

P18-0269

RECEIVED December 18, 2018

EXHIBIT B





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RECEIVED December 18, 2018
EXHIBIT B

Phan Residence

1131 Sleepy Head Lane
 Pleasanton, California

Notes:

This site plan is not a survey. It is provided for building and site work layout only. The contractor shall verify on site all grades, existing improvements, property lines, easements, setbacks, utilities, and substructures. Where discrepancies occur, contact the Architect.

Finish grade shall provide positive drainage away from building.

Pad grade under building shall have positive slope to a minimum of one area drain which shall be piped to street or suitable discharge area.

All roof drainage taken through suitable discharge area.

Where discrepancies between soils report and Architect's drawings occur, contact Architect immediately.

A perforated drain set in a gravel trench shall be installed around the entire perimeter of the foundation. The drain shall discharge into the street or approved suitable drainage facility. See soils report for any specific requirements.

Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard.

Area drains shall be interconnected and discharged at street or suitable discharge facility.

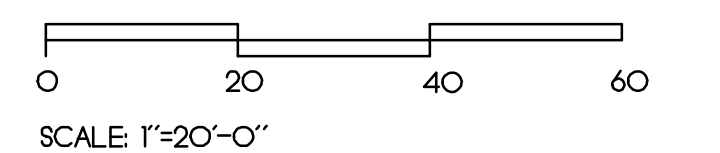
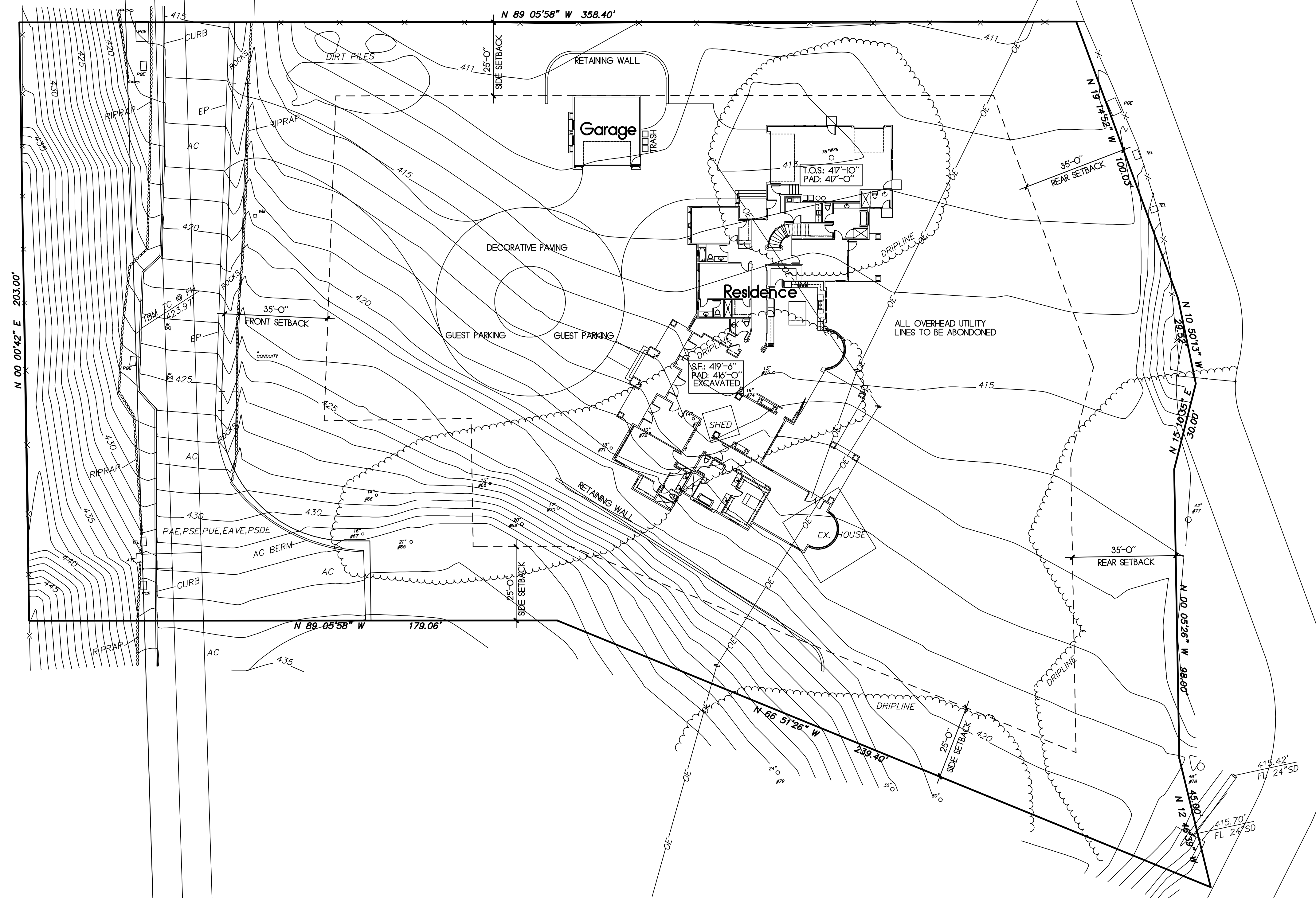
Prior to construction, the contractor shall employ the soils engineer to test the relative soil density and compaction of the site and verify in writing that the relative soil density and compaction meets or exceeds the requirements specified in the soils report. If the relative soil density and compaction does not meet the specifications stated in the soils report, the contractor shall follow the soils engineer's recommendations for re-compaction.

Irrigation system shall be designed to prevent saturation of soil adjacent to building.

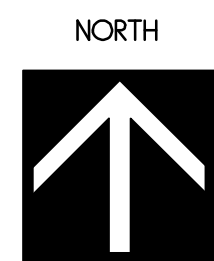
See Landscape drawings for landscape features, pools, fountains, spas, hardscape and garden walls.

See Civil drawings for existing and proposed grading, utilities, trees, additional structures, proposed drainage, and erosion control measures.

ZONING:	PD-31
LOT AREA:	6777 SQ. FT.
F.A.R.:	25%
ALLOWABLE AREA:	2370 SQ. FT.
LIVING AREA:	2401 SQ. FT.
GARAGE AREA:	1029 SQ. FT.
COVERED PORCH AREA:	107 SQ. FT.
GROSS BUILDING AREA:	9447 SQ. FT.
GARAGE CREDIT:	500 SQ. FT.
NET BUILDING AREA:	8947 SQ. FT.
DESIGN F.A.R.:	10.26%



