.120 Findings.

In recommending approval of, or in approving an H-P-D permit, the following findings must be made:

- A. The approval of the plan is in the best interests of the public health, safety and general welfare;
- B. Off-site and on-site views of the ridges will not be substantially impaired. In determining which ridges are subject to this finding, the following criteria shall be used: the intents and purposes set forth in Section 18.76.010 of this chapter shall be followed;

- C. Any grading to be performed within the project boundaries takes into account the environmental characteristics of that property, including, but not limited to, prominent geological features, existing streambeds and significant tree cover, and is designed in keeping with the best engineering practices to avoid erosion, slides or flooding, to have as minimal an effect on said environment as possible;
- D. Streets, buildings and other manmade structures have been designed and located in such a manner as to complement the natural terrain and natural landscape;
- E. Adequate fire safety measures have been incorporated into the design of the plan;
- F. The plan conforms to the purpose and intent of the hillside planned development district; and
- G. The plan is consistent with the city's general plan. (Prior code § 2-2.3209(d))

18.76.130 Conditions.

In the recommendation of approval and in the approval of an H-P-D permit, conditions may be imposed which are deemed necessary to protect the public health, safety and general welfare in line with the standards set forth in this article. (Prior code § 2-2.3209(e))

18.76.140 Required data.

Any application for an H-P-D permit shall be accompanied by the following data prepared by a design team consisting of an architect, landscape architect and registered civil engineer:

- A. A site plan showing general locations of all streets, on-street and off-street parking, bicycle paths, riding trails, hiking trails, buildings and other manmade structures; typical elevations or perspective drawings sufficient to show building height, building materials, colors, and general design; perspective drawings showing the relationship after development of the proposed buildings and the topographic features of the site; and a table listing land coverages by percentage and acreage for the following: open space (intensely landscaped and natural) coverage by housing unit roof, parking (covered, open, off-street), streets, sidewalks, paths, recreational facilities;
- B. A topographical map showing existing contours and proposed lot lines, which may be integrated with the site plan described in subsection A of this section; the lot lines may be omitted if building locations on the site plan make proposed lot lines obvious;
- C. A topographical map at a scale not smaller than one inch equals 100 feet showing contour lines existing prior to grading at an interval of not more than 10 feet; a grading plan showing increments of the depths of all cuts and fills in various colors or any similar display which shows the cuts, fills, depths thereof in colors; and a slope classification map showing, in contrasting colors, all land which has less than a 10 percent slope, that land which has a slope between 10 percent and twenty percent, that land which has a slope between twenty percent and 25 percent, and all land which has a slope greater than 25 percent. The director of housing and community development, or his or her designated representative, may allow a reduction in the scale of the map or an increase in the contour interval when the size of a parcel or its terrain require such changes to make the map more meaningful;
- D. Profiles showing the relationship of the proposed project to any dominant geological or topographical features which may be on or in the vicinity of the proposed project;
- E. The calculation of the WIS factor shall be prepared by a registered civil engineer or a licensed land surveyor, and the following criteria and procedure shall be used:
 1. The contour map shall have 10-foot contour intervals;
 2. The interval used in WIS calculation shall be two feet and interpolation of the contour intervals shall be made if required;
 3. Topographic map scale:

Parcel Size	Scale
Less than 2.0 acres	1"—20'
2.0 acres to 20 acres	1"—50'
Over 20 acres	1"—100'

- F. Any tree(s) including size and species as defined in Chapter 17.16 of this code, whether or not such tree(s) is to be removed, or destroyed, on the site plan or on a separate plat;
- G. Sufficient dimensions to show right-of-way widths, pavement widths, radii of curvature of center lines, street grades, whether streets are to be public or private, and all proposed frontage improvements on new and existing streets;
- H. A current preliminary soils and geological report prepared by a registered civil engineer and a registered geologist;
- I. A detailed landscaping plan showing the natural open space which will remain upon completion of development, all existing trees (and indicating which trees are scheduled for removal), and the precise boundaries of additional landscaping; the landscape plan shall include container size of all trees and shrubs, species of all plant material, irrigation system plan, street lighting, low level path lighting, street furniture and fencing materials, dimensions and locations;
- J. A statement in writing stipulating to the total number of bedrooms to be constructed; and
- K. The initial plan shall indicate the density allowed by subsection A of Section 18.76.150 and the location of the proposed units. Any request for density adjustments allowed by subsection B of Section 18.76.150 shall be shown on an alternate plan detailing the location of the additional units and amenities.

Notwithstanding the requirements of this subsection, an applicant for an H-P-D permit for the development of five or more acres, which development will occur in stages, may submit general information relating to subsections A and I of this section for review by the planning commission. Precise and detailed plans setting forth the information required by these items shall be submitted to the planning commission for its review and approval prior to the approval of a tentative subdivision map, building permit or other construction authorized by the H-P-D permit. (Prior code § 2-2.3209(f))

18.76.150 Density.

- A. Base Density. A base density for a piece of property shall be determined by the following:

Percent slope	10%	15%	20%	25%	Greater than 25%
*WIS	9.9	14.9	19.6	24.2	Greater than 24.2
Base Density	3.5	2.8	1.8	1	0.2

*Corrected number values.

Any WIS not shown in the table shall be determined by interpolation, using the graph set forth in Exhibit A of the ordinance codified in this chapter, and incorporated in this chapter by reference.

- B. Density Adjustments. The effectiveness of hillside development can be affected by a number of factors such as the physical characteristics of a specific parcel, the amount of landscaped and natural open space existing within a development, the existence of amenities within a development and the number of people who will reside in the hill area. Therefore, in order to encourage hillside developments which take into consideration the factors provided in this subsection, adjustments may be made in the base density in the recommendation for approval and approval of an H-P-D permit, pursuant to any of the following:
 1. The existence of open space beyond that required by Section 18.76.160;
 2. The existence of amenities or on-site or off-site improvements which are not normally found or required in residential developments;

3. The existence of a mixture of housing types which provides a variation in the appearance of the development and allows a range of housing prices;
4. The existence of landscaping of a type, size and quantity which exceeds that of a standard residential development;
5. The existence of a topographical feature, including, but not limited to, a cliff or deep ravine, or extensive land area over 25 percent slope, of a magnitude which causes the WIS to be significantly greater than would be the case if the topographic feature was not considered; and
6. The offer to and acceptance by the city of land in excess of the parkland dedication requirements of Chapter 19.44 of this code. (Prior code § 2-2.3209(g))

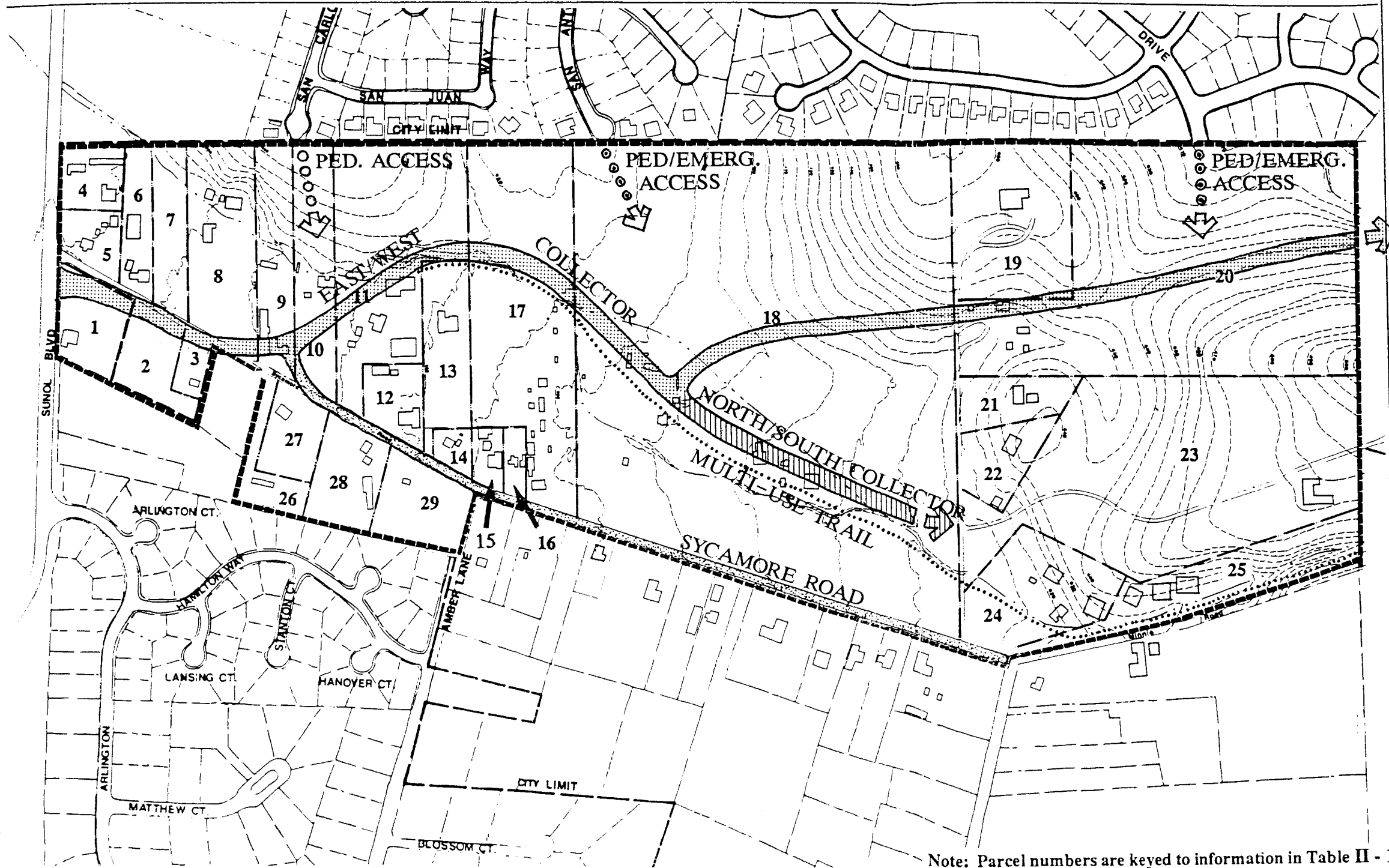
18.76.160 Percentage open.

The percentage of the parcel to be developed which must remain in open space and/or public parkland shall be a minimum of 25 percent plus one and one-half times the WIS factor. Public parkland shall include only those areas which are offered for dedication as public parks and which are accepted by the city. (Prior code § 2-2.3209(h))

18.76.170 Grading control.

- A. Size and Treatment. In order to keep all graded areas and cuts and fills to a minimum, to eliminate unsightly grading and to preserve the natural appearance and beauty of the property as far as possible as well as to serve the other specified purposes of this chapter, specific requirements may be placed on the size of areas to be graded or to be used for building, and on the size, height and angles of cut slopes and fill slopes and the shape thereof. In appropriate cases retaining walls may be required.
- B. Restrictions. All areas indicated as natural open space on the approved development plan shall be undisturbed by grading, excavating, structures or otherwise except that riding trails, hiking trails, picnic areas, stables and similar amenities may be placed in natural open space pursuant to the approval of an H-P-D permit.
- C. Landscaping. The H-P-D permit shall include the planting of newly created banks or slopes for erosion control or to minimize their visual effect. (Prior code § 2-2.3209(i))

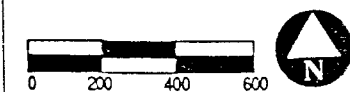
Figure V-2
Proposed Circulation Plan



Note: Parcel numbers are keyed to information in Table II - 1

Note: The Specific Plan designates the general alignment of the new east-west and north-south collectors and connections at the study area boundaries as shown.

North Sycamore Specific Plan



3. Existing Traffic Volumes

Existing average daily traffic (ADT) volumes on the key streets in the area are shown in Figure V-1. Based on traffic counts taken in January and February of 1990, existing traffic conditions Sycamore Road are free flow with no congestion. None of these streets carries traffic volumes in along Sunol Boulevard, Independence Drive, Mission Drive, Sonoma Drive, Junipero Street, and excess of their physical or environmental (for residential streets) capacities as listed in the Pleasanton Plan. It is estimated that some through traffic travels through the Mission Park and Ventana Hills neighborhood from the north on Bernal Avenue destined for I-680 via Sunol Boulevard. This through traffic affects Independence Drive, Junipero Street, and Sonoma Drive. The amount of through traffic on all these streets combined is estimated to be 400 vehicles per day.

B. INTERNAL ROADWAY IMPROVEMENTS

Figure V-2 illustrates the proposed circulation plan. The Plan proposes roadway alignments for an east-west and north-south collector and for the location of through-connections at the study area boundaries. Both collectors have been designed to carry volumes associated with projected cumulative development.

1. East-West Collector

The proposed Plan includes construction of a new east-west collector street connecting the North Sycamore area and the adjacent proposed Lund II development to the east with Sunol Boulevard to the west. Emergency access to this street from Independence Drive in the Ventana Hills neighborhood and San Antonio Street in the Mission Park neighborhood are also proposed.

At its connection with Sunol Boulevard, the new east-west collector street would replace, in approximately the same location, the existing intersection of Sunol Boulevard and Sycamore Road. Several local streets and cul-de-sacs would intersect this new collector street.

This street is not designed or intended to serve average daily trips exceeding 10,000 vehicles.

Greenbriar Homes Communities

**Tree Report
Lund Ranch II**

Prepared for:
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Prepared by:
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325 Ray Street
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August 2011



Tree Report
Lund Ranch II

Executive Summary

Lund Ranch II is located in southeast Pleasanton. Current site use consists of a cattle ranching operation. The ranch is located within a woodland of native blue and valley oaks. Of the approximately 1,700 trees at Lund Ranch II, approximately 1,400 are native oaks.

Greenbriar Homes Communities proposes to construct 50 residential units (site plan Alternative E2). Development will be concentrated in the area of existing structures associated with ranching operations.

In August, 2011, HortScience, Inc. assessed 220 within and immediately adjacent to the area proposed for development. Although 46 valley oaks are located in the area proposed for development, the most frequently occurring species are olive, black locust and Calif. black walnut. No blue or coast live oaks are located within the project area. Of the 46 valley oaks, 22 meet the City of Pleasanton's criteria as Heritage trees. Of the remaining 174 trees, 106 meet the criteria as Heritage.

Development would require mass grading in the area of the existing structures. All trees within this area would be removed; those outside would be retained. Among the surveyed trees, we recommend preservation of 74 and removal of 146. Among trees recommended for removal are 9 that were dead and 26 valley oaks, 8 of which are Heritage. Of the remaining 111 live trees recommended for removal, 72 are Heritage trees.

Overall, of the almost 1,700 trees on the property, over 1,550 would be retained.

Tree Report

Lund Ranch II
Pleasanton CA

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Attachments

Tree Assessment Map

Tree Assessment Form

Introduction and Overview

Greenbriar Homes Communities is planning to develop Lund Ranch II located in Pleasanton CA. Current site use consists of several residential units as well as a cattle ranching operation. Greenbriar Homes Communities requested that HortScience, Inc. prepare a **Tree Report** for the site. This report provides the following information:

1. A survey of trees currently growing on the site.
2. An assessment of the impacts of constructing the proposed project on the trees.
3. Recommendations for tree removal and replacement.
4. Appraisal of tree value.
5. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Survey Methods

Only a small portion of Lund Ranch II would be impacted by the proposed project. For this reason, the tree survey focused on those trees within, and immediately adjacent to, areas proposed for development based on the site plan prepared by RUA, project engineers (Alternative E2, April 2011). The survey included trees greater than 6" in diameter measured 54" above grade and consisted of the following steps:

1. Verifying the presence of a numerically coded metal tag attached to the trunk of each tree.
2. Identifying the tree as to species.
3. Measuring the trunk diameter (54" above grade).
4. Evaluating the health using a 0 to 5 scale where 0 = dead, 1 = poor and 5 = excellent condition.
5. Noting any significant structural characteristics including decay, poor crown conformation, dieback and a history of failure.
6. Assessing the tree's suitability for preservation.
7. Recording the tree's location on a map.

For areas outside those included in the tree survey, we performed a census of trees present (January 2004). We identified trees by species and estimated their trunk diameter.

Description of Trees

HortScience, Inc. previously surveyed many of the trees on the property including approximately 475 trees in 1999. In 2002, each of these trees was re-evaluated and an additional 200 trees added to the survey. In August 2011, 220 trees were evaluated, representing 17 species (Table 1, following page). Tree #693 – 707 were new to the survey. The area proposed for development is smaller in size than in previous assessments.

The surveyed trees were a mix of indigenous species and planted exotics. The indigenous species were located in native oak woodlands, a mosaic of individual trees, small groves and continuous canopy. Four species (total of 52 trees) appeared to be indigenous to the site: valley oak, elderberry, Fremont cottonwood and toyon.

Table 1. Tree condition and frequency of occurrence. Lund Ranch II. Pleasanton CA.

Common name	Scientific name	Condition					No. of Trees	
		Dead	Poor	Fair	Good	Excel- lent	Heritage	Total
Arizona cypress	<i>Cupressus arizonica</i>	--	1	--	--	--	--	1
River red gum	<i>Eucalyptus camaldulensis</i>	--	--	1	--	--	1	1
Toyon	<i>Heteromeles arbutifolia</i>	--	--	1	--	--	--	1
Calif. black walnut	<i>Juglans hindsii</i>	1	36	19	3	--	37	59
English walnut	<i>Juglans regia</i>	--	1	1	--	--	1	2
Myrtle	<i>Myrtus communis</i>	--	1	--	--	--	--	1
Olive	<i>Olea europaea</i>	5	6	33	13	--	46	57
Canary Island date palm	<i>Phoenix canariensis</i>	--	--	1	1	--	2	2
Aleppo pine	<i>Pinus halepensis</i>	--	--	1	--	--	--	1
Fremont cottonwood	<i>Populus fremontii</i>	--	1	--	--	--	1	1
Almond	<i>Prunus dulcis</i>	5	1	1	--	--	2	7
Pomegranate	<i>Punica granatum</i>	--	3	--	--	--	--	3
Pear	<i>Pyrus communis</i>	--	2	--	--	--	--	2
Valley oak	<i>Quercus lobata</i>	--	--	8	34	4	22	46
Black locust	<i>Robinia pseudoacacia</i>	5	18	4	--	--	11	27
Elderberry	<i>Sambucus mexicana</i>	--	3	3	--	--	2	6
Mexican fan palm	<i>Washingtonia filifera</i>	--	--	3	--	--	3	3
Total, all trees surveyed		16	73	76	51	4	128	220

Calif. black walnut (59 trees) was the most frequently occurring species. Tree size ranged from 7" to 65" (#66). Most trees had one trunk although 15 had multiple stems arising at or near the base of the trunk. Tree condition was generally poor (36 trees) with 19 trees in fair condition. Tree #367 was dead. Trees #110 (42" diameter), 301 (33") and 371 (10") were in good condition. Trees in poor condition were characterized by dieback of twigs and branches and decay in the main trunk and scaffold limbs.

