

ENTER PROJECT NAME

		Community	Energy	IAQ/Health	Resources	Water
7. Landscaping						
<input type="checkbox"/>	Check here if the landscape area is <10% of the total site area. Projects with <10% landscape area can only check up to 3 boxes in this section.					
<input type="checkbox"/>	a. No Plant Species will Require Shearing				1	
<input type="checkbox"/>	b. No plantings are Listed on the Invasive Plant Inventory by the California Invasive Plant Council				1	
<input type="checkbox"/>	c. Specify California Native or Mediterranean Species that Require Occasional, Little or No Summer Watering					1
d. Create Drought Resistant Soils:						
<input type="checkbox"/>	i. Mulch All Planting Beds to a Depth of 2 Inches or Greater as Per Local Ordinance					1
<input type="checkbox"/>	ii. Amend with 1 Inch of Compost or as per Soil Analysis to Reach 3.5% Soil Organic Matter					1
e. Design & Install High-Efficiency Irrigation System						
<input type="checkbox"/>	i. Specify Smart (Weather-Based) Irrigation Controllers					1
<input type="checkbox"/>	ii. Specify Drip, Bubblers or Low-Flow Sprinklers for All Non Turf Landscape Areas					1
<input type="checkbox"/>	f. Group Plants by Water Needs (Hydrozones) in Planting Plans & Identify Hydrozones on Irrigation Plans					1
g. Minimize Turf in Landscape Installed by Builder						
<input type="checkbox"/>	i. Do Not Specify Turf on Slopes Exceeding 10% or in Areas Less Than 8 Feet Wide					1
<input type="checkbox"/>	ii. Less Than 33% of All Landscaped Area is Specified as Turf AND All Turf has Water Requirement <= To Tall Fescue					1
8. Building Performance Exceeds Title 24						
Enter the Percent Above the 2005 Version of Title 24 for Residential and Non-Residential Portions of the Project.						
<input type="checkbox"/>	1% a. Residences: 2 Points for Every 1% Above 2005 T24 (Weighted Average Up To 30 Total Points for Measure 8 a & b)		2			
<input type="checkbox"/>	1% b. Non-Residential Spaces: 2 Points for Every 1% Above 2005 T24 (Up To 30 Total Points for Measure 8 a & b)					
<input type="checkbox"/>	Check here if using 2001 version of Title 24. 1 Point for Every 1% Above 2001 Title 24.					
9. Cool Site						
<input type="checkbox"/>	a. At least 30% of the Site Includes Cool Site Techniques				1	
10. Adaptable Buildings						
a. Include Universal Design Principles in Units						
<input checked="" type="checkbox"/>	50% of Units				1	
<input checked="" type="checkbox"/>	80% of Units				1	
<input type="checkbox"/>	b. Live/Work Units Include A Dedicated Commercial Entrance				1	
11. Affordability						
a. A Percentage of Units are Dedicated to Households Making 80% or Less of AMI						
<input type="checkbox"/>	10% of All Units				1	
<input type="checkbox"/>	20%				1	
<input type="checkbox"/>	30%				1	
<input type="checkbox"/>	50% or More				1	
<input type="checkbox"/>	b. Development Includes Multiple Bedroom Units (At least 1 Unit with 3BR or More at or Less Than 80% AMI)					2

B. SITEWORK		Possible Points
1. Construction & Demolition Waste Management		
Divert a Portion of all Construction & Demolition Waste:		
<input checked="" type="checkbox"/>	a. Required: Divert 50%	Y
<input checked="" type="checkbox"/>	b. Divert 65%	2
<input checked="" type="checkbox"/>	c. Divert 80% or more	2
2. Construction Material Efficiencies		
<input type="checkbox"/>	a. Framing Materials are Pre-Cut or Pre-Assembled (80% or More)	1
b. Components of the Project Are Pre-Assembled Off-Site & Delivered to the Project		
<input type="checkbox"/>	25% of Total Square Footage	2
<input type="checkbox"/>	50% of Total Square Footage	2
<input type="checkbox"/>	75% of Total Square Footage or More	2
3. Construction Indoor Air Quality (IAQ) Management Plan		
<input type="checkbox"/>	a. An IAQ Management Plan is Written & Followed for the Project	2

C. STRUCTURE		Possible Points
1. Recycled Aggregate		
<input type="checkbox"/>	a. Minimum 25% Recycled Aggregate (Crushed Concrete) for Fill, Backfill & Other Uses	1
2. Recycled Flyash in Concrete		
a. Flyash or Slag is Used to Displace a Portion of Portland Cement in Concrete		
<input type="checkbox"/>	20%	1
<input type="checkbox"/>	30% or More	1

