



PUD-45-01M
PSPA-04
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September 20, 2011

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CITY OF PLEASANTON
PLANNING DIVISION

Jenny Soo
Associate Planner
City of Pleasanton
Planning and Community Development
200 Old Bernal Avenue
Pleasanton, CA 94566

EXHIBIT B

Re: Application for Development Review: 5980 & 5998 Sunol Blvd.

Dear Ms. Soo,

Thank you for your preliminary input on the proposed memory care facility at 5980 and 5998 Sunol Blvd. Based on Staff's feedback, I have proceeded with development plans for the parcels and would now like to formally submit an application for development review for a 46 bed memory care/assisted living facility at 5980 and 5998 Sunol Blvd.

This site is currently zoned PUD Office, and the Office District allows nursing homes as a permitted use. This use is consistent with the intent of the North Sycamore Specific Plan in several ways: 1) It's a single story building as opposed to a more massive looking two story building. 2) The proposed project's extremely low traffic impacts are compatible with the residential character of the North Sycamore neighborhood behind it. 3) The use is semi-residential in character and very quiet. 4) A solid wall will buffer the other North Sycamore properties on the east and south sides, acting as a visual and sound buffer. 5) The proposed architecture is complementary yet better than the already developed office building at the corner of Sycamore and Sunol Boulevard.

While we would prefer a PUD interpretation or PUD modification to clarify "nursing home and senior care/assisted living facilities" is permitted in the specific PUD O District, it appears we will need a PUD modification and specific plan amendment as well as a lot line adjustment. We ask for Staff support for this use.

The site was previously entitled for a two story office building in 2007, but those entitlements have expired. Given the poor state of the office market in Pleasanton (currently 24.5% vacancy and still deteriorating) the previously proposed office building project is financially unfeasible now and in the foreseeable future. It should be noted that I have done everything possible to develop an office building in the vision of the planning department and NSSP the past few years. We initially marketed the site as office condos, then to a full floor office users (for sale or lease), then as a build to suit, and finally as a land sale, all with no serious interest since 2007. The only interest we have had has been as a highly discounted land sale for uses other than office...uses such as retail and day care/pre-school facilities I feel are much less compatible to the area than the proposed memory care/assisted living facility.

PETRA REALTY INVESTORS

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letter from Westmont Living, and Parking Comparisons/Commentary in the submittal package for more detail on parking.

Our market analysis has indicated there is an acute need for specialized Alzheimer care services in Pleasanton. Currently, there are only 21 beds in the City and even the 46 beds we are proposing will likely not meet current demand in the City. While Continuing Life Communities "Stoneridge Creek" project off I-580 at El Charro Rd. was recently entitled and will have an Alzheimer component, Stoneridge Creek will be a "buy in" community, as opposed to a rental facility as we are proposing. Currently there is a wait list for Alzheimer care patients in Pleasanton, resulting in families either placing their loved ones in traditional assisted living facilities (if possible depending on their required level of care, but still not ideal) or forcing them to place their loved ones in a dated Alzheimer facility in Livermore or facilities as far away as Oakland.

Positive financial impact of this development and operating business will be significant to the City of Pleasanton both on a direct and indirect level. Assisted living facilities typically staff at a level of one employee for every two residents, thus approximately 25 permanent jobs will be generated by this project in addition to the indirect "multiplier effect" of creating 1.8 additional jobs in the economy for every assisted living job created. Finally, there is the overall economic impact to consider: for every dollar in assisted living wages paid, there are 2.2 dollars generated across all industries. (Assisted Living Executive, *Deep Economic Impact*, Jan./Feb. 2008)

I hope you will find the new proposed use and design an improvement and better fit for the neighborhood. Aside from this development filling a needed void for memory care in the area, the building will be appear less massive (one story as opposed to two), will have a more residential look and character and the use will result in less traffic and impact on the area. I look forward to addressing any comments or suggestions you may have and earning your support for the project.

Sincerely,



Nick Kavayiotidis
Principal
Petra Realty Investors

DRAFT

PROJECT SUMMARY

Background

The site was previously approved in 2007 for a 22,000 square foot, two story office building which was never developed due to the economic downturn and a sharp decline in demand and rents for office space. The site is currently vacant land. Applicant wishes to construct a one story 21,481 square foot assisted living (specifically Alzheimer "memory care") facility with 23 units and 46 beds. 5980 Sunol Blvd. is located within the North Sycamore Specific Plan, 5998 Sunol Blvd. was brought into the NSSP as a result of the last entitlement. A lot line adjustment to combine the two parcels was applied for in 2008 but never completed.

Site Description

The proposed development would encompass both parcels which total 1.67 AC (5980 Sunol Blvd. at 1.01 AC and 5998 Sunol Blvd. at .66 AC). The site is located near the intersection of Sunol Blvd. and Sycamore Road. To the West is the Life Technologies Campus, to the South and East are residences fronting Sycamore Rd. and to the North is the Memorial Gardens Cemetery. The site is relatively flat and currently devoid of any structures.

5998 Sunol Blvd. is bound by a drainage channel (B-2-1) on the far North side of property. However, the infrastructure improvements associated with the North Sycamore Specific Plan diverted Sycamore Creek away from this channel. There is no riparian habitat within the channel as current water flows are non-existent to very minimal and sporadic. The previously entitled office building site plan was approved by the Department of Fish & Game and the Regional Water Quality Control Board. The channel was determined not to be under the jurisdiction of the following agencies: USACE, USFWS and Zone 7 Water. The current proposed site plan adheres to the boundary limits previously set by the Department of Fish and Game and the Water Quality Control Board in 2008.

Project Description

The proposed memory care facility would be a single story building totaling 21,481 sf. The design of the building allows for a variety of different bed configurations, including some private rooms and different shared room arrangements which will be more affordable. The building will front Sunol Boulevard. The main building entrance will be on the East side of the property. The project includes 25 spaces, two of which are van accessible disabled spaces. Landscaping on the site would include a variety of shrubs and trees, many of which are native to the area. All setbacks, height limits and FAR requirements are adhered to in the proposed plans.

Building Design

The elevations were designed to complement the existing nearby office building at 6088 Sunol Blvd. and incorporate features that include variations in massing, setbacks and height, as well as a highly articulated façade with details that blend with the residential character of the area.

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LEED 2009 for Healthcare: New Construction and Major Renovations

Project Checklist

Project Name
Date

Possible Points: 16

3 8 5 Materials and Resources

Possible Points: 18

10 2 6 Sustainable Sites

Y	7	N	Prereq 1	Prereq 2	Credit 1	Credit 2	Credit 3	Credit 4	Credit 5	Credit 6	Possible Points
Y			Construction Activity Pollution Prevention								1
Y			Environmental Site Assessment								1
Y			Site Selection								1
			Development Density and Community Connectivity								1
			Brownfield Redevelopment								1
			Alternative Transportation—Public Transportation Access								3
			Alternative Transportation—Bicycle Storage and Changing Rooms								1
			Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles								1
			Alternative Transportation—Parking Capacity								1
			Alternative Transportation—Protect or Restore Habitat								1
			Site Development—Maximize Open Space								1
			Stormwater Design—Quantity Control								1
			Stormwater Design—Quality Control								1
			Heat Island Effect—Non-roof								1
			Heat Island Effect—Roof								1
			Light Pollution Reduction								1
			Connection to the Natural World—Places of Respite								1
			Connection to the Natural World—Direct Exterior Access for Patients								1

Possible Points: 18

9 6 3 Indoor Environmental Quality

Possible Points: 9

3 2 4 Water Efficiency

Y	6	N	Prereq 1	Prereq 2	Prereq 3	Credit 1	Credit 2	Credit 3	Credit 4	Credit 5	Credit 6	Possible Points
Y			Minimum Indoor Air Quality Performance									1
Y			Environmental Tobacco Smoke (ETS) Control									1
Y			Hazardous Material Removal or Encapsulation									1
			Outdoor Air Delivery Monitoring									1
			Acoustic Environment									1
			Construction IAQ Management Plan—During Construction									1
			Construction IAQ Management Plan—Before Occupancy									1
			Low-Emitting Materials									1
			Indoor Chemical and Pollutant Source Control									1
			Controllability of Systems—Lighting									1
			Controllability of Systems—Thermal Comfort									1
			Thermal Comfort—Design and Verification									1
			Daylight and Views—Daylight									2
			Daylight and Views—Views									1

Possible Points: 6

1 1 4 Innovation in Design

Possible Points: 39

14 3 20 Energy and Atmosphere

Y	1	N	Prereq 1	Prereq 2	Prereq 3	Credit 1.1	Credit 1.2	Credit 1.3	Credit 1.4	Credit 2	Credit 3	Possible Points
Y			Integrated Project Planning and Design									1
Y			Innovation in Design: Specific Title									1
Y			Innovation in Design: Specific Title									1
Y			Innovation in Design: Specific Title									1
Y			Innovation in Design: Specific Title									1
Y			LEED Accredited Professional									1
Y			Integrated Project Planning and Design									1
			Regional Priority Credits									4
			Regional Priority: Specific Credit									1
			Regional Priority: Specific Credit									1
			Regional Priority: Specific Credit									1
			Regional Priority: Specific Credit									1

Possible Points: 110

40 23 45 Total

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Note: Not all of the above points are guaranteed to be achieved; however, these points represent a reference point for further design and investigation.

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EXHIBIT IS

PWD-05-011



LEED 2009 for Healthcare: New Construction and Major Renovations

Project Checklist

Project Name

Date

Possible Points: 16

Possible Points: 18

Possible Points: 9

Possible Points: 39

Possible Points: 6

Possible Points: 4

Possible Points: 110

Y	7	N	3	8	5	Materials and Resources	Possible Points
						Prereq 1 Storage and Collection of Recyclables	
						Prereq 2 PBT Source Reduction—Mercury	
						Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
						Credit 1.2 Building Reuse—Maintain Interior Non-Structural Elements	1
						Credit 2 Construction Waste Management	1 to 2
						Credit 3 Sustainably Sourced Materials and Products	1 to 4
						Credit 4.1 PBT Source Reduction—Mercury in Lamps	1
						Credit 4.2 PBT Source Reduction—Lead, Cadmium, and Copper	2
						Credit 5 Furniture and Medical Furnishings	1 to 2
						Credit 6 Resource Use—Design for Flexibility	1

Y	7	N	9	6	3	Indoor Environmental Quality	Possible Points
						Prereq 1 Minimum Indoor Air Quality Performance	
						Prereq 2 Environmental Tobacco Smoke (ETS) Control	
						Prereq 3 Hazardous Material Removal or Encapsulation	
						Credit 1 Outdoor Air Delivery Monitoring	1
						Credit 2 Acoustic Environment	1 to 2
						Credit 3.1 Construction IAQ Management Plan—During Construction	1
						Credit 3.2 Construction IAQ Management Plan—Before Occupancy	1
						Credit 4 Low-Emitting Materials	1 to 4
						Credit 5 Indoor Chemical and Pollutant Source Control	1
						Credit 6.1 Controllability of Systems—Lighting	1
						Credit 6.2 Controllability of Systems—Thermal Comfort	1
						Credit 7 Thermal Comfort—Design and Verification	1
						Credit 8.1 Daylight and Views—Daylight	2
						Credit 8.2 Daylight and Views—Views	1 to 3

Y	7	N	1	1	4	Innovation in Design	Possible Points
						Prereq 1 Integrated Project Planning and Design	
						Credit 1.1 Innovation in Design: Specific Title	1
						Credit 1.2 Innovation in Design: Specific Title	1
						Credit 1.3 Innovation in Design: Specific Title	1
						Credit 1.4 Innovation in Design: Specific Title	1
						Credit 2 LEED Accredited Professional	1
						Credit 3 Integrated Project Planning and Design	1

Y	7	N	0	1	3	Regional Priority Credits	Possible Points
						Credit 1.1 Regional Priority: Specific Credit	1
						Credit 1.2 Regional Priority: Specific Credit	1
						Credit 1.3 Regional Priority: Specific Credit	1
						Credit 1.4 Regional Priority: Specific Credit	1

Y	7	N	40	23	45	Total	Possible Points
							40
							23
							45

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Y	7	N	10	2	6	Sustainable Sites	Possible Points
						Prereq 1 Construction Activity Pollution Prevention	
						Prereq 2 Environmental Site Assessment	
						Credit 1 Site Selection	1
						Credit 2 Development Density and Community Connectivity	1
						Credit 3 Brownfield Redevelopment	1
						Credit 4.1 Alternative Transportation—Public Transportation Access	3
						Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	1
						Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	1
						Credit 4.4 Alternative Transportation—Parking Capacity	1
						Credit 5.1 Site Development—Protect or Restore Habitat	1
						Credit 5.2 Site Development—Maximize Open Space	1
						Credit 6.1 Stormwater Design—Quantity Control	1
						Credit 6.2 Stormwater Design—Quality Control	1
						Credit 7.1 Heat Island Effect—Non-roof	1
						Credit 7.2 Heat Island Effect—Roof	1
						Credit 8 Light Pollution Reduction	1
						Credit 9.1 Connection to the Natural World—Places of Respite	1
						Credit 9.2 Connection to the Natural World—Direct Exterior Access for Patients	1

Y	7	N	3	2	4	Water Efficiency	Possible Points
						Prereq 1 Water Use Reduction—20% Reduction	
						Prereq 2 Minimize Potable Water Use for Medical Equipment Cooling	
						Credit 1 Water Efficient Landscaping—No Potable Water Use or No Irrigation	1
						Credit 2 Water Use Reduction: Measurement & Verification	1 to 2
						Credit 3 Water Use Reduction	1 to 3
						Credit 4.1 Water Use Reduction—Building Equipment	1
						Credit 4.2 Water Use Reduction—Cooling Towers	1
						Credit 4.3 Water Use Reduction—Food Waste Systems	1

Y	7	N	14	3	20	Energy and Atmosphere	Possible Points
						Prereq 1 Fundamental Commissioning of Building Energy Systems	
						Prereq 2 Minimum Energy Performance	
						Prereq 3 Fundamental Refrigerant Management	
						Credit 1 Optimize Energy Performance	1 to 24
						Credit 2 On-Site Renewable Energy	1 to 8
						Credit 3 Enhanced Commissioning	1 to 2
						Credit 4 Enhanced Refrigerant Management	1
						Credit 5 Measurement and Verification	2
						Credit 6 Green Power	1
						Credit 7 Community Contaminant Prevention—Airborne Releases	1

Note: Not all of the above points are guaranteed to be achieved; however, these points represent a reference point for further design and investigation.



TRAVERSO TREE SERVICE

WHEN IT HAS TO BE DONE RIGHT

Tree Inventory & Preservation Report
Development of New Office Complex
5980 / 5988 Sunol Blvd, Pleasanton

March 5, 2007



Prepared for:

Nick Kavayiotidis
Petra Realty Investors, Inc.
39201 State Street
Fremont, CA 94538

By

John C Traverso
Consulting Arborist
WCISA / BCMA #0206

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CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B



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No. 206

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Attachments

 Appraisal Worksheets Trees #1, 2, 3, & 38

 Site Map

INTRODUCTION

The applicant proposes to combine two parcels and build an office complex and parking lot. Currently the site is a relatively flat rural unkept area with mix of native and non native trees consisting primarily of black walnuts, four small valley oaks, trees of heaven, black locust, acacia, and several large eucalyptus. This report is to address all the protected trees on the site and make recommendations with regards to the proposed improvements.

ASSIGNMENT

Per the City of Pleasanton's Tree Protection Ordinance 17.16.050 - 070, regarding tree assessment & protection during construction, this report shall include the following information.

- I. Provide a survey of all trees on or overhanging the site with trunk diameters of 6" and larger at 4.5' above grade.
- II. Tag and assess all trees for their current condition, and retain-ability. Rate each tree for suitability for preservation as good, moderate, or poor, based on age, health, structure combined with potential impacts from proposed development.
- III. Note as whether the trees are of "Heritage" status (over 17" D.B.H, or 35' in height).
- IV. Provide recommendations for protection of those trees suitable for preservation.
- V. Provide an appraised value of those tree selected for preservation.

SUMMARY

Based on tree condition, species sensitivity, and proposed encroachment, it is my opinion that 13 of 48 trees can be retained. These are to include the 8 mature eucalyptus, 1 black walnut, and 3 valley oaks located along the northeast property line, and 1 valley oak at the southeast corner of the property. Other than one 8" valley oak in good condition, no other native oaks are to be removed. Of the 35 trees being removed, all but one are in fair to poor condition.

ASSUMPTIONS & LIMITATIONS

The following report is based on the topographic survey by Bunton Clifford Associates, and the Site Draft by JMH Weiss, Inc. dated 10-26-06. It was assumed that the tree locations, proposed building and hardscape locations were accurately surveyed. Based on my site visit on 3/1/07, I measured and adjusted the approximated driplines on the site plan enclosed.

All trees were visually assessed from the ground for health and structure. Due to the size and complexity of the eucalyptus trees proposed for preservation, and evidence of

eucalyptus borers, there is bound to many structural issues not visible, as well as potential future health problems. This cursory evaluation is in no way a guarantee against future branch or tree failure. All observations and evaluations were solely mine with no outside influence.

TABLE #1: TREE INVENTORY & ASSESSMENT

Health & Structure Rating

- 1 = Dead, dying, or severe hazardous structural defects that are uncorrectable.
- 2 = Poor condition, thin or declining canopy. Significant structural defects, that may or may not be corrected or supported.
- 3 = Fair condition, moderate vigor, minor structural defects that could be corrected through normal maintenance.
- 4 = Good condition, good vigor, with no obvious problems or defects.
- 5 = Exceptionally nice specimen physically, structurally, and aesthetically.

#	SPECIES	Trunk Diameter @ 4.5'	Health (1-5)	Structure (1-5)	Canopy Radius	Comments, Potential Impact Severity (Minor, Moderate Severe)	Heritage Status
1	Valley Oak	13"	4	4	15'	Trunk buried. Minor impact.	No
2	Valley Oak	10 1/2"	4	4	20' S	Stunted Growth and buried trunk. Minor impact.	No
3	Valley Oak	6"	4	3	15' E	Leaning 45 degrees to the East, buried trunk, sub-dominant tree. Minor impact.	No
4	Black Walnut	11 1/2", 16", 10"	3	3	20'	Tip decline, old dieback. Minor impact.	Yes
5	Black Locust	14"	3	2	15'	Stunted, included leaders. Minor impact	No
6	Deodar Cedar	10 1/2"	3	4	8'	Stunted growth, trunk buried. Severe impact, parking lot.	No

March 5, 2007

#	SPECIES	Trunk Diameter @ 4.5'	Health (1-5)	Structure (1-5)	Canopy Radius	Comments, Potential Impact Severity (Minor, Moderate Severe)	Heritage Status
7	Eucalyptus globulus	24"	4	3	35' NW	Leaning to the west, top broken out, primarily epicormic shoots. Minor impact.	Yes
8	Eucalyptus globulus	43"	4	3	35' N&W	5 Degree lean to the north, needs crown reduction and crown thinning. Minor impact.	Yes
9	Eucalyptus globulus	52"	4	3	40'S , 30'W	Co-dominant leaders. Recommend crown reduction and crown thinning, potential cabling. Minor impact	Yes
10	Eucalyptus globulus	43"	4	3	40' N, 30'S	Needs crown reduction and crown thinning. Minor impact.	Yes
11	Eucalyptus globulus	36"	4	3	15'S, 40'NE	Leans to the north east, co-dominant stems, needs crown reduction and crown thinning. Minor impact.	Yes
12	Eucalyptus globulus	32"	4	3	40' SW	Needs crown reduction and crown thinning. Minor impact.	Yes
13	Black Walnut	29"	1	1	20'	Tree is dead.	Yes
14	Black Locust	11", 12", 12", 12"	2	2	20'	Included co-dominant leaders, dieback in upper canopy, Borer activity in base of tree. Severe impact, parking lot.	Yes
15	Black Walnut	16"	2	2	20'W, 20'S	Declining condition. Severe impact, parking lot.	No
16	Black Locust	8"	3	2	10"	Stunted growth, included leaders. Severe impact, parking lot.	No
17	Black Locust	14", 12"	1	2	10'	Declining, half dead, bore activity. Severe impact, parking lot.	Yes

#	SPECIES	Trunk Diameter @ 4.5'	Health (1-5)	Structure (1-5)	Canopy Radius	Comments, Potential Impact Severity (Minor, Moderate Severe)	Heritage Status
18	Black Walnut	18", 17"	1	1	10'	Topped at 10 feet, almost dead. Severe impact, building.	Yes
19	Tree of Heaven	12"	4	3	12'	Over 35'. Severe impact, building.	Yes
20	Valley Oak	8"	4	4	12'N, 5'SWE	Severe impact, building.	No
21	Black Locust	9"	4	3	#21-#27 group radius of 20'	Over 35'. Severe impact, parking lot, and building.	Yes
22	Black Locust	7"	4	3	#21-#27 group radius of 20'	Over 35'. Severe impact, parking lot, and building.	Yes
23	Black Locust	8.5	4	3	#21-#27 group radius of 20'	Over 35'. Severe impact, parking lot, and building.	Yes
24	Black Locust	6"	4	3	#21-#27 group radius of 20'	Over 35'. Severe impact, parking lot, and building.	Yes
25	Black Locust	9½"	4	3	#21-#27 group radius of 20'	Over 35'. Severe impact, parking lot, and building.	Yes
26	Black Locust	6"	4	3	#21-#27 group radius of 20'	Over 35'. Severe impact, parking lot, and building.	Yes

#	SPECIES	Trunk Diameter @ 4.5'	Health (1-5)	Structure (1-5)	Canopy Radius	Potential Impact Severity (Minor, Moderate Severe)	Heritage Status
27	Black Locust	7"	4	3	#21-#27 group radius of 20'	Over 35'. Severe impact, parking lot, and building.	Yes
28	Black Locust	11"	4	3	15' SW	Over 35'. Severe impact, parking lot, and building.	Yes
29	Tree of Heaven	11", 8", 6"	4	3	15'	Co-dominant stems. Severe impact, building.	Yes
30	Tree of Heaven	16", 16"	4	3	20' S&W, 15' E	Co-dominant stems. Severe impact, building.	Yes
31	Elderberry	13", 16"	3	2	15'	Broken leader, epicormic shoots. Severe impact, building.	Yes
32	Black Walnut	27"	4	3	30' NW, 20'S	Decay on the back side of the main stem, 4' vertical wound on back side. Severe impact, parking lot.	Yes
33	Black Walnut	35"	3	3	30'	Some decline in the upper canopy, co-dominant stems. Severe impact, parking lot.	Yes
34	Black Wood Acacia	17"	1	1	N/A	Leaders broke out, ½ trunk dead. Severe impact, parking lot.	No
35	Black Wood Acacia	9"	1	1	20' S	Leaning 45 degrees, leader broke out. Severe impact, parking lot.	No
36	Black Walnut	16"	1	1	15'SE	Almost dead. Severe impact, parking lot.	Yes
37	Black Walnut	10", 6", 9"	3	3	25' N, 30'NE, 15'W	Extensive grading within dripline. Severe impact, parking lot.	Yes

#	SPECIES	Trunk Diameter @ 4.5'	Health (1-5)	Structure (1-5)	Canopy Radius	Comments, Potential Impact Severity (Minor, Moderate Severe)	Heritage Status
38	Valley Oak	12", 13"	4	4	10'W, 30S&E, 25N	Growing through the wire fence. Moderate impact. Grading at dripline.	Yes
39	Plum	12", 6"	2	2	10'	Old declining fruit tree. Severe impact, parking lot, and building.	No
40	Plum	11"	2	2	8'	Old declining fruit tree. Severe impact, parking lot, and building.	No
41	Magnolia Grandiflora	10½"	3	4	15'	Severe impact, parking lot, and building.	No
42	Tree of Heaven	9"	4	3	12'	Severe impact, parking lot, and building.	No
43	Tree of Heaven	7½"	3	4	10' SW	Severe impact, parking lot, and building.	No
44	Plum	10", 12"	1	1	12'	Old declining fruit tree. Severe impact, parking lot, and building.	Yes
45	Plum	6", 7", 8"	1	1	8'	Old tree, self destructing. Severe impact, parking lot, and building.	No
46	Black Walnut	31"	3	2	20'	Topped, all epicormic shoots. Severe impact, parking lot, and building.	Yes
47	Eucalyptus globulus	72"	3	3	40'	Broken branches in tree and branches that have fallen below are heavily infested with Eucalyptus Long Horn Borer. Main stem and healthy branches do not seem to be affected. Recommend crown reduction of elongated scaffolds, and crown thinning. Minor impact.	Yes

#	SPECIES	Trunk Diameter @ 4.5'	Health (1-5)	Structure (1-5)	Canopy Radius	Comments, Potential Impact Severity (Minor, Moderate Severe)	Heritage Status
48	Eucalyptus globulus	40	3	3	40' S	Tree leans to the south. Minor impact.	Yes

TABLE #2: TREES TO BE PROTECTED

Concerns & Recommendations

#	SPECIES	Trunk Diameter @ 4.5'	Tree Protection Concerns and Recommendations
1	Valley Oak	13"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the dripline with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk. Establish a Tree Protection Zone, "TPZ", by installing a 6' high chain-link fence around trees #1, 2, & 3 five feet outside their driplines to prevent equipment encroachment.
2	Valley Oak	10 1/2"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the dripline with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk.
3	Valley Oak	6"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the dripline with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk.
4	Black Walnut	1 1/2", 16", 10"	Although this tree is fair condition, and some dieback has occurred in the outer canopy, it is well clear of any improvements and is not a hazard to the proposed improvements. I recommend the dieback be removed by an arborist, and mulching out to the dripline where outside the flow of the creek.