There were 57 olives ranging in size from 14" to 34" (tree #2). There were numerous trees with more than one stem, the largest of which was 24 and 21". Most olives were in fair condition, often with twig dieback, small branch failures and thin canopies. Thirteen (13) trees were in good condition. Five olives were dead (#42, 46, 281, 282, 283).

Among the 46 valley oaks were 4 in excellent condition: #9 (39"), 386 (18"), 388 (27") and 672 (39"). Most valley oaks were in good condition. Trees generally were found as individuals with full well-developed crowns or in small groves where crowns were asymmetric or one-sided. Trunk diameter ranged from 6" to 58" (tree #659).

Eighteen of the 27 black locusts were in poor condition with extensive dieback of twigs and branches, as well as trunk decay. Five locusts were dead: #307, 321, 322, 324, 336. Four were in fair condition. Trunk diameter ranged from 10" to 32" (#35).

None of the remaining species were represented by more than 7 trees. Included in this group were:

- Seven almonds, 5 of which were dead. Tree #674 was in fair condition; #675 was poor.
- Six elderberries were in either poor or fair condition. Elderberry is normally a large shrub with multiple stems.
- Three Mexican fan palms were in fair condition.
- Three pomegranates were in poor condition. All were small trees in poor condition.
- Two pears were in poor condition.
- Two English walnuts; one in fair condition; one was poor.
- Two Canary Island date palms were mature in development. Tree #331, was in good condition; #338 was fair.

Several species were represented by a single tree including: Arizona cypress #376, Aleppo pine #340, Fremont cottonwood #671, myrtle #343, toyon #703 and river red gum #389. The most significant of these was the cottonwood which had trunks of 34" and 13" but was in poor condition.

The City of Pleasanton defines a Heritage trees as having a trunk diameter of 18" or greater or a height of 35' or more. Using these criteria, I determined there to be 128 Heritage trees including 46 olives, 37 Calif. black walnuts, 22 valley oaks, 11, black locusts, 3 Mexican fan palms, 2 elderberries, 2 Canary Island date palms, 2 almonds Fremont cottonwood #671, English walnut #70, and river red gum #389.

Results for individual trees are located in the ***Tree Assessment Form*** (see ***Attachments***). Tree locations are noted by tree tag number in the ***Tree Assessment Map***.

Areas outside those proposed for development was dominated by native blue and valley oak trees and groves. Approximately 1,500 trees are located outside areas proposed for development. Based on the results of the tree survey and census, we estimate that there are approximately 1,700 trees on the Lund Ranch II property.

Suitability for Preservation

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

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, Canary Island date palm and olive are relatively tolerant of construction impacts while Calif. black walnut is sensitive.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. None of the species surveyed is considered particularly invasive.

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

Table 2. Tree suitability for preservation. Lund Ranch II. Pleasanton CA.

Good	Trees with good health and structural stability that have the potential for longevity at the site. Twenty-seven (27) trees had good suitability for preservation including 18 valley oaks, 7 olives, Calif. black walnut #371 and Canary Island date palm #331.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category. Forty-six (46) trees were rated as having moderate suitability for preservation including 25 valley oaks, 14 olives and 3 Mexican fan palms.

Table 2, continued. Tree suitability for preservation. Lund Ranch II. Pleasanton CA.

Poor	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. One hundred thirty-one (131) trees were rated as having poor suitability for preservation including 55 Calif. black walnuts, 31 olives and 22 black locusts.
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We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The tree assessment was the reference points for tree condition and quality. Impacts from the proposed project were assessed using Alternative E2 Site Plan (April 2011). The site plan depicted the location and extent of proposed work including the proposed limit of grading. Tree trunk locations were not included but canopy outlines were present.

The proposed project is focused on a relatively small section of the site where the existing residential structures and ranching operations are located. The project would construct 50 residential lots as well as associated infrastructure.

Impacts to trees would be limited to within the project area and could occur in a variety of ways. First, demolition of existing improvements such as buildings and infrastructure may directly damage tree roots and crowns. More significantly, grading and other construction activities may also damage trees, through both direct mechanical injury and indirectly by altering drainage.

Based on my assessment of the proposed plan and evaluation of 220 surveyed trees, I recommend preservation of 74 trees and removal of 146 (Tables 3 and 4, following pages). In addition, approximately 1,480 trees outside the project area would also be retained. Trees recommended for preservation are located outside the planned grading envelope. Among the 74 trees recommended for preservation are 48 Heritage trees and 6 dead trees (Calif. black walnut #367, almond #663, 664, 667, 673, 676). The dead trees are located away from proposed building sites and are relatively small in stature.

All trees recommended for removal are either within the grading envelope or immediately adjacent to structures that will be demolished. Among the trees recommended for removal are 80 Heritage and 9 that are dead. Fifty-four (54) olives, 29 Calif. black walnuts, 26 valley oaks and 24 black locusts are among trees to be removed. Eighty-eight (88) trees recommended for removal have poor suitability for preservation while 49 have either good or moderate suitability.

Table 3. Summary of Proposed Action. Lund Ranch II. Pleasanton CA.

Common name	Scientific name	Preserve		Remove		No. of Trees	
		Non-Heritage	Heritage	Non-Heritage	Heritage	Heritage	Total
Arizona cypress	<i>Cupressus arizonica</i>	1	-	-	-	-	1
River red gum	<i>Eucalyptus camaldulensis</i>	-	-	-	1	1	1
Toyon	<i>Heteromeles arbutifolia</i>	-	-	1	-	-	1
Calif. black walnut	<i>Juglans hindsii</i>	7	23	15	14	37	59
English walnut	<i>Juglans regia</i>	1	1	-	-	1	2
Myrtle	<i>Myrtus communis</i>	-	-	1	-	-	1
Olive	<i>Olea europaea</i>	1	2	10	44	46	57
Canary Island date palm	<i>Phoenix canariensis</i>	-	-	-	2	2	2
Aleppo pine	<i>Pinus halepensis</i>	-	-	1	-	-	1
Fremont cottonwood	<i>Populus fremontii</i>	-	1	-	-	1	1
Almond	<i>Prunus dulcis</i>	5	2	-	-	2	7
Pomegranate	<i>Punica granatum</i>	-	-	3	-	-	3
Pear	<i>Pyrus communis</i>	1	-	1	-	-	2
Valley oak	<i>Quercus lobata</i>	6	14	18	8	22	46
Black locust	<i>Robinia pseudoacacia</i>	-	3	16	8	11	27
Elderberry	<i>Sambucus mexicana</i>	4	2	-	-	2	6
Mexican fan palm	<i>Washingtonia filifera</i>	-	-	-	3	3	3
Total		26	48	66	80	128	220
			74	146			

Table 4. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
1	Olive	19,17,6	Yes	4	Remove	Street, near lot 4	With graded area
2	Olive	34	Yes	4	Remove	Street, near lot 4	With graded area
3	Olive	24,21	Yes	4	Remove	Lot 4	With graded area
4	Olive	24	Yes	4	Remove	Lot 4	With graded area
5	Olive	21	Yes	3	Preserve	Lot 4, near	
6	Olive	20,19,14	Yes	4	Preserve	Lot 4, near	
9	Valley oak	39	Yes	5	Preserve	Lot 4, near	
10	Valley oak	15	No	4	Preserve	Lot 4, near	
11	Valley oak	23	Yes	4	Preserve	Lot 4, near	
13	Valley oak	17	No	4	Preserve	Lot 4, near	
20	Valley oak	36	Yes	4	Preserve	Lot 24, near	
21	Olive	18	Yes	3	Remove	Lot 24	Poor suitability for preservation
22	Valley oak	44	Yes	4	Remove	Lot 24	With graded area
23	Olive	20	Yes	3	Remove	Lot 24	Poor suitability for preservation
24	Olive	25	Yes	2	Remove	Lot 24	Poor suitability for preservation
25	Olive	23,8	Yes	3	Remove	Lot 23	Poor suitability for preservation
26	Olive	19,16,6	Yes	2	Remove	Lot 23	Poor suitability for preservation
27	Olive	19,11	Yes	2	Remove	Lot 23	Poor suitability for preservation

Tree Report
Lund Ranch II, Greenbriar Homes Communities

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
28	Olive	17,16,11,7	Yes	3	Remove	Lot 23	Poor suitability for preservation
29	Olive	18,16	Yes	3	Remove	Lot 23	Poor suitability for preservation
30	Olive	27	Yes	3	Remove	Lot 23	Poor suitability for preservation
31	Olive	19,10,9	Yes	2	Remove	Lot 22	Poor suitability for preservation
32	Olive	17,15	Yes	3	Remove	Lot 22	Poor suitability for preservation
33	Olive	17,16,9	Yes	3	Remove	Lot 22	Poor suitability for preservation
34	Olive	13,11,9	Yes	2	Remove	Lot 21	Poor suitability for preservation
35	Olive	14,12,10,9	Yes	3	Remove	Lot 21	With graded area
36	Olive	15,15,14,11	Yes	3	Remove	Lot 21	Poor suitability for preservation
37	Olive	13,12	Yes	3	Remove	Lot 21	With graded area
38	Olive	15,10	Yes	3	Remove	Lot 21	Poor suitability for preservation
39	Olive	14,13,10,9	Yes	3	Remove	Lot 15	Poor suitability for preservation
42	Olive	13	--	0	Remove	Lot 15	Dead
43	Olive	16,13	Yes	3	Remove	Lot 15	Poor suitability for preservation

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
45	Olive	16,13	Yes	3	Remove	Lot 15	Poor suitability for preservation
46	Olive	13,8,8	--	0	Remove	Street, near lot 12	Dead
47	Olive	11,9,9	Yes	1	Remove	Street, near lot 12	Poor suitability for preservation
48	Olive	17,16	Yes	3	Remove	Lot 12	Poor suitability for preservation
49	Olive	18,14	Yes	4	Remove	Lot 10	With graded area
51	Olive	15,10	Yes	3	Remove	Lot 10	With graded area
52	Olive	15	No	3	Remove	Lot 10	With graded area
53	Valley oak	14	No	4	Remove	Lot 10	With graded area
54	Valley oak	10	No	4	Remove	Lot 10	With graded area
55	Valley oak	12	No	4	Remove	Lot 10	With graded area
56	Valley oak	11	No	4	Remove	Lot 11	With graded area
57	Valley oak	16	No	4	Remove	Lot 11	With graded area
58	Valley oak	12	No	4	Remove	Street	With graded area
59	Valley oak	14	No	4	Remove	Lot 43	With graded area
60	Valley oak	13,8	Yes	4	Remove	Lot 43	With graded area
61	Valley oak	14	No	4	Remove	Lot 42	With graded area
62	Valley oak	15	No	4	Remove	Lot 42	With graded area
63	Calif. black walnut	14	No	2	Preserve	Lot 43, behind	
64	Calif. black walnut	29,15,9	Yes	1	Preserve	Lot 43, behind	
65	Calif. black walnut	13	No	1	Preserve	Lot 43, behind	
66	Calif. black walnut	65	Yes	2	Preserve	Lot 43, behind	
67	Calif. black walnut	12,10,8,6,6	Yes	1	Preserve	Lot 43, behind	
68	Calif. black walnut	28	Yes	1	Preserve	Lot 43, behind	

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
69	Calif. black walnut	28,14,13,6	Yes	1	Preserve	Lot 43, behind	
70	English walnut	26	Yes	3	Preserve	Lot 43, behind	
71	Calif. black walnut	29	Yes	2	Preserve	Lot 43, behind	
72	Calif. black walnut	30	Yes	2	Preserve	Lot 43, behind	
73	Calif. black walnut	29	Yes	2	Preserve	Lot 43, behind	
105	Black locust	32	Yes	1	Preserve	Lot 38, behind	
106	Black locust	26	Yes	1	Preserve	Lot 38, behind	
107	Black locust	25	Yes	1	Preserve	Lot 38, behind	
110	Calif. black walnut	42	Yes	4	Preserve	Adj. to existing shed	
111	Calif. black walnut	34	Yes	3	Preserve	Lot 37, behind	
112	Calif. black walnut	7,6	Yes	1	Preserve	Lot 37, behind	
113	Calif. black walnut	12,10,8	Yes	2	Preserve	Lot 36, behind	
114	Calif. black walnut	40	Yes	3	Preserve	Lot 36, behind	
115	Calif. black walnut	39	Yes	2	Preserve	Lot 36, behind	
116	Calif. black walnut	29	Yes	3	Preserve	Lot 34, behind	
117	Calif. black walnut	30	Yes	2	Preserve	Lot 33, behind	
118	Calif. black walnut	23,12	Yes	2	Preserve	Lot 32, behind	
119	English walnut	12	No	1	Preserve	Lot 32, behind	
120	Calif. black walnut	29	Yes	3	Preserve	Lot 32, behind	
121	Calif. black walnut	23,15	Yes	3	Preserve	Lot 32, behind	
122	Calif. black walnut	28,18,14	Yes	3	Preserve	Lot 32, behind	
123	Valley oak	42	Yes	4	Preserve	Lot 32, behind	
124	Valley oak	30	Yes	4	Preserve	Lot 32, behind	
125	Valley oak	24	Yes	4	Preserve	Lot 32, behind	
280	Valley oak	17	No	4	Remove	Lot 32	With graded area

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
281	Olive	23	--	0	Remove	Street, near lot 34	Dead
282	Olive	13,11,6	--	0	Remove	Street, near lot 34	Dead
283	Olive	14,14,12	--	0	Remove	Street, near lot 34	Dead
284	Olive	20	Yes	3	Remove	Lot 34	With graded area
285	Olive	14,11,8	Yes	3	Remove	Lot 34	Poor suitability for preservation
286	Olive	18	Yes	4	Remove	Lot 34	With graded area
287	Olive	14,13	Yes	3	Remove	Lot 34	Poor suitability for preservation
288	Olive	12,10,8	Yes	3	Remove	Lot 34	Poor suitability for preservation
289	Olive	13,6	Yes	3	Remove	Lot 34	Poor suitability for preservation
290	Olive	28	Yes	4	Remove	Street, near lot 29	With graded area
291	Black locust	16	No	1	Remove	Street, near lot 29	Poor suitability for preservation
292	Calif. black walnut	13	No	1	Remove	Street, near lot 29	Poor suitability for preservation
293	Olive	15	No	4	Remove	Street, near lot 35	With graded area
294	Valley oak	17	No	3	Remove	Lot 35	With graded area
295	Olive	22,18	Yes	3	Remove	Lot 35	With graded area
296	Olive	17,10,8	Yes	3	Remove	Lot 35	Poor suitability for preservation
297	Olive	26,12	Yes	3	Remove	Lot 35	Poor suitability for preservation

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
298	Olive	18	Yes	4	Remove	Lot 35	With graded area
299	Valley oak	28	Yes	3	Remove	Lot 35	Poor suitability for preservation
300	Valley oak	49	Yes	3	Remove	Lot 36	Poor suitability for preservation
301	Calif. black walnut	33	Yes	4	Remove	Lot 37	With graded area
302	Calif. black walnut	15	No	1	Remove	Lot 36	Poor suitability for preservation
303	Calif. black walnut	13	No	1	Remove	Lot 36	Poor suitability for preservation
304	Calif. black walnut	13	No	1	Remove	Lot 36	Poor suitability for preservation
305	Calif. black walnut	17	No	2	Remove	Lot 28	Poor suitability for preservation
306	Olive	19,16,7,4,4	Yes	4	Remove	Lot 28	With graded area
307	Black locust	15,14	--	0	Remove	Lot 27	Dead
308	Black locust	12,12,12	Yes	1	Remove	Street, near 37	Poor suitability for preservation
309	Black locust	15	No	1	Remove	Lot 39	Poor suitability for preservation
310	Calif. black walnut	13	No	1	Remove	Lot 36	Poor suitability for preservation
311	Calif. black walnut	18	Yes	1	Remove	Lot 36	Poor suitability for preservation
312	Olive	19,9,7,6	Yes	4	Remove	Lot 37	With graded area
313	Valley oak	11	No	4	Remove	Street, near lot 18	With graded area

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
314	Valley oak	13,12	Yes	3	Remove	Street, near lot 18	With graded area
315	Calif. black walnut	10	No	3	Remove	Street, near lot 18	Poor suitability for preservation
316	Olive	24	Yes	4	Remove	Lot 39	With graded area
317	Calif. black walnut	22	Yes	2	Remove	Street, near lot 18	Poor suitability for preservation
318	Olive	13,10,9,6	Yes	3	Remove	Lot 40	Poor suitability for preservation
319	Black locust	12	No	1	Remove	Street, near lot 18	Poor suitability for preservation
320	Calif. black walnut	18	Yes	2	Remove	Street, near lot 18	Poor suitability for preservation
321	Black locust	12	--	0	Remove	Street, near lot 18	Dead
322	Black locust	19	--	0	Remove	Street, near lot 18	Dead
323	Valley oak	19	Yes	4	Remove	Street, near lot 41	With graded area
324	Black locust	12	--	0	Remove	Street, near lot 41	Dead
325	Black locust	12	No	1	Remove	Lot 41	Poor suitability for preservation
326	Black locust	17	No	1	Remove	Lot 41	Poor suitability for preservation
327	Black locust	16	No	1	Remove	Lot 41	Poor suitability for preservation
328	Black locust	22,13,10	Yes	1	Remove	Lot 41	Poor suitability for preservation
329	Black locust	21	Yes	1	Remove	Lot 41	Poor suitability for preservation

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
330	Black locust	24	Yes	1	Remove	Lot 41	Poor suitability for preservation
331	Canary Island date palm	24	Yes	4	Remove	Lot 40	With graded area
332	Calif. black walnut	7.6	No	1	Remove	Lot 40	Poor suitability for preservation
333	Calif. black walnut	39	Yes	2	Remove	Lot 39	Poor suitability for preservation
334	Black locust	12	No	1	Remove	Street, near lot 41	Poor suitability for preservation
335	Black locust	14,8,4	Yes	2	Remove	Street, near lot 41	Poor suitability for preservation
336	Black locust	12	--	0	Remove	Lot 41	With graded area
337	Black locust	25	Yes	1	Remove	Lot 41	Poor suitability for preservation
338	Canary Island date palm	26	Yes	3	Remove	Lot 42	With graded area
339	Black locust	10,10	Yes	3	Remove	Lot 42	Poor suitability for preservation
340	Aleppo pine	16	No	3	Remove	Lot 41	Poor suitability for preservation
341	Black locust	11	No	3	Remove	Lot 41	Poor suitability for preservation
342	Black locust	24	Yes	1	Remove	Lot 41	Poor suitability for preservation