ENTER PROJECT NAME

	Community	Energy	IAQ/Health	Resources	Water
3. FSC-Certified Wood for Framing Lumber					
a. FSC-Certified Wood for a Percentage of All Dimensional Studs:					
<input type="checkbox"/> 40%				2	
<input type="checkbox"/> 70%				2	
b. FSC-Certified Panel Products for a Percentage of All Sheathing (OSB & Plywood):					
<input type="checkbox"/> 40%				1	
<input type="checkbox"/> 70%				1	
4. Engineered Lumber or Steel Studs, Joists, Headers & Beams					
a. 90% or More of All Floor & Ceiling Joists					
<input checked="" type="checkbox"/>				1	
b. 90% or More of All Studs					
<input type="checkbox"/>				2	
c. 90% or More of All Headers & Beams					
<input checked="" type="checkbox"/>				2	
5. Optimal Value Engineering Framing					
a. Studs at 24" Centers on Top Floor Exterior Walls &/or All Interior Walls					
<input type="checkbox"/>				1	
b. Door & Window Headers Sized for Load					
<input checked="" type="checkbox"/>				1	
c. Use Only Jack & Cripple Studs Required for Load					
<input type="checkbox"/>				1	
6. Steel Framing					
a. Mitigate Thermal Bridging by Installing Exterior Insulation (At Least 1-Inch of Rigid Foam)					
<input type="checkbox"/>		2			
7. Structural Insulated Panels (SIPs) Or Other Solid Wall Systems					
a. SIPs Or Other Solid Wall Systems are Used for 80% of All:					
<input type="checkbox"/> Floors		2		2	
<input type="checkbox"/> Walls		2		2	
<input type="checkbox"/> Roofs		2		2	
8. Raised Heel Roof Trusses					
a. 75% of All Roof Trusses Have Raised Heels					
<input checked="" type="checkbox"/>		1			
9. Insulation					
a. All Ceiling, Wall & Floor Insulation is 01350 Certified OR Contains No Added Formaldehyde					
<input checked="" type="checkbox"/>			1		
b. All Ceiling, Wall & Floor Insulation Has a Recycled Content of 50% or More					
<input type="checkbox"/>				1	
10. Durable Roofing Options					
a. <i>Required:</i> No Shingle Roofing OR All Shingle Roofing Has 3-Yr Subcontractor Guarantee & 20-Yr Manufacturer Warranty					
<input checked="" type="checkbox"/>				Y	
b. All Sloped Roofing Materials Carry a 40-Year Manufacturer Warranty					
<input type="checkbox"/>				1	
11. Moisture Shedding & Mold Avoidance					
a. Building(s) Include a Definitive Drainage Plane Under Siding					
<input type="checkbox"/>				4	
b. Bathroom Fans are Supplied in All Bathrooms, Are Exhausted to the Outdoors & Are Equipped with Controls					
<input checked="" type="checkbox"/>				1	
c. A Minimum of 80% of Kitchen Range Hoods Are Vented to the Exterior					
<input type="checkbox"/>			1		
12. Green Roofs					
a. A Portion of the Low-Slope Roof Area is Covered By A Vegetated or "Green" Roof					
<input type="checkbox"/> 25%		2			2
<input type="checkbox"/> 50% or More		2			2

D. SYSTEMS				Possible Points	
1. Passive Solar Heating					
a. Orientation: At Least 40% of the Units Face Directly South					
<input type="checkbox"/>				2	
b. Shading On All South-Facing Windows Allow Sunlight to Penetrate in Winter, Not in Summer					
<input type="checkbox"/>				1	
c. Thermal Mass: At Least 50% of the Floor Area Directly Behind South-Facing Windows is Massive					
<input type="checkbox"/>				2	
2. Radiant Hydronic Space Heating					
a. Install Radiant Hydronic Space Heating for IAQ purposes (No Forced Air) in All Residences					
<input type="checkbox"/>				2	
3. Solar Water Heating					
a. Pre-Plumb for Solar Hot Water					
<input type="checkbox"/>				1	
b. Install Solar Hot Water System for Preheating DHW					
<input type="checkbox"/>				4	
4. Air Conditioning with Advanced Refrigerants					
a. Install Air Conditioning with Non-HCFC Refrigerants					
<input checked="" type="checkbox"/>				1	
5. Advanced Ventilation Practices					
Perform the Following Practices in Residences:					
a. Infiltration Testing by a C-HERS Rater for Envelope Sealing & Reduced Infiltration					
<input type="checkbox"/>				2	
b. Operable Windows or Skylights Are Placed To Induce Cross Ventilation (At Least One Room In 80% of Units)					
<input checked="" type="checkbox"/>			1	1	
c. Ceiling Fans in Every Bedroom & Living Room OR Whole House Fan is Used					
<input type="checkbox"/>				1	
6. Garage Ventilation					
a. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (Passive Ventilation Does Not Count)					
<input type="checkbox"/>				1	