Rev	Description	Date



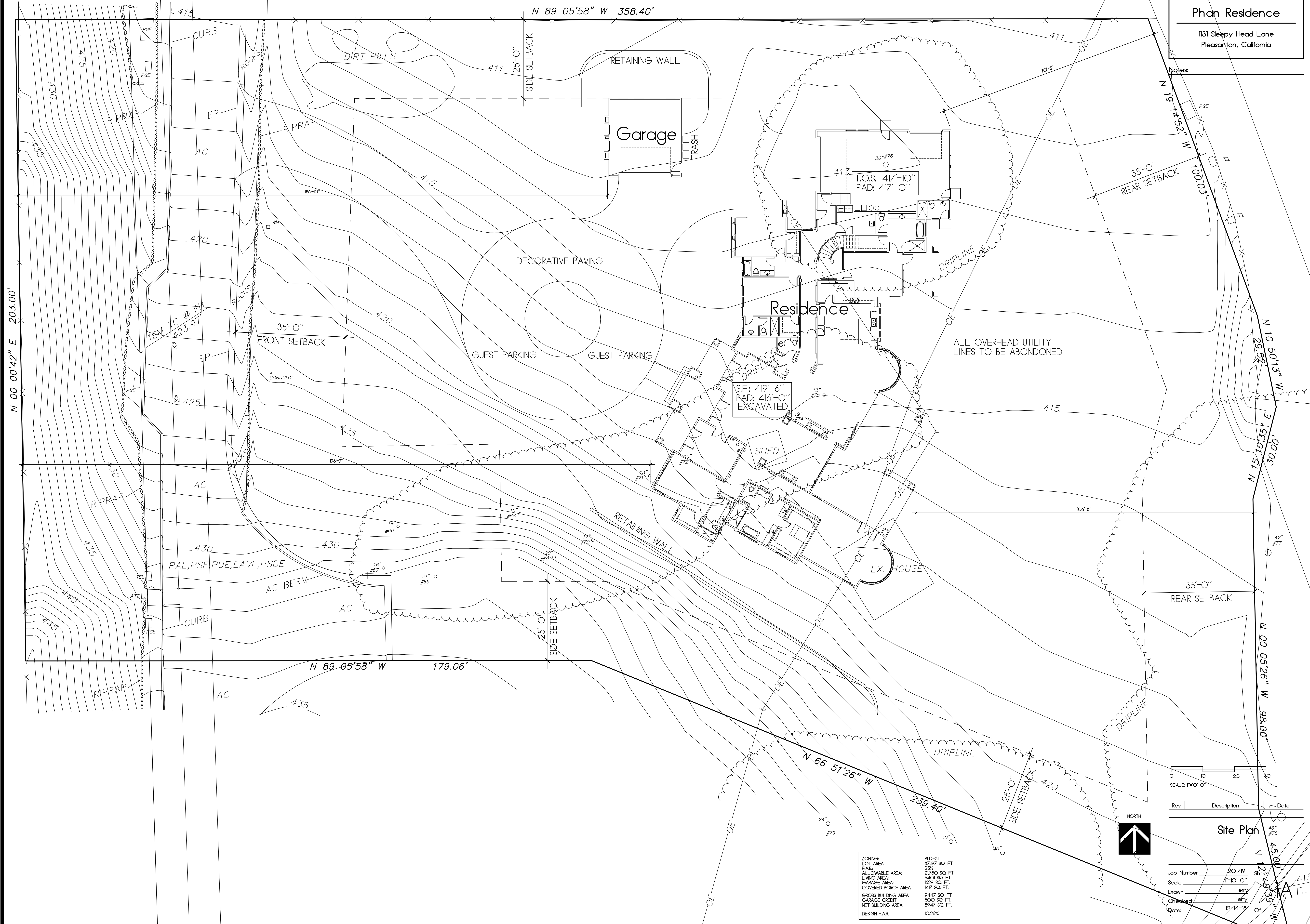
Site Plan

Job Number: 201719 Sheet: 1
 Scale: 1"=20'-0"
 Drawn: Terry
 Checked: Terry
 Date: 12-14-18 Of 8

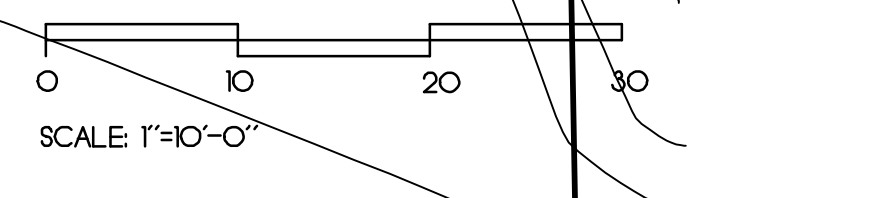
Phan Residence

1131 Sleepy Head Lane
 Pleasanton, California

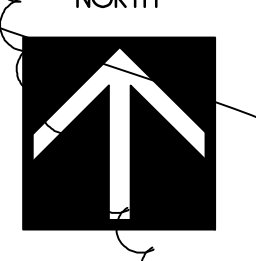
Notes:



ZONING:	R1D-31
LOT AREA:	8797 SQ. FT.
F.A.R.:	25%
ALLOWABLE AREA:	20790 SQ. FT.
LIVING AREA:	6401 SQ. FT.
GARAGE AREA:	1629 SQ. FT.
COVERED PORCH AREA:	147 SQ. FT.
GROSS BUILDING AREA:	9447 SQ. FT.
GARAGE CREDIT:	500 SQ. FT.
NET BUILDING AREA:	8947 SQ. FT.
DESIGN F.A.R.:	10.26%



Rev	Description	Date

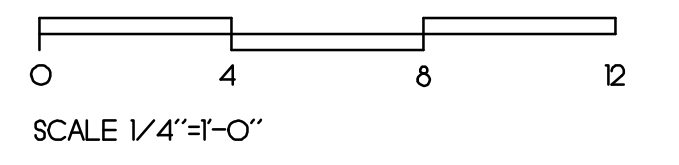
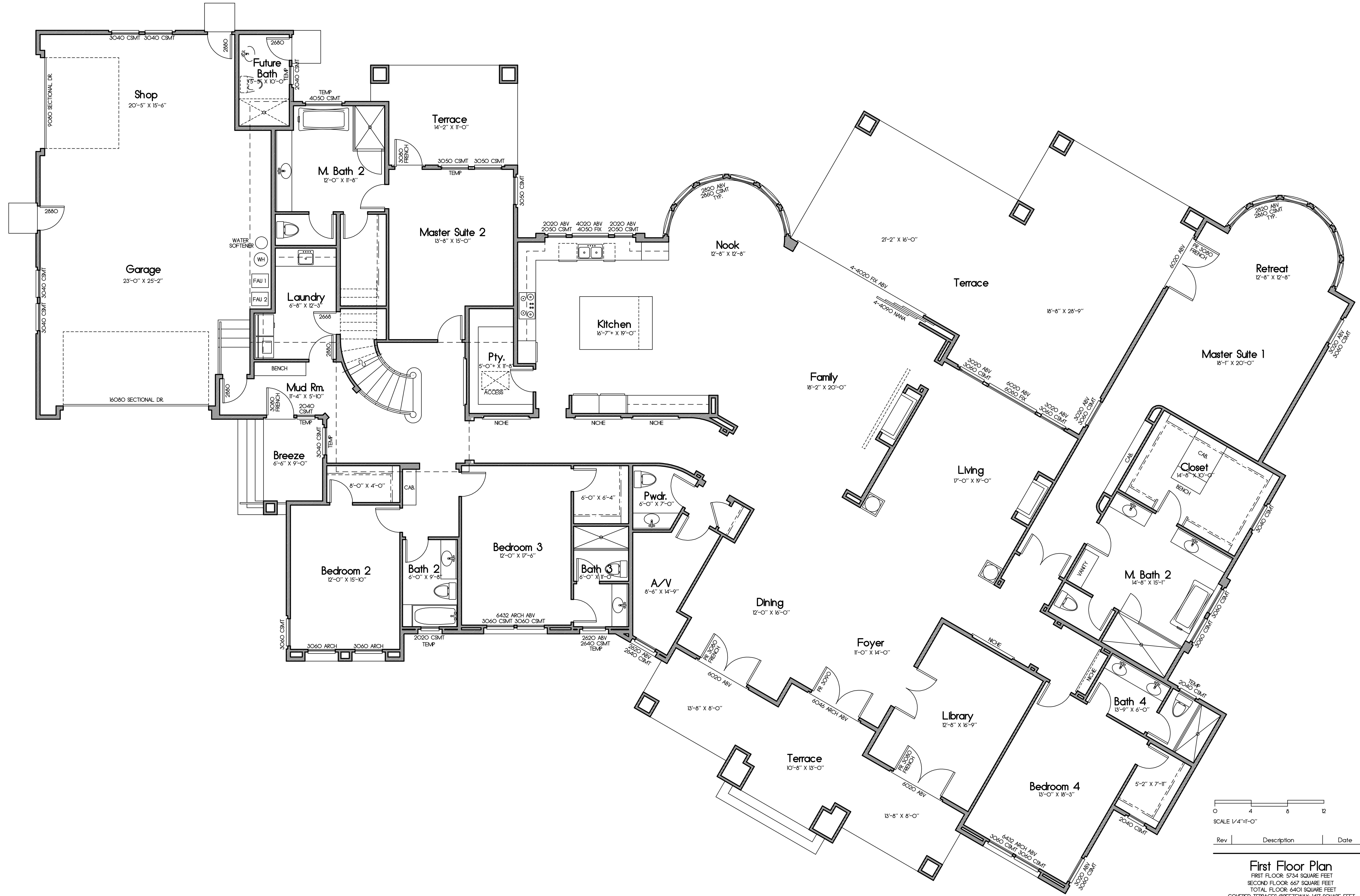


Site Plan

Job Number:	201712	Sheet:	46" #78
Scale:	1"=10'-0"	Drawn:	Terry
Checked:	Terry	Date:	12-14-18

Phan Residence
 1131 Sleepy Head Lane
 Pleasanton, California

Notes:

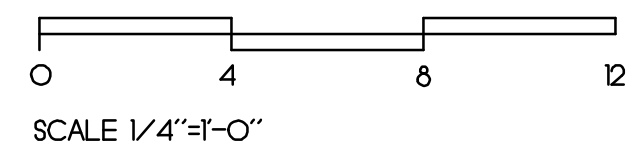
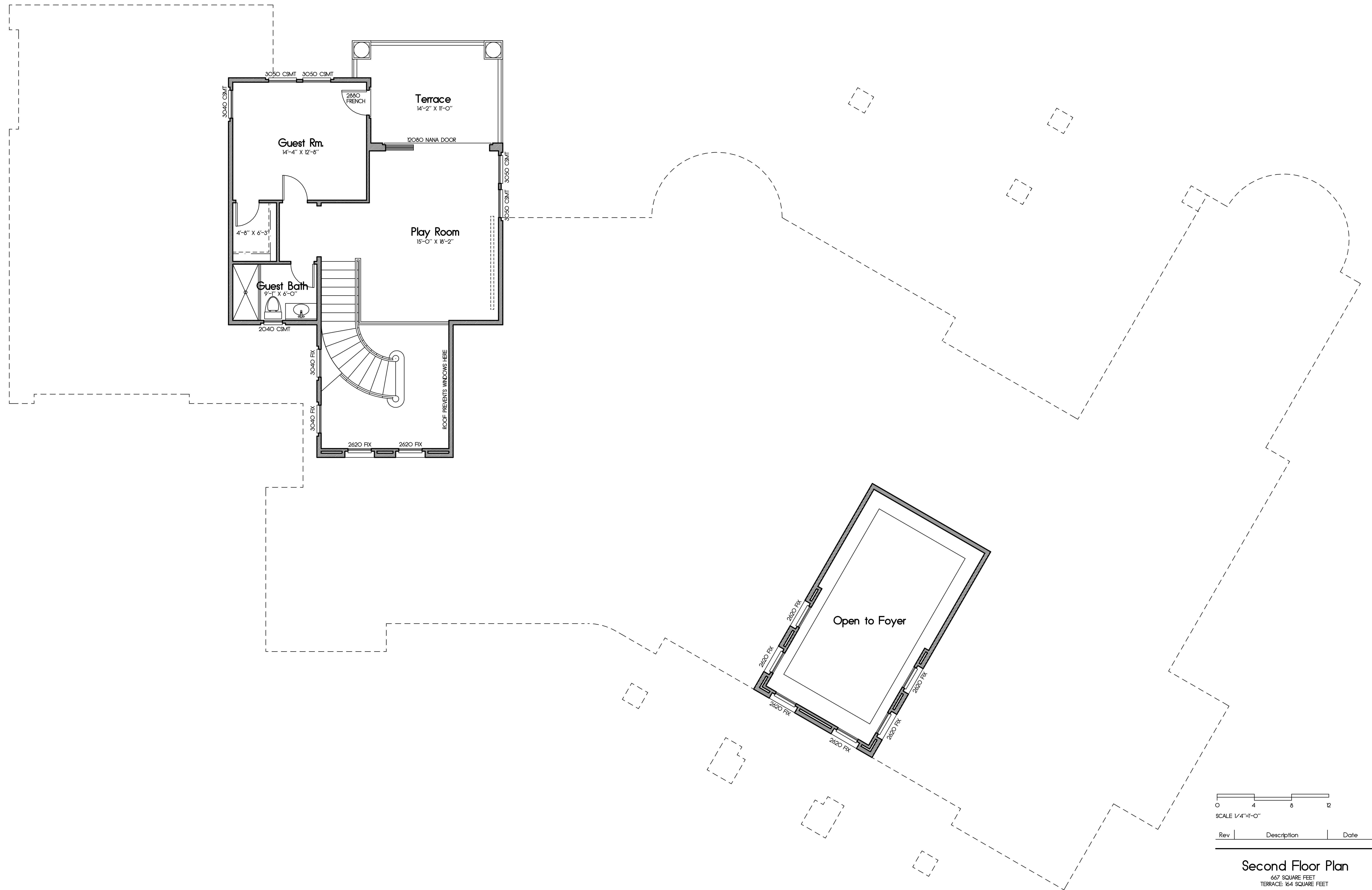


Rev	Description	Date

First Floor Plan
 FIRST FLOOR: 5734 SQUARE FEET
 SECOND FLOOR: 667 SQUARE FEET
 TOTAL FLOOR: 6401 SQUARE FEET
 COVERED TERRACES/BREEZEWAY: 147 SQUARE FEET
 GARAGE: 1057 SQUARE FEET

Job Number: 201712 Sheet: 2
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 12-14-18 Of 8

Notes:



Rev	Description	Date

Second Floor Plan
 667 SQUARE FEET
 TERRACE: 144 SQUARE FEET

Phan Residence

1131 Sleepy Head Lane
 Pleasanton, California

Roofing shall be Clay Barrel Tile over 30# felt over 1/2" OSB sheathing w/ radiant barrier noted per structural engineer's specifications. Downspouts shall be located by others.

The net free attic ventilation area shall be not less than 1/150 of the area of the space ventilated.

All framing shall be Douglas Fir No. 2 or better (U.O.N.)

Roof Tiles shall be fastened per 2016 CBC.

Roof flashing around pipes, vents, flues, chimneys, etc. shall be lead, copper, or other approved flexible flashing material and shall be formed to follow the contours of the tile and allow seating of the tiles as per 2016 CBC.

Plate heights are designated off adjacent subfloor (U.O.N.).

All rakes shall be 18" from wall framing (U.O.N.).

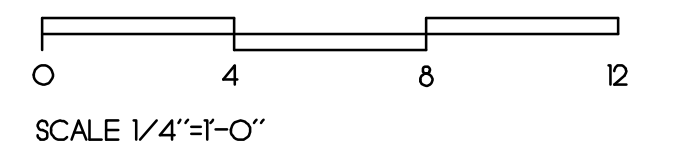
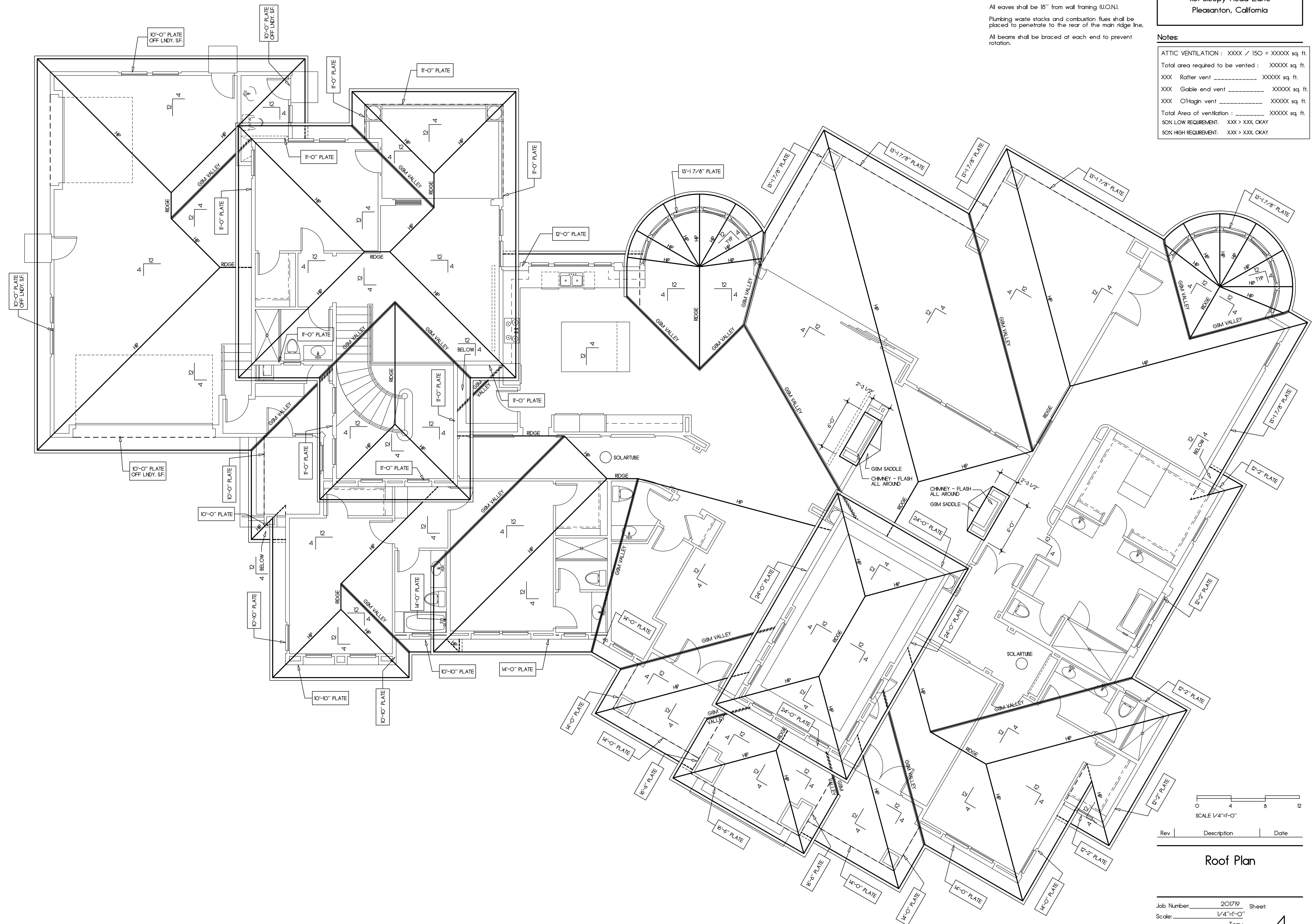
All eaves shall be 18" from wall framing (U.O.N.).