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
343	Myrtle	14	No	1	Remove	Lot 41	Poor suitability for preservation
345	Pomegranate	7,4	No	1	Remove	Lot 40	Poor suitability for preservation
346	Calif. black walnut	28	Yes	1	Remove	Lot 40	Poor suitability for preservation
347	Black locust	17	No	3	Remove	Lot 40	Poor suitability for preservation
348	Mexican fan palm	15	Yes	3	Remove	Lot 40	With graded area
349	Mexican fan palm	15	Yes	3	Remove	Lot 40	With graded area
350	Mexican fan palm	16	Yes	3	Remove	Lot 40	With graded area
351	Calif. black walnut	27	Yes	2	Remove	Lot 40	Poor suitability for preservation
352	Calif. black walnut	26	Yes	2	Remove	Lot 40	Poor suitability for preservation
353	Pear	8,7	No	1	Remove	Lot 40	Poor suitability for preservation
354	Valley oak	37	Yes	4	Remove	Lot 40	With graded area
355	Calif. black walnut	9,8,8,8	No	1	Remove	Lot 40	Poor suitability for preservation
356	Calif. black walnut	22	Yes	3	Remove	Lot 40	Poor suitability for preservation
357	Calif. black walnut	8,7,6,4,4	No	1	Remove	Lot 39	Poor suitability for preservation

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
358	Calif. black walnut	31	Yes	1	Remove	Lot 39	Poor suitability for preservation
359	Olive	14	No	3	Remove	Lot 39	Poor suitability for preservation
360	Olive	15,14	Yes	3	Remove	Lot 39	Poor suitability for preservation
361	Calif. black walnut	30	Yes	1	Remove	Lot 39	Poor suitability for preservation
362	Calif. black walnut	22	Yes	3	Remove	Lot 38	Poor suitability for preservation
363	Calif. black walnut	27	Yes	1	Remove	Lot 38	Poor suitability for preservation
364	Valley oak	18	Yes	4	Remove	Lot 38	With graded area
365	Calif. black walnut	17	Yes	1	Remove	Lot 39	Poor suitability for preservation
366	Calif. black walnut	14,9	Yes	2	Preserve	Lot 39, behind	Dead
367	Calif. black walnut	12,10	--	0	Preserve	Lot 39, behind	
368	Valley oak	11	No	4	Preserve	Lot 39, behind	
369	Calif. black walnut	16,14	Yes	3	Preserve	Lot 39, behind	
370	Valley oak	12	No	4	Preserve	Lot 39, behind	
371	Calif. black walnut	10	No	4	Preserve	Lot 39, behind	
374	Pear	12	No	1	Preserve	Lot 42, behind	
376	Arizona cypress	12	No	2	Preserve	Lot 40, behind	
386	Valley oak	18	Yes	5	Preserve	Lot 49, near	
387	Valley oak	20	Yes	4	Preserve	Lot 49, near	

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
388	Valley oak	27	Yes	5	Preserve	Lot 49, near	
389	River red gum	16,16,10	Yes	3	Remove	Lot 3	Poor suitability for preservation
657	Valley oak	40	Yes	4	Preserve	Lot 47, behind	
658	Valley oak	26	Yes	4	Preserve	Lot 47, behind	
659	Valley oak	58	Yes	4	Preserve	Lot 47, behind	
660	Elderberry	9	No	3	Preserve	Lot 47, behind	
661	Elderberry	5,4	No	2	Preserve	Lot 47, behind	
662	Elderberry	10,7,6	No	3	Preserve	Lot 47, behind	
663	Almond	15,12,11	--	0	Preserve	Lot 47, behind	Dead
664	Almond	13,8	--	0	Preserve	Lot 46, behind	Dead
665	Elderberry	9,3	No	1	Preserve	Lot 46, behind	
666	Elderberry	10,8	Yes	1	Preserve	Lot 46, behind	
667	Almond	11,9,8,6,5	--	0	Preserve	Lot 46, behind	Dead
668	Valley oak	30,27,24	Yes	4	Preserve	Lot 46, behind	
669	Calif. black walnut	30	Yes	3	Preserve	Lot 47, behind	
670	Elderberry	10,9,8,6	Yes	3	Preserve	Lot 46, behind	
671	Fremont cottonwood	33,13	Yes	2	Preserve	Lot 46, behind	
672	Valley oak	39	Yes	5	Preserve	Lot 46, behind	
673	Almond	15,7,7,5	--	0	Preserve	Lot 46, behind	Dead
674	Almond	15,15	Yes	3	Preserve	Lot 46, behind	
675	Almond	18	Yes	2	Preserve	Lot 45, behind	
676	Almond	12,11,9,6,5	--	0	Preserve	Lot 45, behind	Dead
677	Black locust	13	No	1	Remove	Lot 41	Poor suitability for preservation

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
678	Calif. black walnut	8	No	3	Remove	Lot 38	Poor suitability for preservation
679	Valley oak	10	No	4	Remove	Lot 38	With graded area
680	Valley oak	9	No	3	Remove	Street, near lot 18	With graded area
681	Calif. black walnut	9	No	3	Preserve	Lot 33, behind	
682	Calif. black walnut	13	No	3	Preserve	Lot 33, behind	
686	Valley oak	9	No	4	Remove	Street, near lot 43	With graded area
687	Valley oak	7	No	3	Remove	Lot 10	Poor suitability for preservation
688	Olive	7,6,6,5,4,4	No	3	Remove	Lot 15	Poor suitability for preservation
693	Olive	6,5,5,5,4,4	No	3	Remove	Lot 41	With graded area
694	Pomegranate	7	No	2	Remove	Lot 41	Poor suitability for preservation
695	Pomegranate	6,5	No	2	Remove	Lot 40	Poor suitability for preservation
696	Black locust	10	No	3	Remove	Adj. to existing shed	Poor suitability for preservation
697	Calif. black walnut	9	No	3	Preserve	Lot 39, behind	
698	Valley oak	8	No	4	Preserve	Lot 39, behind	
699	Valley oak	6	No	4	Preserve	Lot 39, behind	
700	Olive	7,4,4,4	No	3	Preserve	Lot 40, behind	
701	Valley oak	6	No	3	Remove	Lot 11	With graded area
702	Valley oak	7	No	3	Remove	Lot 10	With graded area

Table 4, continued. Proposed Action. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Proposed Action	Location	Notes
703	Toyon	7	No	3	Remove	Street, near lot 18	Poor suitability for preservation
704	Calif. black walnut	7	No	3	Remove	Lot 37	Poor suitability for preservation
705	Calif. black walnut	8	No	3	Remove	Lot 37	Poor suitability for preservation
706	Calif. black walnut	8	No	3	Remove	Lot 32	Poor suitability for preservation
707	Calif. black walnut	8,6	No	3	Remove	Lot 27	Poor suitability for preservation

Appraisal of Value

The City of Pleasanton requires that the value of trees "included in the tree report affected by the development which are required to remain" (section 17.16.050 #6) be established. To establish the value of the surveyed trees, I employed the standard methods found in ***Guide for Plant Appraisal***, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

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

The appraised value of the 74 trees recommended for preservation is \$295,900 (Table 5, following page) while the value of the 146 trees recommended for removal is \$254,700.

Tree Preservation Guidelines

Lund Ranch II has recently received landscape improvements. Additional changes may be planned for the future. The following are recommendations for design and construction phases that will assist in successful tree preservation.

Design recommendations

1. Verify the location and tag numbers of all trees within 25' of the proposal construction areas.
2. Allow the Consulting Arborist to review all future project submittals including grading, utility, drainage, irrigation, and landscape plans.
3. Prepare a site work plan which identifies access and haul routes, construction trailer and storage areas, etc.
4. Establish a **TREE PROTECTION ZONE** around each tree to be preserved. For design purposes, the **TREE PROTECTION ZONE** shall be either the edge of grading. No grading, excavation, construction or storage of materials shall occur within that zone.
5. Install protection around all trees to be preserved, to be located 3' outside the limit of grading. No entry is permitted into a tree protection zone without permission of the project superintendent.

Table 5. Appraisal of value. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Appraised Value	Proposed Action
1	Olive	19,17,6	Yes	4	\$4,400	Remove
2	Olive	34	Yes	4	\$7,600	Remove
3	Olive	24,21	Yes	4	\$6,900	Remove
4	Olive	24	Yes	4	\$3,900	Remove
5	Olive	21	Yes	3	\$2,150	Preserve
6	Olive	20,19,14	Yes	4	\$5,150	Preserve
9	Valley oak	39	Yes	5	\$25,600	Preserve
10	Valley oak	15	No	4	\$2,900	Preserve
11	Valley oak	23	Yes	4	\$5,800	Preserve
13	Valley oak	17	No	4	\$3,200	Preserve
20	Valley oak	36	Yes	4	\$15,800	Preserve
21	Olive	18	Yes	3	\$1,600	Remove
22	Valley oak	44	Yes	4	\$21,300	Remove
23	Olive	20	Yes	3	\$1,550	Remove
24	Olive	25	Yes	2	\$1,800	Remove
25	Olive	23,8	Yes	3	\$2,300	Remove
26	Olive	19,16,6	Yes	2	\$1,200	Remove
27	Olive	19,11	Yes	2	\$1,400	Remove
28	Olive	17,16,11,7	Yes	3	\$2,650	Remove
29	Olive	18,16	Yes	3	\$2,800	Remove
30	Olive	27	Yes	3	\$3,550	Remove
31	Olive	19,10,9	Yes	2	\$1,350	Remove
32	Olive	17,15	Yes	3	\$2,000	Remove
33	Olive	17,16,9	Yes	3	\$2,650	Remove
34	Olive	13,11,9	Yes	2	\$850	Remove
35	Olive	14,12,10,9	Yes	3	\$1,650	Remove
36	Olive	15,15,14,11	Yes	3	\$2,200	Remove
37	Olive	13,12	Yes	3	\$1,550	Remove
38	Olive	15,10	Yes	3	\$1,600	Remove
39	Olive	14,13,10,9	Yes	3	\$1,800	Remove
42	Olive	13	--	0	\$0	Remove
43	Olive	16,13	Yes	3	\$1,650	Remove
45	Olive	16,13	Yes	3	\$1,650	Remove
46	Olive	13,8,8	--	0	\$0	Remove
47	Olive	11,9,9	Yes	1	\$200	Remove
48	Olive	17,16	Yes	3	\$2,100	Remove
49	Olive	18,14	Yes	4	\$3,550	Remove
51	Olive	15,10	Yes	3	\$1,600	Remove
52	Olive	15	No	3	\$1,100	Remove

Table 5, continued. Appraisal of value. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Appraised Value	Proposed Action
53	Valley oak	14	No	4	\$2,550	Remove
54	Valley oak	10	No	4	\$1,300	Remove
55	Valley oak	12	No	4	\$1,850	Remove
56	Valley oak	11	No	4	\$1,550	Remove
57	Valley oak	16	No	4	\$3,300	Remove
58	Valley oak	12	No	4	\$1,850	Remove
59	Valley oak	14	No	4	\$2,550	Remove
60	Valley oak	13,8	Yes	4	\$3,000	Remove
61	Valley oak	14	No	4	\$2,550	Remove
62	Valley oak	15	No	4	\$2,900	Remove
63	Calif. black walnut	14	No	2	\$450	Preserve
64	Calif. black walnut	29,15,9	Yes	1	\$800	Preserve
65	Calif. black walnut	13	No	1	\$150	Preserve
66	Calif. black walnut	65	Yes	2	\$5,750	Preserve
67	Calif. black walnut	12,10,8,6,6	Yes	1	\$200	Preserve
68	Calif. black walnut	28	Yes	1	\$600	Preserve
69	Calif. black walnut	28,14,13,6	Yes	1	\$750	Preserve
70	English walnut	26	Yes	3	\$2,550	Preserve
71	Calif. black walnut	29	Yes	2	\$1,250	Preserve
72	Calif. black walnut	30	Yes	2	\$1,350	Preserve
73	Calif. black walnut	29	Yes	2	\$1,250	Preserve
105	Black locust	32	Yes	1	\$550	Preserve
106	Black locust	26	Yes	1	\$350	Preserve
107	Black locust	25	Yes	1	\$350	Preserve
110	Calif. black walnut	42	Yes	4	\$8,250	Preserve
111	Calif. black walnut	34	Yes	3	\$4,250	Preserve
112	Calif. black walnut	7,6	Yes	1	\$50	Preserve
113	Calif. black walnut	12,10,8	Yes	2	\$350	Preserve
114	Calif. black walnut	40	Yes	3	\$5,500	Preserve
115	Calif. black walnut	39	Yes	2	\$3,200	Preserve
116	Calif. black walnut	29	Yes	3	\$3,150	Preserve
117	Calif. black walnut	30	Yes	2	\$2,050	Preserve
118	Calif. black walnut	23,12	Yes	2	\$1,500	Preserve
119	English walnut	12	No	1	\$100	Preserve
120	Calif. black walnut	29	Yes	3	\$2,550	Preserve
121	Calif. black walnut	23,15	Yes	3	\$2,850	Preserve
122	Calif. black walnut	28,18,14	Yes	3	\$3,350	Preserve
123	Valley oak	42	Yes	4	\$20,000	Preserve
124	Valley oak	30	Yes	4	\$11,500	Preserve
125	Valley oak	24	Yes	4	\$6,300	Preserve

Table 5, continued. Appraisal of value. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Appraised Value	Proposed Action
280	Valley oak	17	No	4	\$3,700	Remove
281	Olive	23	--	0	\$0	Remove
282	Olive	13,11,6	--	0	\$0	Remove
283	Olive	14,14,12	--	0	\$0	Remove
284	Olive	20	Yes	3	\$1,950	Remove
285	Olive	14,11,8	Yes	3	\$1,250	Remove
286	Olive	18	Yes	4	\$2,200	Remove
287	Olive	14,13	Yes	3	\$1,800	Remove
288	Olive	12,10,8	Yes	3	\$1,200	Remove
289	Olive	13,6	Yes	3	\$1,000	Remove
290	Olive	28	Yes	4	\$5,300	Remove
291	Black locust	16	No	1	\$150	Remove
292	Calif. black walnut	13	No	1	\$150	Remove
293	Olive	15	No	4	\$1,550	Remove
294	Valley oak	17	No	3	\$2,650	Remove
295	Olive	22,18	Yes	3	\$3,900	Remove
296	Olive	17,10,8	Yes	3	\$1,900	Remove
297	Olive	26,12	Yes	3	\$4,000	Remove
298	Olive	18	Yes	4	\$2,200	Remove
299	Valley oak	28	Yes	3	\$5,700	Remove
300	Valley oak	49	Yes	3	\$13,950	Remove
301	Calif. black walnut	33	Yes	4	\$5,600	Remove
302	Calif. black walnut	15	No	1	\$150	Remove
303	Calif. black walnut	13	No	1	\$150	Remove
304	Calif. black walnut	13	No	1	\$150	Remove
305	Calif. black walnut	17	No	2	\$650	Remove
306	Olive	19,16,7,4,4	Yes	4	\$4,200	Remove
307	Black locust	15,14	--	0	\$0	Remove
308	Black locust	12,12,12	Yes	1	\$150	Remove
309	Black locust	15	No	1	\$100	Remove
310	Calif. black walnut	13	No	1	\$150	Remove
311	Calif. black walnut	18	Yes	1	\$250	Remove
312	Olive	19,9,7,6	Yes	4	\$3,000	Remove
313	Valley oak	11	No	4	\$1,550	Remove
314	Valley oak	13,12	Yes	3	\$2,850	Remove
315	Calif. black walnut	10	No	3	\$400	Remove
316	Olive	24	Yes	4	\$3,900	Remove
317	Calif. black walnut	22	Yes	2	\$1,100	Remove
318	Olive	13,10,9,6	Yes	3	\$1,200	Remove
319	Black locust	12	No	1	\$100	Remove

Table 5, continued. Appraisal of value. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Appraised Value	Proposed Action
320	Calif. black walnut	18	Yes	2	\$750	Remove
321	Black locust	12	--	0	\$0	Remove
322	Black locust	19	--	0	\$0	Remove
323	Valley oak	19	Yes	4	\$4,600	Remove
324	Black locust	12	--	0	\$0	Remove
325	Black locust	12	No	1	\$100	Remove
326	Black locust	17	No	1	\$150	Remove
327	Black locust	16	No	1	\$150	Remove
328	Black locust	22,13,10	Yes	1	\$350	Remove
329	Black locust	21	Yes	1	\$250	Remove
330	Black locust	24	Yes	1	\$300	Remove
331	Canary Island date palm	24	Yes	4	\$1,800	Remove
332	Calif. black walnut	7,6	No	1	\$50	Remove
333	Calif. black walnut	39	Yes	2	\$3,200	Remove
334	Black locust	12	No	1	\$100	Remove
335	Black locust	14,8,4	Yes	2	\$300	Remove
336	Black locust	12	--	0	\$0	Remove
337	Black locust	25	Yes	1	\$350	Remove
338	Canary Island date palm	26	Yes	3	\$1,300	Remove
339	Black locust	10,10	Yes	3	\$550	Remove
340	Aleppo pine	16	No	3	\$850	Remove
341	Black locust	11	No	3	\$350	Remove
342	Black locust	24	Yes	1	\$300	Remove
343	Myrtle	14	No	1	\$350	Remove
345	Pomegranate	7,4	No	1	\$100	Remove
346	Calif. black walnut	28	Yes	1	\$600	Remove
347	Black locust	17	No	3	\$800	Remove
348	Mexican fan palm	15	Yes	3	\$600	Remove
349	Mexican fan palm	15	Yes	3	\$600	Remove
350	Mexican fan palm	16	Yes	3	\$600	Remove
351	Calif. black walnut	27	Yes	2	\$1,650	Remove
352	Calif. black walnut	26	Yes	2	\$1,000	Remove
353	Pear	8,7	No	1	\$150	Remove
354	Valley oak	37	Yes	4	\$16,500	Remove
355	Calif. black walnut	9,8,8,8	No	1	\$100	Remove
356	Calif. black walnut	22	Yes	3	\$1,850	Remove
357	Calif. black walnut	8,7,6,4,4	No	1	\$100	Remove
358	Calif. black walnut	31	Yes	1	\$700	Remove
359	Olive	14	No	3	\$950	Remove