ENTER PROJECT NAME

	Community	Energy	IAQ/Health	Resources	Water
7. Low-Mercury Lamps					
<input type="checkbox"/> a. Low-Mercury Products Are Installed Wherever Linear Fluorescent Lamps Are Used				1	
<input type="checkbox"/> b. Low-Mercury Products Are Installed Wherever Compact Fluorescent Lamps Are Used				2	
8. Light Pollution Reduction					
<input checked="" type="checkbox"/> a. Exterior Luminaires Emit No Light Above Horizontal OR Are Dark Sky Certified	1				
<input checked="" type="checkbox"/> b. Control light Trespass Onto Neighboring Areas Through Appropriate Fixture Selection & Placement	1				
9. Onsite Electricity Generation					
<input type="checkbox"/> a. Pre-Wire for Photovoltaics & Plan for Space (Clear Areas on Roof & in Mechanical Room)				1	
<input type="checkbox"/> b. Install Photovoltaics to Offset a Percent of the Project's Total Estimated Electricity Demand					
<input type="checkbox"/> 10%	2	2			
<input type="checkbox"/> 20%	2	2			
<input type="checkbox"/> 30% or more	2	2			
<input type="checkbox"/> c. Educational Display is Provided in a Viewable Public Area	1				
10. Elevators					
<input type="checkbox"/> a. Gearless Elevators Are Installed		1			
11. ENERGY STAR® Appliances					
<input checked="" type="checkbox"/> a. Install ENERGY STAR Refrigerators in All Locations					
<input checked="" type="checkbox"/> ENERGY STAR-Qualified		1			
<input checked="" type="checkbox"/> ACEEE-Listed Refrigerators		1			
<input checked="" type="checkbox"/> b. Install ENERGY STAR Dishwashers in All Locations					
<input checked="" type="checkbox"/> All Dishwashers Are ENERGY STAR-qualified		1			
<input checked="" type="checkbox"/> Residential-grade Dishwashers Use No More than 6.5 Gallons Per Cycle		1			1
<input checked="" type="checkbox"/> c. Install ENERGY STAR Clothes Washers in All Locations		1			2
<input type="checkbox"/> d. Install Ventless Natural Gas Clothes Dryers in Residences			1		
12. Central Laundry					
<input type="checkbox"/> a. Central Laundry Facilities Are Provided for All Occupants				1	
13. Water-Efficient Fixtures					
<input checked="" type="checkbox"/> a. All Showerheads Use 2.0 Gallons Per Minute (gpm) or Less		1			1
<input type="checkbox"/> b. High-Efficiency Toilets Use 1.28 gpf or Less or Are Dual Flush					
<input type="checkbox"/> In All Residences					3
<input checked="" type="checkbox"/> In All Non-Residential Areas					3
<input checked="" type="checkbox"/> c. Install High Efficiency Urinals (0.5 gpf or less) or No-Water Urinals Wherever Urinals Are Specified:					
<input checked="" type="checkbox"/> Average flush rate is 0.5 gallons per flush or less					1
<input type="checkbox"/> Average flush rate is 0.1 gallons per flush or less					1
<input type="checkbox"/> d. Flow Limiters Or Flow Control Valves Are installed on All Faucets					
<input type="checkbox"/> Residences: Kitchen - 2.0 gpm or less		1			1
<input type="checkbox"/> Non-Residential Areas: Kitchen - 2.0 gpm or less		0			0
<input type="checkbox"/> Residences: Bathroom Faucets- 1.5 gpm or less		1			1
<input type="checkbox"/> Non-Residential Areas: Bathroom Faucets - 1.5 gpm or less		0			0
<input type="checkbox"/> e. Non-Residential Areas: Install Pre-Rinse Spray Valves in Commercial Kitchens - 1.6 gpm or less					1
14. Source Water Efficiency					
<input type="checkbox"/> a. Use Recycled Water for Landscape Irrigation or to Flush Toilets/Urinals					2
<input type="checkbox"/> b. Use Captured Rainwater for Landscape Irrigation or to Flush 5% of Toilets &/or Urinals					4
<input type="checkbox"/> c. Water is Submetered for Each Residential Unit & Non-Residential Tenant					4

E. FINISHES AND FURNISHINGS

	Possible Points
1. Construction Indoor Air Quality Management	
<input type="checkbox"/> a. Perform a 2-Week Whole Building Flush-Out Prior to Occupancy	1
2. Entryways	
<input type="checkbox"/> a. Provide Permanent Walk-Off Mats and Shoe Storage at All Home Entrances	1
<input checked="" type="checkbox"/> b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas	1
3. Recycling & Waste Collection	
<input type="checkbox"/> a. Residences: Provide Built-In Recycling Center In Each Unit	2

ENTER PROJECT NAME		Community	Energy	IAQ/Health	Resources	Water
11. Durable Cabinets						
Install Durable Cabinets in All:						
<input type="checkbox"/>	a. Residences				1	
<input type="checkbox"/>	b. Non-Residential Areas				0	
12. Furniture & Outdoor Play Structures						
<input type="checkbox"/>	a. Play Structures & Surfaces Have an Overall Average Recycled Content Greater Than 20%				1	
<input type="checkbox"/>	b. Environmentally Preferable Exterior Site Furnishings				1	
<input type="checkbox"/>	c. At Least 25% of All newly Supplied Interior Furniture has Environmentally Preferable Attributes			1		
13. Vandalism Deterrence						
<input checked="" type="checkbox"/>	a. Project Includes Vandalism Resistant Finishes and Strategies	1				

F. OTHER		Possible Points				
1. Incorporate GreenPoint Checklist in Blueprints						
<input checked="" type="checkbox"/>	a. <i>Required:</i> Incorporate GreenPoint Checklist in Blueprints	Y				
2. Operations & Maintenance Manuals						
<input checked="" type="checkbox"/>	a. Provide O&M Manual to Building Maintenance Staff		1			
<input type="checkbox"/>	b. Provide O&M Manual to Occupants		1			1
3. Transit Options						
<input type="checkbox"/>	a. Residents Are Offered Free or Discounted Transit Passes	2				
4. Educational Signage						
<input checked="" type="checkbox"/>	a. Educational Signage Highlighting & Explaining the Project's Green Features is Included	1				
5. Vandalism Management Plan						
<input checked="" type="checkbox"/>	a. Project Includes a Vandalism Management Plan for Dealing with Disturbances Post-Occupancy	1				
6. Innovation: List innovative measures that meet the green building objectives of the Multifamily Guidelines. Enter up to a 4 Points in each category. Points will be evaluated by local jurisdiction or GreenPoint rater.						
0	Innovation in Community : Enter up to 4 Points at left. Enter description here					
0	Innovation in Energy : Enter up to 4 Points at left. Enter description here					
0	Innovation in IAQ/Health : Enter up to 4 Points at left. Enter description here					
0	Innovation in Resources : Enter up to 4 Points at left. Enter description here					
0	Innovation in Water : Enter up to 4 Points at left. Enter description here					

Summary						
Points Achieved from Specific Categories		17	11	6	10	8
Current Point Total		52				
Project Has Met All Recommended Minimum Requirements						

PUD-68/CLC

JAN 21 2009

CITY OF PLEASANTON
PLANNING DIVISION

Stoneridge Creek, Pleasanton
Project Narrative

Definition

Stoneridge Creek will be a Continuing Care Retirement Community (“CCRC”) regulated by the California Department of Social Services. The community is designed for people over the age of 62 and contains three defining elements. First, it will be a great place to live which encourages wellness, mental and physical stimulation, and the companionship of friends. Second, it will provide extensive services, activities, and special amenities, including fine dining. Third, it will provide residents unlimited access to skilled nursing and assisted living facilities. With this programming residents are freed from the responsibilities of home ownership and long term care arrangements. This leads to security and peace of mind in an environment of high quality living.