#	SPECIES	Trunk Diameter @ 4.5'	Tree Protection Concerns and Recommendations
7	Eucalyptus globulus	24"	Trees # 7-12 are separated by a creek that is to be maintained in its natural state. Construction impacts will be on the opposite side of the creek, and should not effect tree health. These trees have a significant amount of fallen branch debris under them, and in their lower crotches. Many of the dead and fallen branches have evidence of Eucalyptus Long Horn Borer, an engraver beetle that can be very destructive. I recommend cleaning the crowns of broken branches and large deadwood (over 3" in diameter) and fallen debris under trees to lesson Borer activity and potential fire hazard. A few of the trees have canopies extending out over the proposed parking lot. I recommend crown reduction of elongated branches over P/L to minimize potential hazards. This work will need to be done under the supervision of a certified arborist. I do not recommend a detail pruning, as this would encourage more borer activity. Pruning should be minimized to health, fire, and structural concerns that affect the proposed improvements.
8	Eucalyptus globulus	43"	Same as #7
9	Eucalyptus globulus	52"	Same as #7
10	Eucalyptus globulus	43"	Same as #7
11	Eucalyptus globulus	36"	Same as #7
12	Eucalyptus globulus	32"	Same as #7
38	Valley Oak	12", 13"	This oak is also in good condition, located on the property line at the southeast corner of the property. The tree has grown up through an old wire fence which is now ingrown within the wood tissue. The closest portion of the proposed parking lot is shown to be 20' from the base of the tree. I recommend a 6' high chain-link fence be used to set up a Tree Protection Zone around the tree 15' out from the trunk on the construction side, and outside the dripline elsewhere. The area within the TPZ should be mulched 4"-6" deep with chippings from tree removals. I recommend having an arborist remove the deadwood only.
47	Eucalyptus globulus	72"	Same as #7
48	Eucalyptus globulus	40	Same as #7

LANDSCAPING

The only landscape concerns I have on this site is around the 4 oaks to be protected. The three oaks located by the creek at the northwest corner of the property and the one oak at the southeast corner. The oaks to the northwest are in an area that is specified by the Fish and Game representative to be re-vegetated with natives along the creek bank. The native plantings in this area are appropriate, I just recommend that the area within the driplines and no closer than 10' from their trunks be strictly mulch with no plants or irrigation. Irrigating our native oaks close to their trunks in summer months can lead to problems with decay fungi. Likewise on the oak to the southeast, keep an area of at least 10' from the trunk dry with no grade changes, trenching, or planting. Soil beneath the tree is to remain un-compacted by landscape activities, which may require fencing off during landscaping activities as well. I recommend consulting with an arborist prior to starting landscaping activities to insure the root zone remains protected.

DISCUSSION

As indicated in my summary, most of the trees being removed are in fair to poor condition, including several old dying plums, declining black locust, acacias that have broken in half and several dead and structurally compromised trees, including one large 31" black walnut that has been severely topped and is predominantly a tall stump with *water shoots*¹. In addition several Ailanthus, "*Tree of Heaven*", will need to be removed. These are an introduced species that are often thought of as an invasive weed, as they spread rapidly and compete with the surrounding native environments.

There are two large black walnuts #32 & #33 that are in fair condition at the south end of the property where there will be a parking lot. Do to their moderate health, and that fact that black walnuts are extremely sensitive to construction activities near or under their driplines, it would necessitate such a large TPZ that 10 or more parking slots would be lost, and the trees may still not survive.

¹Water Shoots- Fast growing weakly attached vertical shoots that are stressed induced. Typically a sign of over pruning, or declining health.


Arborist Report, 5980 / 5988 Sunol Blvd.

March 5, 2007

CONCLUSION

Although the proposed improvements will necessitate the removal of 70% of the trees, many of those trees are dead or declining, or are a less than desirable invasive species. It is my opinion that the 13 trees selected for preservation can be adequately protected from construction activities as long as the recommendations within this report are followed.

Thank you for the opportunity to provide you with this report, and I hope you find it helpful in the process of your development and protection of your trees. Please don't hesitate to call if you have any questions or concerns.

Sincerely,

John C Traverso
Certified Arborist #0206
Board Certified M/A #0206-B

John C Traverso, Consulting Arborist

APPENDIX A

TREE APPRAISAL

Introduction

The following appraisals are for trees #1, #2, #3, & #38, the four valley oaks on the property that could potentially be impacted by the proposed construction. These appraisals are to satisfy the City of Pleasanton's Tree Preservation Ordinance Chapter 17.16.070 item #6, whereas all trees potentially affected by development shall have their value appraised prior to issuance of a grading or building permit. Based on geography, and the natural creek bed that is to be preserved, the remaining trees to be saved will be separated from construction impacts, and therefor were not included with the following appraisals.

Appraisal Format

The following appraisal was arrived at using the *Trunk Formula Method* as outlined in the 9th Edition of the *Guide for Plant Appraisal* written by the Council OF Tree & Landscape Appraisers, and the *Species Classification and Group Assignment Guide* written by the Western Chapter of the International Society of Arboriculture. This method is used for larger trees that can not be readily replaced by equal sized specimens.

Four primary factors help determine the value of landscape trees: *Species, Condition, Size, and Location*. These factors are essential considerations that are required when arriving at values using the TFM Method.

Species: This is a rating given to the tree based on its relationship with its environment. Trees species that have a high reliability and perform well in the given conditions are considered to have a higher percentage rating. In this case the four valley oaks are considered to be in there native environment where they are given a high rating of 90%.

Condition: Based on both health, and structural ratings from 1-4 (1 being extreme problems, and 4 being no apparent problems) for the roots, trunk, and scaffold branches, and a health only rating of 1-4 for the twigs and buds. The total is then divided by 32 giving the condition rating. See *chart below*

#	Species	Roots Health	Roots Structure	Trunk Health	Trunk Structure	Scaffold Branches Health	Scaffold Branches Structure	Twigs Health	Buds Health	Total / 32 = Condition %
1	Valley oak	3	3	4	4	4	3	3	3	84%
2	Valley oak	3	3	4	4	4	3	3	3	84%
3	Valley oak	3	3	4	2	3	3	3	3	75%
38	Valley oak	4	4	4	3	4	3	4	3	84%

Size: The size of a tree is determined by trunk area "TA" measured at 4.5' above grade.

Location: The location rating is based on the average of three factors, Site Condition, Contribution, and Placement.

Site Condition compares the current condition of the site with the condition of adjacent sites in the neighborhood. This site received a lower rating of 65% do to an un-maintained rural environment.

Contribution of the trees to the site was considered nominal and given a 50% rating.

Placement, for similar reasons as for contribution, an located at the far corners of the property and were rated at 60%, while the trees in front were rated at 80%.

Average condition rating: $65 + 50 + 60 = 56\%$

APPRAISED VALUES

Tree #	Species	DBH	Basic Value	Species rating	condition rating	location rating	Appraised value
1	Valley Oak	13"	\$10,393.40	90%	84%	56%	\$4,560.00

Tree #	Species	DBH	Basic Value	Species rating	condition rating	location rating	Appraised value
2	Valley Oak	10.5"	\$6,840.41	90%	84%	56%	\$3,000.00
3	Valley Oak	6"	\$2,350.00	90%	75%	56%	\$920.00
38	Valley Oak	12", 13"	\$19,767.24	90%	84%	56%	\$8,700.00

TOTAL APPRAISED VALUES FOR THE FOUR (4) OAKS \$17,180.00

APPENDIX B

Site Photos: Eucalyptus Pruning



Eucalyptus pruning: Crown reduce elongated branches that will hang out over parking lot. To be coordinated with consulting arborist.

Clean crowns of large (>3") dead and broken branches, and fallen debris under trees for health and fire protection.



Arborist Report, 5980 / 5988 Sunol Blvd.

March 5, 2007

Site Photos: Oaks #1, 2, & 3, and walnut #4 to be protected.



John C Traverso, Consulting Arborist

TRAVERSO TREE SERVICE
3354 FREEMAN RD.
WALNUT CREEK, CA 94595

APPRAISAL WORKSHEET "TRUNK FORMULA"

TRUNK APPRAISAL WORKSHEET

Supplied by: Traverso Tree Service, 3354 Freeman Rd. WC
Date of Appraisal: 3/5/2007

Site Location: 5980 / 5988 Sunol Blvd., Pleasanton, CA
Appraiser: John C Traverso WCISA / BCMA #0206-B

Field Observations: Tree #1

1. Species: Quercus lobata, "Valley Oak"
2. Condition:

3. Trunk Diameter:

84%
13 " @4.5'

4. Location % = Site conditions Based on completed project

+ Contribution of tree to site

+ Placement of tree on site

Divided by 3 =

58%

Regional Plant Appraisal Information

5. Species Rating

90%

6. Replacement Tree Trunk Area

2.24

7. Replacement Tree Cost

\$172.73

8. Installation Cost

\$172.73

9. Installed Tree Cost

\$345.46

10. Unit Tree Cost

\$77.04

(Based on Regional Information)

Calculations by Appraiser Using Field and

Regional Information

11. Appraised Trunk Area:

formula d²(line # 3) X 0.785

12. Appraised Tree Trunk Increase is line #11 - Line #6

132.665

13. Basic Tree Cost is Line #12 X Line #10 + Line #9

130.43

14. Appraised Value is Line # 13 X Line #5 X Line #2 X Line #4

\$10,393.40

15. If the appraised value is greater than \$5,000 or more, round to the nearest \$100. If less than \$5,000 round to the nearest ten

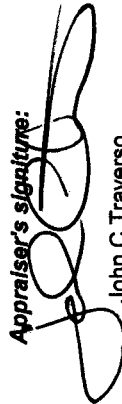
\$4,557.30

4,560.00

16. Appraised Value

\$4,560.00

Appraiser's signature:



John C Traverso
Consulting Arborist
WCISA / BCMA #0206

TRAVERSO TREE SERVICE
3354 FREEMAN RD.
WALNUT CREEK, CA 94595

APPRAISAL WORKSHEET "TRUNK FORMULA"

TRUNK APPRAISAL WORKSHEET

Supplied by: Traverso Tree Service, 3354 Freeman Rd. WC
Date of Appraisal: 3/5/2007

Site Location: 5980 / 5988 Sunol Blvd., Pleasanton, CA
Appraiser: John C Traverso WCISA / BCMA #0206-B

Field Observations: Tree #2

1. Species: Quercus lobata, "Valley Oak"

2. Condition:

3. Trunk Diameter

4. Location % = Site conditions Based on completed project

+ Contribution of tree to site

+ Placement of tree on site

Divided by 3 =

84%
10.5" @ 4.5'
65%
50%
60%
58%

Regional Plant Appraisal Information

5. Species Rating 90%
6. Replacement Tree Trunk Area 2.24
7. Replacement Tree Cost \$172.73
8. Installation Cost \$172.73
9. Installed Tree Cost \$345.46
10. Unit Tree Cost \$77.04
(Based on Regional Information)

Calculations by Appraiser Using Field and

Regional Information

11. Appraised Trunk Area:
formula d²/(line # 3) X 0.785
12. Appraised Tree Trunk Increase is line #11 - Line #6
13. Basic Tree Cost is Line #12 X Line #10 + Line #9
14. Appraised Value is Line # 13 X Line #5 X Line #2 X Line #4
15. If the appraised value is greater than \$5,000 or more, round to the nearest \$100. If less than \$5,000 round to the nearest ten

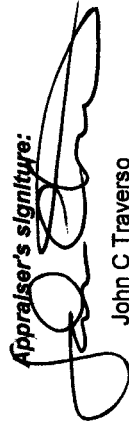
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86,546.25
84.31
\$6,840.41
\$2,999.38
3,000.00

16. Appraised Value

\$3,000.00

Appraiser's signature:



John C Traverso
Consulting Arborist
WCISA / BCMA #0206

TRAVERSO TREE SERVICE
3354 FREEMAN RD.
WALNUT CREEK, CA 94595

APPRAISAL WORKSHEET "TRUNK FORMULA"

TRUNK APPRAISAL WORKSHEET

Supplied by: Traverso Tree Service, 3354 Freeman Rd. WC
Date of Appraisal: 3/5/2007

Site Location: 5980 / 5988 Sunol Blvd., Pleasanton, CA
Appraiser: John C. Traverso WCISA / BCMA #0206-B

Field Observations: Tree #3

1. Species: Quercus lobata, "Valley Oak"

2. Condition:

3. Trunk Diameter:

4. Location % = Site conditions Based on completed project

+ Contribution of tree to site

+ Placement of tree on site

Divided by 3 =

75% 6" @ 4.5'
65%
50%
60%
58%

Regional Plant Appraisal Information

5. Species Rating

6. Replacement Tree Trunk Area

7. Replacement Tree Cost

8. Installation Cost

9. Installed Tree Cost

10. Unit Tree Cost

(Based on Regional Information)

90%
2.24
\$172.73
\$172.73
\$345.46
\$77.04

Calculations by Appraiser Using Field and

Regional Information

11. Appraised Trunk Area:

formula of (line # 3) X 0.785

12. Appraised Tree Trunk Increase is line #11 - Line #6

13. Basic Tree Cost is Line #12 X Line #10 + Line #9

14. Appraised Value is Line # 13 X Line #5 X Line #2 X Line #4

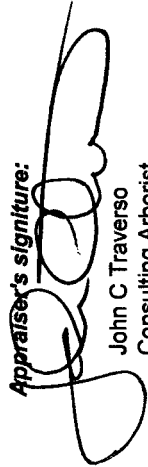
15. If the appraised value is greater than \$5,000 or more, round to the nearest \$100. If less than \$5,000 round to the nearest ten

==
==
==
==
28.26
26.02
\$2,350.04
\$920.04
920.00

16. Appraised Value

\$920.00

Appraiser's signature:



John C. Traverso
Consulting Arborist
WCISA / BCMA #0206

TRAVERSO TREE SERVICE
3354 FREEMAN RD.
WALNUT CREEK, CA 94595

APPRAISAL WORKSHEET
"TRUNK FORMULA"

TRUNK APPRAISAL WORKSHEET

Supplied by: Traverso Tree Service, 3354 Freeman Rd. WC
Date of Appraisal: 3/5/2007

Site Location: 5980 / 5988 Sunol Blvd., Pleasanton, CA
Appraiser: John C. Traverso WCISA / BCMA #0206-B

Field Observations: Tree #38

1. Species: Quercus lobata, "Valley Oak"

2. Condition:

3. Trunk Diameter:

4. Location % = Site conditions Based on completed project

+ Contribution of tree to site

+ Placement of tree on site

Divided by 3 =

84%
18 Equivalent to areas of 12" / & 13" @ 4.5' combined.
65%
50%
60%
58%

Regional Plant Appraisal Information

5. Species Rating

6. Replacement Tree Trunk Area

7. Replacement Tree Cost

8. Installation Cost

9. Installed Tree Cost

10. Unit Tree Cost

(Based on Regional Information)

90%
2.24
\$172.73
\$172.73
\$345.46
\$77.04

Calculations by Appraiser Using Field and

Regional Information

11. Appraised Trunk Area:

formula $d^2 \times \pi / 4$ (line # 3) X 0.785

12. Appraised Tree Trunk Increase is line #11 - Line #6

13. Basic Tree Cost is Line #12 X Line #10 + Line #9

14. Appraised Value is Line # 13 X Line #5 X Line #2 X Line #4

15. If the appraised value is greater than \$5,000 or more, round to the nearest \$100. If less than \$5,000 round to the nearest ten

=
= 254.34
= 252.10
= \$19,767.24
= \$8,667.54
= 8,700.00

16. Appraised Value

\$8,700.00

Appraiser's signature:



John C. Traverso
Consulting Arborist
WCISA / BCMA #0206



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List of Exhibits:

Cover Sheet
 Conceptual Landscape Planting Plan
 Site Plan
 Grading and Drainage Plan
 Utility Plan
 Hydrology Management Plan
 Details
 Building Plan
 Unit Plan
 Elevations
 Color Materials

L-1
 C-1
 C-2
 C-3
 C-4
 C-5
 A-1
 A-2
 A-3
 A-4

Vicinity Map: N.T.S.



PLEASANTON MEMORY CARE FACILITY

Pleasanton CA

2010205

04-01-11

*PWD-0501M/
 P3PA-4*

RECEIVED

SEP 20 2011

**CITY OF PLEASANTON
 PLANNING DIVISION**

EXHIBIT B

PETRA REALTY INVESTORS
 3775 Beacon Ave, Ste 200
 Fremont CA 94538
 (510) 474-1001

WILLIAM HEZMALHALCH ARCHITECTS
 2850 Redhill Avenue, Ste 200
 Santa Ana CA 92705-5543
 (949) 250-0607

REED ASSOCIATES LANDSCAPE ARCHITECTURE
 477 S. Taaffe St.
 Sunnyvale CA 94086
 (408) 481-9020

MATHEOU CIVIL ENGINEERING, INC.
 777 N. 1st St., Ste 615
 San Jose CA 95112
 (408) 506-8565



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAFFEE STREET
SUNNYVALE, CALIFORNIA 94086
+1 415 941 4222; +1 415 941 9522 FAX
www.reedass.com; email: jreed@reedass.com

**PLEASANTON
MEMORY CARE
PROJECT**

5980 & 5988 SUNOL BLVD.
PLEASANTON, CA

ISSUE	DATE



OWNERSHIP AND USE OF DOCUMENTS
All drawings, specifications and copies thereof furnished by Reed Associates Landscape Architecture are and shall remain its property. They are to be used only with respect to the Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Reed Associates Landscape Architecture, common law copyright or other reserved rights.

Approved	pl	Reviewed	pl
Drawn	bc		
Project No.	1110		
Scale	1/16"=1'-0"	Issue Date	8/29/11

PLANTING PLAN

L1.0

PLANT LIST:

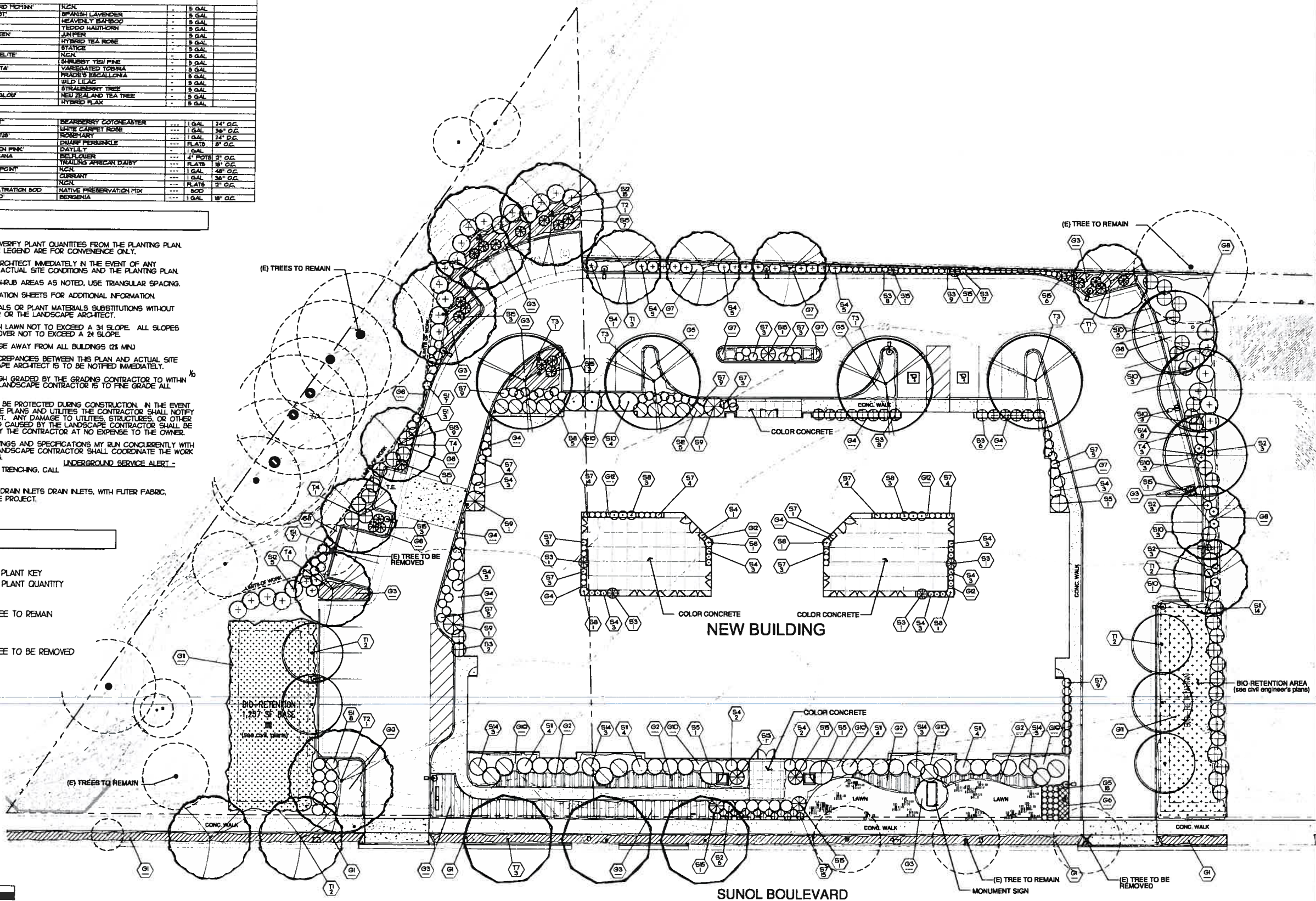
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES					
T1	LAKENSTROMIA L. TUSCADERA	CRANE FRITZEE	-	18 GAL	STANDARD
T2	QUERCUS AGROBOLIA	COAST LIVE OAK	-	24" BOX	1 1/2" TRUNK
T3	KOELBUTERIA PANICULATA	GOLDENBURN TREE	-	24" BOX	STANDARD
T4	RAMIS LAURINA	LAUREL SUIAC	-	24" BOX	STANDARD
T5	CECROPIS F. ROBUST PANBY	EASTERN REDBUD	-	18 GAL	STANDARD
T6	ACER N. BLANCKCOCK	JAPANESE MAPLE	-	18 GAL	1 1/2" TRUNK
T7	PLATANUS A. YARWOOD	LOCON PLANE TREE	-	18 GAL	STANDARD
SHRUBS					
S1	ARCTOSTAPHYLOS HOWARD MEMIN	NYCN	-	18 GAL	
S2	LAVANDULA S. OTTO GUAST	SPANISH LAVENDER	-	18 GAL	
S3	NANDINA D. COFFACTA	HEAVENLY BANBOO	-	18 GAL	
S4	RAUHOLFIA L. YINGER	YEDDO HOUTCHON	-	18 GAL	
S5	JUNIPERUS C. ROBUST GREEN	JUNIPER	-	18 GAL	
S6	ROSA HYBRID TEA	HYBRID TEA ROSE	-	18 GAL	
S7	LIPONATI PERSE	STYATICE	-	18 GAL	
S8	LOXOSTALIX C. FLUM DELITE	NYCN	-	18 GAL	
S9	PODOCARPUS M. MAKI	SHRUBBY YEW PINE	-	18 GAL	
S10	PITTOSPORUM T. VARIEGATA	VARIEGATED TORONIA	-	18 GAL	
S11	ESCALLONIA WADSW	WADSWORTH'S ESCALLONIA	-	18 GAL	
S12	GEANTHUS CONCHA	WILD LILAC	-	18 GAL	
S13	ARUNDO L. COFFACTA	STRAWBERRY TREE	-	18 GAL	
S14	LEPTOCARPUS S. RUBY GLOW	NEW ZEALAND TEA TREE	-	18 GAL	
S15	PHORLIUM YELLOW BAY	HYBRID FLAX	-	18 GAL	
GROUND COVERS					
G1	COTONEASTER D. LOUFAST	BEARBERRY COTONEASTER	---	1 GAL	24" O.C.
G2	ROSA WHITE CARPET	WHITE CARPET ROSE	---	1 GAL	36" O.C.
G3	ROSEMARINUS O. PROSTRATUS	ROSEMARY	---	1 GAL	24" O.C.
G4	LYNCA MINOR	DWARF PERIWINKLE	---	FLATS	8" O.C.
G5	HEPEROCALLIS EVERGREEN PINK	DAYLILY	---	1 GAL	
G6	CAMPYLOPSIS POLYCHAETANA	BEE FLOWER	---	4" FLATS	3" O.C.
G7	CANTOPERLIUM F. WHITE	TRAILING AFRICAN DABBY	---	FLATS	18" O.C.
G8	GEANTHUS G. H. YANKEE POINT	NYCN	---	1 GAL	48" O.C.
G9	HEBER Y. VERVORLIT	CURRANT	---	1 GAL	36" O.C.
G10	APTELYA C. RED APPLE	NYCN	---	FLATS	3" O.C.
G11	DELTA BLUEGRASS BIO-FILTRATION BCD	NATIVE PRESERVATION MIX	---	1 GAL	
G12	BERGENIA C. MORNING RED	BERGENIA	---	1 GAL	18" O.C.

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (24 MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN FOOT OF FINAL GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 800.227.2600
- PROTECT EXISTING STORM DRAIN INLETS, WITH FILTER FABRIC, FOR THE DURATION OF THE PROJECT.