Table 5, continued. Appraisal of value. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Appraised Value	Proposed Action
360	Olive	15,14	Yes	3	\$1,650	Remove
361	Calif. black walnut	30	Yes	1	\$700	Remove
362	Calif. black walnut	22	Yes	3	\$1,850	Remove
363	Calif. black walnut	27	Yes	1	\$550	Remove
364	Valley oak	18	Yes	4	\$4,150	Remove
365	Calif. black walnut	17	Yes	1	\$200	Remove
366	Calif. black walnut	14,9	Yes	2	\$650	Preserve
367	Calif. black walnut	12,10	--	0	\$0	Preserve
368	Valley oak	11	No	4	\$1,550	Preserve
369	Calif. black walnut	16,14	Yes	3	\$1,700	Preserve
370	Valley oak	12	No	4	\$1,850	Preserve
371	Calif. black walnut	10	No	4	\$550	Preserve
374	Pear	12	No	1	\$200	Preserve
376	Arizona cypress	12	No	2	\$250	Preserve
386	Valley oak	18	Yes	5	\$5,350	Preserve
387	Valley oak	20	Yes	4	\$5,100	Preserve
388	Valley oak	27	Yes	5	\$11,950	Preserve
389	River red gum	16,16,10	Yes	3	\$1,400	Remove
657	Valley oak	40	Yes	4	\$18,650	Preserve
658	Valley oak	26	Yes	4	\$8,650	Preserve
659	Valley oak	58	Yes	4	\$29,250	Preserve
660	Elderberry	9	No	3	\$300	Preserve
661	Elderberry	5,4	No	2	\$100	Preserve
662	Elderberry	10,7,6	No	3	\$700	Preserve
663	Almond	15,12,11	--	0	\$0	Preserve
664	Almond	13,8	--	0	\$0	Preserve
665	Elderberry	9,3	No	1	\$100	Preserve
666	Elderberry	10,8	Yes	1	\$150	Preserve
667	Almond	11,9,8,6,5	--	0	\$0	Preserve
668	Valley oak	30,27,24	Yes	4	\$20,750	Preserve
669	Calif. black walnut	30	Yes	3	\$3,400	Preserve
670	Elderberry	10,9,8,6	Yes	3	\$1,000	Preserve
671	Fremont cottonwood	33,13	Yes	2	\$1,600	Preserve
672	Valley oak	39	Yes	5	\$25,600	Preserve
673	Almond	15,7,7,5	--	0	\$0	Preserve
674	Almond	15,15	Yes	3	\$1,450	Preserve
675	Almond	18	Yes	2	\$400	Preserve
676	Almond	12,11,9,6,5	--	0	\$0	Preserve
677	Black locust	13	No	1	\$100	Remove

Table 5, continued. Appraisal of value. Lund Ranch II. Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree ?	Condition 1=poor 5=excellent	Appraised Value	Proposed Action
678	Calif. black walnut	8	No	3	\$250	Remove
679	Valley oak	10	No	4	\$1,300	Remove
680	Valley oak	9	No	3	\$750	Remove
681	Calif. black walnut	9	No	3	\$300	Preserve
682	Calif. black walnut	13	No	3	\$650	Preserve
686	Valley oak	9	No	4	\$1,050	Remove
687	Valley oak	7	No	3	\$450	Remove
688	Olive	7,6,6,5,4,4	No	3	\$450	Remove
693	Olive	6,5,5,5,4,4	No	3	\$300	Remove
694	Pomegranate	7	No	2	\$250	Remove
695	Pomegranate	6,5	No	2	\$350	Remove
696	Black locust	10	No	3	\$300	Remove
697	Calif. black walnut	9	No	3	\$300	Preserve
698	Valley oak	8	No	4	\$850	Preserve
699	Valley oak	6	No	4	\$400	Preserve
700	Olive	7,4,4,4	No	3	\$250	Preserve
701	Valley oak	6	No	3	\$300	Remove
702	Valley oak	7	No	3	\$350	Remove
703	Toyon	7	No	3	\$400	Remove
704	Calif. black walnut	7	No	3	\$200	Remove
705	Calif. black walnut	8	No	3	\$250	Remove
706	Calif. black walnut	8	No	3	\$250	Remove
707	Calif. black walnut	8,6	No	3	\$400	Remove

6. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
7. Use only herbicides safe for use around trees and labeled for that use, even below pavement.
8. Design irrigation systems so that no trenching will occur within the **TREE PROTECTION ZONE**.

Pre-construction and demolition treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.

Tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
4. Fences have been erected to protect trees to be preserved. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the project superintendent.
5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).
7. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.
8. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist. Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
9. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

HortScience, Inc.

A handwritten signature in black ink, appearing to read 'J. Clark', written in a cursive style.

James R. Clark, Ph.D.
Certified Arborist WE-0846
Registered Consulting Arborist #357

Attachments

Tree Assessment Form

Tree Assessment Map

Tree Assessment

Lund Ranch
 Pleasanton, CA
 Original survey: May 1999
 Updated: July 2011



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
1	Olive	19,17,6	Yes	4	Moderate	Codominant trunks @ 3' with included bark; history of branch failure; full crown.
2	Olive	34	Yes	4	Good	Trunk has minor decay; vigorous crown; multiple attachments @ 6'; nice tree.
3	Olive	24,21	Yes	4	Moderate	Codominant trunks @ 3' with included bark; full crown; history of branch failure.
4	Olive	24	Yes	4	Moderate	Codominant trunks @ 6'; codominant stem to S. failed could be pruned.
5	Olive	21	Yes	3	Moderate	Scaffold branches arise @ 6'; gap in crown; full wide canopy.
6	Olive	20,19,14	Yes	4	Good	Multiple attachments @ base; small branch failure; full wide crown.
9	Valley oak	39	Yes	5	Good	Beautiful full crown; codominant trunks @ 18'.
10	Valley oak	15	No	4	Good	Multiple attachments @ 8'; minor twig dieback.
11	Valley oak	23	Yes	4	Moderate	Crown partially suppressed to SW.
13	Valley oak	17	No	4	Moderate	Crown asymmetric, heavy to SW.
20	Valley oak	36	Yes	4	Good	Codominant trunks @ 12' with wide attachment; edge of hillside.
21	Olive	18	Yes	3	Poor	Partially suppressed crown; trunk decay on E.
22	Valley oak	44	Yes	4	Good	Dominant crown; multiple attachments @ 12'; good form.
23	Olive	20	Yes	3	Poor	Trunk decayed; single trunk; trunk wound @ 12' on S. from failed stem.
24	Olive	25	Yes	2	Poor	One half of crown failed.
25	Olive	23,8	Yes	3	Poor	Extensive trunk decay; multiple attachments @ 5'; twig dieback.
26	Olive	19,16,6	Yes	2	Poor	Trunk decayed; crown collapsing.
27	Olive	19,11	Yes	2	Poor	Trunk & 19" stem decayed.
28	Olive	17,16,11,7	Yes	3	Poor	Multiple attachments @ 3'; branch dieback; full crown.

Tree Assessment

Lund Ranch
 Pleasanton, CA
 Original survey: May 1999
 Updated: July 2011



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
29	Olive	18,16	Yes	3	Poor	Codominant trunks @ 2'; large branch failure.
30	Olive	27	Yes	3	Poor	Multiple attachments @ 6'; crown heavy to W.; history of branch failure.
31	Olive	19,10,9	Yes	2	Poor	Branches on E. side failed; trunk splitting apart.
32	Olive	17,15	Yes	3	Poor	Trunk decayed; branch dieback; branch failure.
33	Olive	17,16,9	Yes	3	Poor	Spreading crown; multiple attachments @ 2'; history of branch failure.
34	Olive	13,11,9	Yes	2	Poor	Multiple attachments @ at 2'; 9" stem failed; other small branch failures.
35	Olive	14,12,10,9	Yes	3	Moderate	Multiple attachments @ 3'.
36	Olive	15,15,14,11	Yes	3	Poor	Branch dieback on N. side; multiple attachments @ 3'.
37	Olive	13,12	Yes	3	Moderate	Crown heavy to N.
38	Olive	15,10	Yes	3	Poor	Trunk decayed; codominant trunks @ 2'; crown heavy to N.
39	Olive	14,13,10,9	Yes	3	Poor	Codominant trunks @ base; history of branch failure; full healthy crown.
42	Olive	13	--	0	--	Dead.
43	Olive	16,13	Yes	3	Poor	Trunk cavity with decay; small branch failures; full healthy crown.
45	Olive	16,13	Yes	3	Poor	Trunk decayed; history of branch failure; full healthy crown.
46	Olive	13,8,8	--	0	--	Dead.
47	Olive	11,9,9	Yes	1	Poor	All but dead; only sprouts remain; appears that tree boxed & move unsuccessfully.
48	Olive	17,16	Yes	3	Poor	Trunk decayed; history of branch failure; full healthy crown.
49	Olive	18,14	Yes	4	Good	Codominant trunks @ 2'; full healthy crown.
51	Olive	15,10	Yes	3	Moderate	Trunk wound with decay; full healthy crown.
52	Olive	15	No	3	Moderate	Trunk wound; nice full crown.
53	Valley oak	14	No	4	Moderate	Codominant trunks @ 15'; thin crown; good form.

Tree Assessment

Lund Ranch
 Pleasanton, CA
 Original survey: May 1999
 Updated: July 2011



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
54	Valley oak	10	No	4	Moderate	Codominant trunks @ 5' with included bark; crown heavy to N.
55	Valley oak	12	No	4	Moderate	Crown heavy to S.
56	Valley oak	11	No	4	Moderate	Crown heavy to SW.
57	Valley oak	16	No	4	Moderate	Leans E.; thin crown.
58	Valley oak	12	No	4	Good	Codominant trunks @ 12', girdled by fence wire; good form.
59	Valley oak	14	No	4	Moderate	Crown heavy to E.; twig dieback.
60	Valley oak	13,8	Yes	4	Moderate	Large branch emerges in W. side; somewhat thin.
61	Valley oak	14	No	4	Good	Upright-growing scaffold branches.
62	Valley oak	15	No	4	Good	Slight lean to S.; minor twig dieback.
63	Calif. black walnut	14	No	2	Poor	Leans W.; failing @ base.
64	Calif. black walnut	29,15,9	Yes	1	Poor	Asymmetric crown, faces N.; extensive twig dieback.
65	Calif. black walnut	13	No	1	Poor	Leans E. @ 45 degrees; extensive twig & branch dieback.
66	Calif. black walnut	65	Yes	2	Poor	Multiple attachments @ 8'; extensive twig & branch dieback.
67	Calif. black walnut	12,10,8,6,6	Yes	1	Poor	Main trunk dead; stump sprouts from base.
68	Calif. black walnut	28	Yes	1	Poor	Trunk decayed; extensive branch dieback.
69	Calif. black walnut	28,14,13,6	Yes	1	Poor	English walnut @ graft union @ 10' is dead with extensive decay.
70	English walnut	26	Yes	3	Poor	Graft union @ 4.5'; suppressed to W.; full crown.
71	Calif. black walnut	29	Yes	2	Poor	Trunk decayed; extensive branch dieback.
72	Calif. black walnut	30	Yes	2	Poor	Trunk decayed; extensive branch dieback.
73	Calif. black walnut	29	Yes	2	Poor	Trunk decayed; extensive branch dieback.
105	Black locust	32	Yes	1	Poor	Trunk decayed; upper crown dead.
106	Black locust	26	Yes	1	Poor	Extensive trunk decay.
107	Black locust	25	Yes	1	Poor	Extensive trunk decay.
110	Calif. black walnut	42	Yes	4	Moderate	Codominant trunks @ 6'; edge of bank; decay in some upright leaders; full crown.

Tree Assessment

Lund Ranch
 Pleasanton, CA
 Original survey: May 1999
 Updated: July 2011



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
111	Calif. black walnut	34	Yes	3	Poor	Leans W.; multiple attachments @ 10'; twig & branch dieback; full crown; edge of bank.
112	Calif. black walnut	7,6	Yes	1	Poor	Tree dead except for basal sprouts.
113	Calif. black walnut	12,10,8	Yes	2	Poor	Three branches alive, arise below graft union; twig dieback
114	Calif. black walnut	40	Yes	3	Poor	Codominant trunks @ 6'; fence wire embedded in trunk; twig dieback
115	Calif. black walnut	39	Yes	2	Poor	Extensive trunk & branch dieback; wire girdles trunk.
116	Calif. black walnut	29	Yes	3	Poor	Long trunk wound on S.; trunk leans N.
117	Calif. black walnut	30	Yes	2	Poor	Extensive trunk decay.
118	Calif. black walnut	23,12	Yes	2	Poor	Trunk decayed; twig & branch dieback.
119	English walnut	12	No	1	Poor	Upper crown dead, failed; largely dead.
120	Calif. black walnut	29	Yes	3	Poor	Codominant trunks @ 7'; very thin; roots were exposed on N. from soil washout.
121	Calif. black walnut	23,15	Yes	3	Poor	Codominant trunks @ 4'; twig & branch dieback; thin crown.
122	Calif. black walnut	28,18,14	Yes	3	Poor	Branch dieback; multiple attachments @ 4' & 5'; trunk decay..
123	Valley oak	42	Yes	4	Moderate	Codominant trunks @ 9'; mid-slope; gap in crown.
124	Valley oak	30	Yes	4	Moderate	Leans E.; roots from tree #125 grafted @ base.
125	Valley oak	24	Yes	4	Moderate	Crown suppressed, leans W.; base outside dripline to W.
280	Valley oak	17	No	4	Moderate	Leans E.; codominant trunks @ 8; minor twig dieback.
281	Olive	23	--	0	--	Dead.
282	Olive	13,11,6	--	0	--	Dead.
283	Olive	14,14,12	--	0	--	Dead.
284	Olive	20	Yes	3	Moderate	Codominant trunks @ 3'; twig & branch dieback.
285	Olive	14,11,8	Yes	3	Poor	Codominant trunks @ 3'; decay on N.; dieback.
286	Olive	18	Yes	4	Moderate	Single trunk; cavity @ base; minor dieback; small branch failures; could be pruned nicely.

Tree Assessment

Lund Ranch
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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
287	Olive	14,13	Yes	3	Poor	Codominant trunks @ 3'; decay below attachments; minor dieback.
288	Olive	12,10,8	Yes	3	Poor	Codominant trunks @ 5'; very thin canopy.
289	Olive	13,6	Yes	3	Poor	Codominant trunks @ base; basal wound with decay.
290	Olive	28	Yes	4	Good	Codominant trunks @ 6'; full crown; small branch failures; sprouts @ base.
291	Black locust	16	No	1	Poor	Trunk decayed; upper crown dead.
292	Calif. black walnut	13	No	1	Poor	All but dead.
293	Olive	15	No	4	Good	Single trunk; slightly one-sided to E.; minor dieback.
294	Valley oak	17	No	3	Moderate	Branch dieback; epicomics sprouts.
295	Olive	22,18	Yes	3	Moderate	Codominant trunks @ 1'; full crown; minor decay in both trunks.
296	Olive	17,10,8	Yes	3	Poor	Codominant trunks @ 4'; twig & branch dieback.
297	Olive	26,12	Yes	3	Poor	Codominant trunks @ base; multiple attachments @ 6'; twig dieback; prune.
298	Olive	18	Yes	4	Good	Codominant trunks @ 5'; good form & structure; minor dieback.
299	Valley oak	28	Yes	3	Poor	Branch dieback; very thin; roots decayed on W.
300	Valley oak	49	Yes	3	Poor	Large branch failures in lower crown; very thin; extensive dieback; multiple attachments @ 18'.
301	Calif. black walnut	33	Yes	4	Moderate	Mature tree with full crown; leans NW.; twig & branch dieback.
302	Calif. black walnut	15	No	1	Poor	Most of 14" dead or declining; basal sprouts.
303	Calif. black walnut	13	No	1	Poor	All but dead.
304	Calif. black walnut	13	No	1	Poor	All but dead.
305	Calif. black walnut	17	No	2	Poor	Full crown but large trunk wound & decay on SW.; twig dieback.

Tree Assessment

Lund Ranch
 Pleasanton, CA
 Original survey: May 1999
 Updated: July 2011



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
306	Olive	19,16,7,4,4	Yes	4	Moderate	Dense crown; codominant trunks @ base; minor decay in trunk.
307	Black locust	15,14	--	0	--	Dead.
308	Black locust	12,12,12	Yes	1	Poor	Failed @ base with 1 upright trunk; all but dead; only small branches alive; trunk split apart.
309	Black locust	15	No	1	Poor	Largely dead with long cavity on N.
310	Calif. black walnut	13	No	1	Poor	All but dead.
311	Calif. black walnut	18	Yes	1	Poor	Codominant trunks @ 5' with extensive dead wood & long cavity on W.
312	Olive	19,9,7,6	Yes	4	Good	Codominant trunks @ 4' with dense crown.
313	Valley oak	11	No	4	Moderate	Codominant trunks @ 6' with included bark; adjacent to shed; could be retained with care; somewhat thin canopy.
314	Valley oak	13,12	Yes	3	Moderate	Codominant trunks @ 5'; included bark; twig dieback.
315	Calif. black walnut	10	No	3	Poor	Adjacent to shed with base @ foundation; good form; thin crown; twig dieback.
316	Olive	24	Yes	4	Moderate	Multiple attachments @ 6'; dense crown; branch failure.
317	Calif. black walnut	22	Yes	2	Poor	Long dead area on upper trunk; extensive dieback in crown.
318	Olive	13,10,9,6	Yes	3	Poor	Multiple attachments @ 1'; minor twig dieback thru crown; extensive decay in 13" stem.
319	Black locust	12	No	1	Poor	Extensive twig & branch dieback; long trunk wound on W. also has extensive decay.
320	Calif. black walnut	18	Yes	2	Poor	Codominant trunks @ 10'; extensive dieback in crown.
321	Black locust	12	--	0	--	Dead.
322	Black locust	19	--	0	--	Dead.
323	Valley oak	19	Yes	4	Moderate	Codominant trunks @ 12' with included bark; full crown but somewhat thin; ivy on trunk.
324	Black locust	12	--	0	--	Dead.
325	Black locust	12	No	1	Poor	Declining with extensive wounds.

Tree Assessment

Lund Ranch
 Pleasanton, CA
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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
326	Black locust	17	No	1	Poor	Declining with extensive twig & branch dieback.
327	Black locust	16	No	1	Poor	Declining with extensive twig & branch dieback.
328	Black locust	22,13,10	Yes	1	Poor	Declining with extensive twig & branch dieback; multiple attachments @ 4'; trunk split apart.
329	Black locust	21	Yes	1	Poor	Huge wound on N. trunk; extensive twig & branch dieback.
330	Black locust	24	Yes	1	Poor	Declining with extensive twig & branch dieback; extensive trunk wound with decay.
331	Canary Island date palm	24	Yes	4	Good	20' clear trunk; some fronds with marginal chlorosis.
332	Calif. black walnut	7,6	No	1	Poor	Sprouts off dead stump.
333	Calif. black walnut	39	Yes	2	Poor	Codominant trunks @ 8'; branch dieback to 4" in upper crown.
334	Black locust	12	No	1	Poor	All but dead.
335	Black locust	14,8,4	Yes	2	Poor	All but dead.
336	Black locust	12	--	0	--	Dead; failed @ base; on ground.
337	Black locust	25	Yes	1	Poor	Severe twig & branch dieback; extensive trunk decay; bee hive.
338	Canary Island date palm	26	Yes	3	Moderate	20' clear trunk; most fronds with marginal necrosis.
339	Black locust	10,10	Yes	3	Poor	Codominant trunks @ 3' with included bark; thin canopy.
340	Aleppo pine	16	No	3	Poor	Codominant trunks @ 6' with poor attachment; leans N.
341	Black locust	11	No	3	Poor	Codominant trunks @ 6' with included bark.
342	Black locust	24	Yes	1	Poor	Severe twig & branch dieback; extensive trunk decay.
343	Myrtle	14	No	1	Poor	Sprouts off larger stump; squat form.
345	Pomegranate	7,4	No	1	Poor	Codominant trunks @ 3'; extensive decay.
346	Calif. black walnut	28	Yes	1	Poor	Large branch dieback; one-sided to W.; extensive decay in central leader extending down into trunk.
347	Black locust	17	No	3	Poor	Multiple attachments @ 5' with narrow attachment.