Plumbing waste stacks and combustion flues shall be placed to penetrate to the rear of the main ridge line.

All beams shall be braced at each end to prevent rotation.

Notes:

ATTIC VENTILATION : XXXX / 150 = XXXXX sq. ft.
 Total area required to be vented : XXXXX sq. ft.
 XXX Rafter vent XXXXX sq. ft.
 XXX Gable end vent XXXXX sq. ft.
 XXX O'Hagin vent XXXXX sq. ft.
 Total Area of ventilation : XXXXX sq. ft.
 50% LOW REQUIREMENT: XXX > XXX, OKAY
 50% HIGH REQUIREMENT: XXX < XXX, OKAY



Rev	Description	Date

Roof Plan

Job Number: 201712 Sheet: 4
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 12-14-18 Of 8

Phan Residence

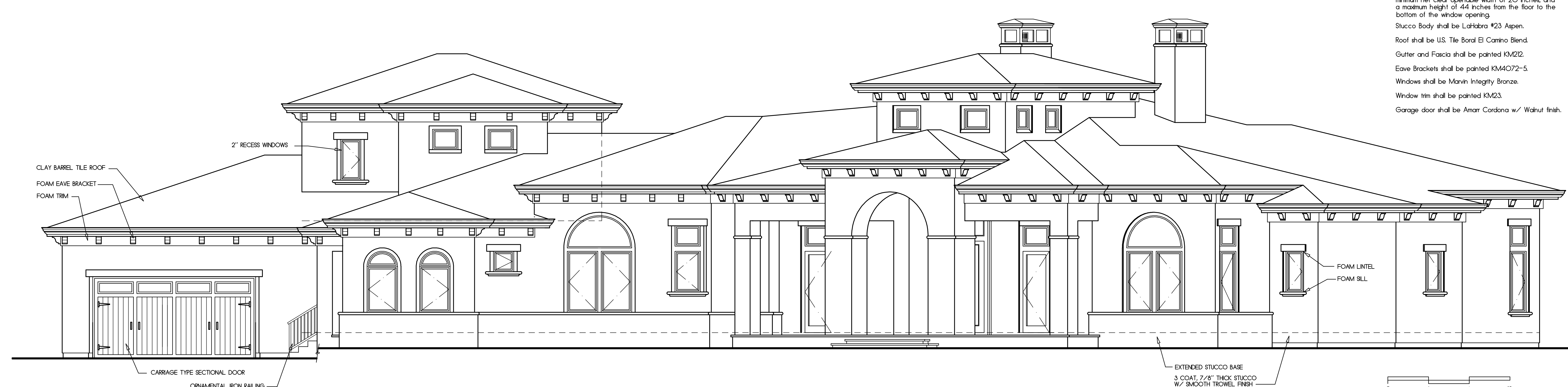
1131 Sleepy Head Lane
 Pleasanton, California

Notes:

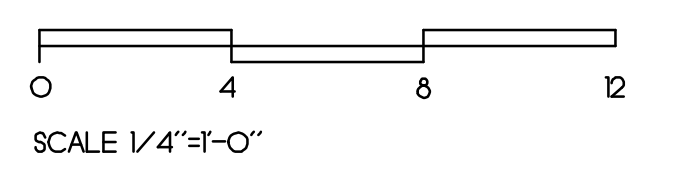


Front Elevation
 (Northwest)

- All windows at first floor shall be mounted at 8'-0" above top of subfloor (I.O.N.).
- All windows at second floor shall be mounted at 8'-0" above top of subfloor (I.O.N.).
- Provide two layers grade "D" paper at all exterior walls with stucco over wood based sheathing.
- A weep screed shall be provided at the foundation plate on all exterior studwalls covered with stucco. The screed shall be of a type which will allow trapped water to drain to the exterior of the building, per 2016 CBC.
- S.F. : Subfloor
- Subfr : Subfloor
- T.O.S. : Top of Slab
- T.O.S.W. : Top of stem wall
- T.O. Fig. : Top of Footing
- Fireplace shall be equipped with GSM terminal cap with spark arrester.
- Egress windows shall comply with 2016 CBC with a minimum net clear openable area of 5.7 sq. ft., a minimum net clear openable height of 24 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening.
- Stucco Body shall be LaHabra #23 Aspen.
- Roof shall be U.S. Tile Boral El Camino Blend.
- Gutter and Fascia shall be painted KM212.
- Eave Brackets shall be painted KM4072-5.
- Windows shall be Marvin Integrity Bronze.
- Window trim shall be painted KM23.
- Garage door shall be Amar Cordana w/ Walnut finish.



Front Elevation
 (West)

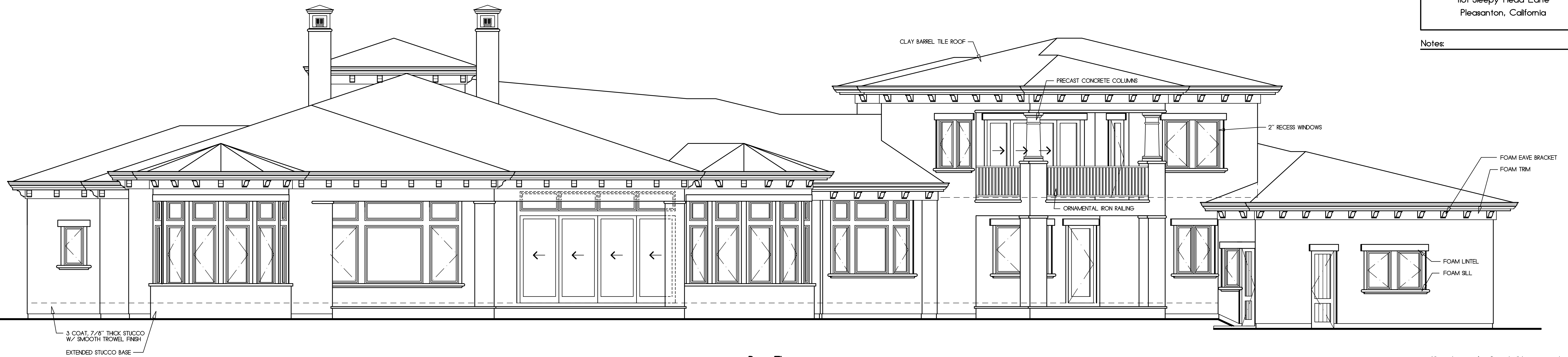


Rev	Description	Date

Exterior Elevations
 Style: Ranch Hacienda

Job Number: 201712 Sheet: 5
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 12-14-18 Of 8

Notes:

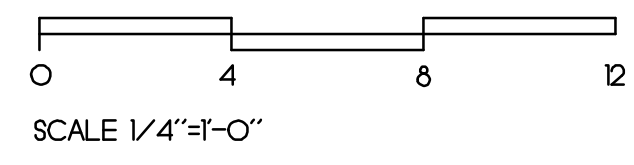


Rear Elevation
 (Southeast)

- All windows at first floor shall be mounted at 6'-0" above top of subfloor (U.O.N).
- All windows at second floor shall be mounted at 6'-0" above top of subfloor (U.O.N).
- Provide two layers grade "D" paper at all exterior walls with stucco over wood based sheathing.
- A weep screed shall be provided at the foundation plate on all exterior studwalls covered with stucco. The screed shall be of a type which will allow trapped water to drain to the exterior of the building, per 2016 CBC.
- S.F. : Subfloor
- Subfr : Subfloor
- T.O.S. : Top of Slab
- T.O.S.W. : Top of stem wall
- T.O. Ftg. : Top of Footing
- Fireplace shall be equipped with GSM terminal cap with spark arrester.
- Egress windows shall comply with 2016 CBC with a minimum net clear openable area of 5.7 sq. ft., a minimum net clear openable height of 24 inches, a minimum net clear openable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening.
- Stucco Body shall be Lathabra #23 Aspen.
- Roof shall be US. Tile Boral El Camino Blend.
- Gutter and Fascia shall be painted KM212.
- Eave Brackets shall be painted KM4072-5.
- Windows shall be Marvin Integrity Bronze.
- Window trim shall be painted KM23.
- Garage door shall be Amarr Cordona w/ Walnut finish.