PLANT SYMBOLS

- Symbol with 'X' in circle: INDICATES PLANT KEY
- Symbol with 'X' in square: INDICATES PLANT QUANTITY
- Symbol with dot in circle: EXISTING TREE TO REMAIN
- Symbol with 'X' in circle: EXISTING TREE TO BE REMOVED



GENERAL NOTES:

OWNER: PETRA REALTY INVESTORS, INC.
3775 BEACON AVENUE, SUITE 200
FREMONT, CA 94538
(510) 474-1001

CIVIL ENGINEER: NEKTARIOS MATHEOU, PE
MATHEOU CIVIL ENGINEERING, INC.
777 NORTH 1ST STREET, SUITE 615
SAN JOSE, CA 95112
(408) 506-8565

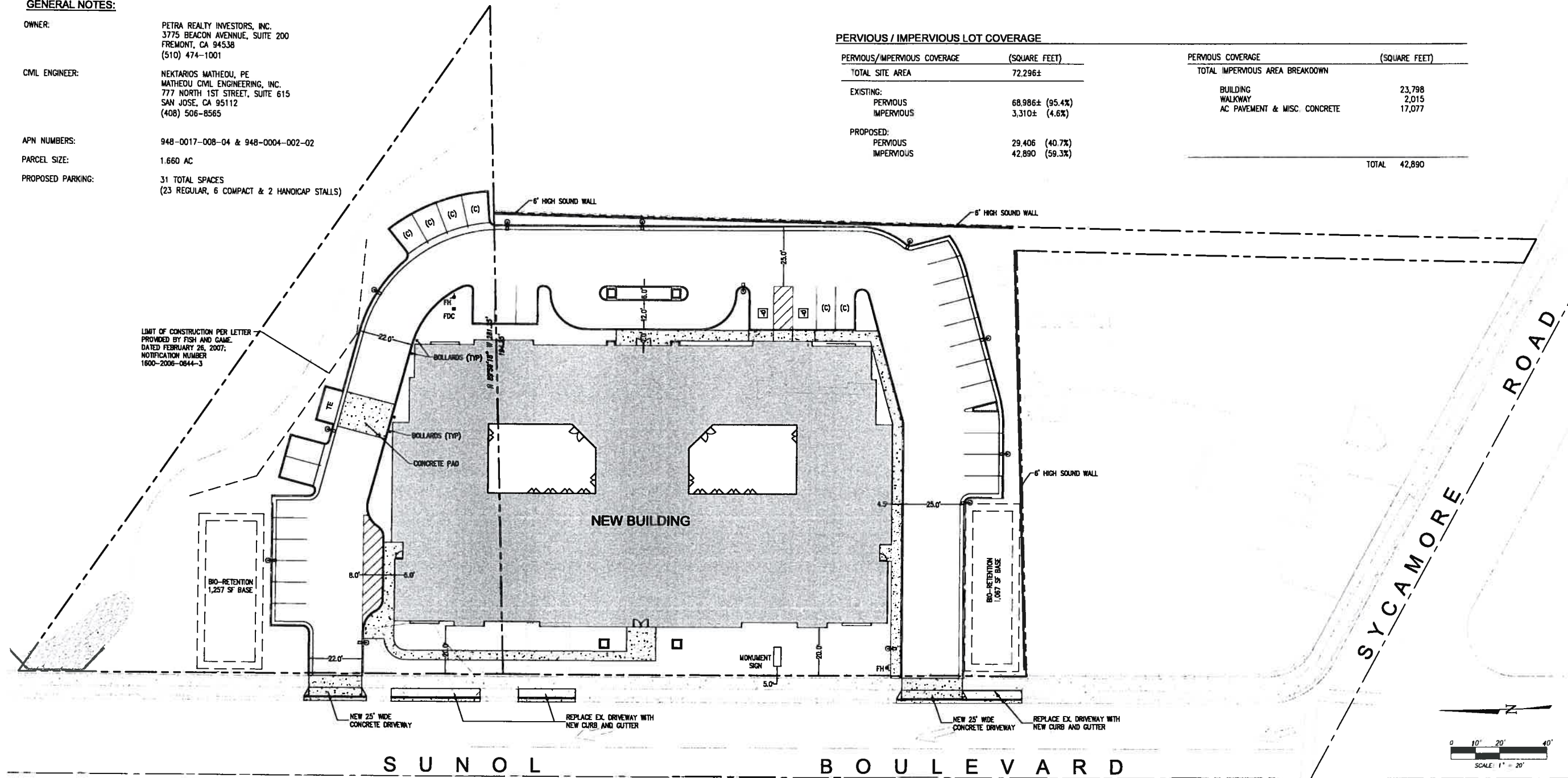
APN NUMBERS: 948-0017-008-04 & 948-0004-002-02

PARCEL SIZE: 1.660 AC

PROPOSED PARKING: 31 TOTAL SPACES
(23 REGULAR, 6 COMPACT & 2 HANDICAP STALLS)

PERVIOUS / IMPERVIOUS LOT COVERAGE

PERVIOUS/IMPERVIOUS COVERAGE	(SQUARE FEET)	PERVIOUS COVERAGE	(SQUARE FEET)
TOTAL SITE AREA	72,296±	TOTAL IMPERVIOUS AREA BREAKDOWN	
EXISTING:		BUILDING	23,798
PERVIOUS	68,986± (95.4%)	WALKWAY	2,015
IMPERVIOUS	3,310± (4.6%)	AC PAVEMENT & MISC. CONCRETE	17,077
PROPOSED:			
PERVIOUS	29,406 (40.7%)		
IMPERVIOUS	42,890 (59.3%)		
		TOTAL	42,890



SITE PLAN

MATHEOU CIVIL ENGINEERING, INC. © 2011

August 28, 2011

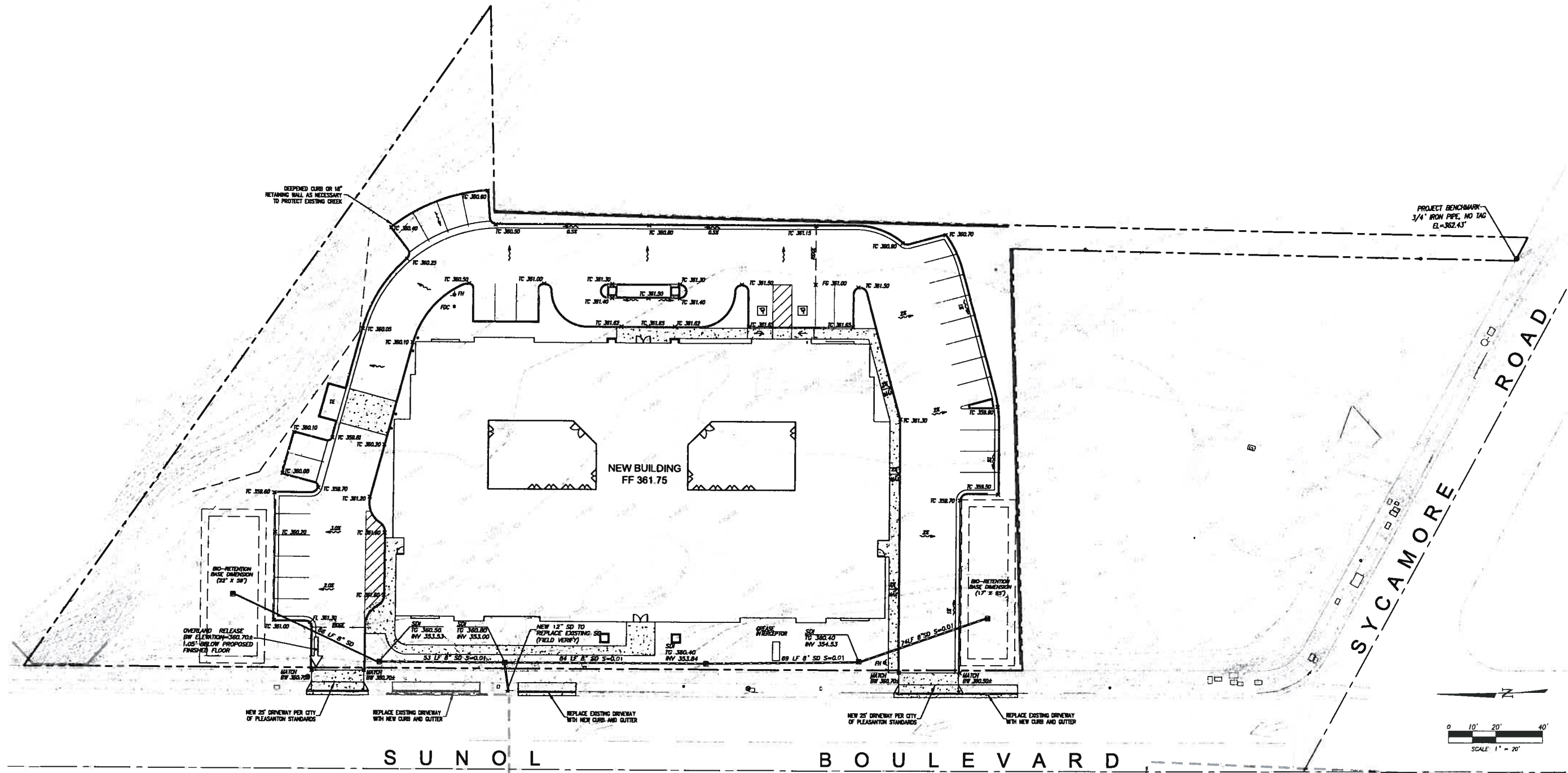
MCE #1526



Westmont of Pleasanton
Pleasanton, California
Petra Realty Investors

MATHEOU
CIVIL ENGINEERING, INC.
777 NORTH 1ST STREET
SUITE 615
SAN JOSE, CA 95112
(408)-506-8565

C-1



UNDERGROUND ALERT:

1. ALL EXISTING UTILITY LOCATIONS AND DEPTHS ARE APPROXIMATE ONLY.
2. CONTRACTOR SHALL POthOLE AND VERIFY PRIOR TO CONSTRUCTION
3. CONTRACTOR TO CONTACT USA FOR UTILITY MARKINGS PRIOR TO CONSTRUCTION
PHONE: 800-227-2600

GRADING AND DRAINAGE PLAN

Westmont of Pleasanton
 Pleasanton, California
 Petra Realty Investors

MATHEOU
 CIVIL ENGINEERING, INC.
 777 NORTH 1ST STREET
 SUITE 615
 SAN JOSE, CA 95112
 (408)-506-8565

C-2



August 28, 2011
 MCE #1526

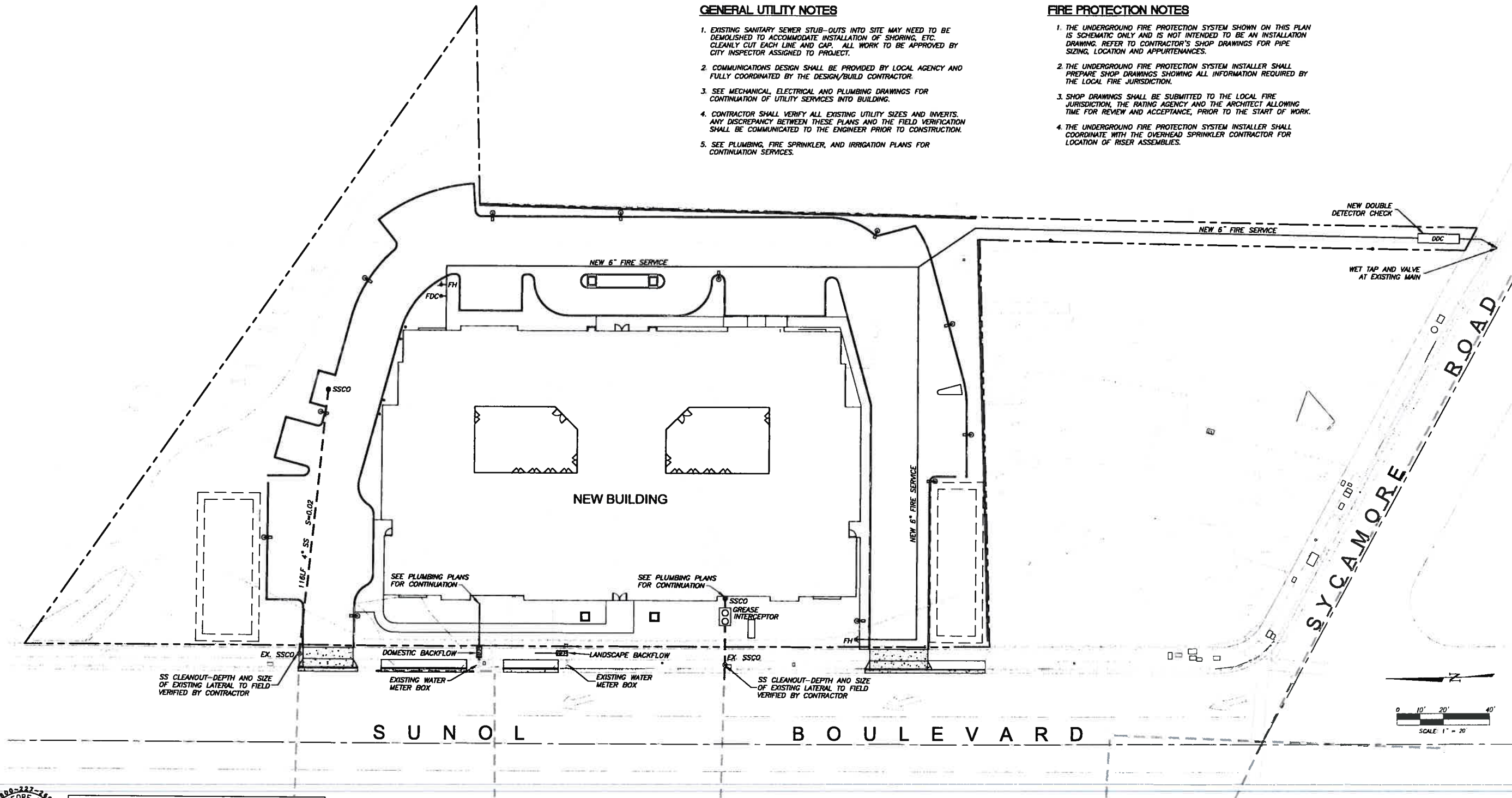
DWG. NAME: P:\Mathieu\CE\Draw\10051-1331 - Sunol Blvd\PLANS\1526 C-2 GRADING AND DRAINAGE PLAN.dwg. LAST EDITED: Tue, Aug 30, 2011 9:53am
 USER: Mathieu Civil Eng. AutoCAD V.12.1 (LMS Tool), Microsoft Windows NT Version 6.0 (x64)

GENERAL UTILITY NOTES

1. EXISTING SANITARY SEWER STUB-OUTS INTO SITE MAY NEED TO BE DEMOLISHED TO ACCOMMODATE INSTALLATION OF SHORING, ETC. CLEANLY CUT EACH LINE AND CAP. ALL WORK TO BE APPROVED BY CITY INSPECTOR ASSIGNED TO PROJECT.
2. COMMUNICATIONS DESIGN SHALL BE PROVIDED BY LOCAL AGENCY AND FULLY COORDINATED BY THE DESIGN/BUILD CONTRACTOR.
3. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CONTINUATION OF UTILITY SERVICES INTO BUILDING.
4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD VERIFICATION SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO CONSTRUCTION.
5. SEE PLUMBING, FIRE SPRINKLER, AND IRRIGATION PLANS FOR CONTINUATION SERVICES.

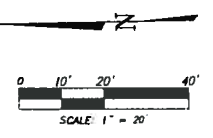
FIRE PROTECTION NOTES

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.



UNDERGROUND ALERT:

1. ALL EXISTING UTILITY LOCATIONS AND DEPTHS ARE APPROXIMATE ONLY.
2. CONTRACTOR SHALL POT-HOLE AND VERIFY PRIOR TO CONSTRUCTION
3. CONTRACTOR TO CONTACT USA FOR UTILITY MARKINGS PRIOR TO CONSTRUCTION
PHONE: 800-227-2600



UTILITY PLAN

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August 28, 2011
MCE #1526



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C-3

DWG NAME: F:\matheou\CE files\1526\1526 - Sunol Blvd\PLANS\1526 C-3 UTILITY PLAN.dwg, LAST EDITED: Tue, Aug 30, 2011 9:30pm
 USER: Matthew Cht Eng, AutoCAD V18.0 (145 Top), Microsoft Windows NT Version 6.1 [x64]

**STORMWATER TREATMENT MEASURE
OPERATION AND MAINTENANCE STATEMENT**

THE SITE MANAGER IS TO KEEP TRACK OF A MAINTENANCE AND INSPECTION SCHEDULE FOR BIO-RETENTION/TREATMENT FEATURES ON THE SITE. A MONTHLY VISUAL INSPECTION IS RECOMMENDED TO ENSURE NORMAL FUNCTIONING OF THIS BIO-RETENTION POND. DETAILED INSPECTIONS SHALL BE CONDUCTED AT LEAST TWICE ANNUALLY WITH INSPECTIONS OCCURRING (1) AT THE END OF THE WET SEASON TO SCHEDULE SUMMER MAINTENANCE, (2) BEFORE MAJOR FALL RUNOFF IN PREPARATION FOR WINTER, AND (3) AFTER PERIODS OF HEAVY RUNOFF. MAINTENANCE ACTIVITIES TO INCLUDE ENSURING THE BIO-RETENTION FACILITY IS IN PROPER WORKING ORDER. DEAD TURF OR OTHER UNHEALTHY VEGETATIVE AREAS WILL NEED TO BE REPLACED AFTER BEING DISCOVERED. A THOROUGH STORMWATER MAINTENANCE PLAN WILL BE DEVELOPED PRIOR TO SITE COMPLETION AND WILL BE MADE AVAILABLE TO CITY INSPECTORS UPON REQUEST.

PERVIOUS/IMPERVIOUS PAVING

PERVIOUS/IMPERVIOUS COVERAGE	(SQUARE FEET)
TOTAL SITE AREA	72,296±
EXISTING:	
PERVIOUS	68,986± (95.4%)
IMPERVIOUS	3,310± (4.6%)
PROPOSED:	
PERVIOUS	29,406 (40.7%)
IMPERVIOUS	42,890 (59.3%)

AVERAGE RUNOFF COEFFICIENT
 $C = 0.2 (0.40) + 0.9 (0.60) = 0.62$
PERVIOUS IMPERVIOUS

BEST MANAGEMENT PRACTICES (BMP'S)

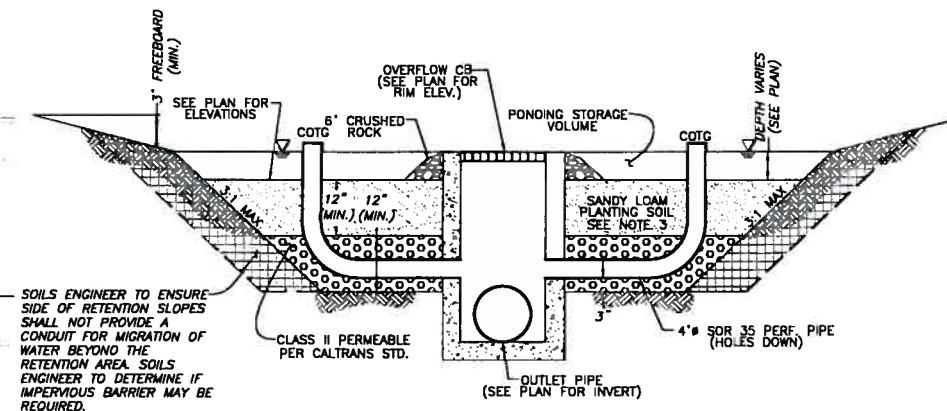
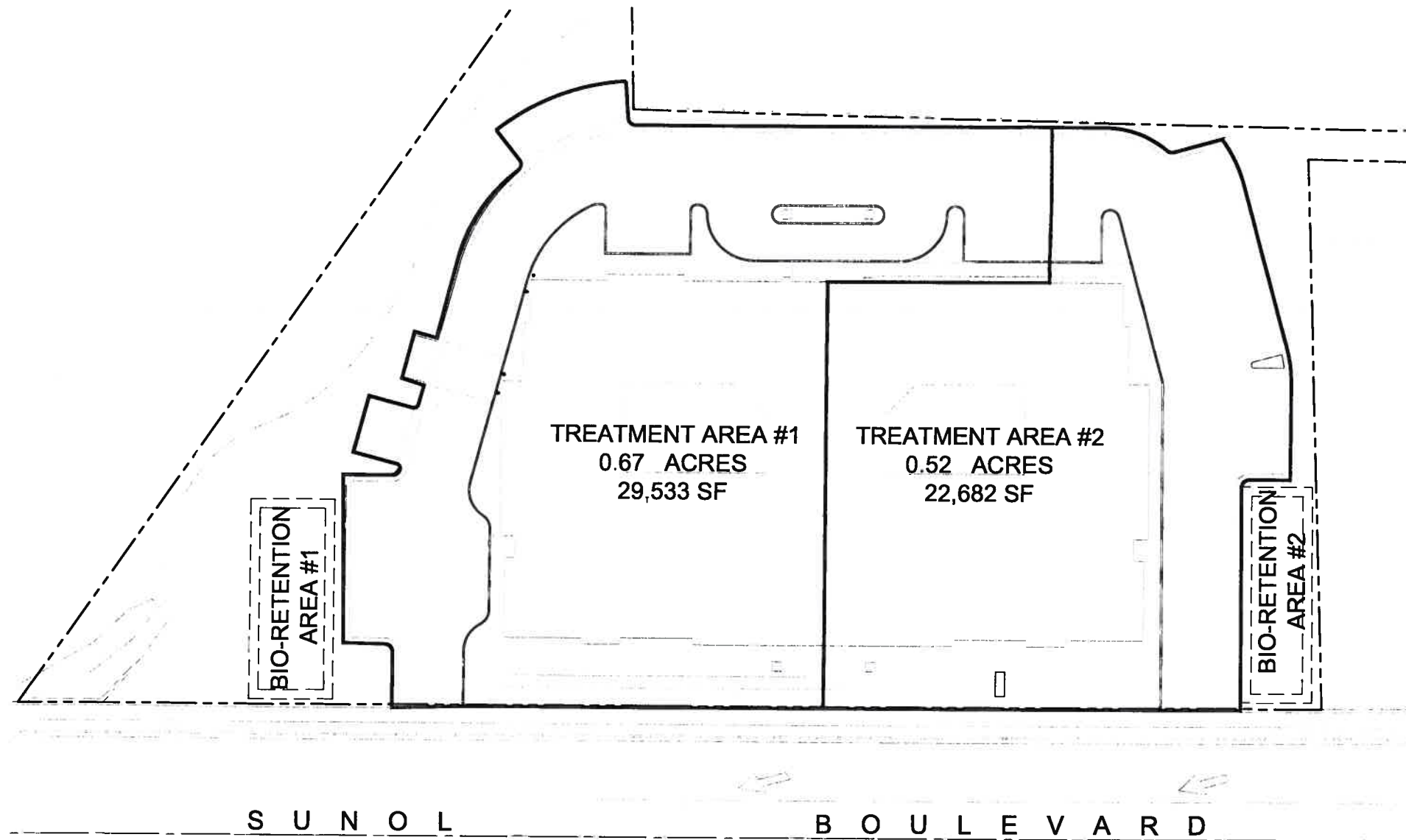
CONSTRUCTION BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCE/STRAW WADDLES AROUND PERIMETER OF SITE FOR SEDIMENT CONTROL, REGULAR STREET CLEANING, AND INLET PROTECTION DURING CONSTRUCTION.

BIO-RETENTION CALCULATIONS

TREATMENT AREA	BASE AREA REQ'D (SF)	BASE AREA PROVIDED (SF)
#1	1,218	1,257
#2	909	1,067

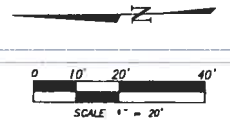
BIO-RETENTION POND REQUIRED BASE AREA CALCULATED BY TREATED IMPERVIOUS DRAINAGE AREA BY A MULTIPLE OF 4%.

** (IMPERVIOUS AREA) X (0.04) = BIO-RETENTION BASE AREA



SOILS ENGINEER TO ENSURE SIDE OF RETENTION SLOPES SHALL NOT PROVIDE A CONDUIT FOR MIGRATION OF WATER BEYOND THE RETENTION AREA. SOILS ENGINEER TO DETERMINE IF IMPERVIOUS BARRIER MAY BE REQUIRED.

1. BIORETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR. IN-SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.
3. SINCE THE NATIVE SOILS DO NOT SUPPORT THE ABOVE MENTIONED PERCOLATION RATES, ENGINEERED SOIL SHALL BE INSTALLED, IT SHALL BE COMPOSED OF THE FOLLOWING: 50% CONSTRUCTION SAND, 20-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AND 20-30% LEAF COMPOST. ENGINEERED SOIL SHALL BE IMPORTED AND SUBJECT TO OBSERVATION AND TESTING BY THE SOILS ENGINEER.
4. NO BARK MULCH SHALL BE PLACED IN THE BIORETENTION AREA.
5. PERK RATE SHALL BE VERIFIED BY SOILS ENGINEER.
6. SOIL MIX SHALL CONSIST OF 50% CONSTRUCTION SAND, 20-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT, AND 20-30% ORGANIC LEAF COMPOST WITH AN INFILTRATION RATE OF 5-10 INCHES/HOUR.