Tree Assessment

Lund Ranch
 Pleasanton, CA
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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
348	Mexican fan palm	15	Yes	3	Moderate	60' of clear trunk with tuft of foliage.
349	Mexican fan palm	15	Yes	3	Moderate	60' of clear trunk with tuft of foliage.
350	Mexican fan palm	16	Yes	3	Moderate	60' of clear trunk with tuft of foliage.
351	Calif. black walnut	27	Yes	2	Poor	Codominant trunks @ 4' with wide attachment; long trunk wounds on both.
352	Calif. black walnut	26	Yes	2	Poor	Twig & branch dieback in center of crown, to 6"; basal cavity on N. & S.
353	Pear	8,7	No	1	Poor	Largely dead.
354	Valley oak	37	Yes	4	Good	Huge tree with heavy scaffold branches; somewhat thin.
355	Calif. black walnut	9,8,8,8	No	1	Poor	Basal sprouts from decayed stump.
356	Calif. black walnut	22	Yes	3	Poor	Tall, somewhat narrow crown; codominant trunks high in canopy.
357	Calif. black walnut	8,7,6,4,4	No	1	Poor	Basal sprouts from decayed stump; dieback in crown.
358	Calif. black walnut	31	Yes	1	Poor	Partly failed @ base to N.; extensive twig & branch dieback in center of crown.
359	Olive	14	No	3	Poor	Poor form; one-sided to N.
360	Olive	15,14	Yes	3	Poor	Extensive decay thru trunk; codominant trunks @ 4'; branch failure on W.
361	Calif. black walnut	30	Yes	1	Poor	Partly failed @ base to N.; extensive twig & branch dieback; decay @ base of trunk.
362	Calif. black walnut	22	Yes	3	Poor	One-sided to S.; edge of swale.
363	Calif. black walnut	27	Yes	1	Poor	Few sprouts off dead 15' stump; extensive trunk decay.
364	Valley oak	18	Yes	4	Moderate	Good tree; codominant trunks @ 10'; one-sided to SW.
365	Calif. black walnut	17	Yes	1	Poor	Leaning away from barn; extensive dieback.
366	Calif. black walnut	14,9	Yes	2	Poor	Codominant trunks @ base; poor form.
367	Calif. black walnut	12,10	--	0	--	Dead.
368	Valley oak	11	No	4	Good	High narrow crown; codominant trunks @ 18'.

Tree Assessment

Lund Ranch
 Pleasanton, CA
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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
369	Calif. black walnut	16,14	Yes	3	Poor	Codominant trunks @ 2'; trunks spread apart with 14" almost horizontal & resting on cart; could retain by removing 14"; minor twig dieback.
370	Valley oak	12	No	4	Good	Good young tree; codominant trunks @ 5' with wide attachment.
371	Calif. black walnut	10	No	4	Good	Multiple attachments @ 5'; nice full crown.
374	Pear	12	No	1	Poor	Twig & branch dieback in upper crown; multiple attachments @ base & 3'; taken over by grape vine.
376	Arizona cypress	12	No	2	Poor	Codominant trunk failed on E., now decayed; tree failing @ base & hung up in tree #700.
386	Valley oak	18	Yes	5	Good	Codominant trunks @ 8'; good tree.
387	Valley oak	20	Yes	4	Good	Codominant upright trunks @ 5' with included bark.
388	Valley oak	27	Yes	5	Good	Good form save for low 14" scaffold branch over project, could remove.
389	River red gum	16,16,10	Yes	3	Poor	3 stems arise @ base with included bark; lerp psyllid; history of branch failure.
657	Valley oak	40	Yes	4	Moderate	High vase shaped crown; thin crown; low lateral extends to W.; one-sided W.; minor twig dieback.
658	Valley oak	26	Yes	4	Moderate	Slightly one-sided to E.; epicormics
659	Valley oak	58	Yes	4	Good	Huge tree; codominant trunks @ 12' with included bark; epicormics; minor twig dieback.
660	Elderberry	9	No	3	Poor	Understory tree; upright stem broke off @ 6'.
661	Elderberry	5,4	No	2	Poor	Codominant trunks @ 1'; understory tree; decay in 4" stem.
662	Elderberry	10,7,6	No	3	Poor	Multiple attachments @ 1'; understory; numerous upright sprouts.
663	Almond	15,12,11	--	0	--	Dead.
664	Almond	13,8	--	0	--	Dead; failed @ base.

Tree Assessment

Lund Ranch
 Pleasanton, CA
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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
665	Elderberry	9,3	No	1	Poor	Under tree #664; failed @ base; mostly small sprouts from main stem.
666	Elderberry	10,8	No	1	Poor	Codominant trunks @ base; understory; all but dead.
667	Almond	11,9,8,6,5	--	0	--	Dead; failed @ base.
668	Valley oak	30,27,24	Yes	4	Good	Multiple attachments @ 3'; huge tree; full wide spreading crown.
669	Calif. black walnut	30	Yes	3	Poor	Multiple attachments @ 6'; good form; cavity on N.; stems bowing away from center of tree.
670	Elderberry	10,9,8,6	Yes	3	Poor	Multiple attachments @ base; upright sprouts; suppressed by #671.
671	Fremont cottonwood	33,13	Yes	2	Poor	Extensive decay in trunk; healthy new growth from topped areas.
672	Valley oak	39	Yes	5	Good	Nice tree; codominant trunks @ 25'; excellent form.
673	Almond	15,7,7,5	--	0	--	Dead.
674	Almond	15,15	Yes	3	Moderate	Codominant trunks @ 3'; nice crown; twig & branch dieback.
675	Almond	18	Yes	2	Poor	Twig & branch dieback; trunk decay.
676	Almond	12,11,9,6,5	--	0	--	Dead.
677	Black locust	13	No	1	Poor	Extensive dieback in crown; near tree #326.
678	Calif. black walnut	8	No	3	Poor	No central leader; suppressed; near tree #364.
679	Valley oak	10	No	4	Good	Codominant trunks @ 7'.
680	Valley oak	9	No	3	Moderate	Codominant trunks @ 7'; engulfed in ivy; near tree #321.
681	Calif. black walnut	9	No	3	Poor	Grows @ edge of fence; near tree #117; poor form.
682	Calif. black walnut	13	No	3	Poor	Grows thru old junk pile; okay form.
686	Valley oak	9	No	4	Moderate	Crooked form; near tree #58; crown heavy to S.
687	Valley oak	7	No	3	Poor	Suppressed by tree #54; twig dieback; poor form.
688	Olive	7,6,6,5,4,4	No	3	Poor	Sprouts from base; near tree #39; rodent damage left trunk wounds; dieback in upper crown.
693	Olive	6,5,5,5,4,4	No	3	Moderate	Near tree #341; multiple attachments @ base.

Tree Assessment

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TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE ?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS
694	Pomegranate	7	No	2	Poor	Near tree #352; multiple attachments @ 3'; trunk decay.
695	Pomegranate	6,5	No	2	Poor	Near tree #352; codominant trunks @ 3'; trunk decay.
696	Black locust	10	No	3	Poor	Near tree #105; codominant trunks @ 5'; full crown.
697	Calif. black walnut	9	No	3	Poor	Near tree #366; codominant trunks @ 7' with wide attachment; thin crown.
698	Valley oak	8	No	4	Good	Near tree #368; narrow form; good young tree.
699	Valley oak	6	No	4	Moderate	Near tree #368; suppressed to W.
700	Olive	7,4,4,4	No	3	Poor	Near tree #376; multiple attachments @ base; being crushed by # 376
701	Valley oak	6	No	3	Moderate	Near tree #56; base outside dripline to S.
702	Valley oak	7	No	3	Moderate	Near tree #53; base outside dripline to S.; suppressed.
703	Toyon	7	No	3	Poor	Near tree #322; suppressed.
704	Calif. black walnut	7	No	3	Poor	Near tree #301; growing out of old trough @ edge of barn.
705	Calif. black walnut	8	No	3	Poor	Near tree #301; growing out of old trough @ edge of barn.
706	Calif. black walnut	8	No	3	Poor	Near tree #280; codominant trunks @ 5' with included bark; grows between old sheds.
707	Calif. black walnut	8,6	No	3	Poor	Near tree #307; codominant trunks @ base; growing @ corner of fence.

Tree Assessment Map

Lund Ranch
Pleasanton, CA

Prepared for:
Greenbriar Homes Communities
Fremont, CA

May 1999
Updated: July 2011



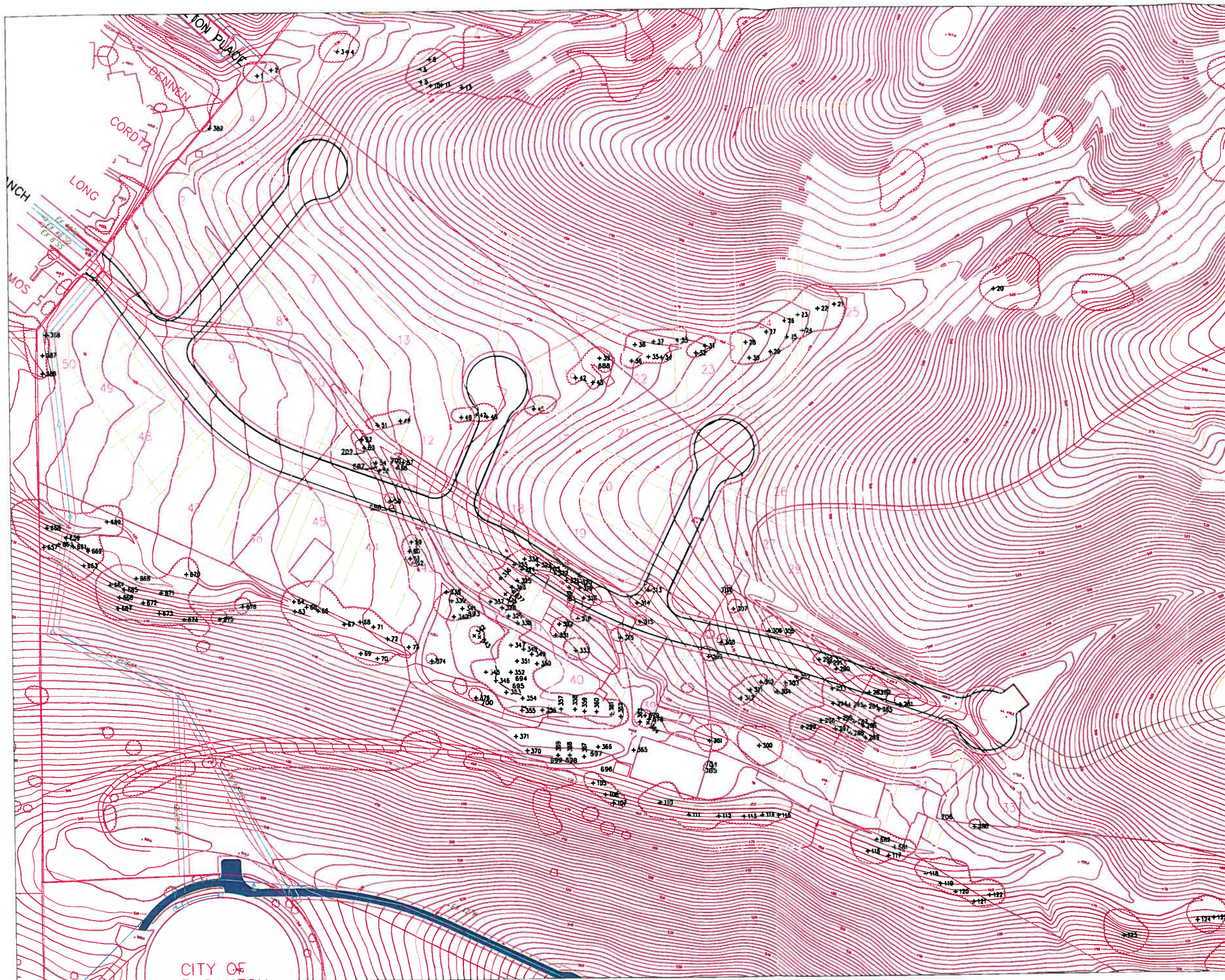
No Scale

Notes:
Base map provided by:
Ruggeri-Jensen-Azar
Engineers-Planners-Surveyors
Pleasanton, CA

Numbered tree locations
are approximate.

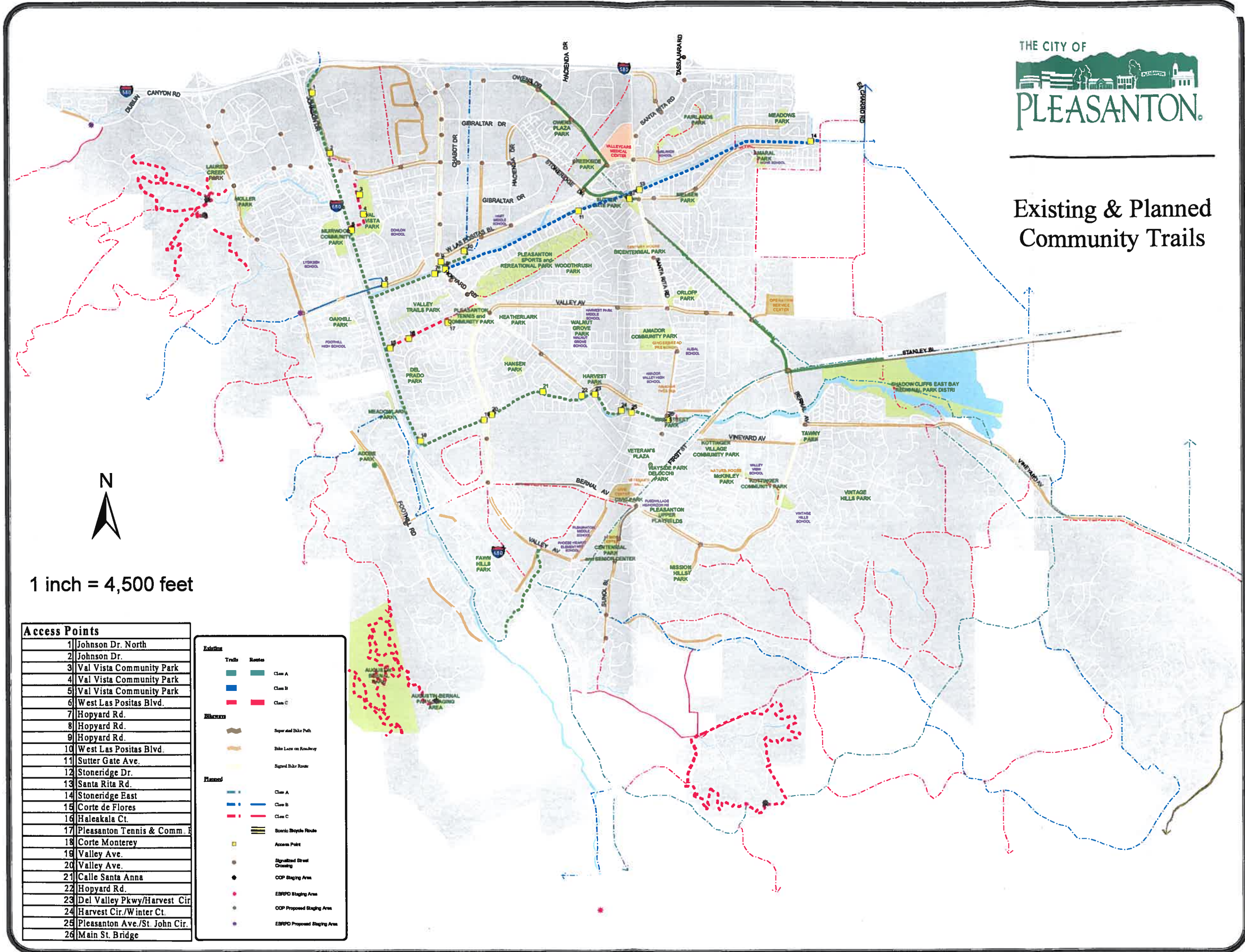


325 Ray Street
Pleasanton, CA 94566
Phone 925.484.0211
Fax 925.484.0596
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Existing & Planned Community Trails



1 inch = 4,500 feet

Access Points	
1	Johnson Dr. North
2	Johnson Dr.
3	Val Vista Community Park
4	Val Vista Community Park
5	Val Vista Community Park
6	West Las Positas Blvd.
7	Hopyard Rd.
8	Hopyard Rd.
9	Hopyard Rd.
10	West Las Positas Blvd.
11	Sutter Gate Ave.
12	Stoneridge Dr.
13	Santa Rita Rd.
14	Stoneridge East
15	Corte de Flores
16	Haleakala Ct.
17	Pleasanton Tennis & Comm. B
18	Corte Monterey
19	Valley Ave.
20	Valley Ave.
21	Calle Santa Anna
22	Hopyard Rd.
23	Del Valley Pkwy/Harvest Cir
24	Harvest Cir./Winter Ct.
25	Pleasanton Ave./St. John Cir.
26	Main St. Bridge

Existing		Planned	
	Class A		Class A
	Class B		Class B
	Class C		Class C
	Super and Bike Path		Specialty Bicycle Route
	Bike Lane on Roadway		Access Point
	Signal Bike Route		Signalized Street Crossing
	Specialty Bicycle Route		CCP Staging Area
	Access Point		ESRPO Staging Area
	Signalized Street Crossing		CCP Proposed Staging Area
	CCP Staging Area		ESRPO Proposed Staging Area