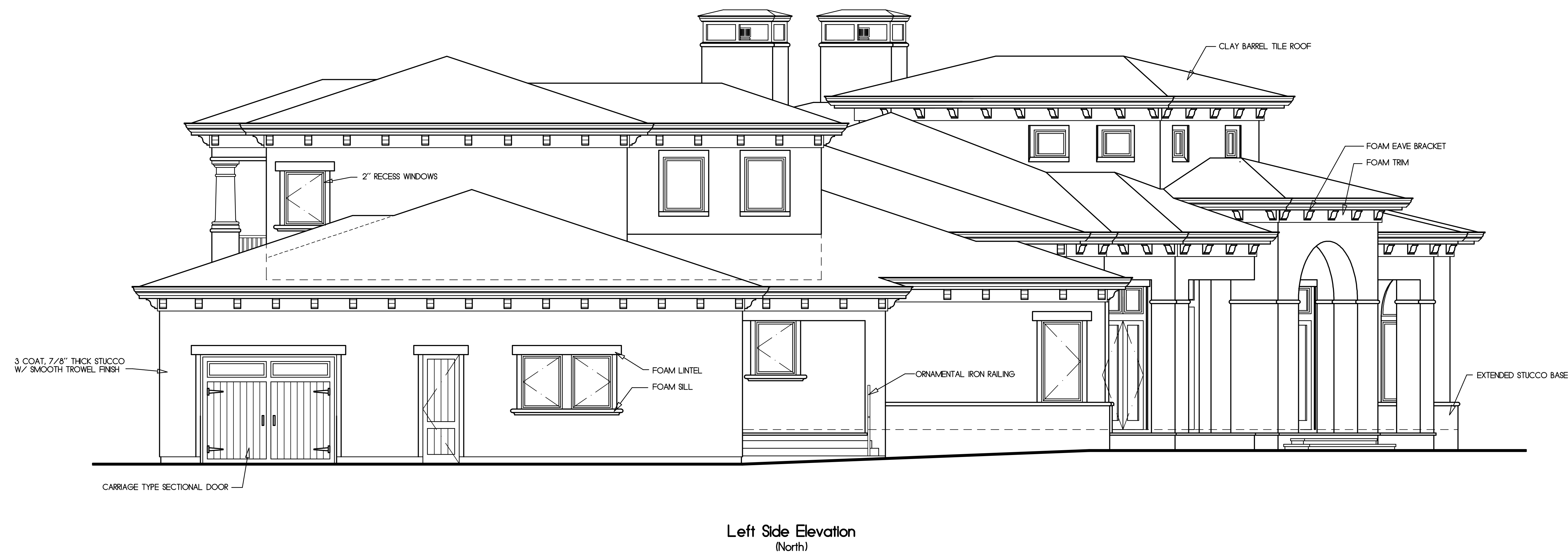
Rear Elevation
 (East)



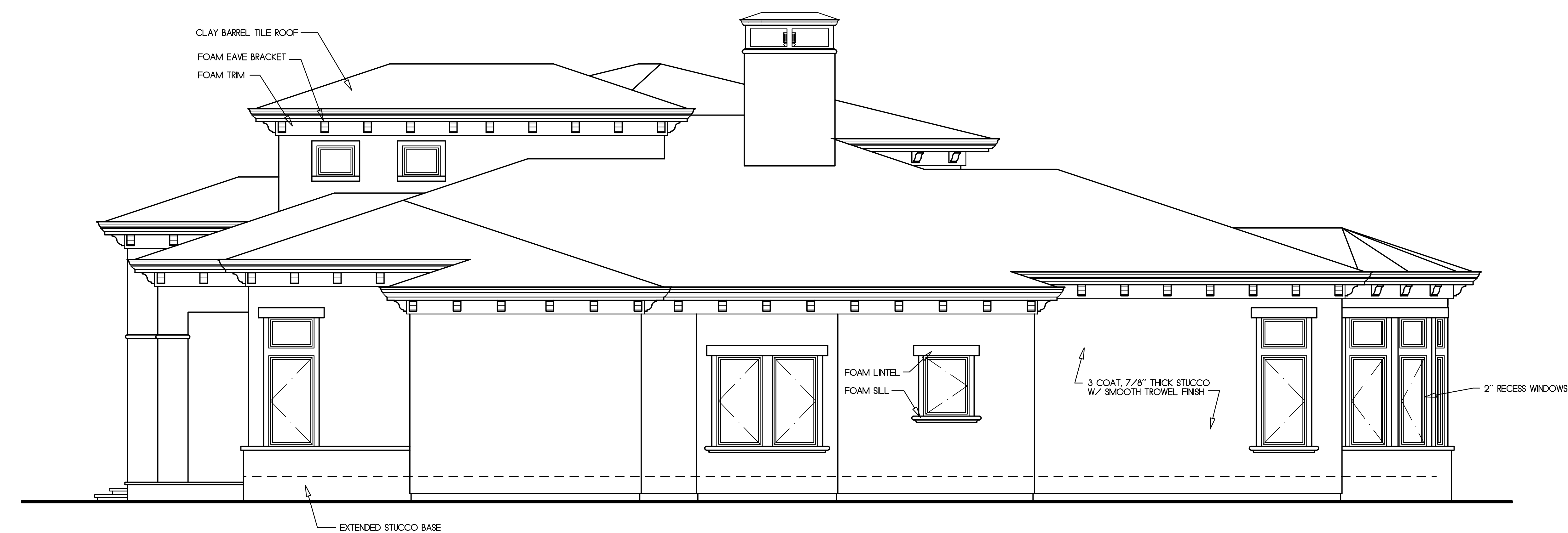
Rev	Description	Date

Exterior Elevations
 Style: Ranch Hacienda

Phan Residence
 1131 Sleepy Head Lane
 Pleasanton, California



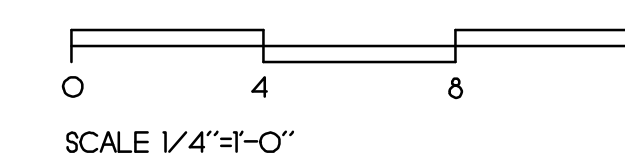
Left Side Elevation
 (North)



Right Side Elevation
 (Southwest)

Notes:

- All windows at first floor shall be mounted at 6'-0" above top of subfloor (I.O.N.).
- All windows at second floor shall be mounted at 8'-0" above top of subfloor (I.O.N.).
- Provide two layers grade "D" paper at all exterior walls with stucco over wood based sheathing.
- A weep screed shall be provided at the foundation plate on all exterior studwalls covered with stucco. The screed shall be of a type which will allow trapped water to drain to the exterior of the building per 2016 CBC.
- S.F. : Subfloor
- Subfr : Subfloor
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- T.O.S.W. : Top of stem wall
- T.O. Ftg : Top of Footing
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- Roof shall be US. Tile Boral El Camino Blend.
- Gutter and Fascia shall be painted KM212.
- Eave Brackets shall be painted KM4072-5.
- Windows shall be Marvin Integrity Bronze.
- Window trim shall be painted KM23.
- Garage door shall be Amar Cordana w/ Walnut finish.



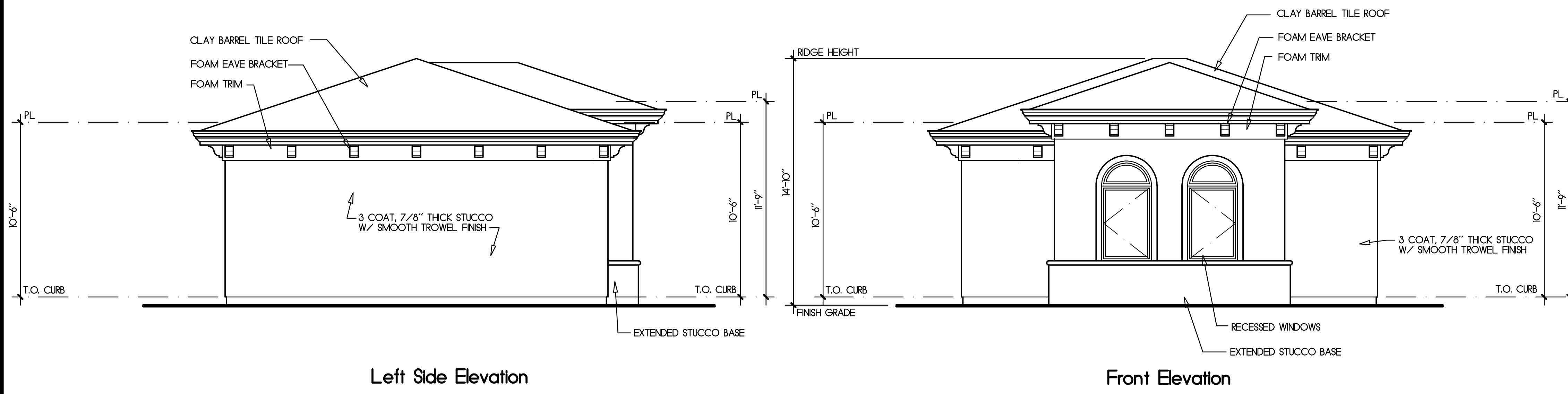
Rev	Description	Date

Exterior Elevations
 Style: Ranch Hacienda

Job Number: 201712 Sheet: 7
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 12-14-18 Of 8