STORMWATER MANAGEMENT PLAN

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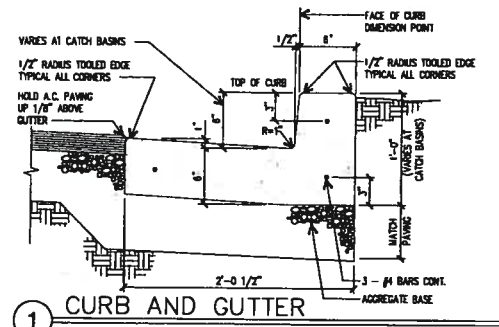
August 28, 2011
MCE #1526



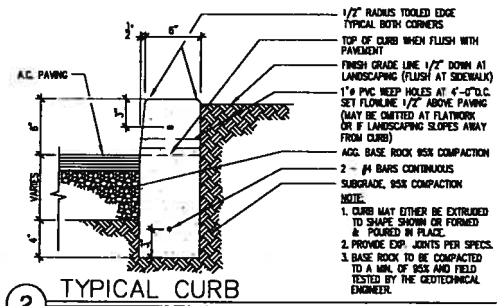
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 CIVIL ENGINEERING, INC.
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 SAN JOSE, CA 95112
 (408)-506-8565

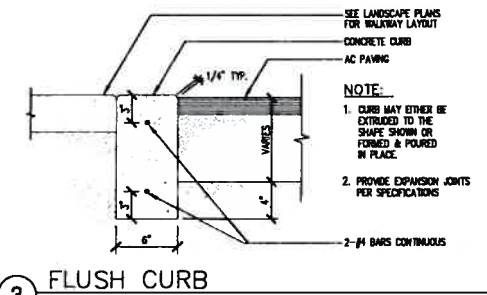
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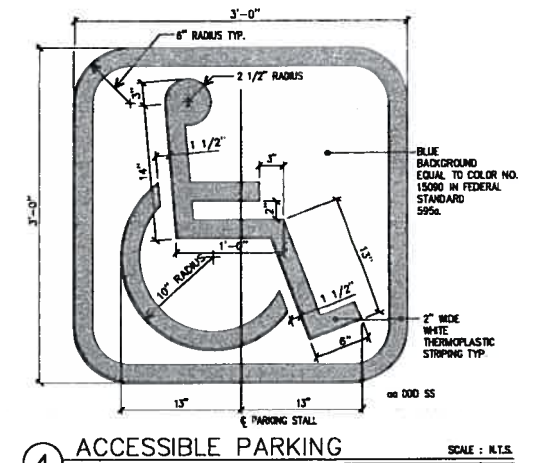
1 CURB AND GUTTER



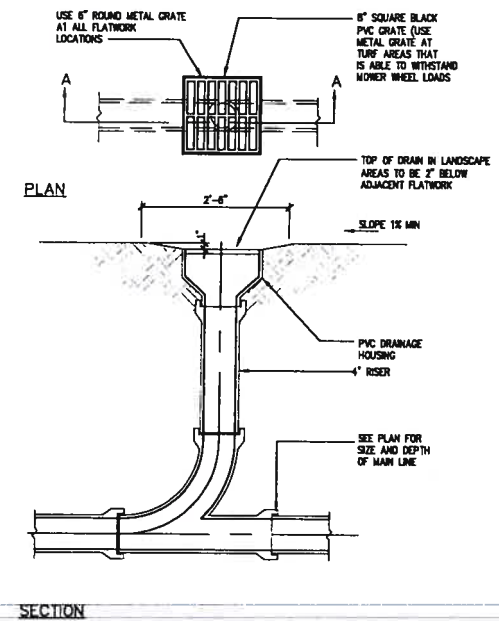
2 TYPICAL CURB



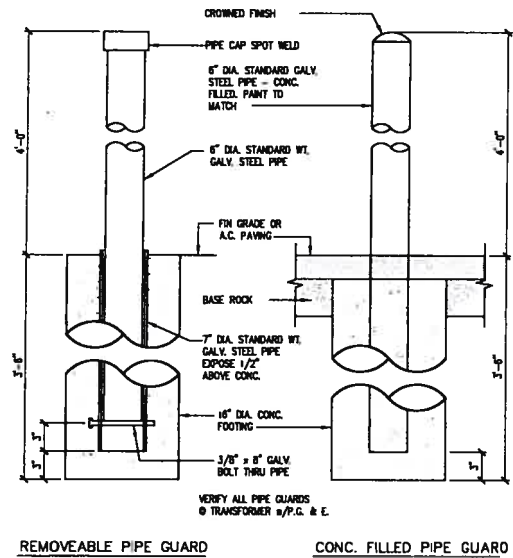
3 FLUSH CURB



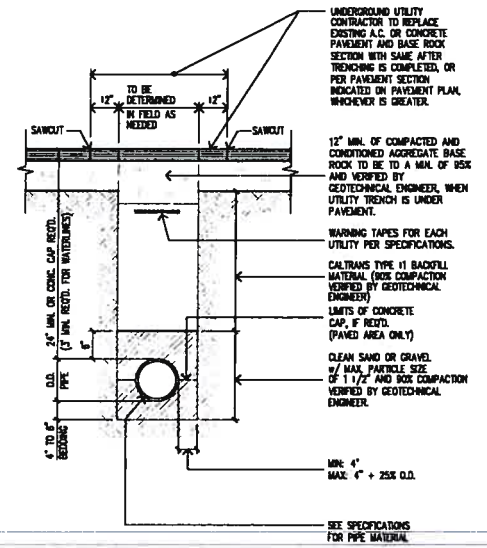
4 ACCESSIBLE PARKING SYMBOLS



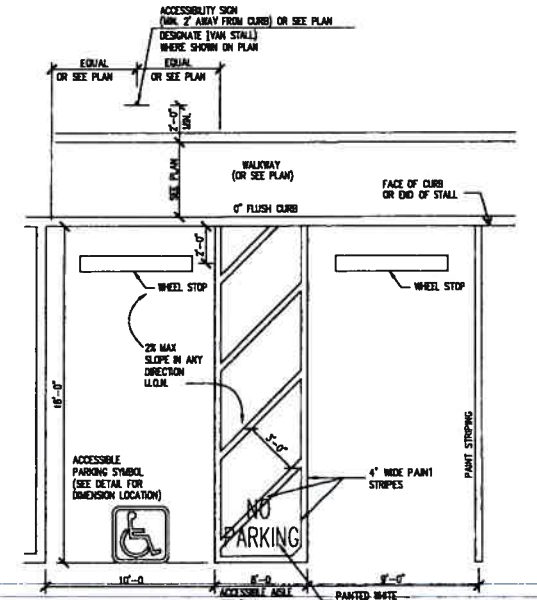
5 AREA DRAIN



6 BOLLARD



7 TYPICAL PIPELINE BACKFILL



8 ACCESSIBLE PARKING STALL

DETAILS

August 26, 2011
MCE #1526

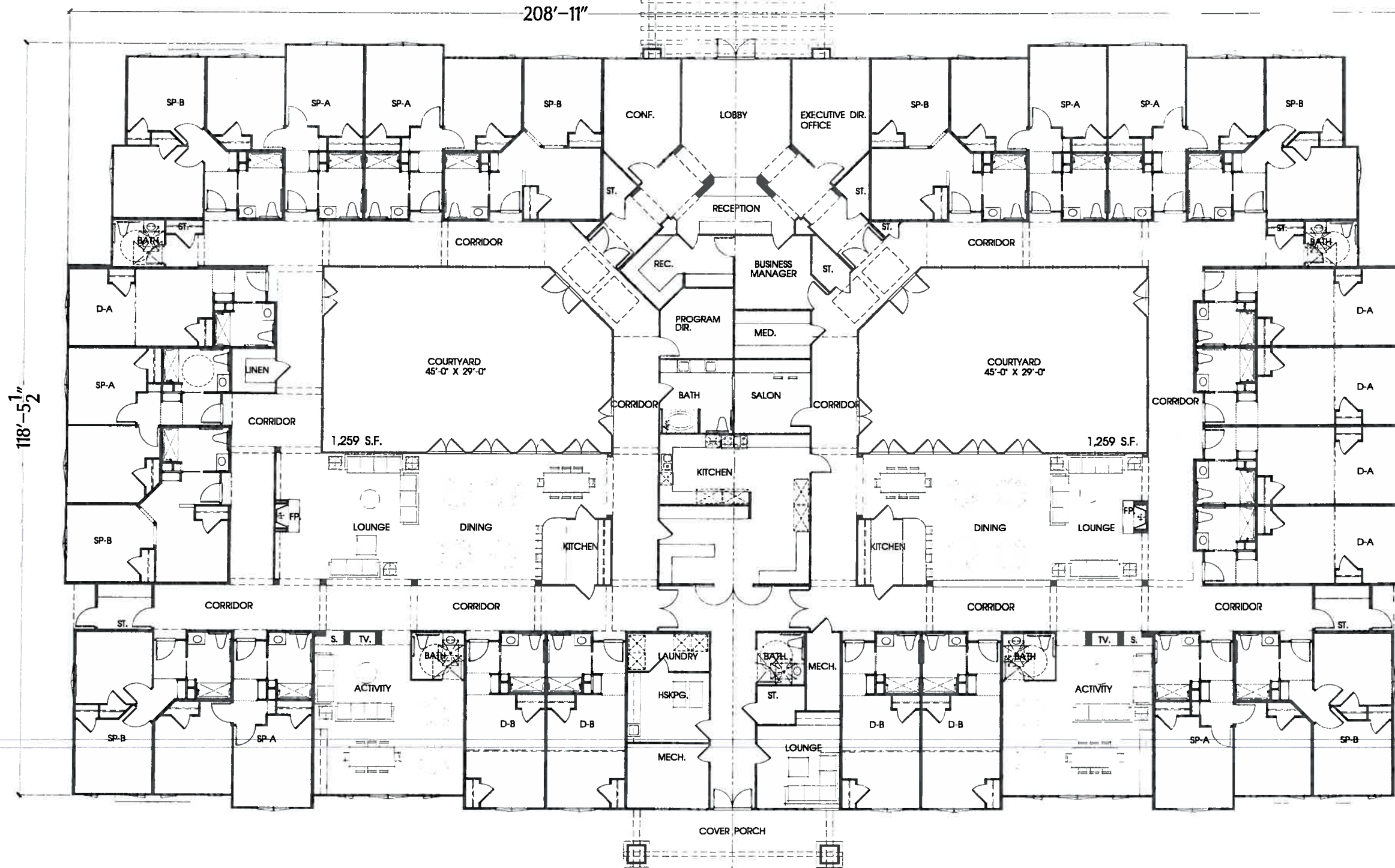


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(408)-506-8565

C-5

DOUBLE ROOM - A:	5 UNITS	403 SF	10 BDS
DOUBLE ROOM - B:	4 UNITS	342 SF	8 BDS
SEMI PRIVITE - A:	7 UNITS	519 SF	14 BDS
SEMI PRIVITE - B:	5 UNITS	458 SF	10 BDS
SEMI PRIVITE - B @ INTERIOR CORNER:	2 UNITS	458 SF	4 BDS
TOTAL UNITS:	23 UNITS		
TOTAL BEDS:			46 BDS
TOTAL BUILDING SF:		21,481 SF	



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April 1, 2011

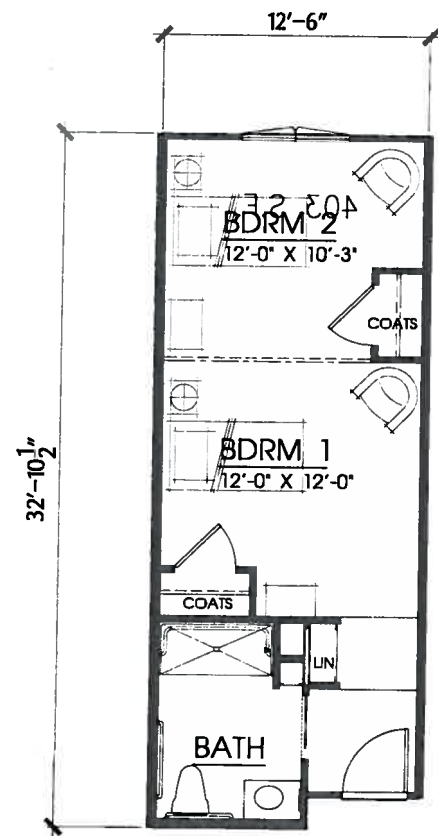
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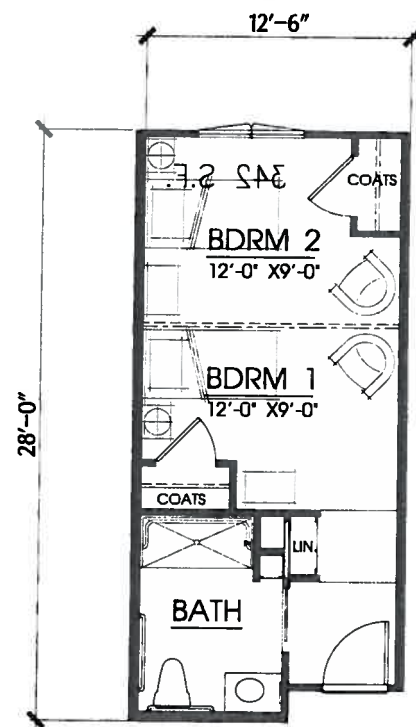
BUILDING PLAN
PLEASANTON MEMORY CARE FACILITY
 Pleasanton, California
 Petra Realty Investors

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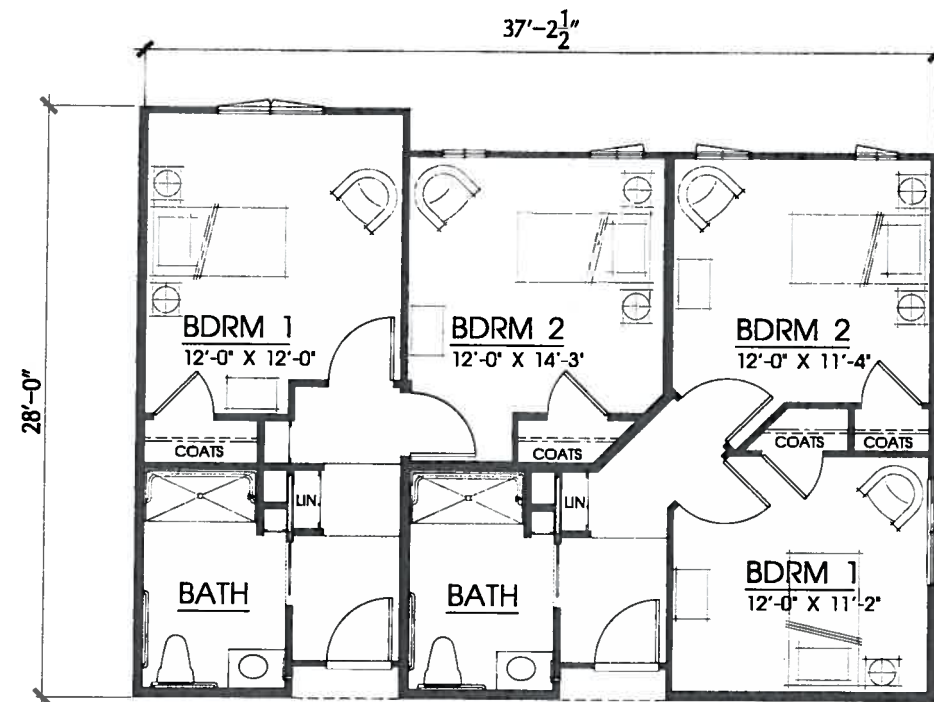
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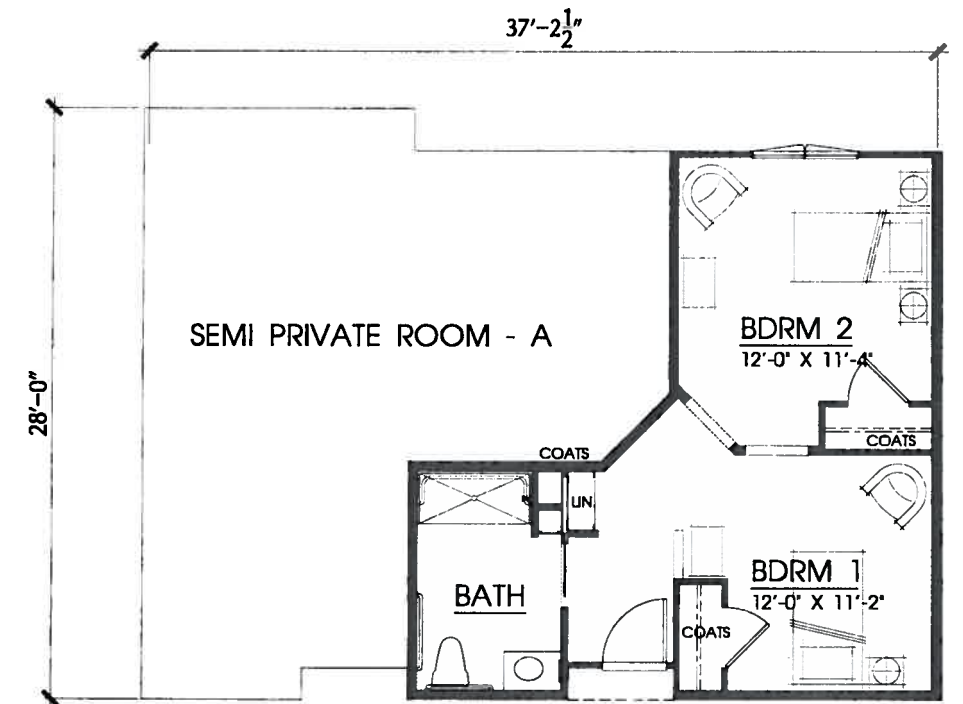
DOUBLE ROOM - A
403 SQ. FT.



DOUBLE ROOM - B
342 SQ. FT.



SEMI PRIVATE ROOM - A
519 SQ. FT.



SEMI PRIVATE ROOM - B
@ INTERIOR CORNER COND.
458 SQ. FT.

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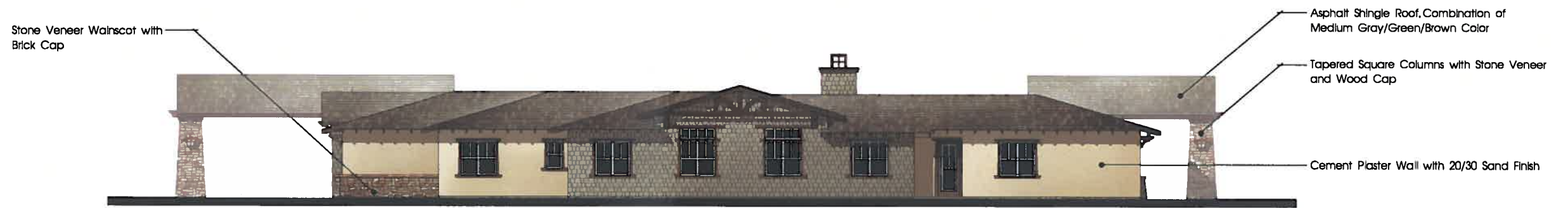
UNIT PLANS
PLEASANTON MEMORY CARE FACILITY
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W
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A-2



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SUNOL BLVD ELEVATION

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ELEVATIONS
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Apr 1, 2011
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A-3



March 30, 2011

PETRA REALTY INVESTORS
PLEASANTON MEMORY CARE FACILITY
 Pleasanton, California

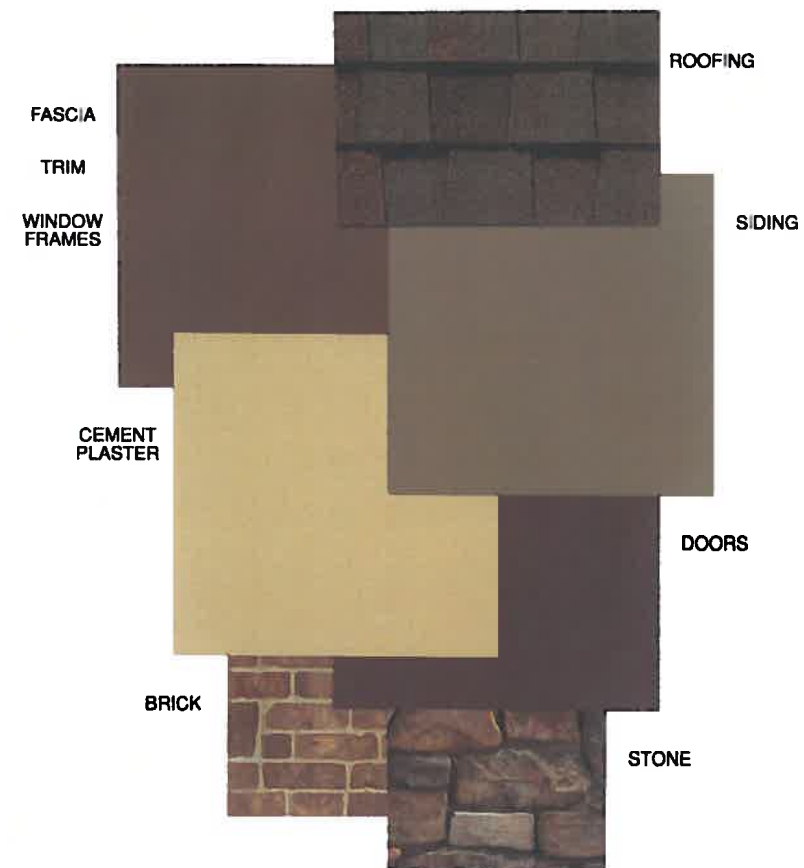
Project #2010205

EXTERIOR PALETTE

MATERIAL	COLOR	MANUFACTURER
ROOFING: Prestique High Definition Asphalt Shingles	BARKWOOD	GAF / ELK
ALTERNATE ROOFING: Concrete Shake Roof Tile	5502 ARCADIA	EAGLE
METAL CLAD WINDOWS (Factory Finish)	077 DEEP TAUPE	SIERRA PACIFIC WINDOWS
MANUFACTURED STONE (Standard Raked Joints)	VERONA HILLSTONE	ELDORADO
BRICK CAP (Standard Raked Joints)	MONTE CRISTO Chateau Collection	INTERSTATE
MORTAR @ STONE & BRICK	KHAKI	ORCO
CEMENT PLASTER (20/30 Finish)	Match Dunn Edwards DE 6179 OAK HARBOR	TBD
SIDING COLOR (applied to) Shingle Siding	DE 6223 MISSION TRAIL	DUNN EDWARDS
ALTERNATE SIDING COLOR (Factory Finish)	JH90-30 WOODSTOCK BROWN	JAMES HAROIE
TRIM COLOR (applied to): Eaves Fascia Rafter Tails Trim	DE 6077 DEEP BROWN	DUNN EDWARDS
ACCENT COLOR (applied to): Doors	DE 6014 DARK CHOCOLATE	DUNN EDWARDS

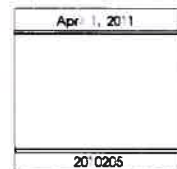
Color Designer: Donna Aldrich

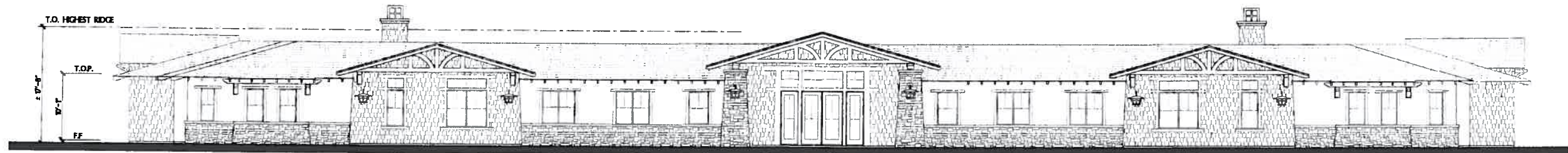
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PLEASANTON MEMORY CARE FACILITY
 PLEASANTON, CALIFORNIA
 3/30/11 **EXTERIOR PALETTE** 2010205
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For exact color refer to manufacturers' actual samples

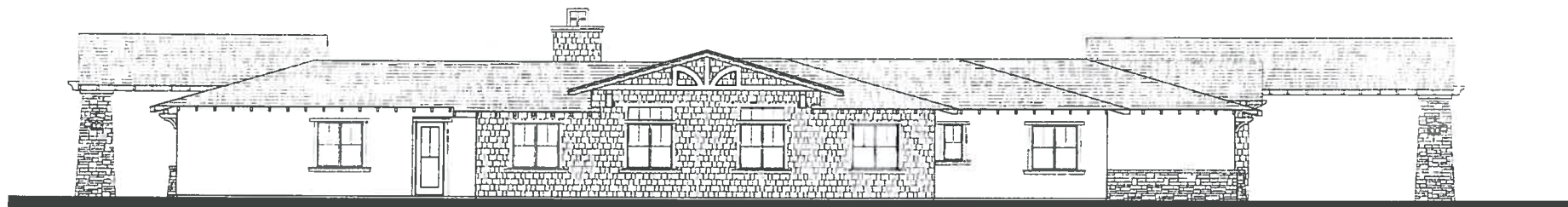




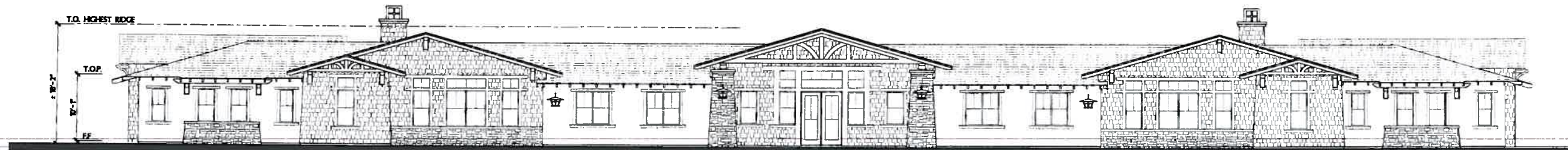
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SUNOL BLVD ELEVATION