EXHIBIT S

















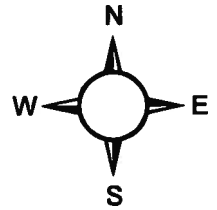
PUD-25

City of Pleasanton

GIS

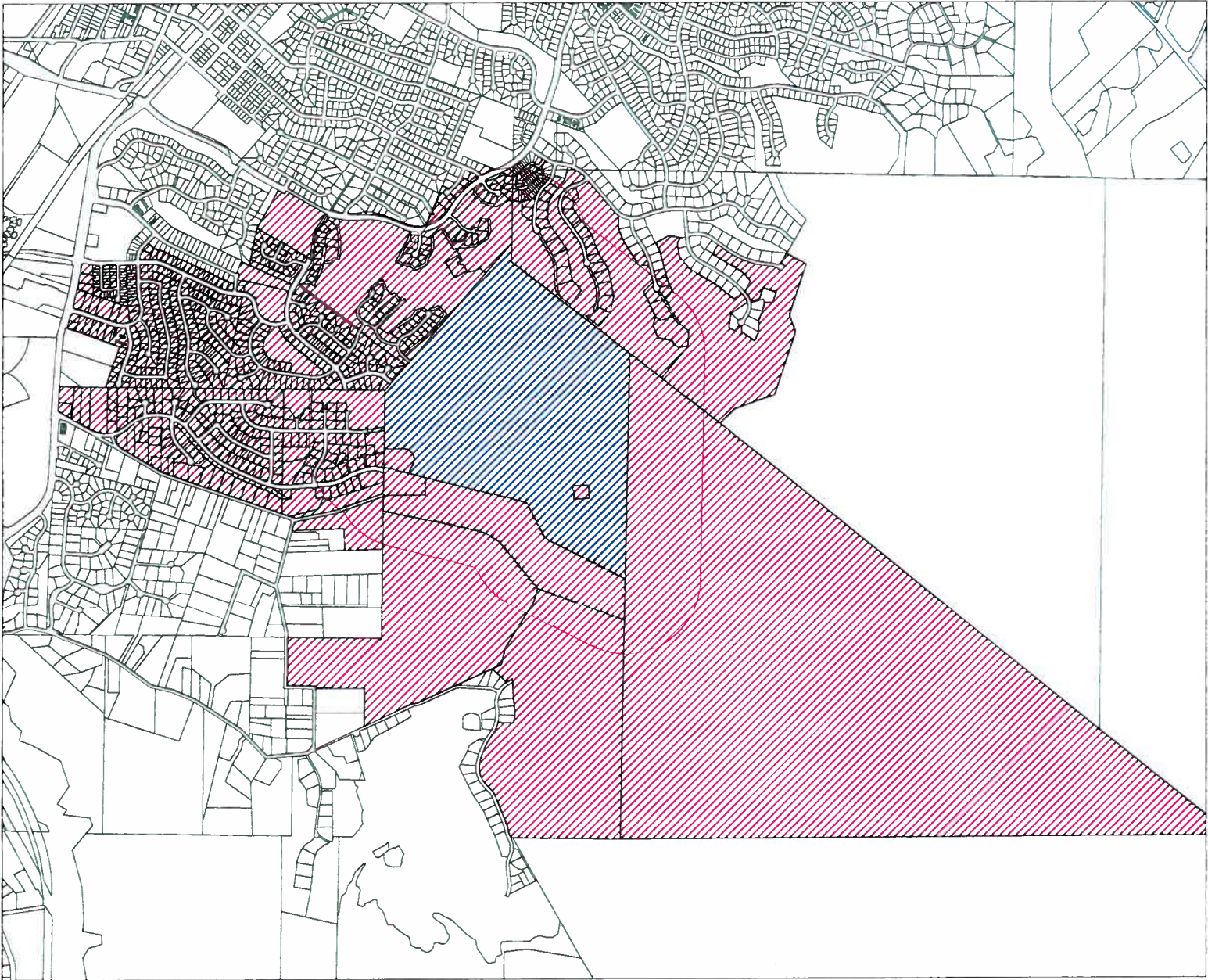
Department

Location Map



Printed 3/9/2012

EXHIBIT T



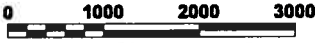
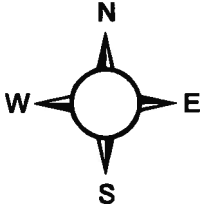
PUD-25

City of Pleasanton

GIS

Department

Notification Area



Printed 2/24/2012

Marion Pavan

From: The Luckenbihl's
Sent: Friday, March 09, 2012 10:16 AM
To: Marion Pavan
Cc: The Luckenbihl's; Randy Luckenbihl
Subject: Input regarding Proposed Lund Ranch II development

Hello Mr Pavan,

We would like to give our initial input regarding the proposed development of Lunch Ranch II by Greenbriar Homes.

My husband Randy and I have lived at 1099 Hopkins Way in Ventana Hills for 20 years (at the corner of Hopkins and Independence). As residents of Ventana Hills, we gave input on both the Bonde Ranch development and the Sycamore Creek development by Greenbriar.

Our specific concerns are:

1. **Traffic:** As a part of the Lund Ranch II development we object to any through traffic on Independence Way to the Lund Ranch II development. Our understanding was when Lund Ranch II would be built, all traffic would be routed via Sycamore, otherwise known as the East/West collector.

Since Bonde Ranch was built, traffic increased by our home at the corner of Hopkins and Independence. If yet another neighborhood was conneced through Independence, whether via Middleton or Lunch Ranch, it would impact us. We cannot sustain another 50 homes X 2 cars each travelling down Independence Drive every day.

We understood through discussions with the city and Shappell when Bonde was built, that all traffic for any future developments were to be routed via Sycamore and **not** through Ventana Hills. And that is what has happened to date - Bridle Creek and Sycamore Heights traffic is routed through Sycamore.

We believe the the new development should also be routed via Sycamore. The neighbors in Sycamore Heights have had signs at the ends of their streets stating "future planned road".

2. **A Greenbelt or Large Easement:** Just like with prior agreements that were made with developments like Bonde Ranch and Sycamore Heights, we request that a greenbelt or large easement be put in between Lund Ranch II and Ventana Hills.

3. **Recreation facilities** -- Mission Hills is currently supplying recreation to Bonde Ranch, Mission Hills, Pleasanton Hills, Sycamore Heights, the Diamond Collection and Ventana Hills neighborhoods. We also have people coming from throughout Pleasanton. We have people riding bikes and walking down from Sycamore Heights and Bridle Creek on the emergency/fire road via Independence down to Mission Hills park. With orgaized sports such as soccer and others now playing at Mission Hills Park, it can become crowded. We would like another park to be built as a requirement of the proposed Lund Ranch II site.

We ask that these 3 concerns be addressed in the planning of Lund Ranch II.

If you could please confirm that you received this email and that these concerns will be noted as public comment submitted for the planning of Lund Ranch II at the upcoming Meeting Wed, March 14 to get public comment, Thank you.

Sincerely,

Michele and Randy Luckenbuhl



Click [here](#) to report this email as spam.

Marion Pavan

From: Don Lewis.
Sent: Friday, March 09, 2012 9:48 AM
To: Marion Pavan
Subject: Traffic Alert Lund Ranch / Junipero St

Dear Marion,

I would recommend that Junipero Street traffic not be impacted by the Lund Ranch development. Such a large parcel of land should be required to design it 's traffic flow to access the Bernal thoroughfare.

Junipero is already too busy with local residents and commuter cut through traffic. We have many children and parents who use this street for walking to school.

Thank you for your service to our Pleasanton community.

Best regards,
Don Lewis

Click

<https://www.mailcontrol.com/sr/PhM10QX0TC3TndxI!oX7Uh7XR2aRSVGGYD1LLXCe6RG35yeapbcmauCOwCqA!GLKxExSnTGsyLIjp+mmMV7JIw==> to report this email as spam.

Marion Pavan

From: Julie Lewis
Sent: Friday, March 09, 2012 8:51 AM
To: Marion Pavan
Subject: Lund Ranch Plans

Dear Ms. Pavan,

I am a resident of Pleasanton living on Junipero Street since 1981. Although my children are grown, we are a neighborhood that has a large population of children and there is a safety issue involved not only near my house but near the park. Additionally, I have many concerns about increased traffic coming down Junipero Street as we already have born our share of traffic during school commute hours and there are days when I have trouble getting onto the street from my garage. I live at the edge of a curve in the street and it's often hard to know when a car is coming because they tend to go too fast in the mornings when everyone is rushing. Increased traffic would definitely change the quality of life. Bernal is designed for traffic flow. We don't have sound walls in front of our houses. There will be increased noise and pollution.

I am in agreement with my neighbors that Lund Ranch should utilize Bernal Blvd. Thank you for your consideration.

Best regards,
Julie Lewis



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Marion Pavan

From: Carlos Covarrubias
Sent: Thursday, March 08, 2012 10:18 PM
To: Marion Pavan
Cc: Espi Covarrubias
Subject: Traffic on Junipero

Mr Pavan,

We are very concerned about the 50 home addition near our neighborhood. As a home owner and father of a young family, we enjoy the pace of this neighborhood. Junipero St is already a busy cut-through during commute hours, so the idea of a 20% increase in traffic is frightening. Most of the cars driving through this street do not obey the speed limit -- Junipero will be turned into a freeway.

Junipero was never designed as a main street. In fact or street was not originally designed as a through street. Why not close our street at Independence? Why not keep our neighborhood safe and keep traffic on the main streets (Bernal and Independence)? I'm sure anyone in this neighborhood would agree, and if you lived here, I'm sure you would too.

Thanks for reading my concerns and ideas. I hope you consider the affect the added traffic will create.

Carlos

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Marion Pavan

From: Alex Kayoumy
Sent: Thursday, March 08, 2012 4:44 PM
To: Marion Pavan
Subject: Lund Ranch Property proposal traffic on Junipero St

Dear Marion,

We are the residents of 276 Junipero St; we seriously object to the traffic of new Lund Ranch development going through Junipero St. Our street's traffic count is at 2300 trips per day as it is, that is busy street, especially during the commute hours.

In the past few years we have had 2 traffic incidents on our street that resulted in property substantial property damage. One of them was to my property. A car knocked the fire hydrant in front of my house then knocked the brick lamp post in the front of the house destroying my lawn and landscaping resulting in \$7400 in damages.


The other incident was a few doors down the street from me, it happened about a month ago, a car ran into a tree the knocking the tree down and again destroying the front yard of the property.

Thankfully in both of these incidents there were no injuries or fatalities involved. There are a lot of young children living on this street who walk to school every day and the extra traffic will make our street a hazardous street to live on thus having negative affect on property values in the area.

We believe that this property should have its own road that exits to Bernal Blvd or another route built for it but not through the already busy Junipero St.

Sincerly,

Alex and Cristina Kayoumy



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Marion Pavan

From: Randy
Sent: Thursday, March 08, 2012 1:53 PM
To: Marion Pavan
Cc: Randy Randleman
Subject: Greenbriar Homes

I wanted to contact you regarding the planned development of Greenbriar homes along Lund Ranch Road. I do not protest the building of these homes, but what I am concerned with is the traffic resulting from the new homes. I am not sure I can attend the meeting on March 14th, so I wanted to go on the record with this letter.

The streets of Mission and Junipro are already tested daily as to what traffic they can endure. These streets were built long ago and well before any construction was done past the intersection of the Junipro and Mission, they were not established as major thoroughfares when built, but have become common commute paths for individuals living past the the original intersection of Junipro and Mission and visitors to Mission Hills Park. During the middle of the day the streets are used lightly, but during the hours of commute times they are very busy with commuters and students. Many times it is difficult and dangerous to get out of my own driveway due to the amount of traffic, the speed of the vehicles and the distracted drivers. Most of the drivers have discovered that there are no stop signs on Mission and therefore use it rather than Junipro where there are several. This causes them to travel at a faster speed as they do not have to prepare to stop multiple times on the way up or down the hill. I live on the corner of Mission and Junipro and there are times the local residents take the blind turn from Junipro on to Mission at such speed I have to jump back, why only this week a woman in a BMW came around the corner so fast she was leaning over in her car to try to keep her balance. I was removing my garbage cans from the street at the time and had to jump onto the sidewalk to get out of her way. These streets are in need of additional traffic controls, be it stop signs, speed humps or other devices just for the current traffic, with additional traffic they will be beyond unsafe.

First there will be the construction traffic of all the many employees that will be working there, the delivery of construction equipment, supplies and the removal of debris from the site. Many of the vehicles that will be used for this are large commercial vehicles that are not suitable in a existing residential neighborhood. The construction workers coming to this site will most likely not be local residents and therefore will not be aware of the pedestrian traffic that frequents the existing neighborhood and visits Mission Hills Park. Their concern will be to get to and from work as quickly as possible. I have witnessed this over the years I have lived here during prior expansions off of Independence. I am sure the developers will tell the employees to use Independence, but most will find the quicker route and be traveling through our neighborhood in their dash to get to or from work.

Second each house will have an estimated 2 to 3 cars for the residents that live there, that makes 100 to 150 new cars traveling through the neighborhood daily, and doubles with them making round trips. I just don't believe the existing infrastructure below the intersection of Independence and Junipro can handle the addition activity, I know it will add to the difficulty the residents already have getting in and out of their own driveways, the worries of their children being hit and the difficulty being a pedestrian in our own neighborhood.

I believe that there needs to be an alternative entrance to this new community, while Bernal could probably handle the additional traffic that still allows the new residential area to be accessed by the other surface streets, and besides this is a less than direct pathway for commuters to reach the freeways. I think it is necessary that the new development be accessed by Sycamore Creek, it is a much newer and improved surface area and is a more direct route for commuters heading to or from a freeway. While the new residents could still travel

the current surface streets to access shopping and schools at least the commute traffic would be greatly reduced on Independence, Junipro and Mission.

Thank you for taking the time to consider my points, Murray Randleman

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Marion Pavan

From: Kerry
Sent: Thursday, March 08, 2012 9:53 AM
To: Marion Pavan
Subject: Lund Ranch Property

I have lived on Junipero St for the past 34 years and I can assure you there is already enough traffic for this neighborhood. My home is near Mission Hills Park and with the increased park activities going on like soccer practices, baseball practices and the basic park bustle of walkers, dog walkers, joggers, moms, babies & toddlers ... we already have a dangerous street! Check the traffic and the speeders. It's an already dangerous situation. --- I truly believe this property should have its own road that exits onto Bernal Blvd. Thank you! Kerry LaFountain

☑Sent from my iPhone☑

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Marion Pavan

From: Tricia Baxte
Sent: Thursday, March 08, 2012 9:46 AM
To: Marion Pavan
Subject: No more traffic on Junipero from Lund Ranch Development

Dear Ms. Pavan,

I live across from Mission Hills park on Junipero Street. Junipero Street cannot handle any more traffic from the new Lund Ranch Development. There is already far too much traffic on Junipero Street from the Mission Hills neighborhood and the cut through traffic from people cutting through between Bernal and Sunol. Junipero street was originally planned to dead end at the park, and that is one option that should be considered again. The street narrows as it approaches Sunol Blvd. The street cannot handle any more traffic. As sports fields have become in higher demand, Mission Hills Park is now a daily field practice area for soccer, baseball, and softball. Cars are literally parked up and down the street, with many children crossing the street at all locations. This is in addition to the intended use of a public park. It's difficult to maneuver most afternoons and weekends between the parked cars on both streets. More traffic would make an already dangerous situation worse.

Please consider the new Lund Ranch Development have its own access to Bernal, separate from Junipero Street.

Thank you,

Tricia Baxter, P.E.


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Marion Pavan

From: _____
Sent: Thursday, March 08, 2012 7:11 AM
To: Marion Pavan
Subject: TRAFFIC

I am taking this time to write to you in regards to the Lund Ranch property. I live on Junipero St and am very concerned about the added traffic this will add to my street. I have lived in my home for 30 years and when I first moved here Junipero was a dead end street, since then it is like a freeway. The people of Junipero St have had alot of changes made to there street.

Please don't add any more traffic to this street, there are other ways to make this happen, There could be a road that exits on Bernal Blvd or they could dead end Junipero up near the park, they did this to San Antonio St when they had all the new homes going into the Sycamore area.

I would hate to see there be any accidents caused by all this new traffic to our street we have so many small children that play outside, I myself have already lost a child in a traffic accident PLEASE don't let another parent have to go through this unnatural event.

Thank you.

Linda Barstad _____

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Marion Pavan

From: [REDACTED]
Sent: Thursday, March 08, 2012 5:31 AM
To: Marion Pavan
Subject: Traffic Alert

Good Morning,

I would like to voice my concerns about how serious this would be if the construction to open for more homes on the Lund Ranch property.

We have lived in our home for 10 years raising 3 children.

Fear that one would be hit by a car. Neighbors and I are yelling at the cars to slow down. We put signs out!!!

We are so concerned about the traffic , We have already called in the police the last two years to see how we can stop cars from going so fast and so many cars. They did not have a solution

Traffic is trying to get thru off of Bernal down to our street and then sunol to get on the freeway to work.

Please look at the congestion already at 8 am cars are backed up to go on the freeway its already congested.

We have had a nephew killed by a car at the age of 6. Please dont not let this pass

Junipero Home owner

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Marion Pavan

From: Richard Jiang
Sent: Wednesday, March 07, 2012 8:41 PM
To: Marion Pavan
Subject: Concern regarding to adding new homes on Lund Ranch II

Dear Mr. Pavan, the Associate Planner,

I am the home owner of the property at "348 Junipero Street, Pleasanton, CA 94566". I am concern that the traffic could be a big impact adding 50 or more new homes on Lund Ranch II property. Currently traffic thru Junipero Street already is at about 2300 car trips per day, 50+ new homes could add 500 more trips. If adding more new homes on Lund Ranch in future, the street will be too much crowed at rush hours, too danger to kids.

1. I believe this property should have its own road that exits to Bernal Blvd.
2. There should only be an emergency exit to our Mission Park area.
3. Another suggestion would be to dead end Junipero Street up near the park.

Best Regards,
Jianguang Jiang

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Marion Pavan

From: [REDACTED]
Sent: Tuesday, March 06, 2012 11:50 AM
To: Marion Pavan
Subject: Concern re road access to Lund Ranch II

Marion,

Chris Markle here... I want to register a concern about PUD-25, Mike Meyer and Carol Meyer, Greenbriar Homes Communities, Inc. (Lund Ranch II).

I am a resident of Sycamore Heights (specifically 5756 Hanifen Way) below the Lund Ranch II property. Although I'd prefer that this project not move forward in general (I'm concerned about traffic through our neighborhood and also would like to see that beautiful property stay that way), we were aware of it when we bought our house (not going to do that thing that seemingly smart people do when they conveniently forget what their purchase disclosures told them ;)).

If the project does move forward, my specific concern is that the project is not constructed in a way where all traffic access to and from Lund Ranch II flows solely through Sycamore Heights. If the project is built, there should be multiple roads entering and leaving the project. I can imagine that the other existing communities will all lobby against having roads from LR II come through them, much like Ventana Hills successfully did to keep Sycamore Heights from connecting to Independence Drive (I refer specifically to the failure to connect McCuthan Court to Independence Drive). If the project is built, the "burden" of traffic to and from LR II should be borne by all the surrounding communities, not just Sycamore Heights.

I would like to see this specifically discussed at the upcoming Pleasanton Planning Commission meeting on March 14, 2012, and I plan to be in attendance to hear about this and the project in general.

Thank you.

Chris

--

Chris Markle

[REDACTED]

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Marion Pavan

From:
Sent: Monday, March 05, 2012 11:01 AM
To: Marion Pavan; Janice Stern; Nelson Fialho; Matt Sullivan; pleasantonplanningcomments@hushmail.com; Jennifer Hosterman; Jerry Thorne; Cindy McGovern; ccookkallio@ci.pleasanton.ca.us
Subject: Commentary regarding Pleasanton Real Estate economics, City of Pleasanton financial commitments, banking and finance, and PUD-25

March 5, 2012

RE: PUD-25 Mike Meyer and Carol Meyer, Greenbriar Homes Communities, Inc.