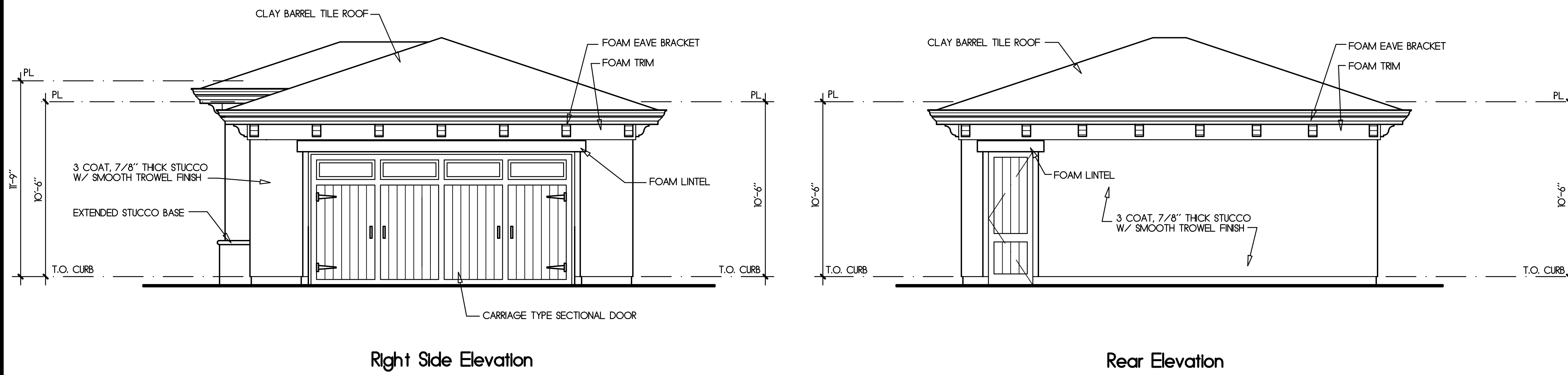
Phan Residence
 1131 Sleepy Head Lane
 Pleasanton, California

Notes:



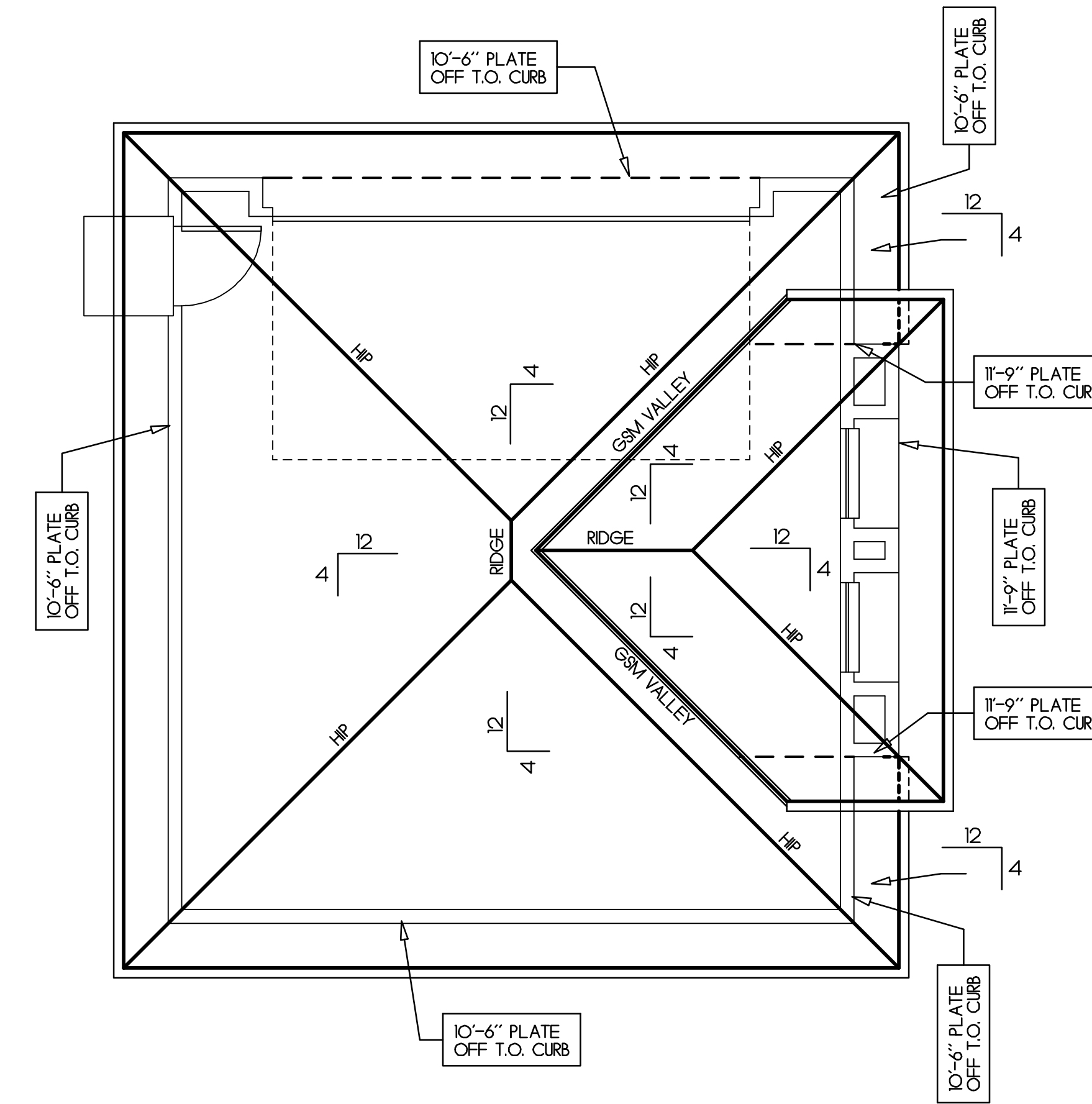
Left Side Elevation

Front Elevation

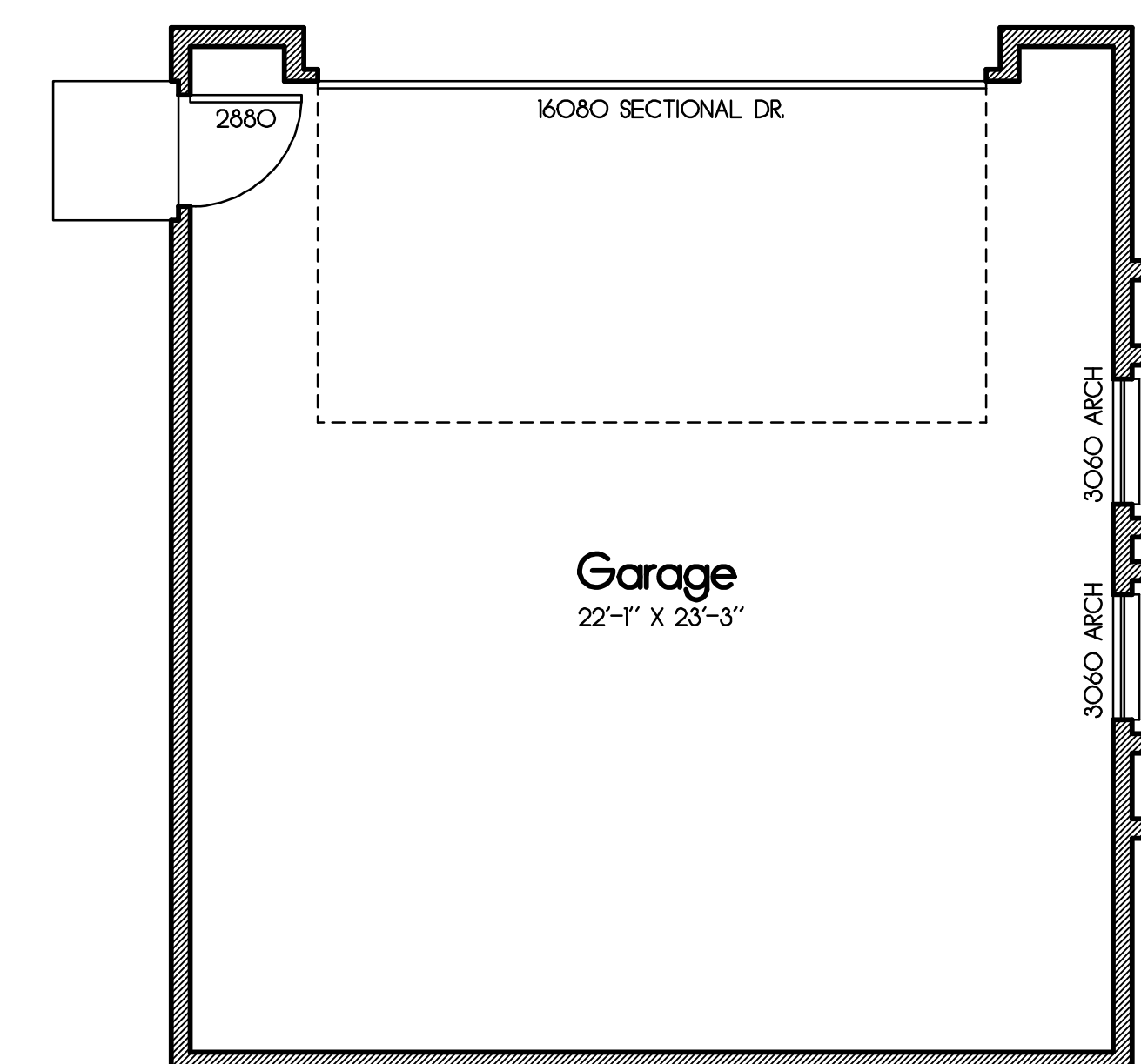


Right Side Elevation

Rear Elevation

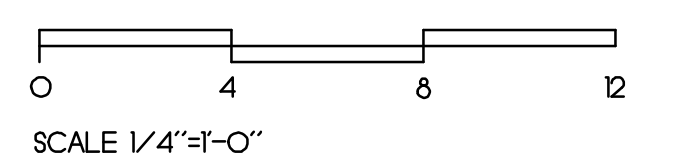


Garage Roof Plan



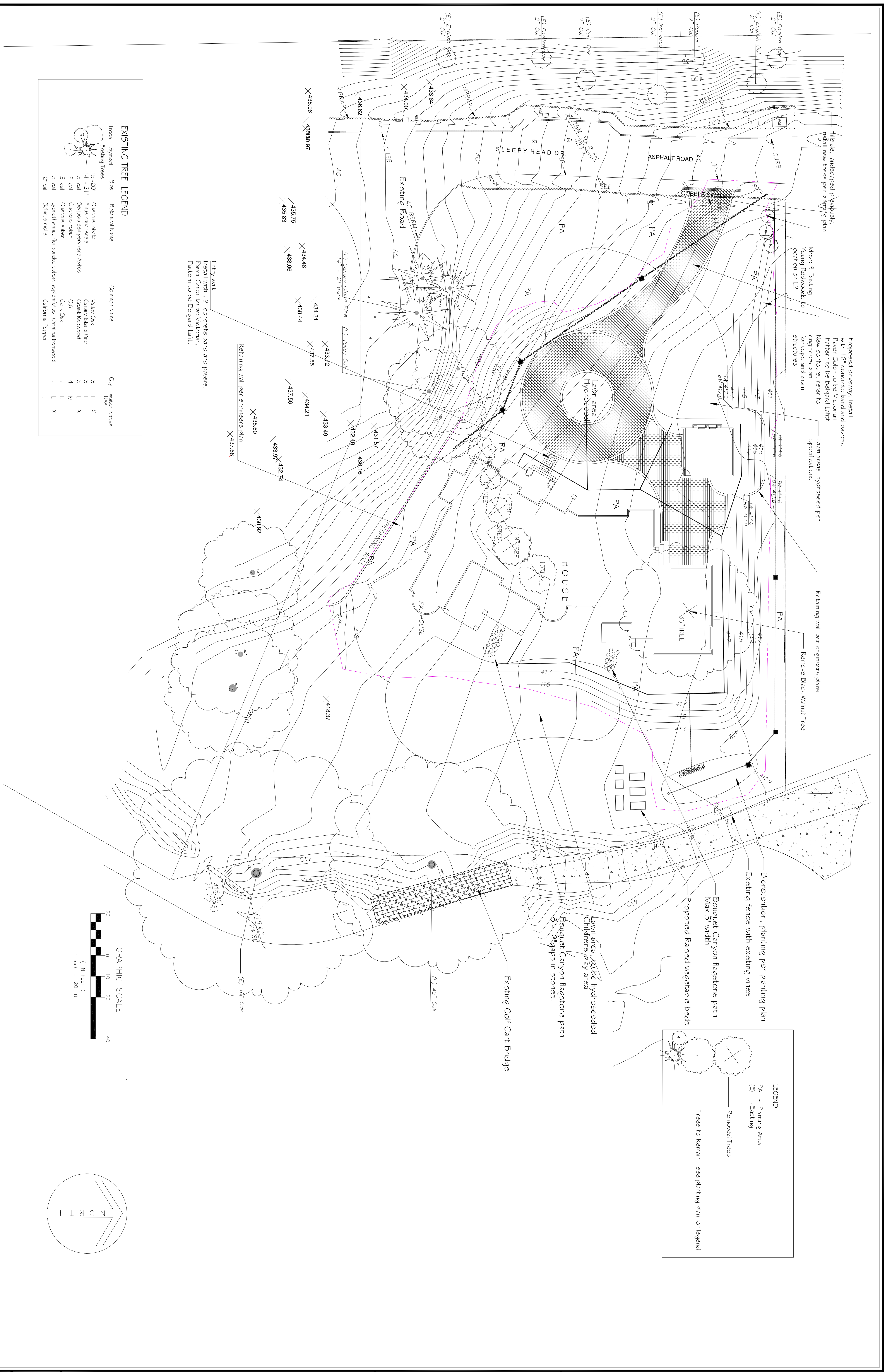
Garage Floor Plan

572 SQUARE FEET



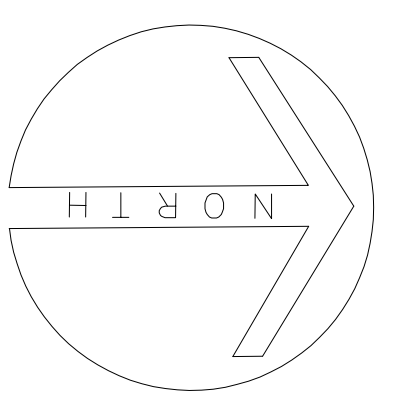
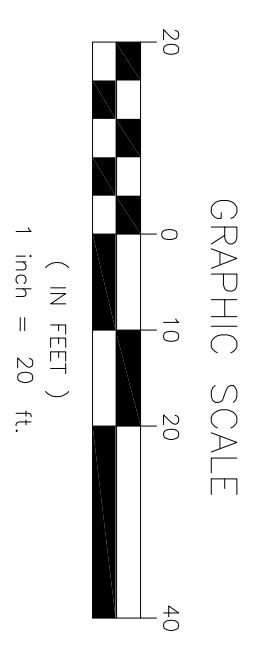
Rev	Description	Date

**Garage
 Plans and Elevations**



EXISTING TREE LEGEND

Trees	Symbol	Size	Botanical Name	Common Name	Qty	Water Native
Existing trees	(Symbol)	15'-20"	Quercus lobata	Valley Oak	3	L
		14'-21"	Pinus canariensis	Canary Island Pine	3	L
		3' cal	Sequoia sempervirens	Coast Redwood	3	L
		2' cal	Quercus robur	Oak	4	M
		3' cal	Quercus suber	Cork Oak	1	L
		3' cal	Lycodetium floribundus subsp. asperifolius	Catalina Ironwood	1	L
		2' cal	Schinus molle	California Pepper	1	L