The community will be licensed as a CCRC through the State of California Department of Social Services (DSS) Continuing Care Branch, and as an RCFE (Residential Care Facility for the Elderly). The Health Center will be licensed for assisted living and special care (dementia care) as an RCFE by DSS, and for skilled nursing by the Department of Public Health.

Operator

Continuing Life Communities, a prominent senior housing operator, includes principals who possess over 20 years of direct retirement community ownership. Continuing Life currently owns and operates three other communities in San Diego County (La Costa Glen / www.lacostaglen.com), Orange County (Morningside / www.Morningside.com) and Ventura County (University Village / www.uvto.com). Continuing Life Communities will also employ the services of Life Care Services LLC, the nation’s leader in retirement living management, currently managing over 50 communities nationwide.

Form of Ownership

Stoneridge Creek will be located on four separate legal lots as identified on the proposed tentative map. Lots 6,7 & 8 (Independent Living) will be owned by Continuing Life Communities Pleasanton LLC and lot 5 (Health Center) will be owned by Continuing Life Communities Pleasanton HC LLC. Although having the same ownership composition, the two entities will operate independently.

Legal Lot	Product	Phase	Owner
5	Health Center	II	Continuing Life Communities Pleasanton HC LLC
6	Independent Living	I	Continuing Life Communities Pleasanton LLC
7	Independent Living	III	Continuing Life Communities Pleasanton LLC
8	Independent Living	IV	Continuing Life Communities Pleasanton LLC

INDEPENDENT LIVING COMMUNITY

Clubhouse Building

This two-story building will contain many of the common facilities used by residents: three large dining rooms, private dining rooms, administration, reception, lounges, card rooms, billiards room, computer center, business center, bank, mail room and auditorium. The Clubhouse acts as the nucleus of the community.

Recreation Building

A one story building containing a pool, hot tub, gym and Yoga room.

Independent Living Residences – 515 units in 6 buildings

Residences range from one to three bedrooms and are located in structures 1-6 on the site plan. All residents of Stoneridge Creek (including the Garden Terrace and Villa Residents) are monitored by CLC's Resident Services department for their daily well being. Meals for all residents are served in the Clubhouse, where many daily activities also occur. Buildings are 4 stories (3 stories closest to adjacent residential neighbors to the west) and heights do not exceed the maximum 50'.

Villas – 86 units in 39 buildings

Detached duplexes, triplexes and single structures. All Villas are one-story with attached garages.

Garden Terraces – 34 units in 3 buildings

Two-story, eight-plexes, the Garden Terraces are constructed in pods and are connected by covered walkways serviced by common elevators/stairwells.

Central Plant/Maintenance – 1 building

The property will be served by means of a Central Plant located on the northern boundary. The plant consists of cooling towers, boilers, water heaters, water softeners, emergency generators, and variable speed pumps. The HVAC system is a highly efficient "two-pipe" system with water distributed throughout the site to water source heat pumps located in all residences except Villas. The Health Center will contain its own separate smaller Central Plant. In addition to water source heat pumps, Continuing Life is considering the possibility of photovoltaic panels on the roofs of the Independent Living buildings as a supplemental source of energy. At a minimum, electrical rooms will be sized and conduit provided to accommodate the installation of photovoltaic roof panels.

The Maintenance department is the largest user of the Central Plant/Maintenance building. Components of this department include plan storage, a workshop, a data center, key/card machines, offices and an employee lounge.

Also contained within the Central Plant/Maintenance building is a commercial laundry. The laundry provides services to the Independent Living portion of Stoneridge Creek as well as the Health Center. The laundry does not provide outside services to the public.

Phasing of the Project

Phase	ILU Units	Garden Terrace Units	Villa Units	Total Units	ALF Units	SNF Units
Sitework	0	0	0	0	0	0
I	210	34	78	322	0	0
IA	97	0	0	97	0	0
II	0	0	0	0	66	83
III	89	0	8	97	0	0
IV	119	0	0	119	0	0
Total Units	515	34	86	635	66	83

Sitework – Grading, utilities, roads, perimeter site walls and berm

Phase I – Independent Living buildings #1 (79 units), #3 (83 units) and # 4 (48 units). 34 Garden Terrace units, 78 Villas, Clubhouse, Central Plant with associated Carports and Garages.

Phase IA – Independent Living building #2 (97 units) with associated Carports and Garages.

Phase II – 66 Assisted Living Units and 83 Skilled Nursing beds

Phase III – Independent Living building #5 (89 units), 8 Villas with associated Carports and Garages

Phase IV – Independent Living building #6 (119 units) with associated Carports and Garages

Description of Physical Amenities

The overall community has many similarities to a resort. The amenities include, but may not be limited to, the following features:

- 3 separate dining venues in the Clubhouse
- Beauty/barber shop and Spa with massage tables
- Lake with water feature
- Lounges
- Arts and crafts studio
- Computer lab
- Library
- Billiards room
- Indoor swimming pool / outdoor swimming pool
- Auditorium with stage
- Putting green
- Croquet court
- Bocce ball court
- Gazebos
- Water fountains
- Tennis court
- Golf "chip and putt" course
- Dog park
- Resident vegetable garden
- Rose garden
- Fitness center with personal trainers
- Yoga studio
- Horseshoe pit
- Card rooms
- Jacuzzi
- Onsite banking

Services for the Elderly

Listed below are some of the services to be provided at Stoneridge Creek:

- *Unlimited use of the assisted living and skilled nursing facilities including dementia care.
- *Daily meals served in one of three dining rooms.
- *Maintenance of the residence, including provided appliances.
- *Weekly laundry service.
- *Scheduled transportation to shopping, grocery stores, drugstores, special events, recreational facilities, BART, entertainment venues and places of worship.
- *All utilities, including heat, air conditioning, gas, electricity and water.
- *Planned social, recreational, educational and cultural activities.