TO: Pleasanton Planning Commission and Pleasanton City Council
CC: Letters to the Editor, Pleasanton Weekly

Dear Pleasanton Planning Commission and Pleasanton City Council,

The fact that the Pleasanton Planning Commission is being asked to review a PUD application at all is a sign that land owners and real estate developers remain in denial about the reality of the housing market and people's inability or unwillingness to pay the price for high end homes any longer.

Not only has the psychology of real estate purchasing changed nationwide and in Pleasanton, but the change in economic psychology has resulted in a shift in real estate buyer behavior which makes PUD-25 no longer a viable market option in a foreseeable future defined to be as far as anyone can project forward in time.

The facts supporting this shift in behavior need to be stated clearly and forcefully: high end homes, like those being proposed under PUD-25 by Mike Meyer and Carol Meyer of Greenbriar Homes Communities, Inc., are the next wave of homes facing foreclosure and the statistics published by the Pleasanton Weekly and real estate sites like Trulia.com and Realtor.com reinforce this reality.

In a nutshell, the price of high end homes in Pleasanton shows clearly that the high end real estate market has not recovered, four years after the real estate market bubble burst, and it is projected that the crisis will continue for another four (4) years at a minimum because of the behavior of banks whose behavior remains constrained by a combination of post-crash regulation, post-crash incentives to minimize the visibility into bad lending decisions, and continued consumer indebtedness which prevents interest in purchasing from being translated into purchasing actions by consumers.

We only need to look at the market to understand clearly what is happening. From today's Pleasanton Weekly, whose published statistics are compiled from the week of January 28 through February 7, 2012, the statistics clearly illustrate market reality:

Pleasanton Real Estate
Total sales reported: 18
Lowest sale reported: \$220,000
Highest sale reported: \$901,000
Average sales reported: \$466,028

The key figures to look at are the "Highest sale reported: \$901,000" and the "Average sales reported: \$466,028" which show a clear market bias toward the sale of lower priced homes and an **absolute absence** of economic activity in the higher price point where PUD-25's homes are expected to be priced, given the number of acres (194.7) and number of projected homes (50 single family dwellings).

What makes the situation even less favorable today for developers of high end homes like Greenbriar Communities, Inc., is the reality that has been widely reported that approximately 40% of the homes which are **actually selling** in the Pleasanton marketplace are bank-owned. Excess inventory of bank-owned properties is depressing market prices everywhere, not only Pleasanton, but everywhere, especially in Northern California's Valley regions. So, the Pleasanton Planning Commission should not view these numbers as temporary or outliers, but reflections of an economic environment which shows no sign of abating in the near future.

Contrasting the actual sales results with the asking prices for the inventory for sale further illustrates the supply-demand imbalance which exists. The median asking price of the 147 homes listed for sale on the Realtor.com website today is \$724,000. However, the average successful sales price is \$466,028. The asking prices of the median home is over \$250,000 more than the actual sales price of the average home! Economics teaches us that the only thing that really matters is the ACTION TAKEN by people willing to pay a price for a product. So, the only price that matters when considering future sales of real estate in Pleasanton today is the \$466,028. (Sellers can ask for a median of \$724,000, but if buyers are only willing or able to pay an average of \$466,028, then that is the only price that matters...i.e. the market price.)

Underscoring the economic argument supporting future low prices in Pleasanton are the 306 Pleasanton homes listed for sale today on Trulia.com. If we extend the median price of \$724,000 on Realtor.com to this volume of homes, defined to be the midpoint where half of the homes are priced higher and half are priced lower, with NONE selling above \$901,000, it is clear that the average price will continue to remain far below the median asking price for the foreseeable future, and that the absence of buyers for high end homes will result in lower high end prices and higher foreclosures in the future.

These concepts represent the application of simple math to the economic principles of supply and demand as they apply to the pricing of a house in Pleasanton at the point in time when PUD-25 is under evaluation. Responsible civic oversight by citizen representatives should realize that the current environment is not an appropriate point in time to be discussing PUD-25's application and wasting the Planning Commission's time or the City Council's time. A better use of the Planning Commission's time would be to apply the market reality of a \$466,028 average sales price and attempt to find available land for development which can satisfy this level of demand for housing.

If anyone cares to disbelieve the facts, the economic activity for Dublin and Livermore reflects the same reality, but even more extremely. (See below.)

Dublin

Total sales reported: 18
Lowest sale reported: \$225,000
Highest sale reported: \$684,500
Average sales reported: \$405,639

Livermore

Total sales reported: 24
Lowest sale reported: \$80,000
Highest sale reported: \$675,000
Average sales reported: \$357,979

So, for the Pleasanton Planning Commission to be considering PUD-25, given the marketplace reality, is the equivalent to the City of Stockton trying to seek a way out of its bankruptcy predicament by considering real estate PUD-25 style development at this point in time. True, city governments everywhere are under pressure. When cities like Pleasanton are under pressure they have traditionally been able to raise revenues through real estate fees charged to developers, who in turn pass those fees on to consumers of the homes they develop. However, what today's ****deflationary**** Pleasanton real estate statistics demonstrate clearly is that the City of Pleasanton can no longer inflate its way into revenue generation in the way that it could before.

What this really means to the citizens of Pleasanton is that the pension and benefit commitments made by the City of Pleasanton are going to need to be curtailed somehow because raising millions of dollars from real estate developer fees is no longer feasible. Whether Pleasanton's curtailing of its overcommitment of pensions and health care benefits will occur through the Chapter 9 bankruptcy process, such as the decision currently faced by Stockton, or whether the curtailment of these commitments will occur through voluntary action taken by proactive City Council leaders taking action on behalf of citizens' interests, remains to be seen.

What is clear, however, is that PUD-25 is an attempt by one previously successful developer to apply the principle of crony capitalism to partnering with the City of Pleasanton at the wrong time and place.

If PUD-25 is allowed to move forward, using past behavior as a guide, the City of Pleasanton will likely strike a deal with the developer in exchange for millions of dollars in fees in order to reduce the economic pressure of its overhead commitments which it can no longer fulfill going forward. However, if that happens, the losers will be the citizens whose home values will continue to decrease because the excess supply of high end homes will continue to increase by a flood of inventory from this project. In the meantime, traffic will continue to increase as another one hundred plus (100+)

students will be added to the PUSD, further increasing overcrowding and chipping away at the quality of education at precisely the time when the highest quality of education is an imperative to help build a competitive local economy.

When fundamental economic systems like banking fail, as it did in 2008, there is always a ripple effect that naturally happens which leads to a loss of confidence by citizens in their individual and collective economic futures. This loss of confidence leads to a decrease in risk tolerance and a change in economic behavior. We are witnesses to such a loss of confidence and change in behavior today, especially when we observe the absence of activity at the high end of the real estate market spectrum. Unfortunately, this change in behavior will not return to the old normal because market behavior has been replaced by a new normal where markets are influenced by "managed capitalism" which carries inherent risk to citizens and consumers. Until this managed marketplace is replaced by a marketplace of individuals once again, market prices for products like homes will remain dependent upon government involvement, and prices will remain deflated (or more affordable for those who are lucky enough to have a job which can support a family's mortgage payment). Only when that change happens, will it make sense for the Pleasanton Planning Commission or the City Council consider PUD-25, but not until that happens.

Commenting on PUD-25 and its relationship to the local economic environment,
Pleasanton Planning Commentator

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Marion Pavan

From: Lea Knop
Sent: Monday, March 05, 2012 7:45 AM
To: Marion Pavan
Cc: mikeknop67@yahoo.com
Subject: Lund Ranch 3/14 meeting

Marion,

My husband and I live at 4914 Middleton Pl. accross from our home are three very unattractive signs that read:

"Future Home fo Lund Ranch 2"

Our understanding is that these signs were put there to prevent any cars from driving down the short little dead end road. While we understand that there should be something there to prevent people (mostly kids who want a descrete place to party) from going down there. We would like the city to consider something more attractive or to put a permanent barrier in this location. Often people move the signs and go down there anyway. Now that it looks like this will Not be an access road for the Lund Ranch 2 developoment, what are the permanent plans for this little road?

Thank You,

Lea and Michael Knop

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Marion Pavan

From: [REDACTED]
Sent: Saturday, March 03, 2012 11:24 AM
To: Marion Pavan
Subject: Greenbriar Homes Lund Ranch

Hello Marion,

I sent you a email a few months back voicing my concern about the Greenbriar Homes to be built on Lund Ranch. Over the last twenty five years living on Junipero Street, we have all scene a lot of changes. The addition of Mission Park up the street, the senior center on Sunol Blvd, Raley's shopping center, Pleasanton Middle school, the opening of the former Case Street into Valley Blvd and additional homes up the hill. Because of all these changes that the city has approved the volume of traffic has more then doubled to on average on Junipero Street to about 2400 ADT. Most of this traffic being from 7am - 7pm each day. This has had a very negative effect on all of our life's on Junipero Street. I'm totally against any new homes being built if it means even one more car pasting our house. Another exit street from Lund Ranch needs to be provided out to Bernal Blvd, the real boulevard, not Junipero Street. We have already had to many accidents and with the young kids that play out front any additional traffic will only make it more dangerous for all of us.

Sincerely,

Jay & Michelle Hertogs

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Marion Pavan

From:
Sent: Saturday, March 03, 2012 10:55 AM
To: Marion Pavan
Subject: Lund Ranch

I have no problem with the development as long as they stay with the east west entrance and exit to the development. I have seen their plan and it shows egress down Lund Ranch road and this was not the city plan. I hope this is considered in your process. If not their is sure to be major disapproval of the development.

Sincerely

Stephen Spinola

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Marion Pavan

From: Debi Frost
Sent: Saturday, March 03, 2012 12:31 PM
To: Marion Pavan
Subject: Lund Ranch meeting March 14

Dear Marion

We will be out of town on March 14th and will not be able to attend the meeting. However we went to the last open house put on by Greenbriar and we were assured by everyone at the meeting that this development would adhere to the rules of PP and that the exit out would not be into Sycamore Heights or Bridle Creek.

We would like to confirm this is still true and if not we would challenge why both PP and the exit is different than what we were told. We would also like to go on record that we strongly would disagree to this develop if PP is not strictly followed and if there is any exit into Sycamore Heights and or Bridle Creek.

Sincerely, debi and Jim Frost

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Marion Pavan

From: Christopher Coleman
Sent: Saturday, December 31, 2011 10:51 AM
To: Marion Pavan
Subject: PUD-25 Lund Ranch II

Dear Mr. Pavan:

We are writing out of our deep concern about the recent application to the City Planning Department from Greenbriar Homes for the proposed development of Lund Ranch II (PUD-25). We are residents of Ventana Hills and live at the corner Lund Ranch Road and Rutledge Place.

Our principal concern revolves around Greenbriar's proposal to have all traffic from the fifty proposed homes travel down Lund Ranch Road, Independence Drive, and Junipero Street. This increased traffic will add significant noise and congestion to our neighborhood and pose additional safety risks surrounding Mission Hills Park.

The Greenbriar proposal runs counter to agreements reached dating back twenty years between our neighborhood Ventana Hills Steering Committee, the previous developer (Shapell Industries), and the Pleasanton City Council -- all facilitated by the City Planning Department. In the Revised Mitigated Alternative and the Letter of Understanding signed in 1991, it was made clear that any future development would be "cluster" developments such that the traffic impact on surrounding neighborhoods would be minimized. The agreements include traffic routing from Bonde Ranch's Middleton Place through Lund Ranch II to the East West Collector (now Sycamore Creek Way and Sunset Creek Lane).

Signage at the end of Middleton Place and also at the ends of Sunset Creek Lane and Sycamore Creek Way provides public evidence of the above agreements and intention. There is no such signage at the end of Lund Ranch Road. In addition, homebuyers along Sycamore Creek Way were informed of additional traffic that will arise from future development.

Please also note that our neighborhood streets were not designed to incur additional traffic, as they have on-street parking, a park, and multiple stops before reaching Sunol Boulevard. In contrast (and as evidence of the prior agreements), these elements were all explicitly avoided with the design of Sunset Creek Lane and Sycamore Creek Way, which can allow for smoother traffic flow.

Can you please confirm you agree that the plan submitted by Greenbriar directly conflicts with these prior agreements and public notices and that their plan will not move forward as proposed?

We suggest that any revision to Greenbriar's plan should include a green belt/open space, which would be consistent with the surrounding developments of Bonde Ranch, Bridle Creek, and Sycamore Heights, as well as a public park so as to ease the congestion on Mission Hills Park.

Please let us know your thoughts. Thank you very much.

Chris & Linda Coleman



Marion Pavan

From: Animesh Mishra
Sent: Friday, November 04, 2011 12:12 PM
To: Marion Pavan
Subject: Lund Ranch II Project Proposal
Attachments: Lund Ranch II ltr - 10_27_11.pdf

Importance: High

Dear Mr Marion,

I am a resident and owner of property in The Ventana Hills . I am in full support of the letter sent to you by the Ventana Hills Steering Committee , attached to this e-mail. I am sure you will hear from other residents on this topic. It is our intent to protect and preserve the existing setup of our area and neighborhood for existing residents and future residents who are now currently growing in our homes in a safe environment. Opening traffic will cause danger to these children and will spoil the whole characteristics of living in the Ventana Hills area.

Sincerely

Animesh Mishra



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Marion Pavan

From: Jimmy Ko
Sent: Monday, November 14, 2011 9:56 AM
To: Marion Pavan
Subject: Email in support of Ventana Hills Steering Committee letter from October 27, 2011

Dear Mr. Pavan:

I am writing this email in support of the Ventana Hills Steering Committee letter from October 27, 2011. I am opposed to plans submitted by Greenbriar Homes to funnel traffic from new home developments down Junipero Street and/or Independence Drive. I live on Junipero Street near Mission Hills Park, and there already far too many cars (many with drivers going far too fast and often driving distractedly/talking on cell phones) on those streets. I have two young children, and if anything, I would like to see traffic decreased (and speeds reduced) around the park.

Following the original agreement from 1991, funneling traffic from new developments down Sycamore Creek Way is the right thing to do, especially from a safety standpoint. I also support the Steering Committee's recommendations for a new park to be built in the new development and for an easement between existing and new homes.

Thank you for your time and consideration.

Sincerely,
Jimmy Ko,

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Marion Pavan

From: Justin Brown
Sent: Wednesday, November 09, 2011 8:12 AM
To: Marion Pavan
Subject: Lund Ranch II Project Proposal

Hi Marion,

I live at 451 Junipero Street in Pleasanton and wanted to write you in response to the letter circulated by the Ventana Hills Steering Committee regarding the Lund Ranch II Proposal. My wife and I moved to Pleasanton from Texas 2 years ago and absolutely love the town and the neighborhood so understandably this development proposal raises some serious questions for us both and so I wanted to take a minute and share some initial concerns.

I wanted to first acknowledge the only source of information I've had thus far on this topic has come from the Steering Committee. Since there are always two sides to every discussion I would specifically be interested in also having the opportunity to read Greenbriar Homes' full proposal as submitted to you on October 27th. I presume I will be able to obtain this from visiting the City Planning Department however if there is also an online resource please let me know.


As a homeowner my wife and I walk the surrounding neighborhoods twice per day and are fairly familiar with the local traffic patterns and I must say the biggest concern from what I've read thus far is the proposed increase of traffic around Mission Park and down Junipero Street. With the double curve a noticeable fraction of drivers (at all hours of the day) treat it as a racetrack and the thought of additional traffic raises significant concerns. Mission Park is very popular and on-street parking often spills over to the opposite side of the road, causing people (especially kids) to cross the road at these curves and the sidewalk-to-curb entrances within the park only serve to encourage this behavior. Any proposal that increases traffic down Junipero street will significantly aggravate the situation and is very ill-advised in my opinion. I do not believe this would be mitigated through increased periodic police presence and is essentially a numbers problem -- i.e. if you increase the total number of cars using this route the chances of a major accident or fatality increase non-linearly. With our first child due within a week I really want to be able to enjoy walking to and around our local park when she's old enough to do so.

Contrary to the letter submitted by the Ventana Hills Steering Committee I personally would be open to learning more about the developer's proposal to include hiking trails. Although we do like the open spaces between the neighborhoods their usefulness for personal enjoyment is limited as they are most often overgrown with brambles and weeds. If the proposal is simply a curving sidewalk nestled in between adjoining fences I would not however I would deem it to be an adequate alternative to the open space.

In closing I wanted to thank you for being open to feedback and engaging both myself and the Ventana Hills Steering Committee in such discussion. I'm sure it is not easy fostering development and expansion while at the same time considering 20 year-old commitments to preserving the resources and traffic patterns that we have come to expect in the community. By engaging you are fulfilling the promise of a planning department that is responsive to feedback so I am quite grateful.

Sincerely,

Justin and Amanda Brown



p.s. While I am writing you I'd also be interested to know how you are going to avoid having traffic back up around the traffic circles on Valley Avenue near Bernal at the new Safeway. This additional entrance to the new shopping center seems like a traffic nightmare about to happen.

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Marion Pavan

From: Mark Medor
Sent: Tuesday, November 08, 2011 11:23 AM
To: Marion Pavan
Cc: Isabel Gómez Carreño
Subject: Lund Ranch II Proposed Change

Hello Marion,

We want to express our full support for the letter from the Ventana Hills Steering Committee submitted to the Planning Department on Thursday, October 27, 2011. We see no justifiable reason for the previously committed street access plan to be changed. There are clearly different interests involved, but commitments by the City to long standing residents of Pleasanton should be honored, period.

Sincerely,

Mark Medor and Isabel Gomez



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Marion Pavan

From: Lisa Corsetti
Sent: Tuesday, November 08, 2011 7:31 AM
To: Marion Pavan
Subject: Lund Ranch II Project Concerns

Dear Mr. Pavan,

I am a resident of Pleasanton and I live on Junipero Street. I understand that there is a proposed project to build 50 new homes in an area that is only accessible through surface streets in my neighborhood. I have concerns regarding this project.

My understanding is that it will result in a higher volume of traffic on Junipero Street. I used to work in Livermore and traveled past the neighborhood park daily. Often times families with small children practiced soccer in the field there during my afternoon commute. At that time, with cars parked on the street, there was only room for one car at a time. Additionally, one had to drive with extreme caution as the road winds around a curve for fear that a young child would dart out from between the parked cars. A higher volume of traffic would certainly exacerbate that situation.

A second concern is more personal. My house is on the corner of Junipero and Sonoma where there is a stop sign. Depending on time of day, it is quite a challenge to back in to my driveway because of the queue of cars lined up at the stop sign in front of my home. A higher volume of traffic will potentially make it impossible for me to back in to my driveway during peak commute times.

I did not become aware of the Lund Ranch II project until I received a letter from the "Vantana Hills Steering Committee". I am writing also in support of the points addressed in that letter.

Thank you for your attention.