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April 1, 2011
20110205



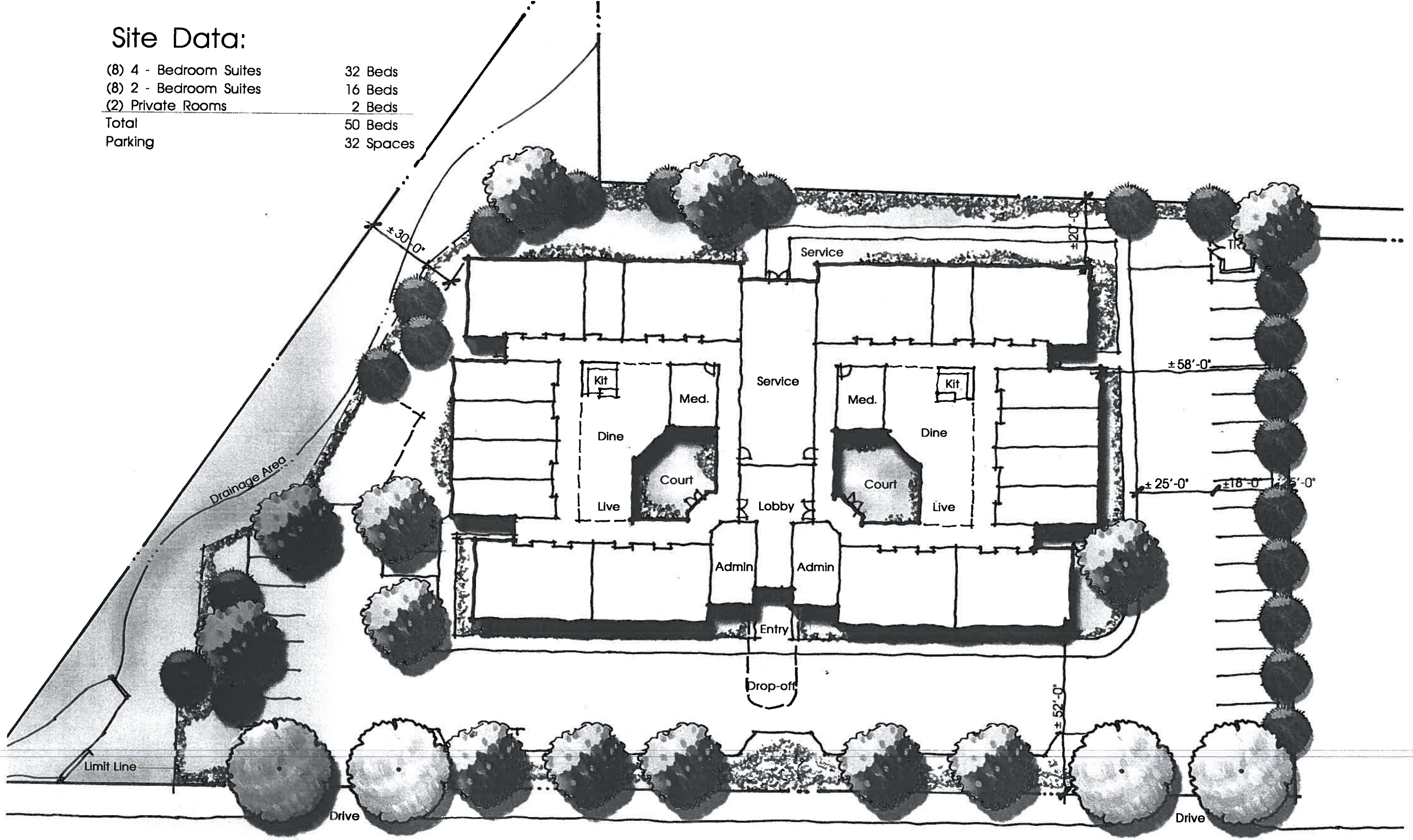
ELEVATIONS
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A-3

Site Data:

(8) 4 - Bedroom Suites	32 Beds
(8) 2 - Bedroom Suites	16 Beds
(2) Private Rooms	2 Beds
Total	50 Beds
Parking	32 Spaces



Preliminary Site Plan: Alternative 2
PLEASANTON MEMORY CARE
 5980 and 5998 Sunol Boulevard
 Pleasanton, California

November 23, 2010
 2010205

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 2350 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
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LEED 2009 for Healthcare: New Construction and Major Renovations

Project Name

Project Checklist

Date

10 2 6 Sustainable Sites Possible Points: 18

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
Y			Prereq 2	Environmental Site Assessment	
			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	1
			Credit 3	Brownfield Redevelopment	1
			Credit 4.1	Alternative Transportation—Public Transportation Access	3
			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	1
			Credit 4.4	Alternative Transportation—Parking Capacity	1
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
			Credit 6.2	Stormwater Design—Quality Control	1
			Credit 7.1	Heat Island Effect—Non-roof	1
			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1
			Credit 9.1	Connection to the Natural World—Places of Respite	1
			Credit 9.2	Connection to the Natural World—Direct Exterior Access for Patients	1

3 2 4 Water Efficiency Possible Points: 9

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
Y			Prereq 2	Minimize Potable Water Use for Medical Equipment Cooling	
			Credit 1	Water Efficient Landscaping—No Potable Water Use or No Irrigation	1
			Credit 2	Water Use Reduction: Measurement & Verification	1 to 2
			Credit 3	Water Use Reduction	1 to 3
			Credit 4.1	Water Use Reduction—Building Equipment	1
			Credit 4.2	Water Use Reduction—Cooling Towers	1
			Credit 4.3	Water Use Reduction—Food Waste Systems	1

14 3 20 Energy and Atmosphere Possible Points: 39

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
			Credit 1	Optimize Energy Performance	1 to 24
			Credit 2	On-Site Renewable Energy	1 to 8
			Credit 3	Enhanced Commissioning	1 to 2
			Credit 4	Enhanced Refrigerant Management	1
			Credit 5	Measurement and Verification	2
			Credit 6	Green Power	1
			Credit 7	Community Contaminant Prevention—Airborne Releases	1

3 8 5 Materials and Resources Possible Points: 16

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
Y			Prereq 2	PBT Source Reduction—Mercury	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain Interior Non-Structural Elements	1
			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Sustainably Sourced Materials and Products	1 to 4
			Credit 4.1	PBT Source Reduction—Mercury in Lamps	1
			Credit 4.2	PBT Source Reduction—Lead, Cadmium, and Copper	2
			Credit 5	Furniture and Medical Furnishings	1 to 2
			Credit 6	Resource Use—Design for Flexibility	1

9 6 3 Indoor Environmental Quality Possible Points: 18

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
Y			Prereq 3	Hazardous Material Removal or Encapsulation	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Acoustic Environment	1 to 2
			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
			Credit 4	Low-Emitting Materials	1 to 4
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7	Thermal Comfort—Design and Verification	1
			Credit 8.1	Daylight and Views—Daylight	2
			Credit 8.2	Daylight and Views—Views	1 to 3

1 1 4 Innovation in Design Possible Points: 6

Y	?	N			
Y			Prereq 1	Integrated Project Planning and Design	
			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 2	LEED Accredited Professional	1
			Credit 3	Integrated Project Planning and Design	1

0 1 3 Regional Priority Credits Possible Points: 4

Y	?	N			
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

40 23 45 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Note: Not all of the above points are guaranteed to be achieved; however, these points represent a reference point for further design and investigation.



DATE OF SURVEY:
MAY 23, 2006 & OCTOBER 2006

TREE NOTE:
SYMBOLS INSERTED ARE NOT INDICATIVE OF SIZE, TREE DIAMETER GIVEN IN INCHES.

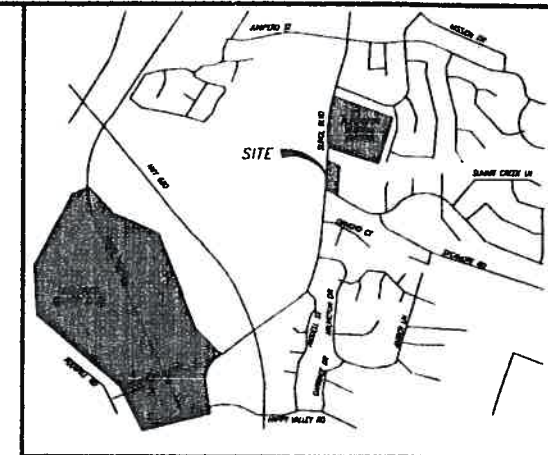
BENCHMARK NOTE:
PROJECT BENCHMARK FOUND 3/4" IRON PIPE 0.9' FROM PROPERTY LINE, ALONG SYCAMORE ROAD, ELEV = 362.43' BASED ON CITY OF PLEASANTON BENCHMARK #11259

LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCEL
- BEARING AND DISTANCE
- WATER METER
- IRRIGATION CONTROL VALVE
- SSWH - STORM DRAIN MANHOLE
- SSCO - SANITARY SEWER CLEANOUT
- CB - CATCH BASIN
- TREE DIAMETER IN INCHES

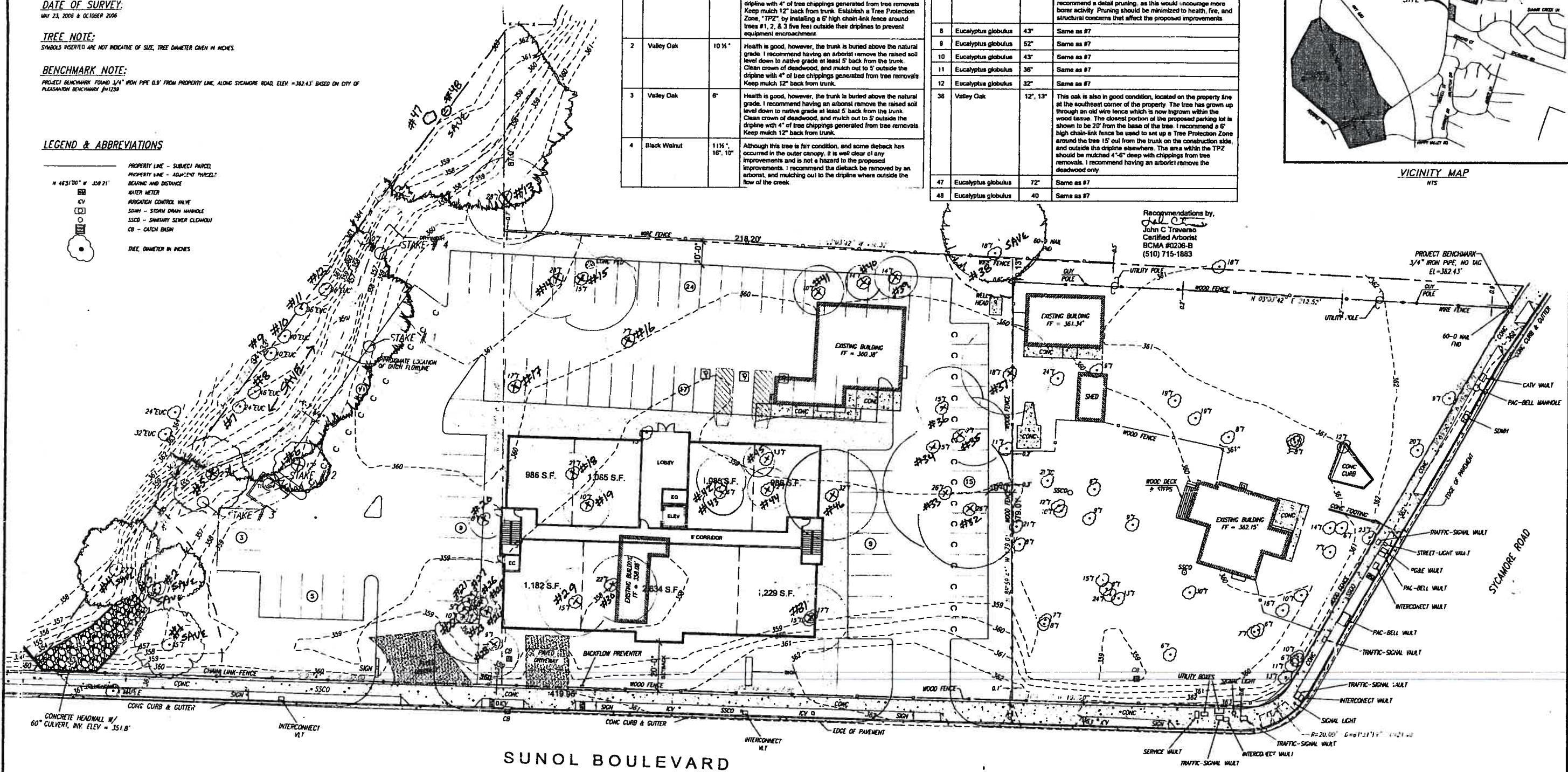
#	Species	DBH	Comments and Recommendations for Tree Protection
1	Valley Oak	13"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the dripline with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk. Establish a Tree Protection Zone, "TPZ" by installing a 6' high chain-link fence around trees #1, 2, & 3 five feet outside their driplines to prevent equipment encroachment.
2	Valley Oak	10 1/2"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the dripline with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk.
3	Valley Oak	6"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the dripline with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk.
4	Black Walnut	11 1/2", 16", 10"	Although this tree is fair condition, and some dieback has occurred in the outer canopy, it is well clear of any improvements and is not a hazard to the proposed improvements. I recommend the dieback be removed by an arborist, and mulching out to the dripline where outside the flow of the creek.

#	Spec/ies	DBH	Comments and Recommendations for Tree Protection
7	Eucalyptus globulus	24"	Trees # 7-12 are separated by a creek that is to be maintained in its natural state. Construction impacts will be on the opposite side of the creek, and should not affect tree health. These trees have a significant amount of fallen branch debris under them, and in their lower crotches. Many of the dead and fallen branches have evidence of Eucalyptus Long Horn Borer, an engraver beetle that can be very destructive. I recommend cleaning the crowns of broken branches and large deadwood (over 3" in diameter) and fallen debris under trees to lessen Borer activity and potential fire hazard. A few of the trees have canopies extending out over the proposed parking lot. I recommend crown reduction of elongated branches over P/L to minimize potential hazards. This work was to be done under the supervision of a certified arborist. I do not recommend a detail pruning, as this would encourage more borer activity. Pruning should be minimized to health, fire, and structural concerns that affect the proposed improvements.
8	Eucalyptus globulus	43"	Same as #7
9	Eucalyptus globulus	52"	Same as #7
10	Eucalyptus globulus	43"	Same as #7
11	Eucalyptus globulus	36"	Same as #7
12	Eucalyptus globulus	32"	Same as #7
38	Valley Oak	12", 13"	This oak is also in good condition, located on the property line at the southeast corner of the property. The tree has grown up through an old wire fence which is now ingrown within the wood tissue. The closest portion of the proposed parking lot is shown to be 20' from the base of the tree. I recommend a 6' high chain-link fence be used to set up a Tree Protection Zone around the tree 15' out from the trunk on the construction side, and outside the dripline elsewhere. The area within the TPZ should be mulched 4'-6" deep with chippings from tree removals. I recommend having an arborist remove the deadwood only.
47	Eucalyptus globulus	72"	Same as #7
48	Eucalyptus globulus	40"	Same as #7



VICINITY MAP
NTS

Recommendations by:
John C. Traverso
John C. Traverso
Certified Arborist
BCMA #0206-B
(510) 715-1883



SUNOL BOULEVARD

DRAFT

TOPOGRAPHIC SURVEY
prepared for
BUNTON CLIFFORD ASSOCIATES
PLEASANTON CALIFORNIA

JMH WEISS, INC.
Civil Engineering - Surveying - Land Planning
150 South Alhambra Boulevard, Suite 700 San Jose, CA 95113
P. (408) 286-4555 F. (408) 286-4558

1 OF 1 SHEET	AS SHOWN SCALE	10/26/06 DATE	4553 JOB NO.
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1:16 DATE: 2/19/03 (See Plan) - (See Notes) 02-26-07 4th P. 15 DP Overlaying L&D (2002) 4th P. 26, 2011 1:00pm
1:20 From: AAS&C 8:12:25 AM 11/11/06 11:00 AM 11/11/06

DATE OF SURVEY:
MAY 13, 2008 & OCTOBER 2006

TREE NOTE:
STAGHS POSKELD ARE NOT INDICATIVE OF SIZE. TREE DIAMETER SHOWN IN INCHES

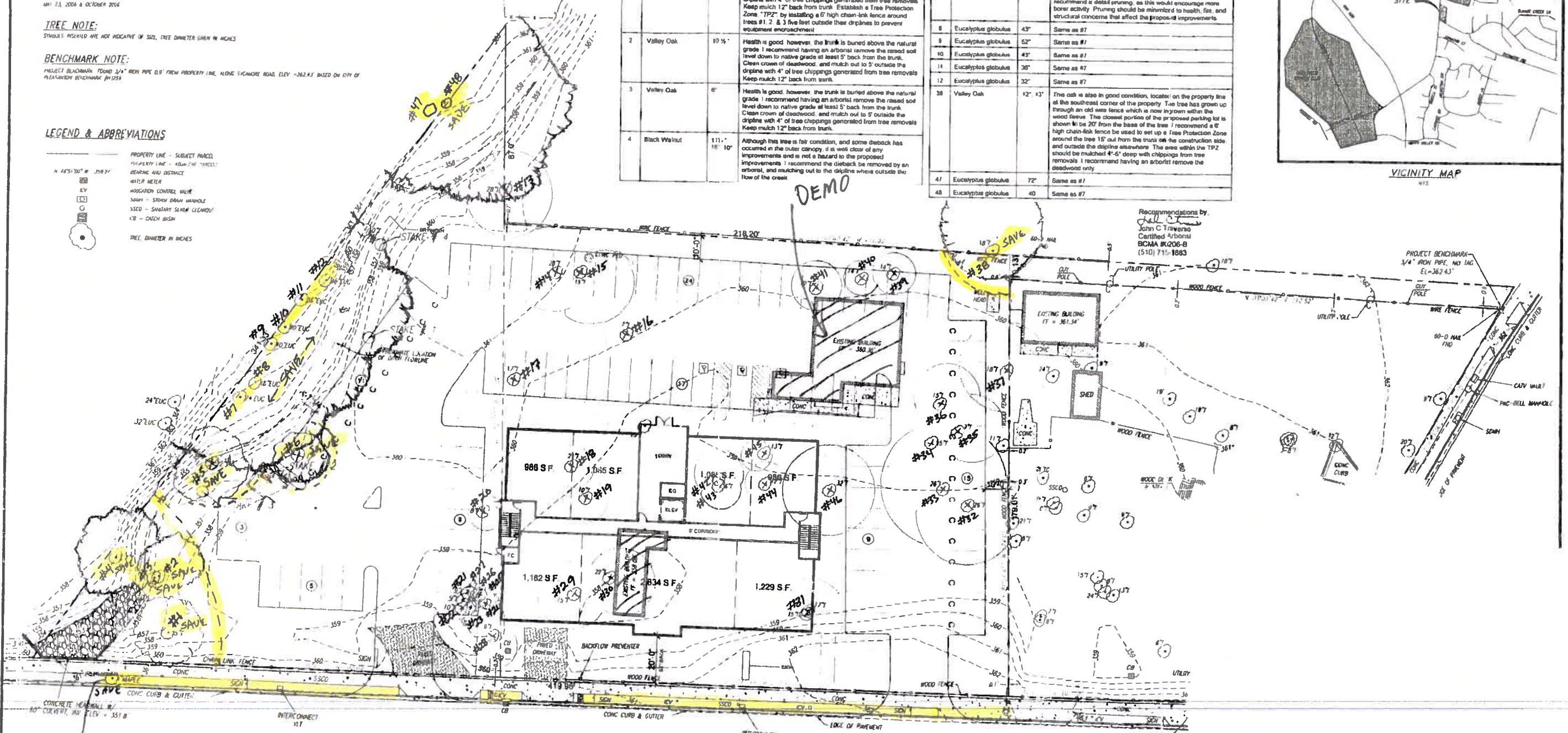
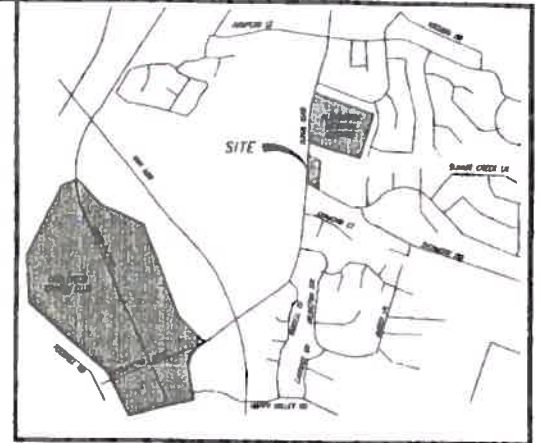
BENCHMARK NOTE:
PROJECT BENCHMARK FOUND 3/4" IRON PIPE 0.5' FROM PROPERTY LINE, ALONG SLYMORE ROAD, ELEV. = 362.85' BASED ON CITY OF PLEASANTON BENCHMARK #M1258

LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- UTILITY LINE - 48" DIA. "TRENCH"
- BEARING AND DISTANCE
- WATER METER
- HOODFAN CONTROL VALVE
- SEAM - STEEL DRAIN MANHOLE
- SSCO - SANITARY SEWER CLEANOUT
- CB - CATCH BASIN
- TREE, DIAMETER IN INCHES

#	Species	DBH	Comments and Recommendations for Tree Protection
1	Valley Oak	13"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the drip line with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk. Establish a Tree Protection Zone "TPZ" by installing a 6' high chain-link fence around trees #1, 2, & 3 five feet outside their drip lines to prevent equipment encroachment.
2	Valley Oak	10 1/2"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the drip line with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk.
3	Valley Oak	6"	Health is good, however, the trunk is buried above the natural grade. I recommend having an arborist remove the raised soil level down to native grade at least 5' back from the trunk. Clean crown of deadwood, and mulch out to 5' outside the drip line with 4" of tree chippings generated from tree removals. Keep mulch 12" back from trunk.
4	Black Walnut	11 1/2" / 18" / 10"	Although this tree is in fair condition, and some dieback has occurred in the outer canopy, it is well clear of any improvements and is not a hazard to the proposed improvements. I recommend the dieback be removed by an arborist, and mulching out to the drip line where outside the flow of the creek.

#	Species	DBH	Comments and Recommendations for Tree Protection
1	Eucalyptus globulus	24"	Trees # 1-12 are separated by a creek that is to be maintained as its natural state. Construction impacts will be on the opposite side of the creek, and should not affect tree health. These trees have a significant amount of fallen branch debris under them, and in their lower crotches. Many of the dead and fallen branches have evidence of Eucalyptus Long Horn Borer, an engraver beetle that can be very destructive. I recommend cleaning the crowns of broken branches and large deadwood (over 3" in diameter) and fallen debris under trees to lessen borer activity and potential fire hazard. A few of the trees have canopies extending over the proposed parking lot. I recommend crown reduction of elongated branches over P/T, to minimize potential hazards. This work will need to be done under the supervision of a certified arborist. I do not recommend a detail pruning, as this would encourage more borer activity. Pruning should be minimized to health, fire, and structural concerns that affect the proposed improvements.
8	Eucalyptus globulus	43"	Same as #7
9	Eucalyptus globulus	62"	Same as #7
10	Eucalyptus globulus	41"	Same as #7
11	Eucalyptus globulus	36"	Same as #7
12	Eucalyptus globulus	32"	Same as #7
38	Valley Oak	12" / 13"	This oak is also in good condition, located on the property line at the southeast corner of the property. This tree has grown up through an old wire fence which is now broken within the wood fence. The closest portion of the proposed parking lot is shown to be 20' from the base of the tree. I recommend a 6' high chain-link fence be used to set up a Tree Protection Zone around the tree 15' out from the trunk on the construction side and outside the drip line elsewhere. The area within the TPZ should be mulched 4'-6" deep with chippings from tree removals. I recommend having an arborist remove the deadwood only.
41	Eucalyptus globulus	72"	Same as #7
48	Eucalyptus globulus	40"	Same as #7



Recommendations by:
John C. Traverso
Certified Arborist
BCMA #K206-B
(510) 711-1883

SAVE any unlisted trees on sidewalk

yellow = trees to be saved
--- = nylon fencing to protect trees.
All other trees to be removed.

SUNOL BOULEVARD

5980 Sunol Blvd
DEMO 200289

CONTRACTOR COPY
DRAFT

ORDINANCE NO. 1958

AN ORDINANCE APPROVING THE APPLICATION OF NICK KAVAYIOTIDIS, PETRA REALTY INVESTORS, INC., FOR PUD REZONING AND DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASE PUD-65

WHEREAS, Nick Kavayiotidis, Petra Realty Investors, Inc., has applied for Planned Unit Development (PUD) rezoning and development plan to construct an approximately 21,795-square-foot, two-story office building at 5980 and 5998 Sunol Boulevard, and the property at 5998 Sunol Boulevard would be rezoned from the O (Office) District to the PUD-O (Planned Unit Development – Office) District; and

WHEREAS, an Environmental Impact Report (EIR) was prepared and certified for the North Sycamore Specific Plan (NSSP), and the California Environmental Quality Act (CEQA) specifies that individual development projects that are prepared pursuant to the requirements of an adopted specific plan, for which as EIR has been prepared and certified, are exempt from additional environmental review; and

WHEREAS, the property at 5998 Sunol Boulevard property is not part of the NSSP or its EIR; therefore, based on the Initial Environmental Study, a Negative Declaration was adopted by the City Council on July 17, 2007; and

WHEREAS, at its meeting of July 17, 2007, the City Council received the Planning Commission's positive recommendations for approval of the PUD rezoning and development plan; and

WHEREAS, a duly noticed public hearing was held on July 17, 2007; and

WHEREAS, after a review of the materials presented, the City Council determined that the proposed rezoning for 5998 Sunol Boulevard is appropriate for the site; and

WHEREAS, the City Council finds that the PUD development plan is consistent with the General Plan, the North Sycamore Specific Plan, and the purposes of the PUD ordinance.