- *Maid and cleaning service for each residence every other week.
- *Weekly linen service for sheets and towels.
- *Ample parking.
- *24 hour emergency call system monitored by trained professionals.
- * Guarded, 24-hour security.
- *24-hour fire detection system including heat and smoke detectors with automatic sprinklers.
- *Personal storage compartment assigned to each resident.
- *In-house television station with dedicated channels capable of being broadcast from within the community.
- *In-house high speed internet service.
- *Weekly gardening service of the grounds.

Operations

Continuing Life estimates that the Independent Living Community, at full occupancy, will employ up to 208 full time employees on three shifts/day, 24 hours/day, 365 days/year.

Separate departments within the community include Administration, Resident Services, Environmental Services, Maintenance, Security and Dining Room Services.

Administration – Includes management of resident accounts/statements, corporate finances, tax preparation, etc.

Resident Services – Includes monitoring the health of residents in Independent Living by a licensed nurse and assistants. A medical doctor is not included on the Independent Living staff although certain senior-related specialists may choose to see a patient in the Exam room located in the Resident Services department.

Environmental Services – Includes housekeeping, janitorial and laundry staff.

Maintenance – Includes the repair of apartments, landscape maintenance and waste management.

Security – Includes 24-hour policing of the site and emergency response.

Dining Room Services – Includes serving three meals per day in three, separate dining rooms.

Miscellaneous Operating Issues

Waste Management

Waste at Stoneridge creek will be classified as both recycled and non-recycled with a targeted diversion rate exceeding 50%. Separate chutes and compactors will be provided for recyclable materials in all Independent Living Residences and Garden Terraces. Villas will also have separate cans for recycled and non-recycled trash.

Garbage containers in the Independent Living buildings and Garden Terraces will be emptied twice per week by CLC staff. Villa cans are emptied once per week.

Separate compactors for recycled and non-recycled materials, located near the Commons building, will be emptied on regularly scheduled pick-ups with the local provider using standard trash trucks.

Additionally, all cardboard generated from the kitchens at both the Clubhouse and Health Center will be collected by the CLC maintenance staff and fed into a bailing machine located in the Maintenance/Central Plant building. Cardboard bales will be stored in the maintenance yard until monthly pick up.

Delivery Trucks

Regularly scheduled deliveries of community supplies occur at both the Clubhouse and the Health Center in “back of house” areas. Deliveries include food, medical and janitorial supplies provided by vendors such as Sysco, Ecolabs or National Sanitary Supply.

Food deliveries typically come in one 50’ truck every other day with an average of three large-truck deliveries per week. Miscellaneous deliveries of supplies average 3-4 times per week in smaller, 20-24’ trucks.

Independent Living Work Shifts

Work shifts occur at the following times:

	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Total FTE
Shift	Day	Evening	Night	Day	Evening	Night	
Ind. Living	82	63	5	22	31	5	208
Central Plant	inc	inc	inc	inc	inc	inc	inc
Total	82	63	5	22	31	5	208

Project Statistics - Independent Living

Independent Living	# Units
Building #1	79
Building #2	97
Building #3	83
Building #4	48
Building #5	89
Building #6	119
Total ILU	515
Garden Terraces	34
Villas	86
Grand Total	635

HEALTH CENTER

Assisted Living Facility

Within the 66-unit/70 bed Assisted Living Facility (including the Special Care Unit), trained staff assist residents with the Activities of Daily Living. Personal laundry, medication management, health monitoring, assistance with bathing, eating and dressing are some of the services provided in this building. Units include studios, one-bedrooms and two-bedrooms.

The Assisted Living Facility will be designed around a central courtyard allowing residents free access to the outdoors during daylight hours.

Special Care Unit

The 20-bed, Special Care Unit, a component of the Assisted Living Facility and included in the 66 units, provides dementia care in a safe, comfortable, home-like setting where residents can participate in activities that are specialized to their needs. Participation and social interaction are encouraged to enrich the lives of all residents. A uniquely designed outdoor area is also provided.

Skilled Nursing

The Skilled Nursing Facility includes 83 beds in a single-story structure, separated from the Assisted Living Facility by a two-hour separation wall. Care includes around-the-clock nursing services and rehabilitative care. Respite care is also available. The building is constructed to create a residential atmosphere with secure courtyards.

Therapy Department

A Therapy department will be located within the Skilled Nursing Facility to provide Speech, Occupational and Physical therapy to residents of the Health Center and Independent Living. Stoneridge Creek will subcontract with a local therapy provider to offer these services. Therapy services will not be provided to the general public from this department.

Operations

The Health Center, at full occupancy, will employ an estimated 148 full time employees on three shifts/day, 24 hours/day, 365 days/year.

Separate departments within the community include Administration, Nursing, Environmental Services, Housekeeping, Maintenance, Security and Dining Room Services. Responsibilities match those found in Independent Living.

The Skilled Nursing facility will employ a Medical Director (licensed physician) who will visit the community 1-2 days per week, depending upon resident demand.