Best regards,
Lisa Corsetti

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Marion Pavan


From: Mei Chen
Sent: Monday, November 07, 2011 3:04 PM
To: Marion Pavan
Subject: support of The Ventana Hills Steering Committee

Dear Mr. Pavan,

We are expressing the strong support of the letter sent by The Ventana Hills Steering Committee,

Thanks

Mei Chi Chen
Mau Hsiung Chen



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Marion Pavan

From: John Halim
Sent: Saturday, November 05, 2011 9:36 PM
To: Marion Pavan
Subject: Lund Ranch II Project Proposal

Dear Mr. Pavan,

We moved to Pleasanton and have lived in our current Ventana Hills residence since 1989. We have raised our 3 children in this house. We love Pleasanton.

We are in agreement with the Ventana Hills Steering Committee.

The City Planning Department should reject the proposal submitted by Greenbriar Homes on September 16, 2011, and direct Greenbriar to modify their planned unit development. Greenbriar's plan should be in accordance with the agreements made and represented in the North Sycamore Specific Plan that was adopted in 1991.


We also agree with the Ventana Hills Steering Committee that the Planning Department should request from Greenbriar Homes that

- there should be an easement (green belt or open space) between existing Ventana Hills homes and any new Lund Ranch II homes, and
- they provide a park and/or recreation area in the new development.

Mission Park is already highly impacted by daily use, especially during soccer season.

Thank you.

John & Su May Halim



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Marion Pavan

From: Kevin Hart
Sent: Saturday, November 05, 2011 5:31 PM
To: Marion Pavan; Joan Hart
Subject: Lund Ranch II Project Proposal

Dear Mr. Pavan,

We are writing about Greenbriar Homes recent submission of a plan for the development of Lund Ranch II. We are in receipt of a letter that was sent to you by the Ventana Hills Steering Committee. We are very much opposed to the traffic flow described in the Greenbriar plan. Agreements that have been made in the past regarding traffic flow for Lund Ranch II must be adhered to in order for the city and the developer to have any credibility. Adding the traffic of 50 additional homes primarily to Junipero Street is simply not an option as that street was originally built in the 1960's and additional traffic will cause increased safety concerns, especially at Mission Hills Park where the road is narrowed by on street parking and curved as it approaches Independence. Developers should not expect to strain current infrastructure in order to increase their profits at the expense of the peace and safety of the existing neighborhoods.

Kevin and Joan Hart

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Marion Pavan

From: Mike Griffus
Sent: Saturday, November 05, 2011 3:49 PM
To: Marion Pavan
Cc:
Subject: Ventana Hills Steering Committee

Dear Mr. Pavan,

I am writing in support of the letter submitted to you by the Ventana Hills Steering Committee dated October 27th, 2011 and am in opposition to the plan for the proposed development of Lund Ranch II (PUD -25). The City Planning Department should reject the proposal submitted on September 16th, 2011 and direct Greenbriar Homes to modify a planned unit development in accordance with the agreements made and represented in the North Sycamore Specific Plan and adopt the recommendations of the Ventana Hills Steering Committee in their letter of October 27th. Any increased traffic flow on either Junipero Street or Independence Drive would certainly create more of a safety hazard in the Mission Hills Park Area than already exists.

Sincerely,

Michael D Griffus



Ventana Hills Residence

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Marion Pavan

From: Patty Vicary
Sent: Saturday, November 05, 2011 3:43 PM
To: Marion Pavan
Subject: Lund Ranch II Proposal

Dear Mr. Pavan,

Ten years ago we purchased our home on Independence Drive in Ventana Hills. Prior to making the offer on our home we verified with the City of Pleasanton that the Ventana Hills neighborhood would not be affected by traffic from any future development. We were told by the City that if Lund Ranch II were developed, that traffic would be routed through the new neighborhoods slated to be built to our south (Bridal Creek and Sycamore Heights). This was particularly important to us as Independence Dr. is a collector street which already experiences a significant amount of traffic flow from Ventana Hills and Bonde Ranch.

It is unthinkable that Greenbriar Homes is now asking the city to renege on its long standing agreement with the Ventana Hills neighborhood. An agreement is already in place that would route the traffic for the Lund Ranch II development onto the streets that were created to accommodate it. Sycamore Creek Way and Sunset Creek Way were built to handle the additional traffic and are not under the strain that Independence Dr. and Junipero St. are.

In the years we have lived here, we have witnessed countless incidents of speeding on Independence Dr. and unsafe driving at the Independence Dr./Junipero St. intersection. The number of drivers who roll through or completely ignore the stop sign at that intersection is astonishing.

It is exceptionally worrisome due to the fact that children frequently cross the street at that intersection due to the presence of Mission Hills Park. Making matters even worse is the fact that the Independence/Junipero loop is constantly used by drivers from other neighborhoods (and even other cities) to bypass traffic on Bernal Ave. and Sunol Blvd./First St. while on their way to and from Hearst Elementary School, Pleasanton Middle School, or their workplace. Adding to the traffic on these streets would be unconscionable from a public safety standpoint.

There is a plan in place for safely handling the additional traffic that the Lund Ranch II development will bring. The City of Pleasanton needs to stand firm and honor the longstanding agreements outlined in the October 27, 2011 letter you received from the Ventana Hills Steering Committee. We expect the City of Pleasanton to inform Greenbriar Homes that their development plan as it exists is unacceptable.

Sincerely,

Patricia Vicary and Todd Nelson

Click

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Marion Pavan

From: Robert Saxton [redacted]
Sent: Saturday, November 05, 2011 9:14 AM
To: Marion Pavan
Cc: balofland@me.com; thesaxton5@yahoo.com
Subject: Lund Ranch II Project

Mr. Pavan,

Our family resides in Ventana Hills on Independence Dr. We would like to express our complete support for the position taken in a recent letter to you by the Ventana Hills Steering Committee regarding traffic access through Ventana Hills from the proposed Lund Ranch II development. We have noticed a remarkable shift in demographics in our neighborhood towards families with small children over the last 10 years which has meant large increase in the use of Mission Park. Increased traffic from new development up the hill coupled with a tendency for drivers to exceed the 25 mph speed limit already causes concern among the residents for the safety of these small children. In addition, it is our understanding that a contractual agreement exists with the city to keep Independence Drive closed to additional traffic; traffic from the new development should be rerouted down Sycamore Drive, the most logical solution.

Please do not allow the opening of Independence Drive and additional traffic from Lund Ranch II through Ventana Hills from the proposed Lund Ranch II development.

Thank you, Bob and Laurie Saxton
[redacted]

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Marion Pavan

From: Animesh Mishra
Sent: Friday, November 04, 2011 12:12 PM
To: Marion Pavan
Subject: Lund Ranch II Project Proposal
Attachments: Lund Ranch II ltr - 10_27_11.pdf

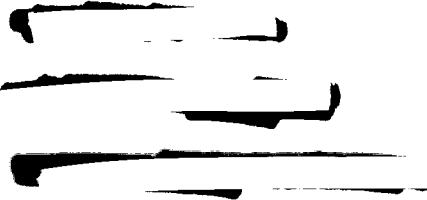
Importance: High

Dear Mr Marion,

I am a resident and owner of property in The Ventana Hills . I am in full support of the letter sent to you by the Ventana Hills Steering Committee , attached to this e-mail. I am sure you will hear from other residents on this topic. It is our intent to protect and preserve the existing setup of our area and neighborhood for existing residents and future residents who are now currently growing in our homes in a safe environment. Opening traffic will cause danger to these children and will spoil the whole characteristics of living in the Ventana Hills area.

Sincerely

Animesh Mishra



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Marion Pavan

From: Mark Priscaro
Sent: Friday, November 04, 2011 11:57 AM
To: Marion Pavan; Jennifer Hosterman; Cindy McGovern; Matt Sullivan; Jerry Thorne; Cheryl Cook-Kallio
Cc: Nelson Fialho; Jonathan Lowell; Blaise & Amy Lofland
Subject: PUD-25 Lund Ranch II/Greenbriar Homes application
Attachments: Lund Ranch II ltr - 10_27_11.pdf

Dear Marion, Mayor Hosterman, City Councilmembers, et al:

As a resident of the Ventana Hills neighborhood, I'm writing in support of the Ventana Hills Steering Committee's objections to this recent application by Greenbriar Homes, which they presented to the City Planning Department on September 16th, 2011 (see the attached letter previously submitted to Mr. Pavan on October 27, 2011).

Their proposal conflicts with written, signed agreements, of which it's my understanding that City of Pleasanton officials at the time signed in 1991. I would presume these agreements made then are still legally binding documents with no expiration date.

In particular, I strongly advise you and the City Attorney to review pp. 3-4, including:

"Lund Ranch Road in Ventana Hills is the only road of the four roads abutting

Lund Ranch II in which signage from the City is not posted specifying access to future development to the East. This is in line with all negotiations and agreements made in 1991 with the City, The Ventana Hills Steering Committee

and other surrounding neighborhood representatives.

It is our objective to reconfirm with the City Planning Department the previous negotiations and agreements with all the surrounding neighborhoods of this area

in 1991 before the current plan submitted by Greenbriar Homes goes any further, as it is in direct conflict to these negotiations and agreements, which are in the

North Sycamore Specific Plan."

Please do not allow Greenbriar Homes to "bulldoze" their plans through the City, ignoring previously signed agreements. If they're either ignorant of or choosing to disregard these agreements, I believe it's your obligation to make them aware of AND HONOR THEM.

Sincerely,

Mark Priscaro

Ventana Hills Steering Committee
c/o Lofland
1039 Nelson Court
Pleasanton, CA 94566

October 27, 2011

Marion Pavan, Associate Planner
City of Pleasanton Planning Department
P.O. Box 520
Pleasanton, CA 94566-0802

Project Title: PUD-25 Lund Ranch II
Project Applicant: Greenbriar Homes

This letter is in response to the application received by the City Planning Department from Greenbriar Homes on September 16, 2011 for the proposed development of Lund Ranch II (PUD-25). In this application, Greenbriar shows plans to have all the traffic from the 50 homes proposed, as well as construction traffic, run down Lund Ranch Road, connecting to Independence Drive and then to either Junipero Street and/or Bernal Avenue. The majority of traffic would use Junipero Street to access freeway/schools/shopping, etc. Traffic using Junipero Street would curve past Mission Park where safety issues already exist.

The Ventana Hills Steering Committee was formed as a result of a motion adopted by the Pleasanton City Council at the April 2, 1991 meeting, to provide an orderly input and negotiations for the adoption of PUD 90-18 (Bonde Ranch). All committee members appointed to the Steering Committee were at the time and continue to be residents of the Ventana Hills subdivision.

Through a series of negotiations adopted by the developer Shapell Industries of Northern California and approved by the Pleasanton City Council at the meeting May 21, 1991, The Revised Mitigated Alternative 4-19-1991 Site Plan, Bissell & Karn Civil Engineers, Sheet 1, Job # NO592.91 was included and incorporated in to a Letter of Understanding signed by the parties to these negotiations.

The agreement(s) provided for development of Bonde Ranch as a "cluster" of residences throughout the property, minimizing traffic impacts on surrounding neighborhoods to the extent possible and took into account the contemplated eventual development of the real property east of Ventana Hills, commonly known as "Lund Ranch". Included within the Letter of Understanding is paragraph (s), regarding "Steering Committee negotiating development plans for development of the Lund Ranch."

These discussions, negotiations and agreements are significant as they were negotiated in cooperation with Brian Swift of the City of Pleasanton Planning Department, agreed to by residents of Ventana Hills and adopted by the City of Pleasanton City Council.

Traffic routing from Bonde Ranch's Middleton Place, through Lund Ranch II to the East-West Collector and the closure of Livingston Way between Braxton Place and Middleton Place to an EVA is a condition of the adopted agreement. In addition, the developer Shapell was required to disclose this in writing and to obtain a "sign-off" from the residents of Middleton Place at purchase. The City has signage at the end of Middleton Place indicating future connection to the Lund Ranch II property. It would make no sense that this would have been negotiated in 1991 simply to connect to Lund Ranch Road through the Lund Ranch II development. It is clear that this negotiation was intended to take the traffic from Middleton Place along with the Lund Ranch II traffic out through the new East/West Collector.

In this same time frame, The City of Pleasanton Planning Department had meetings with The Ventana Hills Steering Committee as well as representatives from Mission Park, Pleasanton Heights and the Sycamore/Happy Valley areas to create a specific plan for the development of North Sycamore area, and future circulation for undeveloped land adjacent to our neighborhoods. This included the re-routing of Sycamore Road for the public golf course (commonly known as Callippe Preserve Golf Course). These negotiations and agreements are represented in the North Sycamore Specific Plan prepared for the City of Pleasanton, Submitted by Brady and Associates, Inc. in association with McGill-Martin-Self, Civil Engineering Consultants, TJKM, Transportation Consultants and BioSystems Analysis, Inc., Biological Consultants dated June 1992.

The North Sycamore Specific Plan considered the concerns of all the surrounding neighborhoods in 1991. Of specific importance to the development of Lund Ranch II are the following:

- Page 24

- 3. Circulation/Connection with Adjacent Areas

- “Connections to the North. Emergency and pedestrian connections to the north are provided at San Antonio Street and Independence Drive. Pedestrian access only is provided via San Carlos Way.” *(This showing the commitment to existing surrounding neighborhoods for either pedestrian or EVA access only)*

- “Connection to the East. Access to the east (proposed Lund II development) is provided via the extension of the east-west collector and a local street. Maintenance access continues to be provided to the reservoir via a private drive.” *(The east-west collector is now called Sycamore Creek Way and the local street is called Sunset Creek Way).*

- Page 49

- “ 1. East-West Collector

- The proposed Plan includes construction of a new east-west collector street connecting the North Sycamore area and the adjacent proposed Lund II development to the east with Sunol Boulevard to the west. Emergency access to this street from Independence Drive in the Ventana Hills neighborhood and San Antonio Street in the Mission Park Neighborhood are also proposed.”

- Page 52

- “ 1 Connections at Study Area Boundaries

- Street connections to adjacent developable areas as proposed in the Specific Plan include one into the proposed Lund II development, and one to southeast Pleasanton. An extension from the new east-west collector connects to Sycamore Road through parcel 9, as shown in Figure V-2.”

- Page 53

- D. DESIGN GUIDELINES

- “2. Constuction of the east-west collector is critical for access for the study area. It should be constructed to full size as North Sycamore develops.”

- Page 54

- “6. Emergency vehicle access to the study area should be provided from the existing private road drive west of Alisal Street, and from Independence Drive and San Antonio Way.” *(Again, showing commitment to existing surrounding neighborhoods for either pedestrian or EVA access only).*

- “7. On-street parking is not recommended for the new collector streets.” *(The east-west collector, Sycamore Creek Way, followed this recommendation and has no on street parking, no park to go around, no additional stops until Sunol Blvd. for smooth traffic flow. If traffic for Lund Ranch II were to go through Ventana Hills, down Lund Ranch Road, Independence Drive and Junipero Street, they all have on street parking, there is a park at the corner of Junipero Street and Independence Drive and four stops before Sunol Blvd. 52 homes face or are*

adjacent to Sycamore Creek Way. 91 homes face or are adjacent to Lund Ranch Road, Independence Drive, and Junipero Street. Sycamore Creek Way was built not to exceed 10,000 ADT [average daily trips]. Independence Drive was built not to exceed 3,000 ADT).

- Page A-4, paragraph two

"The cumulative condition also results in potentially significant impacts on surrounding area roadways. Sunol Boulevard requires widening to four lanes. Cumulative traffic impacts to the north of the study area would be as follows: Volumes on San Antonio Street and Independence Drive, south of Junipero Drive would be less than or approximately equal to the environmental capacity (3,000 ADT) for streets with residential frontage. The projected volume on Independence Drive, south of Bernal Avenue, is 3,630 ADT. Thus, future residential development in this area should not front on Independence Drive." (The Lund Ranch II plan, as proposed, would add potentially another 500 ADT to Lund Ranch Road, Independence Drive and Junipero Street).

Both the Sycamore Heights and Bridle Creek developments in the North Sycamore area were approved following the North Sycamore Specific Plan with circulation/connection to adjacent existing neighborhoods being either pedestrian or EVA. The City of Pleasanton has posted signs at the end of Sycamore Creek Way, Sunset Creek Lane indicating future extensions into the Lund Ranch II property. Approximately 100 yards beyond the end of Sunset Creek Lane there already exists a City fire hydrant, directly in line with the extension of that road.

The public report furnished to home buyers along Sycamore Creek Way disclosed that the roadway would carry traffic from future development to the East.

After the Bonde Ranch negotiations were completed, the Steering Committee met with Brian Swift of the City Planning Department and Vic Lund to review the future development plans of Lund Ranch. Included in the meeting was a "walk" of the major portion(s) of Lund Ranch. The expressed concerns of the Lund Family in preserving the topography of the Ranch property were discussed, as well as the routing of traffic from Bonde Ranch's Middleton Place onto Livingston, continuing through Lund Ranch II and connecting with the East-West Collector Road, which would service the Lund Ranch II development.

A cul-de-sac design at the termination of Lund Ranch Road was presented to the Steering Committee by Vic Lund and also by the Planning Department, further reinforcing the eventual closure and routing of traffic to the East-West Collector (Sycamore Creek Way).

Lund Ranch Road in Ventana Hills is the only road of the four roads abutting Lund Ranch II in which signage from the City is not posted specifying access to future development to the East. This is in line with all negotiations and agreements made in 1991 with the City, The Ventana Hills Steering Committee and other surrounding neighborhood representatives.

It is our objective to reconfirm with the City Planning Department the previous negotiations and agreements with all the surrounding neighborhoods of this area in 1991 before the current plan submitted by Greenbriar Homes goes any further, as it is in direct conflict to these negotiations and agreements, which are in the North Sycamore Specific Plan.

The City Planning Department should reject the proposal submitted on September 16, 2011 and direct Greenbriar Homes to modify a planned unit development in accordance with the agreements made and represented in the North Sycamore Specific Plan.

Should a future plan be submitted to the City by Greenbriar Homes that adheres to circulation plans previously agreed upon, we also recommend that the Planning Department request from Greenbriar Homes the following two items as well;

1. There should be an easement (green belt or open space) between existing Ventana Hills homes and any new homes on Lund Ranch II. This would be in line with the approved developments of Sycamore Heights, Bonde Ranch and Bridle Creek that surround the rest of this neighborhood.

2. The City Planning Department should direct the developer to provide a park and/or recreation area in the new development. The only existing park where children can play for Sycamore Heights, Bridle Creek, Bonde Ranch, The Diamond Collection, Mission Park, Pleasanton Hills and Ventana Hills is Mission Park at the corner of Independence Drive and Junipero Street. The hiking trails as submitted in Greenbriar Homes plan are an inadequate substitute for a public park. Mission Hills Park is already heavily impacted by daily use and special events.

This letter summarizes our assessment, based upon the current proposed Lund Ranch II plan, as well as the previous agreements with the City. We will provide additional comments and concerns as the planning process continues to evolve.

Sincerely,

The Ventana Hills Steering Committee;
Andy Allbritten
George Dort
Amy Lofland
Carol Spain
Wayne Strickler

Cc: Ms. Janice Stern, Planning Manager
Brian Dolan, Community Development Director
Brian Swift, City of Pleasanton Community Development Director, retired