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

SECTION 1. Approves the rezoning of the property at 5998 Sunol Boulevard from the O (Office) District to the PUD-O (Planned Unit Development) Office District.

SECTION 2. 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. 468, attached hereto as Exhibit A, dated July 17, 2007, and incorporated herein by this reference.

SECTION 3. Approves Case PUD 65, the application of Nick Kavayiotidis, Petra Realty Investors, Inc., for Planned Unit Development (PUD) development plan to construct an approximately 21,795-square-foot, two-story office building at 5980 and 5998 Sunol Boulevard, subject to the conditions shown on Exhibit B, attached here and incorporated herein by this reference.

SECTION 4. 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 5. This ordinance shall be effective thirty (30) days after its passage and adoption.

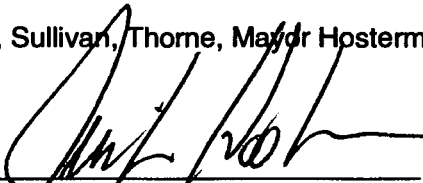
ADOPTED at a regular meeting of the City Council of the City of Pleasanton on August 21, 2007.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on July 17, 2007 by the following vote:


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

And adopted at a regular meeting of the City Council of the City of Pleasanton on August 21, 2007 by the following vote:

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

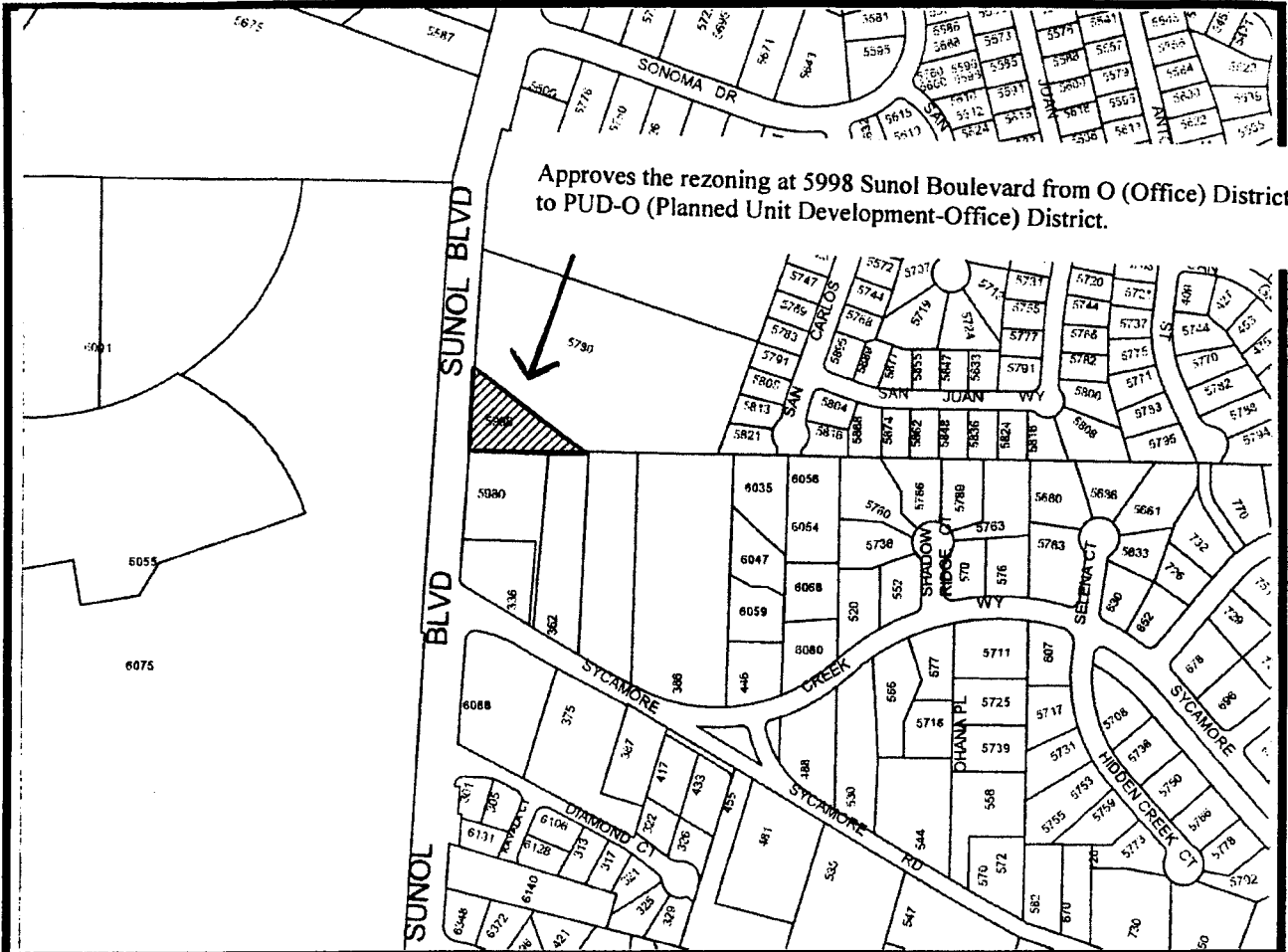

Jennifer Hosterman, Mayor

ATTEST:


Karen Diaz, City Clerk

APPROVED AS TO FORM:


Michael H. Roush, City Attorney



Approves the rezoning at 5998 Sunol Boulevard from O (Office) District to PUD-O (Planned Unit Development-Office) District.

**CITY OF PLEASANTON
PLANNING DEPARTMENT**

**Ordinance No. 1958
Zoning Unit Map No. 468**

DRAWN BY:
T. Snyder

APPROVED BY:
Jerry M. Jensen
PLANNING DIRECTOR

DATE:
07/17/07

SCALE:
1" = 300'

SEC. NO.:
PUD-65

**EXHIBIT B
CONDITIONS OF APPROVAL**

**PUD-65, Nick Kavayiotidis
5980 and 5998 Sunol Boulevard
July 17, 2007**

GENERAL

1. Development shall be constructed substantially as shown on the plans, color/material board, U.S. Green Building Council LEED Checklist, and related materials, Exhibit A, dated "Received" March 16, May 22, and June 21, 2007, 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 applicant shall obtain all building and other applicable City permits for the project prior to the commencement of construction.
3. 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 is issued.
4. The PUD development plan approval shall lapse two years from the effective date of this ordinance unless a building permit is issued and construction has commenced and is diligently pursued toward completion.
5. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site.
6. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading and drainage, building design, building colors or materials, landscape material, etc.

PLANNING

7. The site development standards for the subject properties shall follow the Office District of the Pleasanton Municipal Code, except as modified by the North Sycamore Specific Plan and the conditions of approval for Case PUD-65.
8. The permitted uses for the subject properties shall be subject to the following list of uses:
 - Administrative and Business Offices
 - Design-Related Offices
 - Insurance Offices
 - Investment Services
 - Legal Services
 - Medical and Dental Offices
 - Real Estate Offices
 - Research Services

9. Prior to issuance of a building permit, a lot line adjustment shall be approved by the City of Pleasanton and recorded which merges the 5980 and 5998 Sunol Boulevard properties into one property.
10. Prior to issuance of a building permit, the applicant shall reimburse the North Sycamore Specific Plan funding developer(s) for the 5980 Sunol Boulevard property's pro rata share of the North Sycamore Specific Plan capital improvements as stipulated by the North Sycamore Specific Plan Finance Plan.
11. Prior to occupancy, the applicant shall join the North Sycamore Specific Plan Maintenance Association as determined by the City Engineer. The maintenance association fees for this project shall be based on the 5980 Sunol Boulevard property's pro rata share in a manner consistent with the North Sycamore Specific Plan Finance Plan.
12. The windows shall be recessed from the outside face of wall as shown on the "Typical Window Section" on the approved building elevations. Window specifications and typical installation details shall be included with the plans submitted for issuance of building permits and shall be subject to the review and approval by the Planning Director prior to issuance of building permits for the project.
13. Except as otherwise approved by the Planning Director, the exterior stucco finish on the building shall have a fine sand float finish. The stucco finish shall be noted on the building permit plans.
14. The approved building colors and materials shall be indicated on the final building permit plans. Any proposed revisions to these approved colors or materials must be submitted for review and approval by the Planning Director prior to painting/installation.
15. The colors of the split-faced masonry wall shall be submitted to and approved by Planning Director as part of the building permit plan set prior to issuance of a building permit.
16. The project developer shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Planning Director. All required screening shall be provided prior to occupancy.
17. All mechanical equipment shall be constructed in such a manner that noise emanating from it will not be perceptible beyond the property plane of the subject property in a normal environment for that zoning district.
18. The applicant shall submit an exterior lighting/photometric plan for the building and site, including drawings and/or manufacturer's specification sheets showing the design of the light pole and the size and type of light fixtures proposed. The lighting/photometric plan shall be subject to the review and approval by the Planning Director and Chief Building Official prior to issuance of building permits for the project. The lighting/photometric plan shall comply with the City's Security Ordinance (Chapter 20.36 of the Pleasanton Municipal Code) and the following requirements:

- a. Lighting shall be directed away from adjacent properties and shall incorporate cut-off shield type fixtures to prevent glare onto adjacent properties or roadways.
 - b. The height of the light poles shall not exceed 14 feet.
 - c. Lighting levels shall be no greater than 0.2 foot-candle at the easterly and southerly property lines.
 - d. The parking area lights shall be programmed to turn off at 9:00 p.m. or 15 minutes after the closing of the last business in the building, whichever is greater.
19. The project's Sunol Boulevard driveways shall be limited to right-turn only ingress and egress. The applicant shall install adequate signing/stripping to indicate the right-turn only ingress/egress restriction for the driveways. The applicant shall also modify the Sunol Boulevard lane striping, as determined by the City Traffic Engineer, to accommodate the project's new Sunol Boulevard driveways. A signing/stripping plan shall be submitted in conjunction with the building permit plan check plans. Said plan shall be subject to the review and approval by the City Traffic Engineer prior to issuance of a building permit for the project.
20. Unless otherwise approved by the City Traffic Engineer, the applicant shall install standard ramping driveways at the new driveways on Sunol Boulevard rather than street openings as shown on the plans. The final design of the driveways shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the City Engineer and Planning Director prior to issuance of building permits for the project.
21. The applicant shall submit a simple transportation systems management program to provide incentives for employees or agents to use public transit, carpool, bike, or walk to work to reduce traffic and parking. Such a program could include incentives such as: free or reduced cost Wheels/BART passes, cash incentives program, installing lockers, etc. Said program shall be subject to the review and approval by the Planning Director prior to occupancy.
22. All trash and refuse shall be contained completely within the approved trash enclosure. The materials and color of the enclosure shall match the building and the gates shall be corrugated metal or solid wood. The design of the enclosure shall be shown on the plans submitted for issuance of building permits and shall be subject to the approval of the Planning Director and Fire Chief. Trash containers shall be stored within the enclosure at all times, except when being unloaded.
23. The applicant shall install and maintain an ashtray near the smoking bench on the subject property.
24. The location of any pad-mounted transformers shall be subject to approval by the Planning Director prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping or contained within an enclosure matching the building and with corrugated metal gates. All transformers shall be shown on the plans submitted for issuance of building permits. The project developer shall attempt to locate transformers at the rear of the site.

25. A final landscape plan and irrigation plan shall be submitted to and approved by Planning Director as part of the building permit plan set prior to issuance of a building permit. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing.
26. The applicant shall make the following modifications/revisions to the landscape plan:
 - a. Evergreen ivy or vines shall be planted along the western base of the masonry wall.
 - b. The rosemary groundcover within the bioswales shall be substituted with one or more species of groundcover that are suitable for a bioswale environment (i.e., one that doesn't "drown" easily when the soil becomes saturated, one that sends out many fibrous roots to reduce erosion, and one that does a good job of filtering the water before it reaches the drain inlet).
 - c. The species and sizes of the native riparian landscaping to be installed along the southerly bank of Sycamore Creek shall be shown on the plan.

Said modifications shall be shown on the plans submitted for issuance of building permits and shall be subject to review and approval by the Planning Director prior to issuance of building permits.

27. The applicant shall provide root control barriers and four inch perforated pipes for trees in planting areas less than ten feet in width, as determined necessary by the Planning Director at the time of review of the final landscape plans.
28. The applicant shall install an automatic irrigation system for all project landscaping, including the landscaping installed in the City right-of-way.
29. Except as otherwise conditioned, all trees used in landscaping shall be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
30. Prior to occupancy, the landscape architect shall certify in writing to the Planning Director that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design.
31. The project developer shall comply with the recommendations of the tree report prepared by Traverso Tree Service dated March 5, 2007, except that tree nos. 5 and 6 shall be saved as shown on the approved development plan. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer shall arrange for the arborist to conduct a field inspection prior to issuance of grading permits to ensure that all pre-construction recommendations have been properly implemented. The arborist shall certify in writing to the City that such recommendations have been followed.
32. No trees shall be removed other than those specifically designated for removal on the approved plans. The project developer shall post cash, letter of credit, or other security satisfactory to the Planning Director in the amount of five thousand dollars (\$5,000) for each tree required to be preserved, up to a maximum of twenty-five thousand dollars

(\$25,000). This cash bond or security shall be retained for one year following completion of construction and shall be forfeited if the tree is removed, destroyed, or disfigured. If the tree is removed, destroyed, or disfigured during construction, the applicant shall pay a fine in the amount equal to the appraised value of the subject tree. If the fine based on the appraised value of the tree(s) exceeds the bond amount, the applicant shall pay the difference between the bond and the appraised value of the subject tree(s).

33. Prior to issuance of a building permit, the applicant shall submit a report from a certified arborist acceptable to the City evaluating the potential impacts from the new masonry wall on the existing valley oak tree near the southeast corner of the site (tree no. 38 in the tree report prepared for this project by Traverso Tree Service dated March 5, 2007). The arborist shall make recommendations on the location and construction of the wall to ensure the survivability of the valley oak tree. The final location and construction of the southerly portion of the masonry wall shall be subject to the review and approval by the Planning Director.
34. Protective chain link or securely staked nylon fencing shall be installed around the existing trees to be saved during all construction activities. The location of said fencing shall be subject to the review and approval of the Planning Director. In addition, the following tree preservation methods shall be followed:
 - a. The applicant shall utilize his best efforts to locate any new utility trenches outside the dripline of the existing trees to be saved. If this is not feasible, then the applicant shall submit a report from a certified arborist acceptable to the City that indicates the trenching will not be detrimental to the health of the trees.
 - b. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
 - c. No signs, wires, or ropes shall be attached to the trees.
 - d. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5 feet of the dripline of the existing trees.
 - e. No equipment or temporary structures shall be placed within or beneath the dripline of the existing trees.

Failure to comply with these requirements may result in a stop-work order.

35. The property owner shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping installed as part of this project, including the existing and new landscaping in the City right-of-way along the project's Sunol Boulevard street frontage, will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the property.
36. The final design of the monument sign shall be shown on the plans submitted for issuance of building permits and shall be subject to review and approval by the Planning Director prior to issuance of building permits. Unless otherwise approved by the Planning Director, the monument sign shall utilize applied metal letters with external spot

illumination, either by decorative lights mounted on the sign or by ground-mounted lights be illuminated by external spot lights. In addition, the number of tenant names on the monument sign shall be subject to the review and approval by the Planning Director.

37. Prior to installation of any building signs, a comprehensive sign program shall be submitted for review and approval by the Planning Director. Said sign program shall include the specific details for each sign (i.e., colors, materials, illumination, location, sign text, dimensions, etc.). In addition, the sign program shall incorporate the following restrictions:
 - a. Building-mounted signs shall either be non-illuminated, spot-illuminated by decorative lights, or be halo-illuminated channel letters.
 - b. Building-mounted signs on the southern and eastern building elevations shall be non-illuminated.
38. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings or by Section 18.116.040 of the Zoning Ordinance if approved as part of a temporary conditional use permit. At no time shall spot lighting be used in conjunction with such grand openings and/or promotional events.
39. Only modular newspaper dispensers accommodating more than one (1) newspaper shall be allowed outside of the building within the development. The design of these dispensers shall be approved by the Planning Director. Dispensers within the public right-of-way shall require an encroachment permit by the Engineering Department.
40. There shall be no truck deliveries, parking lot sweeping, or leaf blowing between the hours of 10:00 p.m. and 6:00 a.m.
41. All construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. In addition, no construction shall be allowed on Federal Holidays. Interior construction activities taking place completely within the enclosed structure (i.e., building walls, windows, doors, and roof installed) may be conducted on Saturdays from 8:00 a.m. to 5:00 p.m., provided that all windows and doors have been installed and remain closed during interior construction activities. The Planning Director may allow earlier "start-times" for specific construction activities (e.g., concrete-foundation/floor-pouring), if it can be demonstrated to the satisfaction of the Planning Director that the construction and construction traffic noise will not affect nearby residents. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.
42. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday.
43. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No stockpiling of dirt on this site shall occur without specific review and approval by the Planning Department.

44. Dust and mud shall be contained within the boundaries of the property during times of construction. The project developer shall submit a dust control plan or procedure as part of the building permit plans.
45. The project developer shall submit a waste generation disposal and diversion plan to the Building and Safety Division prior to issuance of building or demolition permits. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer shall recycle at least fifty percent (50%) of the job site construction and demolition waste. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of final occupancy. During demolition and construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only". The project developer shall contact Pleasanton Garbage Service for all waste disposal. Only that portion of trash and recycling waste refused by Pleasanton Garbage Service shall be disposed of or diverted by another trash/recycling company.
46. The height of the building shall be surveyed and verified as being in conformance to the approved building height as shown on Exhibit "A" or as otherwise conditioned. Said verification is the project developer's responsibility, shall be performed by a licensed land surveyor or civil engineer, and shall be completed and provided to the Planning Department before the first framing or structural inspection by the Building and Safety Division.
47. The applicant shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Planning Director, certifying that the pad elevations and building location (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structure.
48. Final inspection by the Planning Department is required prior to occupancy.
49. If archeological materials are uncovered during grading, trenching, or other on-site excavation, all work on site shall be stopped and the City immediately notified. The county coroner and the Native American Heritage Commission shall also be notified and procedures followed as required in Appendix K of the California Environmental Quality Act. A similar note shall appear on the improvement plans.
50. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.
51. All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened so as to minimize visual impacts. The location of all backflow prevention devices, above ground irrigation controls, and above ground irrigation meters and the quantity and type of proposed landscape screening shall be subject to the review and approval of the Planning Director prior to installation.
52. All parking spaces shall be striped. Wheel stops shall be provided unless the spaces are fronted by raised concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
53. Prior to issuance of a building permit, the developer shall pay the required commercial development school impact fee as prescribed by state law and as adopted by the Pleasanton Unified School District.

54. 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.
55. 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.
56. The office building shall be designed and constructed to maintain an interior noise level of 45 dBA L_{eq} . Information sufficient to determine that this noise level can be met shall be submitted with the plans submitted for issuance of building permits and shall be subject to review and approval by the Planning Director and Chief Building Official prior to issuance of building permits.

GREEN BUILDING

57. The subject building shall achieve at least a LEED™ "Certified" level on the LEED Green Building Checklist at the time of building permit submittal. A final list of the green building measures shall be submitted in conjunction with the plans submitted for issuance of building permits and shall be subject to the review and approval by the Planning Director prior to issuance of building permits for the project.
58. The proposed LEED™ Green Building Checklist shall be shown on one of the first two pages of the plans submitted for the issuance of a building permit. The sheet number(s) where each checklist item is addressed in the plan set shall be noted on the checklist. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Planning Director and the Chief Building Official.
59. The Building and Safety Division may require special plan check or inspections for the green building measures proposed. If required, the applicant shall provide verification to the Planning Department clearly stating that the Building and Safety Division approved all applicable requirements relating to green building measures. Said verification shall be provided prior to occupancy.
60. The applicant shall implement the following measures with the construction of the office building covered by this approval so that a roof-mounted photovoltaic system can be installed in the future:
 - a. Install electrical conduit and pull string from the roof/attic areas to the building's main electrical panel;
 - b. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a typical photovoltaic system beyond that anticipated for roofing; and

- c. Provide an area near the electrical panel for the “inverter” required to convert the direct current output from the photovoltaic panels to alternating current.

These measures shall be indicated on the building permit plan sets.

BUILDING

61. The building shall meet the applicable Title 24 state energy requirements.
62. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.
63. The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities. 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.
64. The applicant shall submit 3 full-size sets of construction plans (wet-stamped and signed), 2 sets of the necessary structural and Title 24 calculations, 2 copies of a site specific soils report, and the completed Building Permit Questionnaire to the Building and Safety Division, along with the necessary fees, to initiate the City’s plan check process. The plan check will be accepted only after the completion of the Design Review procedure’s 15-day appeal period, unless the applicant submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned or the design is significantly changed as the result of an appeal. In no case will a building permit be issued prior to the expiration of the 15-day appeal period.
65. A sanitary sewer sampling manhole shall be provided on any new sanitary sewer lateral from the building, unless otherwise waived by the Chief Building Official.
66. 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.
67. Building and situs plans are to be submitted to the Building and Safety Division on computer disk in a format approved by the Director. Digitized information shall be submitted before requesting a final inspection and should reflect as-built situs and architectural information as approved by the Director.

FIRE

68. The project developer shall meet all applicable fire and security requirements in Chapters 20.24 and 20.36 of the Pleasanton Municipal Code.
69. The office building covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall

be submitted to the Pleasanton Building and Safety Division for review and approval prior to installation. The fire alarm system, including waterflow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s). The fire alarm system shall be monitored in accordance with the Pleasanton Municipal Ordinance #1778. The fire alarm system shall transmit zone information to a UL listed Central Station as specified in the Ordinance.

70. The applicant shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
71. The site shall be kept free of fire hazards from the start of construction to final inspection.
72. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to surface roads, fire hydrants, and a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire. When alternate methods of fire protection are approved by the Fire Chief, this requirement may be waived or modified. Proposed alternative methods of fire protection shall be submitted in writing to the Fire Chief prior to any framing construction. Work on the alternative fire protection methods shall not begin until approved by the Fire Chief.
73. All 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 permits towing vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking, Fire Lane, Tow Away Zone" or "No Parking, Fire Lane, Tow Away Zone" signs shall be installed as required by the Vehicle Code.
74. All portions of the building covered by this approval shall have installed and operating, fire extinguishers with a minimum 2-A:10-B:C rating. The fire extinguishers shall be located within a seventy-five foot (75' 0") radius of each other.
75. Trash enclosures which are sized to contain dumpsters with an individual capacity of 1.5 cubic yards located within five feet (5' 0") of unprotected building openings, combustible walls, or combustible roof eaves shall be provided with an automatic fire sprinkler system.

ENGINEERING

76. The building permit plans shall accurately show all existing public improvements near the subject development (i.e., signals, street lights, street signs, utility vaults and boxes, etc.) and shall clearly indicate any proposed modifications to the existing public improvements. Proposed modifications to the public improvements shall be subject to review and approval by the City Engineer and Planning Director prior to issuance of a building permit.
77. The existing driveways to be removed along Sunol Boulevard shall be replaced with curb, gutter, sidewalk, and landscaping matching the existing improvements along the project frontage. Said improvements shall be shown on the plans submitted for issuance

of building permits and shall be subject to the review and approval by the City Engineer and Planning Director prior to issuance of building permits for the project.

78. The applicant shall submit a refundable cash bond for construction hazard prior to issuance of an Engineering or Building and Safety Division permit. The amount of this bond will be determined by the City Engineer.
79. The applicant's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site or City right-of-way.
80. 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.
81. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owner.
82. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.
83. 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.
84. All utilities required to serve the proposed development shall be installed underground in conduit, unless otherwise determined by the City Engineer.
85. The applicant shall submit a final utility plan showing the proposed sewer system, water supply, electric power distribution, gas distribution, communication service, Cable television, and any required alarm system for the site. Said plan shall be subject to the review and approval of the City Engineer and the Planning Director prior to the issuance of any building permits.
86. Any damage to existing street or sidewalk improvements during construction on the subject property shall be repaired to the satisfaction of the Planning Director and City Engineer at full expense to the developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
87. The paving sections for the on-site parking and drive areas shall 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 two inches (2") of asphalt concrete (A.C.) on a six-inch (6") asphalt base (A.B.). The minimum A.C. pavement slope shall be one percent (1%). For pavement slopes less than one percent, 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 percent.

88. Six-inch (6") vertical concrete curbs shall be installed between the new parking spaces and the landscaped areas unless wheel stops are installed, subject to the review and approval by the City Engineer and Chief Building Official.
89. The applicant shall dedicate to the City an eight-foot wide public service easement (P.S.E.) along both the Sunol Boulevard and Sycamore Road frontages of the subject properties. Said easements shall be granted to the City prior to the City Engineer approval of the Lot Line Adjustment merging the two lots or prior to the issuance of the on-site building permit, whichever occurs first.
90. All existing wells on the site shall be removed or sealed, filled and abandoned pursuant to Alameda County Ordinance 73-68, prior to the start of grading operations 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.
91. 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.