Health Center Work Shifts

Work shifts occur at the following times:

	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Total FTE
Shift	Day	Evening	Night	Day	Evening	Night	
Health Center	38	23	14	37	22	14	148

Project Statistics - Health Center

Assisted Living	Units	Beds
Studio Apartments	19	19
One-Bedroom Apartments	27	27
Two-Bedroom Apartments	2	4
Dementia Apartments	18	20
ALF Total	66	70

Skilled Nursing	Rooms	Beds
Private Rooms	13	13
Semi-Private Rooms	35	70
SNF Total	48	83

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CITY OF PLEASANTON
PLANNING DIVISION

Stoneridge Creek Additional Parking Analysis

Parking Options – Residents at Stoneridge Creek have three onsite parking options: open stalls, garages and carports. Open stalls are unassigned and cost no additional monies in excess of the resident’s normal entry and monthly fees. Garages and carports cost additional fees and are therefore reserved. The number of stalls, garages and carports is carefully studied and their locations placed throughout the site based upon Continuing Life’s past experiences with its other communities. The same is true of phasing. As Stoneridge Creek progresses from one phase to the next, a proportionate number of open stalls, carports and garages have been designed to meet the increasing demand of the additional residents.

Disabled spaces are provided in carports, garages and open stalls and may be found at every building during every phase.

Independent Living Parking - Statistics from CLC’s other communities have indicated that 10% of incoming residents will not bring a car to Stoneridge Creek at opening. Over time, non-driving residents will increase to 35% of all Independent Living units. With 515 Independent Living units, a 10% vacancy rate will leave 51 stalls unoccupied at opening. Despite these reliable benchmarks from our other communities, CLC has opted to take the most conservative approach possible by providing resident parking at each Independent Living/Garden Terrace unit on a 1:1 basis. The estimated 51 unoccupied open parking stalls may be used by visitors. Parking for Independent Living units will be in non-assigned or “open” parking stalls, assigned carports and assigned garages. For convenience, each building and its associated parking has been labeled a different color in order to differentiate between parking zones. The corresponding number of units and spaces are compiled in the attached “Conceptual Parking Allocation Plan by Phase”, also included as sheet A1.2 in the PUD application.

ILU #1	79	Units	79	Parking spaces provided
ILU #2	97	Units	97	Parking spaces provided
ILU #3	83	Units	83	Parking spaces provided
ILU #4	48	Units	48	Parking spaces provided
ILU #5	89	Units	89	Parking spaces provided
ILU #6	119	Units	119	Parking spaces provided

Garden Terrace Parking – The Garden Terrace units will have assigned Garages, assigned Carports and assigned spaces for parking.

Garden Terrace	2-bedroom	12	Units	8	Assigned carports provided
Garden Terrace	3-bedroom	22	Units	20	Assigned garages provided
				6	Assigned open stalls provided
Total		34		34	

Villa Parking – 86 Villas at Stoneridge Creek contain one-car garages. The two largest Villas on the property contain two car garages.

Villas	Standard	84	Units	84	Garage spaces provided
Villas	Large	2	Units	4	Garage spaces provided

For purposes of this analysis, Villa driveways are not included as parking spaces. In reality, they are used by Visitors.

Independent Living Visitor Parking – Visitor parking for the Independent Living portion of Stoneridge Creek will include 23 spaces near the Clubhouse and the previously referenced 51 spaces distributed throughout the site. Visitor parking at Stoneridge Creek is consistent with demand at other CLC communities.

Health Center Visitor Parking – Visitor parking to the Health Center portion of Stoneridge Creek will be provided near the main entries. Per the attached Conceptual Parking Allocation Plan by Phase, 35 spaces will be provided. Visitor parking is consistent with demand at other CLC communities.

Employee Parking - Employee parking spaces will be provided at the Central Plant, Clubhouse and the Health Center. The number of spaces provided will exceed the number of employees onsite at peak shifts:

ILU Employee Spaces	Central Plant	4
ILU Employee Spaces	Clubhouse	41
ILU Employee Spaces	Health Center	37
Health Center Employee Spaces	Health Center	66
Total Employee Parking Spaces		148

FTE Analysis

Shift	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Total FTE
	Day	Evening	Night	Day	Evening	Night	
Health Center	38	25	15	37	20	13	148
Ind. Living	82	63	6	22	31	4	208
Central Plant	inc	inc	inc	inc	inc	inc	inc
Total FTE	120	88	21	59	51	17	

Because the Independent Living and Health Center employee parking spaces are located on separate legal lots, a Shared Parking Agreement will be executed between both ownership entities, thereby allowing employees free access to either location. Experience shows that as many as 25% of all employees will use mass transit, bicycle or carpool.

Golf Cart Parking – 3-bedroom Villa garages have been designed to allow space for both a car and an electric golf cart. Golf cart use at retirement communities varies between locations, usually depending upon the distances required for reaching the dining room from remote residences. Due to the compact nature of the site at Stoneridge Creek and the central location of the dining venues, most residents will walk to the Clubhouse for dinner leading to a low utilization of golf carts. Still, to accommodate these vehicles and promote LEED design, 28 designated golf cart spaces will be provided immediately adjacent to the Clubhouse.

Non-Vehicular Parking – To accommodate employees riding a bicycle to work, bicycle racks will be located at the employee entrances to both the Clubhouse/ILU and the Health Center.

Mass Transit – A bus stop is currently designed at the intersection of Stoneridge Drive and the entry road to the Stoneridge Creek community. From this bus stop, employees can connect into the Livermore Amador Valley Transit Authority (Wheels) to access the Pleasanton/Dublin BART station. Appropriate sidewalk access and lighting will be provided to allow safe passage for employees to and from the bus stop during evening hours

PUD-68/CLC**AQ-3.1 Response**

Develop and implement plan to reduce operational air emissions. Prior to PUD approval, the project developers shall be required to demonstrate to the City of Pleasanton that both mobile and stationary measures have been included to reduce operational emissions resulting from development on the Project Area to the maximum extent practicable.