URBAN STORMWATER RUNOFF REQUIREMENTS

Stormwater Design Requirements

92. The project shall comply with the Alameda Countywide NPDES Permit #CA50029831, a copy of which is available at the City offices.
93. The following requirements shall be incorporated into the project:
 - a. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bioswales. Irrigated bioswales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the storm water running off the paved surface that enters the bioswale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
 - b. The project developer shall submit sizing designs criteria to treat stormwater runoff at the time of plan submittal.
 - c. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 - 1) Structures shall be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - 2) Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required.

- 3) Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - 4) Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
- d. Trash areas, dumpsters and recycling containers shall be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a berm shall be installed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer shall notify the Dublin-San Ramon Services District (DSRSD) upon installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.
 - e. Prior to grading permit issuance the project developer 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 for projects with clearing, grading and excavation exceeding the current standards.
 - f. All metal roofs shall be finished with rust-inhibitive paint.
 - g. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever practicable.

Stormwater Construction Requirements

94. The project development shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the City Engineer prior to issuance of building or grading permits. Failure to comply with the approved construction SWPPP may result in the issuance of correction notices, citations or stop work order. The following construction Best Management Practices (BMPs), as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
95. The project developer is responsible for implementing the following measures during all construction phases of the project:
 - a. The project developer 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/Chief Building Official. 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 Chief Building Official. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.

- b. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the 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 City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
- c. 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.
- d. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
- e. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
- f. Create a contained and covered area on the site for the storage of 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.
- g. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

Stormwater Operation Requirements

- 96. The applicant shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, but are not limited to:
 - a. The property owner(s) shall be responsible for maintaining all stormwater treatment measures on the site. These maintenance responsibilities shall include implementing the maintenance plan, which is attached to the Stormwater Treatment Measures Inspection and Maintenance Agreement. This document shall be reviewed by the City Attorney's Office and recorded prior to occupancy.
 - b. On-site storm drain inlets clearly marked and maintained with the words "No Dumping – Drains to Bay" using City-approved methods and materials.

- c. Proper maintenance of landscaping, with minimal pesticide and fertilizer use.
- d. Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.
- e. Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinsewater from cleaning tools, equipment or parts into storm drains.
- f. Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
- g. Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
- h. Vegetated swales or bioretention ponds with grasses shall be mowed and clippings removed on a regular basis.

{end}

SUNOL PROFESSIONAL PLAZA

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PVD-GS



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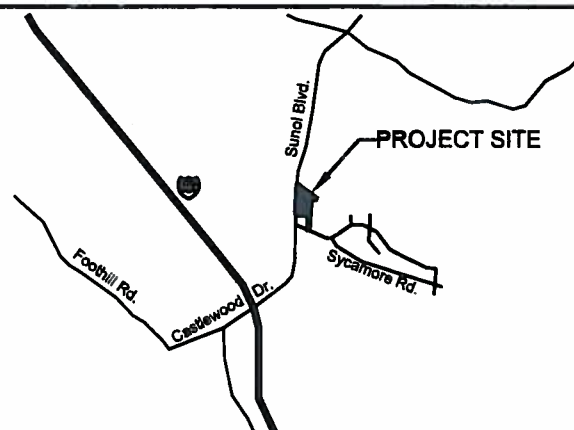
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APPROVED
CITY COUNCIL

VICINITY MAP



OWNER

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DRAWING INDEX

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- DR - 2 SITE PLAN
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DATE	3-14-07
REV. NO.	REV. DATE
1	3-18-07
2	
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SUBMITTED TO

CITY OF PLEASANTON
PLANNING DEPARTMENT

SUBMITTED FOR

DESIGN REVIEW

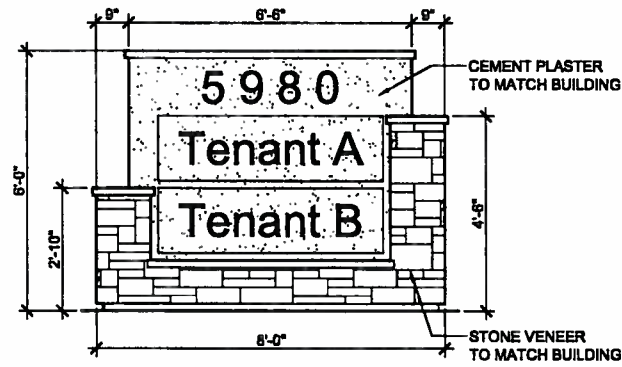
APPROVED
PLEASANTON PLANNING COMMISSION
BY *Jerry M. Jones*
DATE *6-27-2007*

COVER SHEET

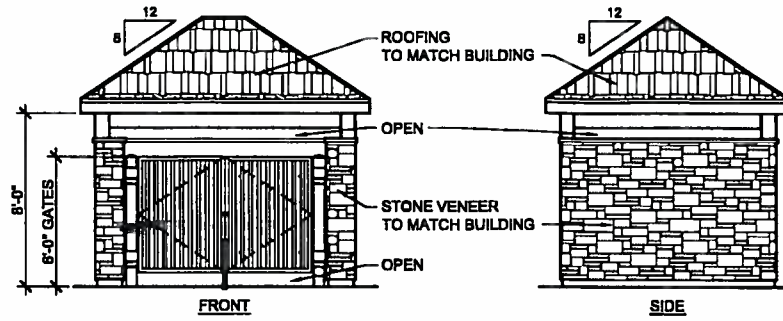
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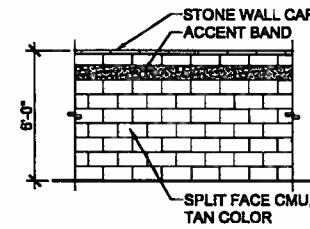
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MONUMENT SIGN
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



SOUND WALL ELEVATION
SCALE: 1/4" = 1'-0"

SITE DATA:

ZONE:	PLANNED UNIT DEVELOPMENT - OFFICE
SITE AREA:	(± 1.67 AC.) ± 72,856 S.F.
F.A.R. (FLOOR-AREA-RATIO):	30%
MAXIMUM BUILDING AREA ALLOWED:	72,856 S.F. X 30% = 21,856 S.F.
BUILDING AREA:	
FIRST FLOOR =	11,122 S.F.
SECOND FLOOR =	10,673 S.F.
TOTAL =	21,795 S.F.
PARKING REQUIRED:	
OFFICE, NON-MEDICAL (1/300) = (13,245 S.F.)	44 SPACES
OFFICE, MEDICAL (1/150) = (8,550 S.F.)	57 SPACES
TOTAL =	(21,795 S.F.) 101 SPACES
PARKING PROVIDED:	
STANDARD (9' X 19') =	62 SPACES
COMPACT (8' X 16') =	35 SPACES
ACCESSIBLE (9' X 19') =	4 SPACES
TOTAL =	101 SPACES

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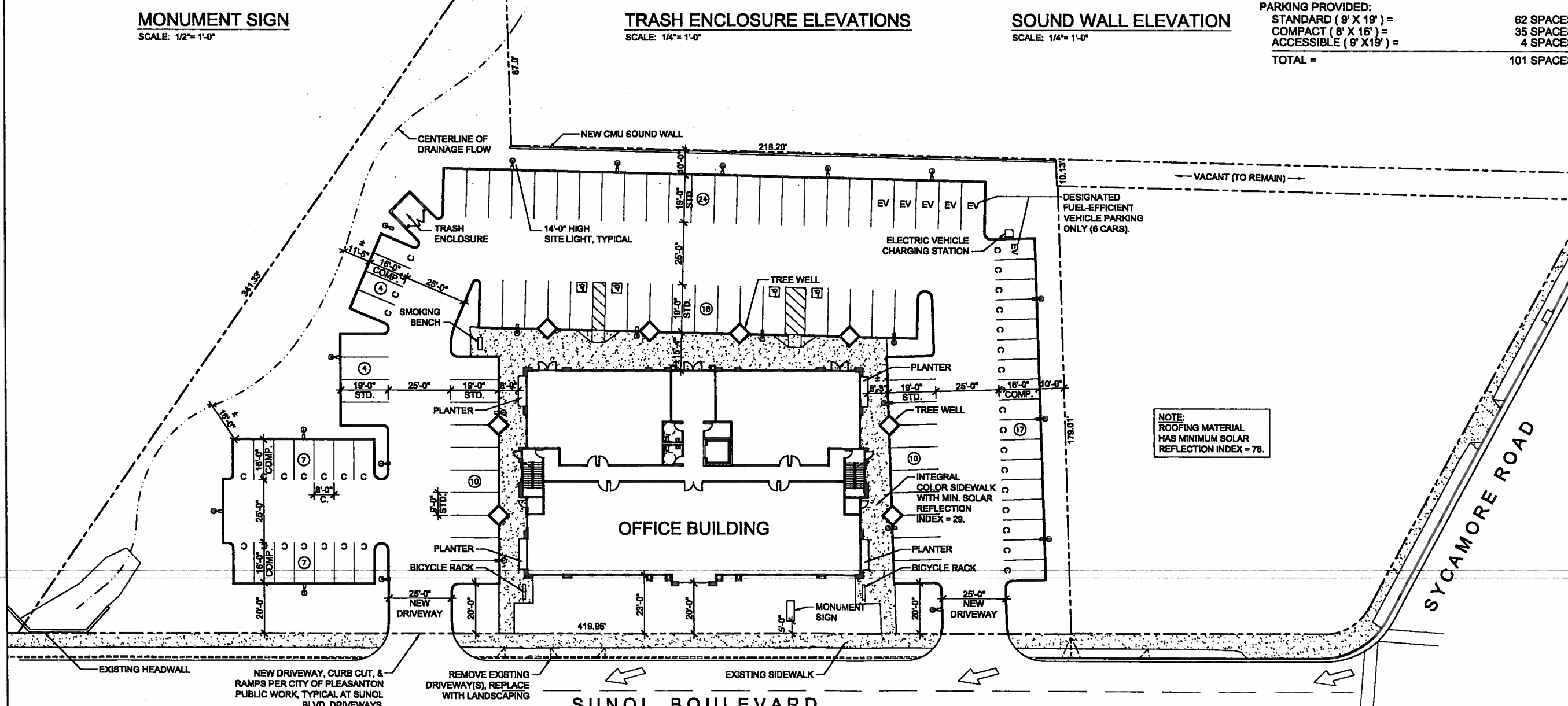
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1	5-18-07

SITE PLAN

DR - 2

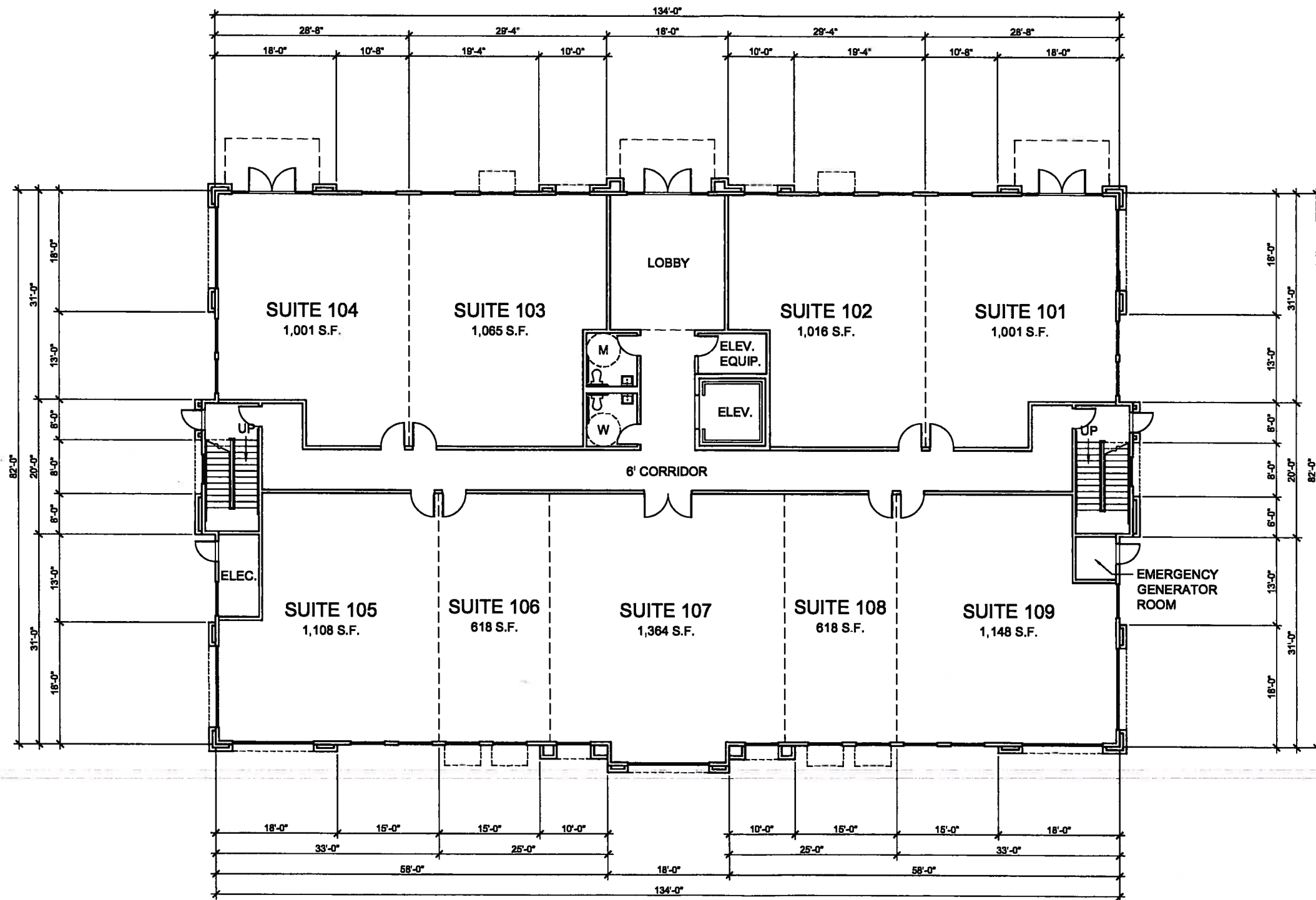
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SITE PLAN
SCALE: 1" = 20'-0"

NOTE:
ROOFING MATERIAL
HAS MINIMUM SOLAR
REFLECTION INDEX = 78.

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GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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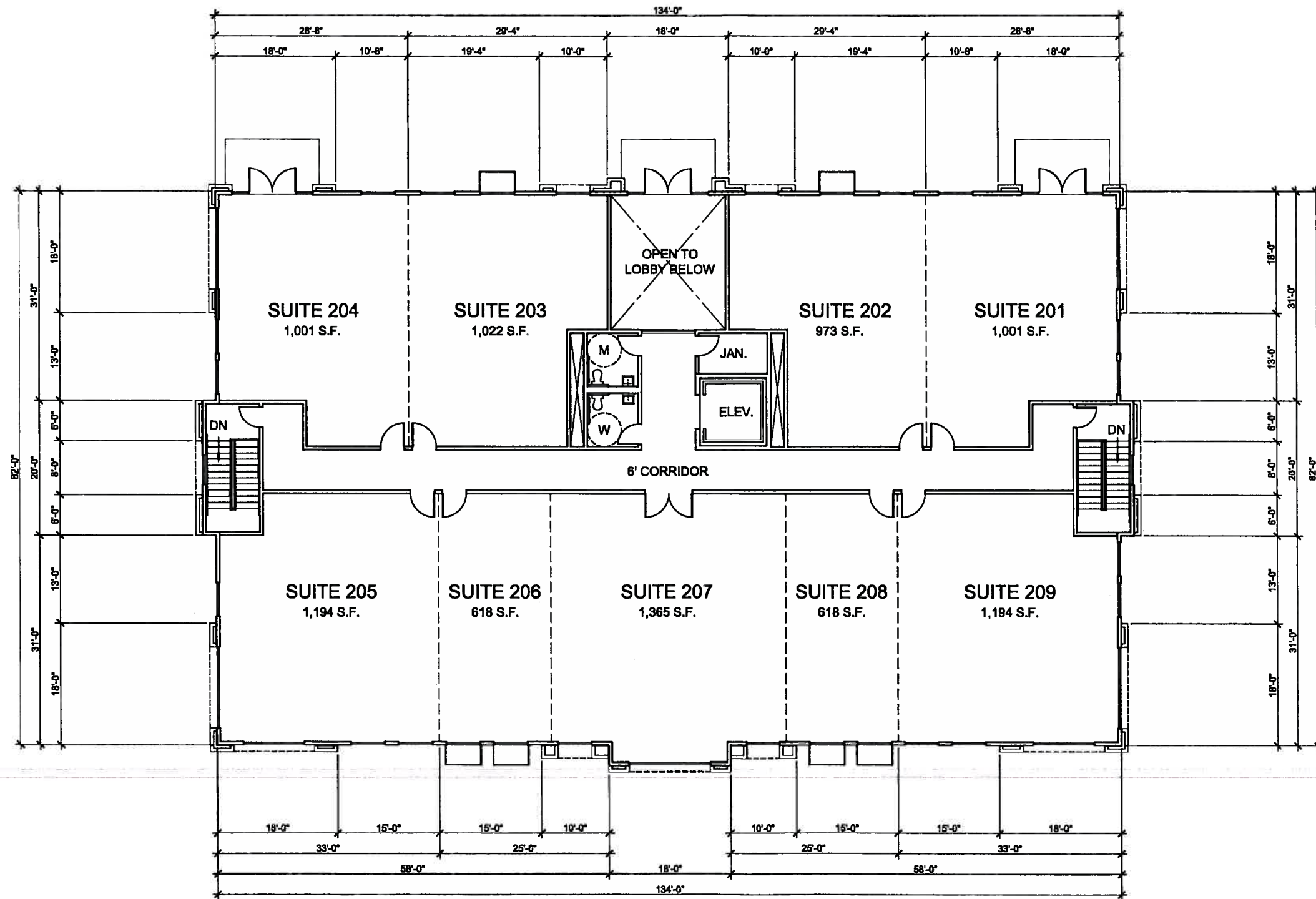
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GROUND FLOOR PLAN

DR - 3

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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DATE: 3-14-07

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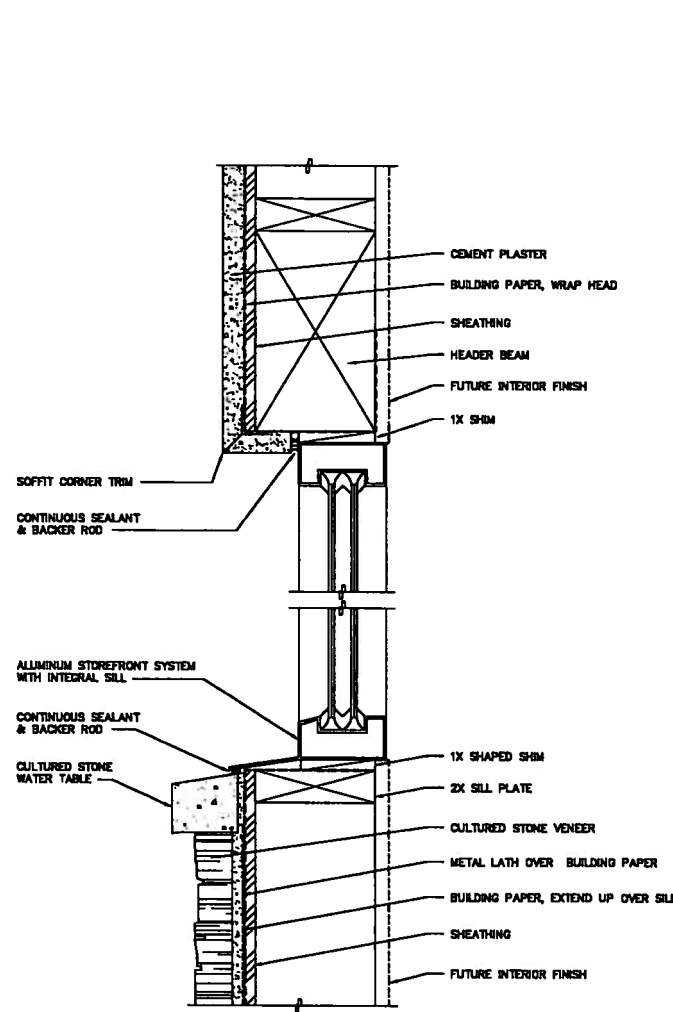
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SECOND FLOOR PLAN

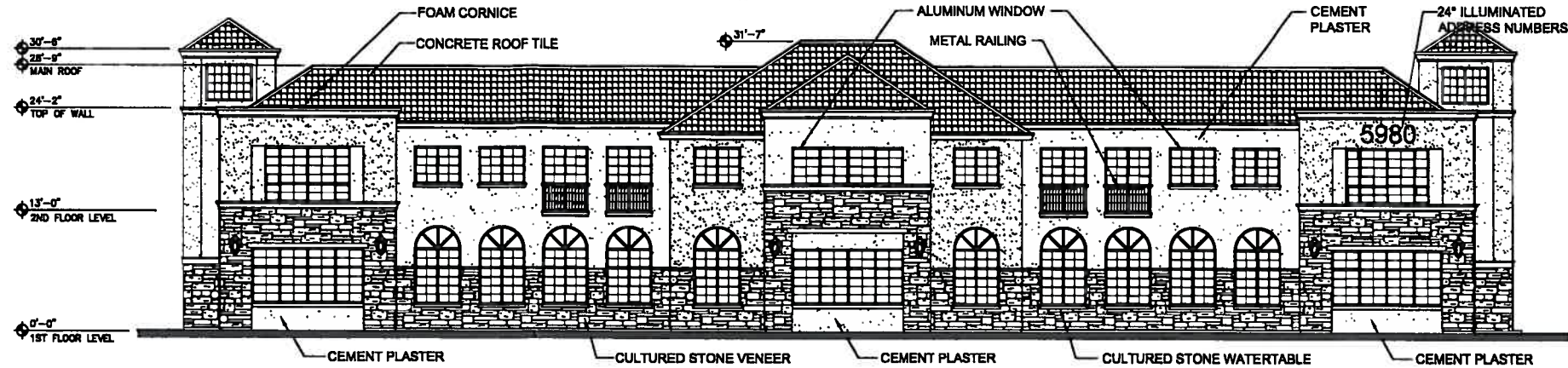
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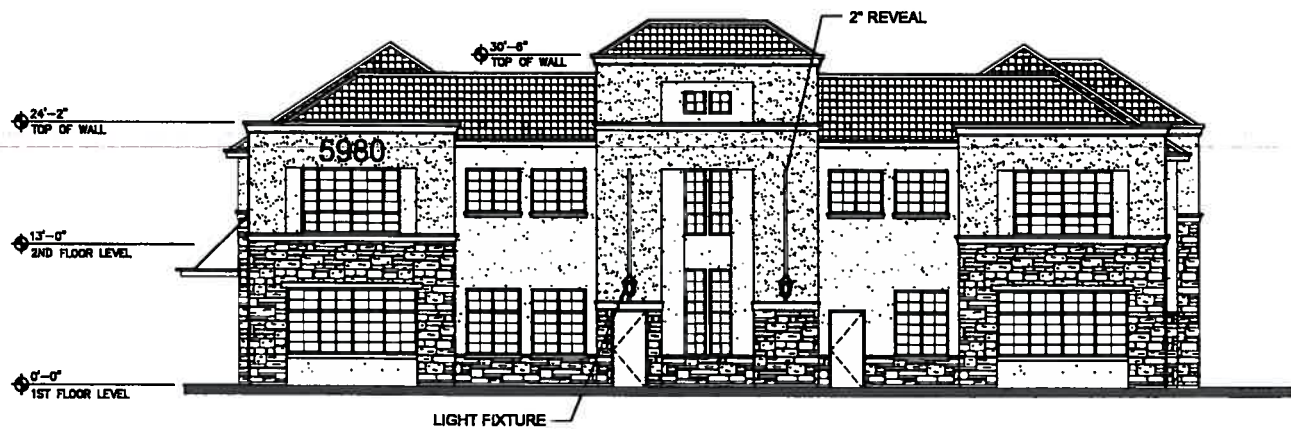
TYPICAL WINDOW SECTION
SCALE: 3" = 1'-0"



WEST ELEVATION (FACING SUNOL BOULEVARD)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (FACING PARKING LOT)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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PLEASANTON, CA 94566

PETRA REALTY INVESTORS
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FREMONT, CA 94538

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▲	5-14-07
▲	
▲	

EXTERIOR ELEVATIONS

DR - 5

JOB NO: PRI02

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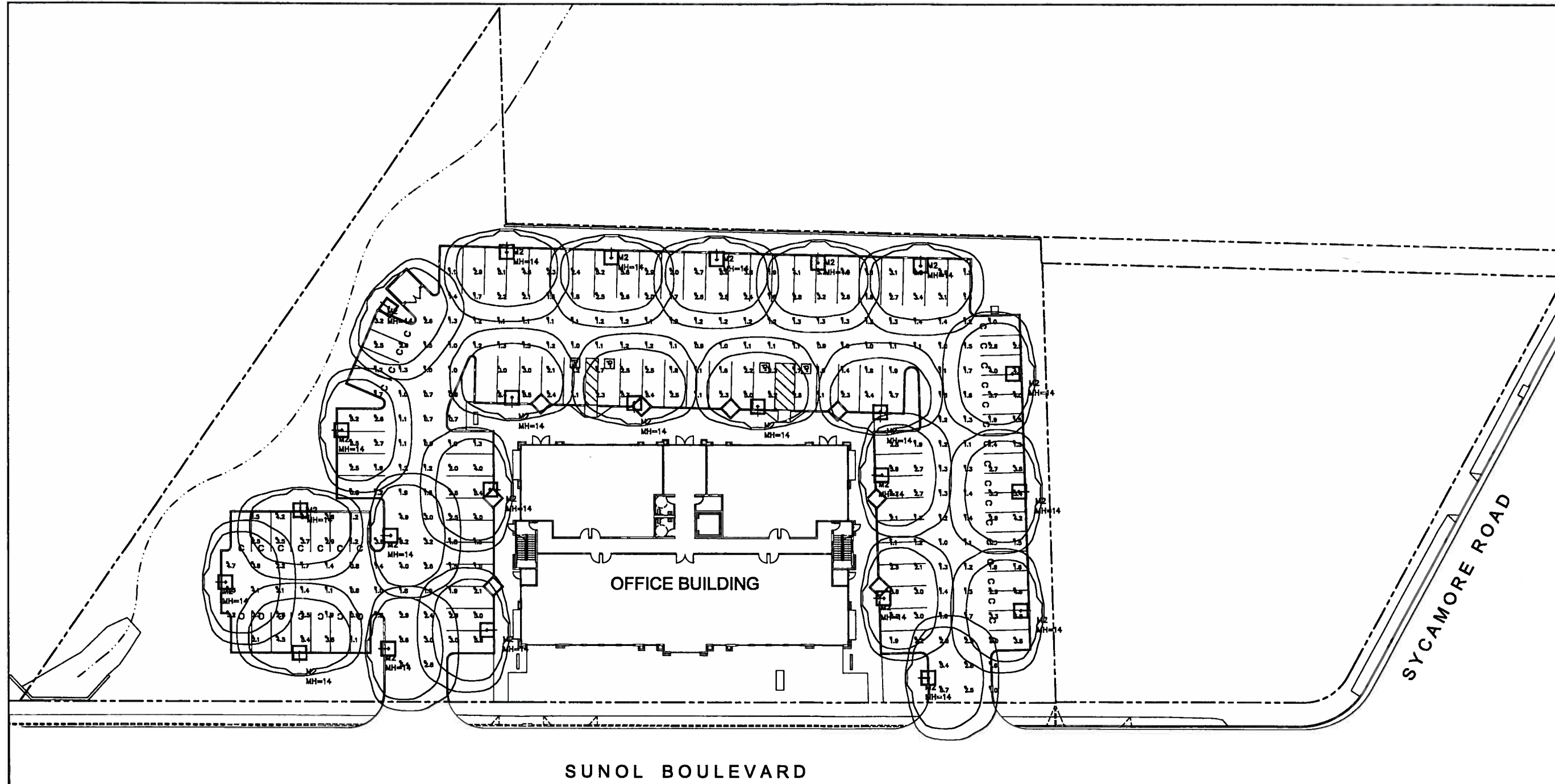
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▲	5-18-07
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▲	

PHOTOMETRIC PLAN

DR - 6

JOB NO: PRI02



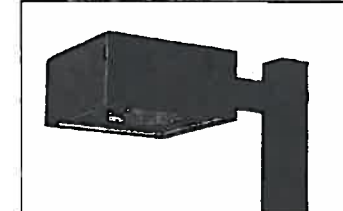
The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Lighting Systems. Please verify the data to assure the accuracy of the report. Lighting Systems is not responsible for light output of lamps and ballasts, or design variables.

Filename: Pleasanton15MayKM.a32

Numeric Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	Units
Parking Area	2.41	6.2	0.7	3.44	8.88	Fc

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lumens	LLF	Filename
☐	24	M2	SINGLE	SPAULDING Magnuspec MSS-A175H-3T	12833	0.850	HP06330.JES

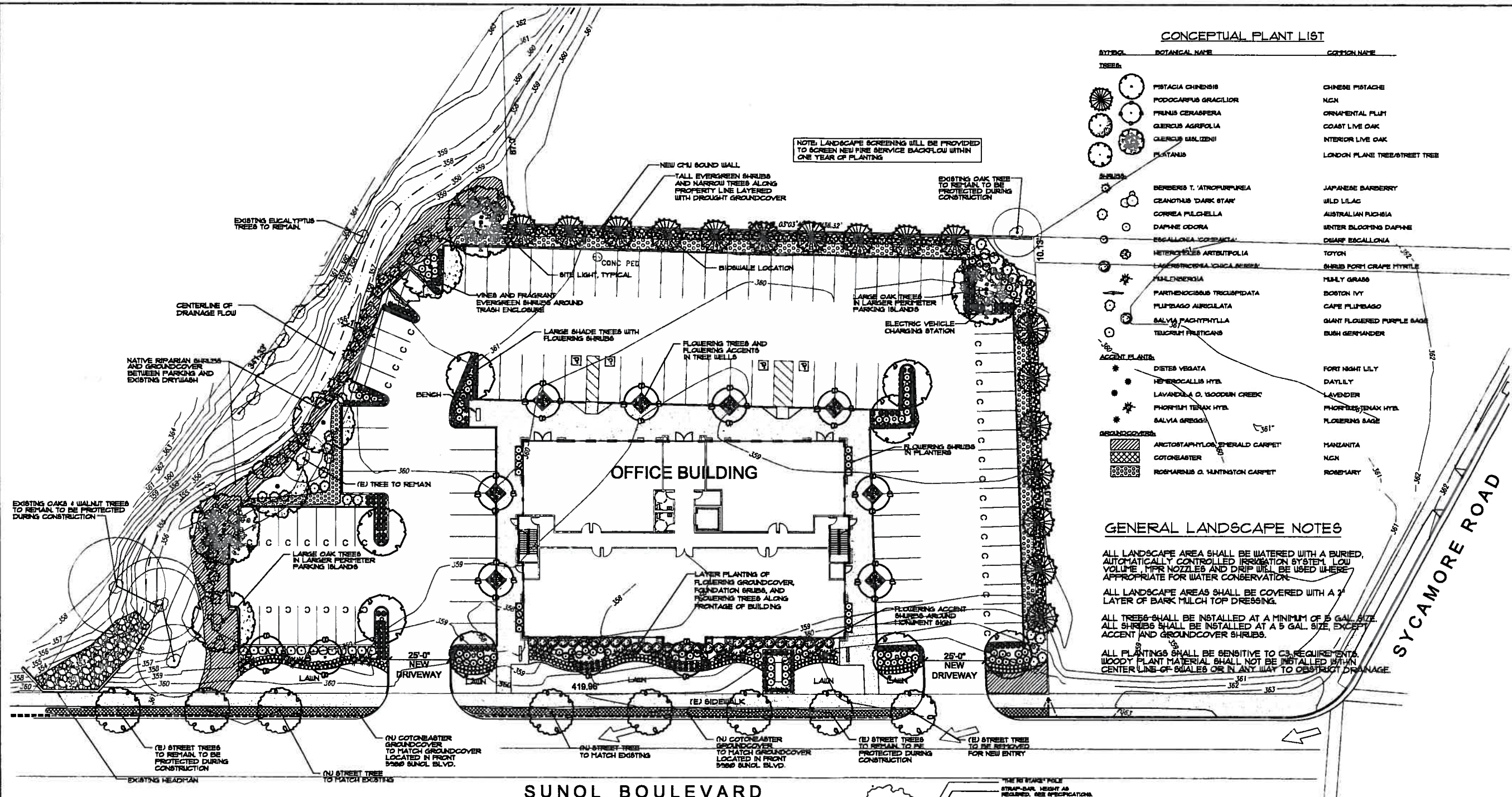
Pleasanton Parking - ARC
Lighting Systems - Kaitlin Munn
2322 8th Street
Berkeley, CA 94710
Cates by: Jess Perucha
Voice: 510-982-3948
Fax: 510-704-4568
jessp@itgaya.com
15 May 2007



SITE LIGHT
NOT TO SCALE

PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

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CONCEPTUAL PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PISTACIA CHINENSIS	CHINESE PISTACHE
	PODOCARPUS GRACILIOR	NGA
	FRAXINUS CERASIFERA	ORNAMENTAL FLUT
	QUERCUS AGROFOLIA	COAST LIVE OAK
	QUERCUS LAEVIDENS	INTERIOR LIVE OAK
	PLATANUS	LONDON PLANE TREE/STREET TREE
SHRUBS		
	BENBERG'S T. 'ATROPURPUREA	JAPANESE BARBERRY
	CELANOTHUS 'DARK STAR'	WILD LILAC
	CORREA PULCHRELLA	AUSTRALIAN RICHBIA
	DAPHNE ODORA	WINTER BLOSSOMING DAPHNE
	ESCALONIA 'CORONATA'	DIARF ESCALLONIA
	HETEROSTEMUS ARBUTIFOLIA	TOYON
	LARREA TRICOLOR	SHRUB FORT GRAPE MYRTLE
	MALLENERBIA	MULY GRASS
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
	PLUMBAGO AURICULATA	CAPE PLUMBAGO
	SALVIA PACIFICPHYLLA	GIANT FLOWERED PURPLE SAGE
	TEUCRIUM FRUTICOSUM	BUSH GERMANDER
ACCENT PLANTS		
	DIETES VESGATA	FORT NIGHT LILY
	HEBERCALLIS HYB.	DAYLILY
	LAVANDULA O. WOODCUM CREEK	LAVENDER
	PHORADENDRON TENAX HYB.	PHORADENDRON TENAX HYB.
	SALVIA GREGGII	FLOWERING SAGE
GROUNDCOVERS		
	ARCTOSTAPHYLOS 'EMERALD CARPET'	HANZANITA
	COTONEASTER	NGA
	ROSMARINUS O. HUNTINGTON CARPET	ROSEMARY

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, MFR NOZZLES AND DRIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

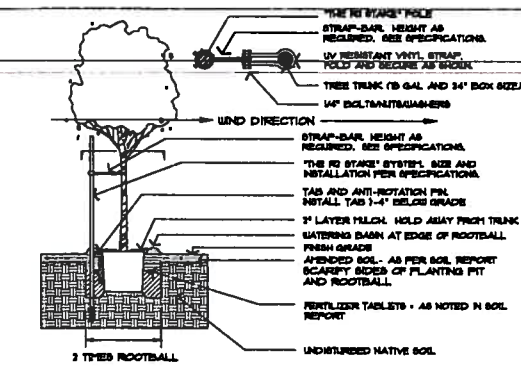
ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 2" LAYER OF BARK MULCH TOP DRESSING.

ALL TREES SHALL BE INSTALLED AT A MINIMUM OF 5 GAL. SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 5 GAL. SIZE, EXCEPT ACCENT AND GROUNDCOVER SHRUBS.

ALL PLANTINGS SHALL BE SENSITIVE TO C3 REQUIREMENTS. WOODY PLANT MATERIAL SHALL NOT BE INSTALLED WITHIN CENTER LINE OF SVALES OR IN ANY WAY TO OBSTRUCT DRAINAGE.



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"



NOTES:
TREE STAKES TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF.
INSTALL TREE ROOTBALL 1" ABOVE FRESH GRADE (ROOT FLARE SHALL BE EXPOSED AT GRADE)

TREE PLANTING AND STAKING DETAIL
CONTACT J. R. PARTNERS • (888) 333-3639 FOR TREE STAKES

CONCEPTUAL LANDSCAPE PLAN IS PRELIMINARY AND SUBJECT TO CHANGES PER THE LOCAL GOVERNMENT REVIEW PROCESS. DO NOT USE THESE PLANS FOR CONSTRUCTION.

BORRECCO/KILIAN & ASSOCIATES, INC.

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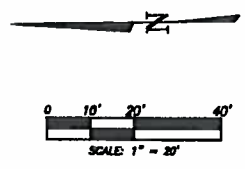
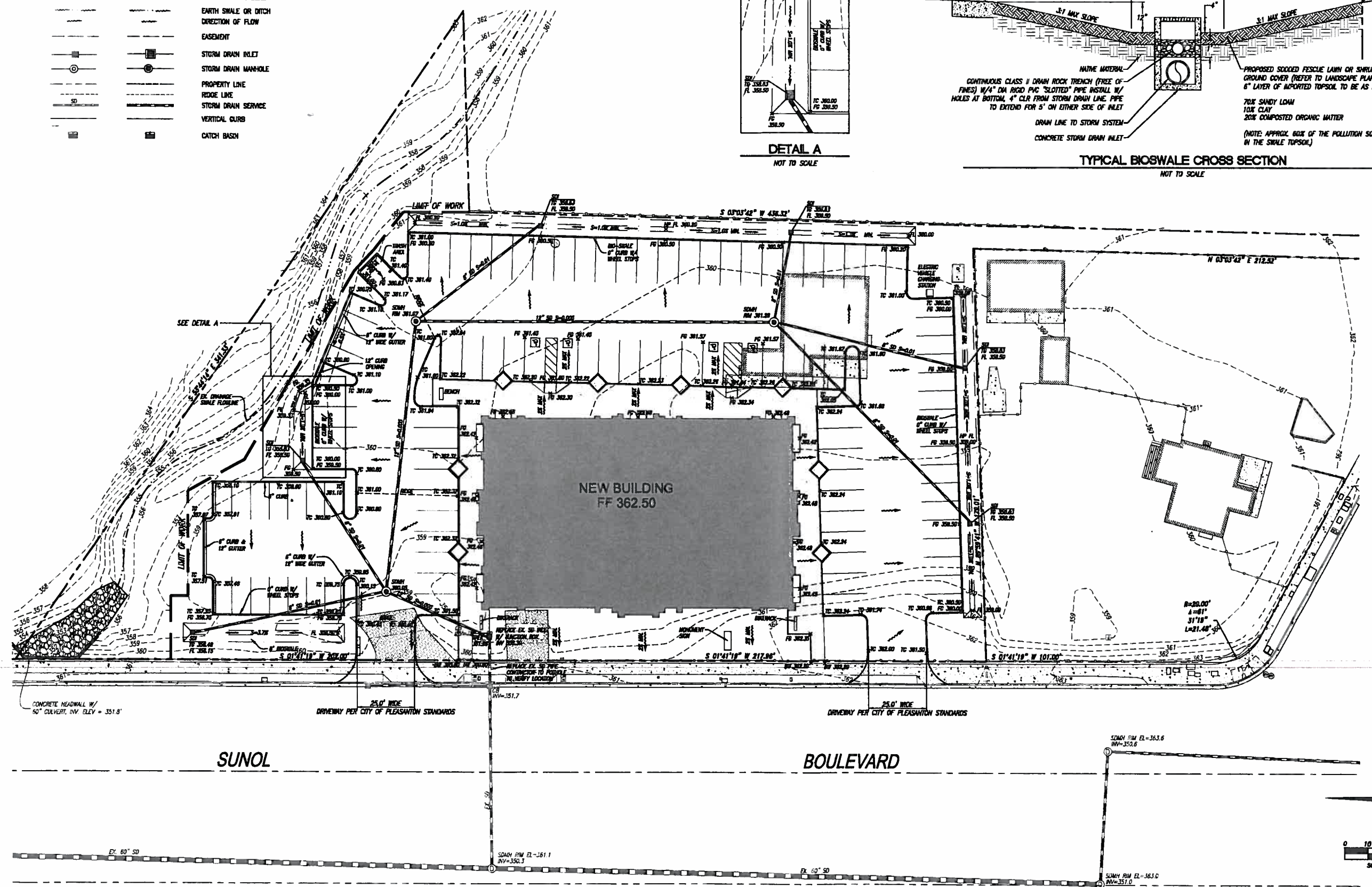
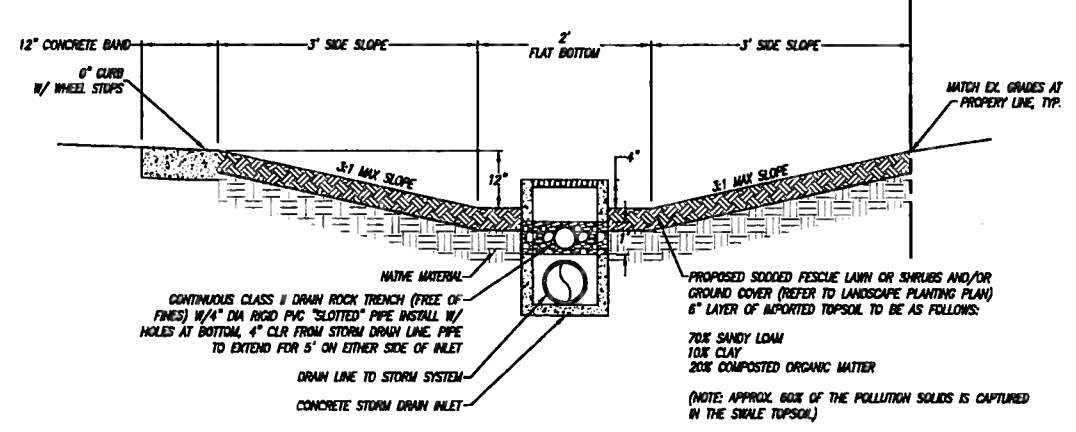
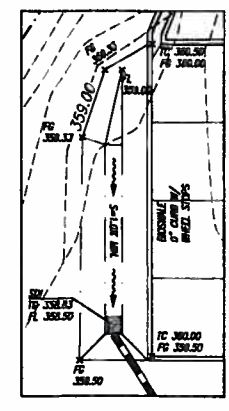
CONCEPTUAL LANDSCAPE PLAN

DR - 7

JOB NO: PRI02

LEGEND		DESCRIPTION
		EARTH SWALE OR DITCH
		DIRECTION OF FLOW
		EASEMENT
		STORM DRAIN INLET
		STORM DRAIN MANHOLE
		PROPERTY LINE
		RIDGE LINE
		STORM DRAIN SERVICE
		VERTICAL CURB
		CATCH BASIN

BENCHMARK NOTE:
PROJECT BENCHMARK FOUND 3/4" IRON PIPE 6.5' FROM PROPERTY LINE, ALONG SYCAMORE ROAD, ELEV. = 362.45' BASED ON CITY OF PLEASANTON BENCHMARK #1120



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DATE: 05-18-07

PRELIMINARY
GRADING AND
DRAINAGE PLAN

DR-8

JOB NO.: 4553

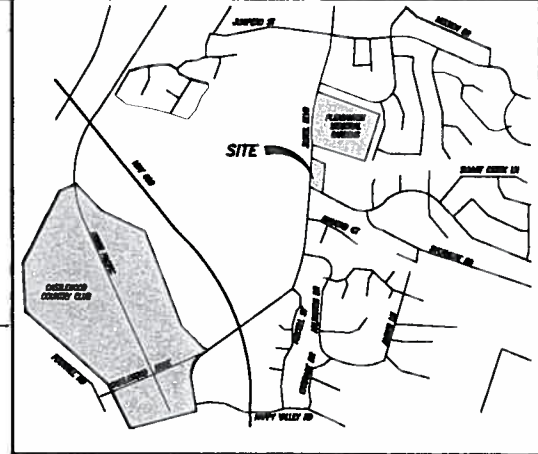
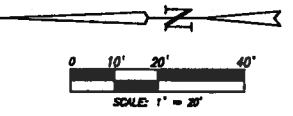
DATE OF SURVEY:
MAY 11, 2008 & OCTOBER 2008

TREE NOTE:
SYMBOLS INSERTED ARE NOT INDICATIVE OF SIZE, TREE DIAMETER GIVEN IN INCHES

BENCHMARK NOTE:
PROJECT BENCHMARK: FOUND 3/4" IRON PIPE 0.5' FROM PROPERTY LINE, ALONG STONORIE ROAD, ELEV. = 362.45' BASED ON CITY OF PLEASANTON BENCHMARK #11258

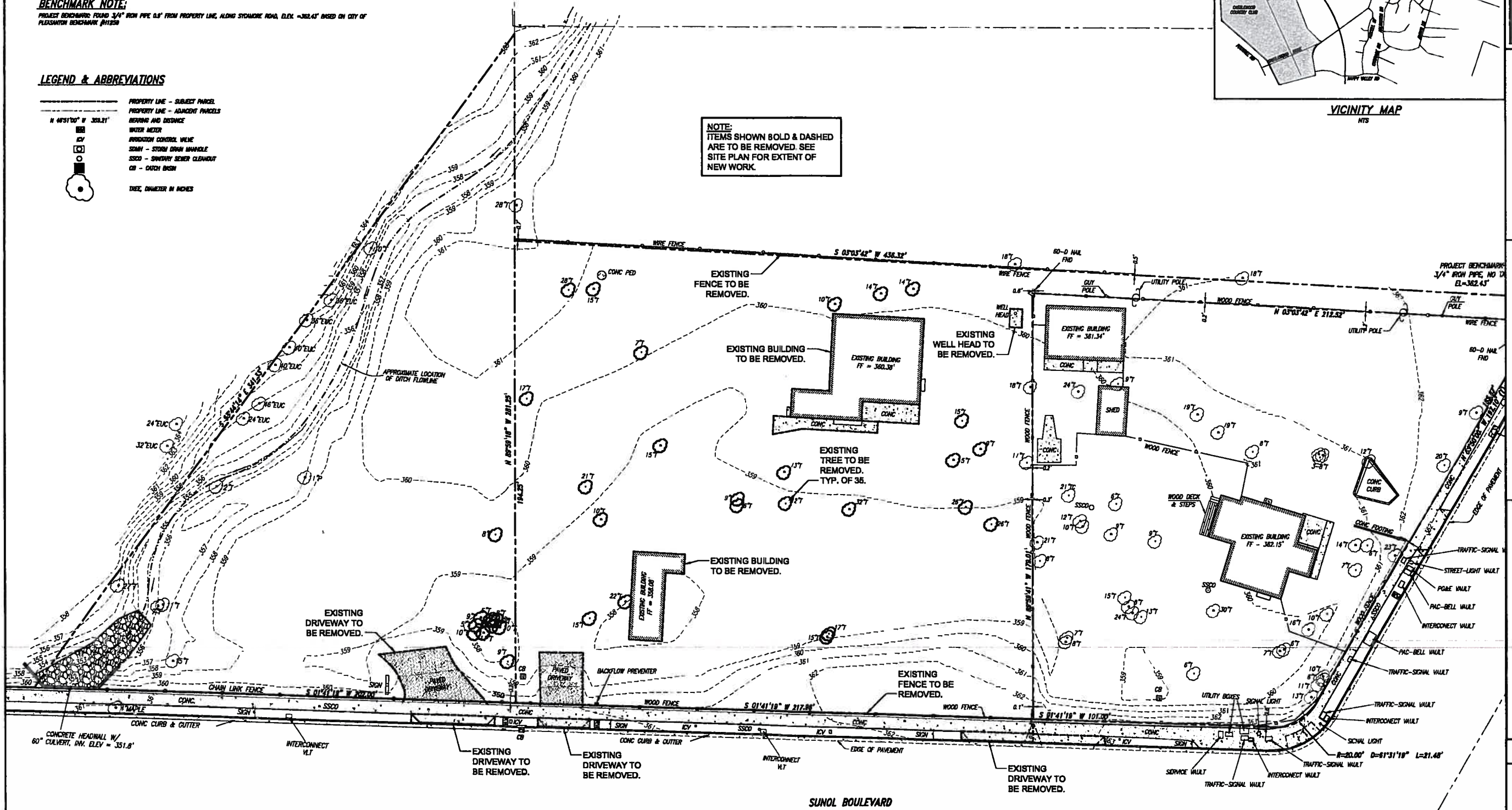
LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCELS
- BEARING AND DISTANCE
- WATER METER
- IRRIGATION CONTROL VALVE
- SMMV - STORM DRAIN MANHOLE
- SSSO - STORMWATER SEWER CLEANOUT
- CB - CATCH BASIN
- TREE, DIAMETER IN INCHES



VICINITY MAP
HTS

NOTE:
ITEMS SHOWN BOLD & DASHED ARE TO BE REMOVED. SEE SITE PLAN FOR EXTENT OF NEW WORK.



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DATE: 5-18-07

TOPOGRAPHIC & BOUNDARY SURVEY

DR-9

JOB NO.: 4553

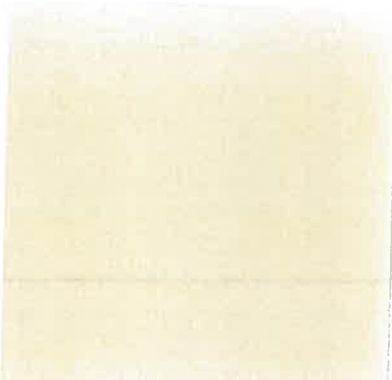
NOT FOR CONSTRUCTION



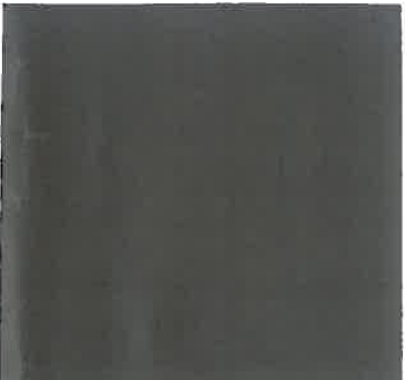
NORTH ELEVATION



EAST ELEVATION



P-1 PAINT: DUNN EDWARDS "BONE" #DEC765 (BODY)



P-4 PAINT: DUNN EDWARDS "WEATHERED BROWN" #DEC756 (RAILING)



ST-1 STONE: OWENS CORNING "MIST DRYSTACK LEDGESTONE" #CSV - 2008 (ACCENT)



R-1 ROOF: CONCRETE ROOF TILE "WEATHERING GREY GREEN"

SEE REVISED COLOR ON NEXT PAGE



WEST ELEVATION



SOUTH ELEVATION

SUNOL PROFESSIONAL PLAZA - PLEASANTON, CA

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EXHIBIT D

PUD-6S
EXHIBIT A

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PLANNING DEPT.

Bel Air Product No: SCB8802
Name: Nantucket
Description: Terracotta, Tan, Brown Blend
Category: BRAND [Key](#)
Styles: *Bel Air, Ponderosa*

[Request a sample](#)