- a. *A transportation system management program shall be prepared to reduce to the extent feasible mobile source emissions from the proposed uses. Mobile source emission reducing measures could include but are not limited to providing shuttle services to and from the auto mall and commercial development, utilizing less polluting shuttles at the senior care community, and/or using less polluting loaner cars at the proposed auto mall.*

Stoneridge Creek has a tremendous source-emissions advantage over other development options at Staples Ranch due to the fact that, upon opening, 10% of its residents will not drive at all. As time passes and residents age, up to 35% of individuals will not own a car. At entry, residents are permitted to bring no more than one car per person. Almost no couples have a second car after a year in the community.

Shortly after moving into the community, most residents opt to take advantage of the community transportation system, a cost already included in their monthly fees, rather than continue to drive their own car. Stoneridge Creek owns a variety of vehicles with certified, professional drivers whose sole purpose is to provide group transportation to the community's residents.

Free, scheduled bus transportation is provided to a variety of locations within the community's trade area. Examples of bus destinations include:

**Acute care hospitals
Doctor's offices
Religious services
Grocery shopping
Pharmacy shopping
The Stoneridge shopping center
BART station in Pleasanton (to and from)
Public parks**

It is the intention of Stoneridge Creek to meet the majority of its residents' needs with group transportation. Buses are clean, air

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conditioned and allow our residents to dispense with worries of driving. It is anticipated that Stoneridge Creek's fleet will include the following vehicles:

Ford F-450 24-seat bus with HC/wheelchair capability
Ford F-450 21-seat bus with HC/wheelchair capability
Ford Mini-Van 12-seat capacity with HC/wheelchair capability
Lincoln Town Car – 2 cars

Prior to establishing set bus schedules, Stoneridge Creek administration will solicit input from all residents for determining common destinations and shuttle times.

Another key element in reducing mobile source emissions at Stoneridge Creek includes the extensive use of electric vehicles by staff. Rather than utilize diesel/gas burning transportation, 90% of onsite vehicles will be electric. The Housekeeping, Maintenance, Security, Administration and Resident Services departments will all employ golf carts for inner-community transportation. Charging stations will be provided in the yard of the Central Plant where employee carts will be parked while not in active use.

Electric vehicle charging stations will also be provided for every Villa unit on the property. As an example, at another Continuing Life community, University Village in Thousand Oaks (Ventura County), 25% of all Villa residents purchased golf carts as their primary, inner-community mode of transportation. The Stoneridge Creek site layout is more compact than that of University Village, which may lead to a lower penetration rate of golf cart use. However, in anticipation of an equal response, Continuing Life has provided 28 golf cart parking spaces adjacent to the Clubhouse.

Employees of Stoneridge Creek are provided with ample vehicular parking onsite. However, carpooling is strongly encouraged and bike racks will be provided at each employment center. A bus stop is also conveniently located at the street connecting Stoneridge Drive and the community's entrance. From the bus stop, employees may take advantage of the Livermore Amador Transit Authority (Wheels) for connection to the local BART station.

Finally, due to the flat, compact nature of the site itself at Stoneridge Creek and the location of the Clubhouse in the center of the property, distances from Villas, Garden Terraces and Independent Living to the Clubhouse will be less than at other CLC communities, thereby offering greater pedestrian opportunities.

EXHIBIT B

Plan to Reduce Air Pollution from Stationary Sources

- b. *A plan for reducing stationary sources shall be prepared for approval by City staff. The plan shall include measures such as but not limited to incorporating energy-saving appliances for heating and air conditioning units and energy efficient lighting. The plan shall include measures (to the extent feasible) that exceed the requirements of the City's Green Building Ordinance.*

All buildings at Stoneridge Creek will exceed Title 24 requirements. The City of Pleasanton's "Build It Green" program establishes minimum requirements for a "green home" with a targeted threshold of 50 points on its multifamily GreenPoint Checklist. Through a combination of efficient design choices, the Stoneridge Creek community will exceed this goal.

Appliances – All appliances within the residential units/apartments include non-HCFC refrigerants. Dishwashers, clothes washers and refrigerators will all be ENERGY STAR qualified. Residential-grade dishwashers will use no more than 6.5 gallons per cycle.

Central Plant – With the exception of the Villas, all residential dwelling units at Stoneridge Creek will be served by a high-efficiency Central Plant containing boilers, cooling towers, variable speed pumps and natural gas water heaters.

From the Central Plant, hot/cold water is distributed on a 2-pipe system to water-source heat pumps with electric compressors in each unit.

Boilers – Natural gas
Cooling Towers – Electric pumps
Variable Speed pumps – Electric
Water heaters/Plant – Natural gas
Water heaters/Villas – Natural gas
Water source heat pumps – Electric compressors. Non-HCFC refrigerants used.

Lighting

Exterior – All exterior street lights, bollards and building lights will be compact fluorescent.

Interior – All corridor and common area lighting will be programmable and regulated by a Lighting Control System located in the main electrical rooms.

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Fencing Proposal by Existing Residents

EXHIBIT B

Fencing Proposal by Existing Residents

PUD-68

PUD-68/CLC

Neighbor Fence and Tree Letter Summary

On October 21st, 2008 Continuing Life Communities sent letters to all adjoining neighbors on Staples Ranch Road, W. Las Positas Blvd. and Annis Circle. The letter requested feedback from neighbors on location, materials and height of fence/wall and contained an example of a good neighbor fence, a site plan and a stamped pre-addressed return card.

The mailing went to 49 households. Although 8 households are not directly impacted by new fencing (6 at existing sound wall at Annis Court – sound wall will remain), they were included as they directly border the Staples Ranch site. 48 of the households are impacted by tree removal/clean up and new tree planting.

Fence:

Of the 49 letters mailed, 2 (on Staples Ranch Road) were returned undelivered. Of the 41 households impacted by new fencing, 20 households or 48.78% returned response cards giving feedback on preferences. Of those households that responded, 55% preferred a wood fence, 30% preferred a wall and 15% indicated that they would be happy with a wall or fence.

As the majority of the respondents selected the wood fence option, it is our intention to install a 6' board-on-board (good neighbor) fence topped with a 1' lattice panel to give a total height of 7'. The addition of the lattice panel will provide privacy and additional screening from development activities.

As we have not heard from 21 households and 7 households preferred to keep their existing fence, we have elected to place the new fence on the Staples Ranch side of the shared boundary directly next to the existing fence(s). As the fence is a good neighbor type fence, if any neighbor elects to remove their existing fence they will enjoy the same fence that our residents will enjoy.

Tree removal and new tree planting:

66.67% of the respondents requested that CLC clean up and replant the existing berm area to provide for a good visual screen along our shared boundary. To that end we propose that CLC follow the recommendations of the tree survey provided by HortScience and improve the boundary by landscaping according to David Gates & Associates site proposal.

Attached is a photograph of the fence we propose to install; it is the existing fence at the boundary of the neighbor at 3682 Annis Court and the subject site. This fence is commonly found throughout the town of Pleasanton.

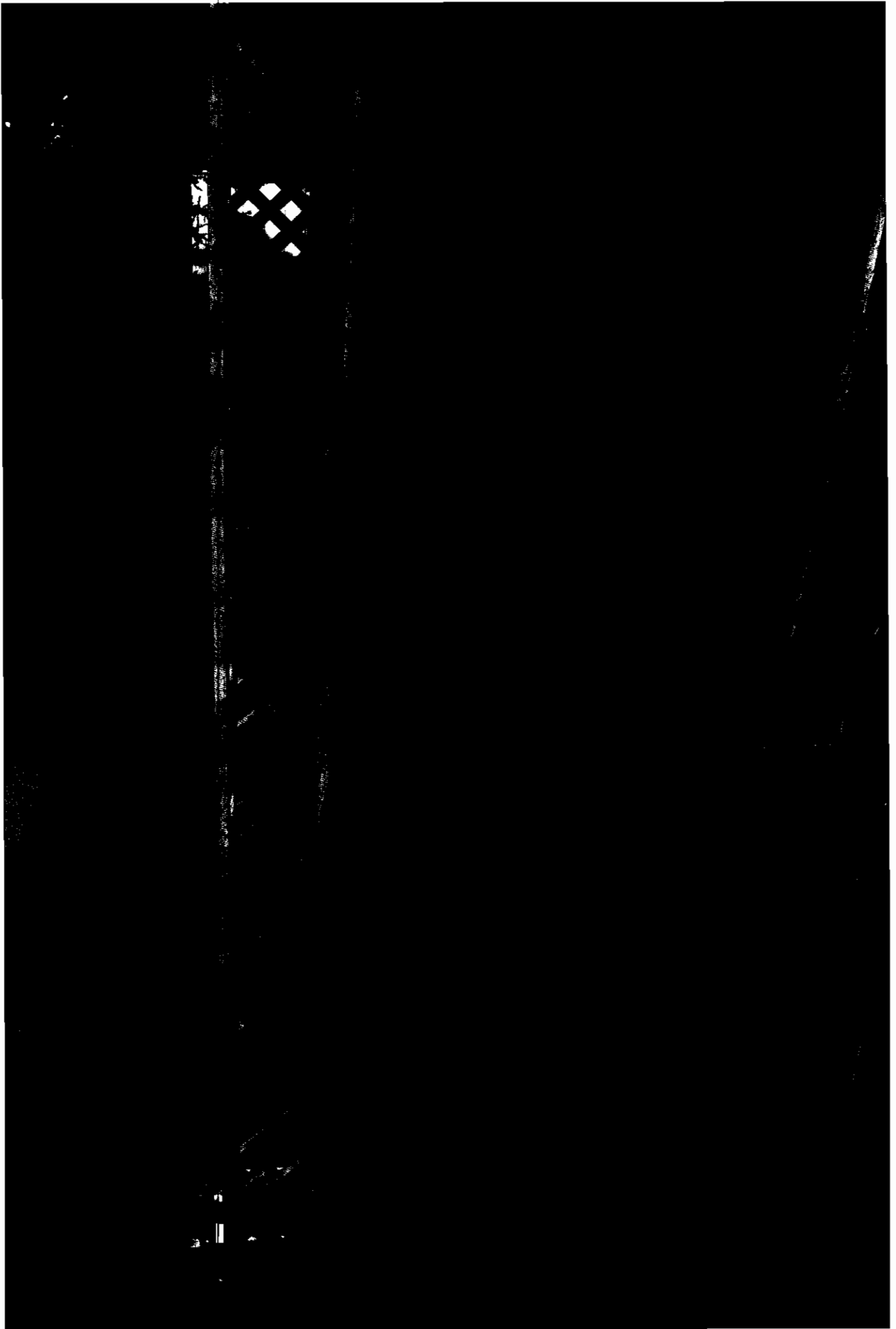


EXHIBIT B
Addendum to the
Written Narrative
Concerning Delivery
Trucks Dated April
24, 2009
PUD-68

Robin Giffin

From: Bob Bouchard [bouchardb@uvto.com]
Sent: Friday, April 24, 2009 2:28 PM
To: Robin Giffin
Cc: 'Toby Mellows'
Subject: Delivery Truck Language
Attachments: Delivery Trucks.doc

APR 24 2009

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Robin,

Per your request, attached is the substitute language CLC proposes for the Delivery Truck portion of the Project Narrative. Most of the significant delivery volume arrives at the Commons building "back of house" and 50' trucks are not used to service the Health Center. I agree with you that the delivery area of the Health Center could use some more thought and will work with you through Design Development and Construction Documents to ensure that deliveries do not block the drive aisle and are comfortably accommodated. Thanks for all your help with the Conditions and I look forward to Planning Commission.

Bob Bouchard