LEGEND

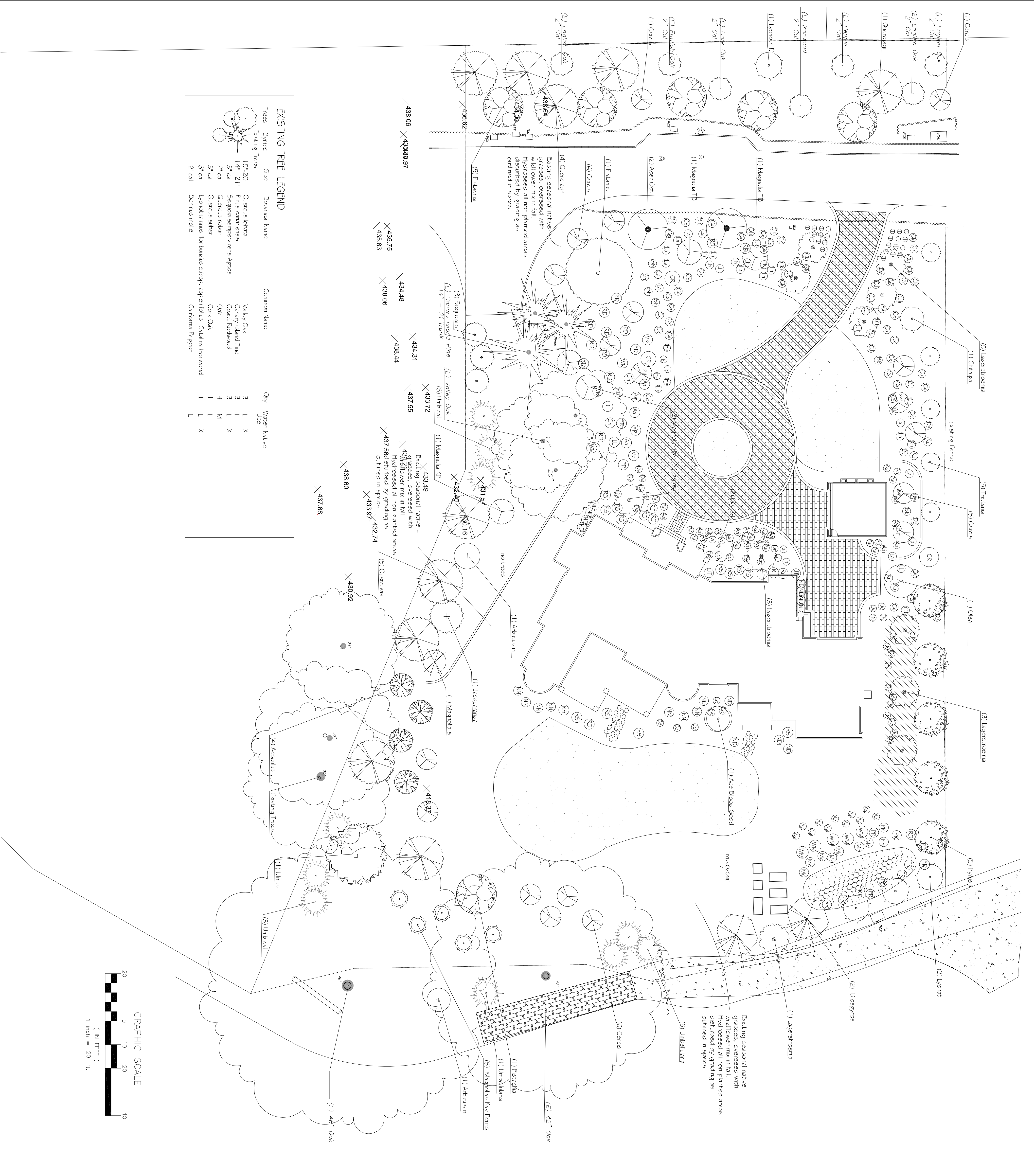
- PA - Planting Area
- (E) - Existing
- Removed Trees
- Trees to Remain - see planting plan for legend

DESIGNED BY: JKH
 DATE: 12/13/18
 SCALE: 1" = 20'
 SHEET NO. L-1
 OF 3 SHEETS

1131 SLEEPY HEAD LANE
 PLEASANTON, CALIFORNIA

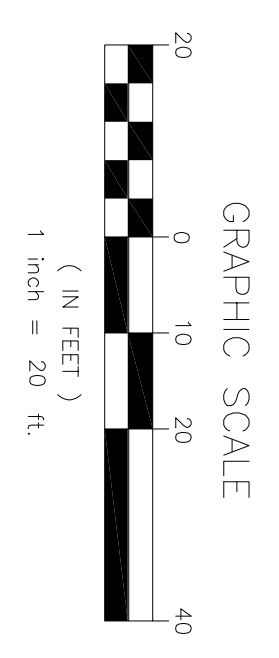
LAYOUT PLAN

JANSCAPES
 LANDSCAPE DESIGN AND CONSULTATION
 P.O. BOX 692551 - STOCKTON, CA 95269-2551
 (209) 952-7338 Email: janscape@pacbell.net
 RLA #5867



EXISTING TREE LEGEND

Trees	Symbol	Size	Botanical Name	Common Name	Qty	Water Use	Native
Existing Trees		1.5'-20'	Quercus lobata	Valley Oak	3	L	X
		1.4' - 21'	Ficus caranensis	Catay Island Pine	3	L	X
		3' cal	Scopula sempervirens	Coast Redwood	3	L	X
		2' cal	Quercus robur	Oak	4	M	
		3' cal	Quercus silber	Cork Oak	1	L	
		3' cal	Lycobium sibiricum	Horibundus sibiricum	1	L	X
		2' cal	Schinus molle	California Pepper	1	L	X



TREE LEGEND

Trees	Symbol	Size	Botanical Name	Common Name	Qty	Water Use	Native
		1.5 gal	Asclepias californica	California Buckeye	4	L	X
		24" Box	Acer r. October Glory	October Glory Maple	2	M	
		1.5 gal	Blood Good Japanese Maple	Blood Good Japanese Maple	1	M	X
		1.5 gal	Arburvit menziesii	Pacific Madrone	2	L	X
		24" Box	Cercos occidentalis	Western Redbud	4	L	X
		1.5 gal	Cercos occidentalis	Western Redbud	15	L	X
		1.5 gal	Diospyros virginiana	Persimmon	15	L	X
		1.5 gal	Jacaranda mimosifolia	Jacaranda	2	M	
		1.5 gal	Jacaranda mimosifolia	Jacaranda	1	L	
		24" Box	Lagerstroemia i. Dynamite red	Crape Myrtle Tree form	5	L	
		24" Box	Olea europaea Swan Hill	Crape Myrtle Shrub form	6	L	
		24" Box	Pistachia c. Keith Dawey	Fruitless Olive	1	L	
		1.5 gal	Pistachia c. Keith Dawey	Chinese Pistache	1	L	
		1.5 gal	Pistachia c. Keith Dawey	Chinese Pistache	5	L	
		1.5 gal	Pistachia racemosa	Sycamore	1	L	X
		1.5 gal	Pyrus kawakami	Evergreen Flowering Pear	4	L	X
		1.5 gal	Quercus agrifolia	Coast Live Oak	5	M	
		24" Box	Quercus wislizeni	Interior Live Oak	5	L	X
		1.5 gal	Trestonia	Trestonia	5	L	
		1.5 gal	Ulmus parvifolia	Chinese Elm	1	L	
		1.5 gal	Ulmulnana californica	California Bay Laurel	10	L	X
		1.5 gal	Magnolia grandiflora Kay Ferns	Southern Magnolia	5	M	
		1.5 gal	Magnolia grandiflora Teddy Bear	Southern Magnolia	5	M	
		1.5 gal	Magnolia soulangeana	Tulip Magnolia	1	M	
		24" Box	Chilopsis Tashkensis	Chilopsis	1	L	

ACCENTS

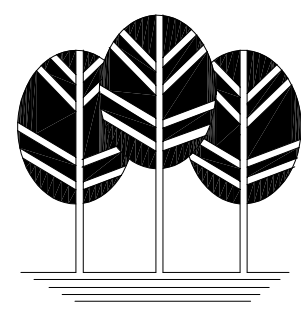
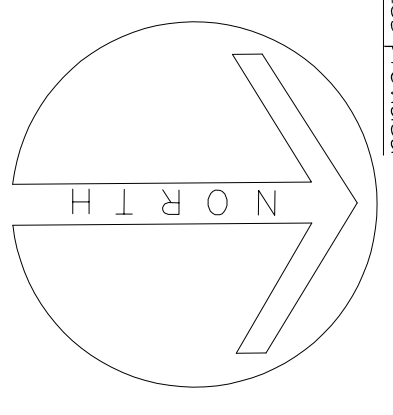
CR	5 gal	Ceanothus Ray Hartman	Ray Hartman California Lilac
BT	1 gal	Berberis l. japonica Atropurpureum	Red Leaf Barberry
CX	1 gal	Caryx v. purpurascens	Redrose
CL	5 gal	Callistemon v. Little John	Dwarf Bottle Brush
EJ	5 gal	Eurythmus japonica Silver Queen	Varegated Eurythmus
KU	1 gal	Kentia palm	Red Hot Poker
ND	1 gal	Nandina d. Obsession	Heavenly Bamboo
NN	1 gal	Nandina vara Fire Power	Dwarf Nandina
RS	5 gal	Raphanopis indica Springtime	Indian Hawthorn
RD	1 gal	Rosa californica	Red Spreading Rose
RO	1 gal	Rosa Iceberg	Iceberg Rose
RI	5 gal	Westringia Morning Light	Iceberg White Shrub Rose Westringia

GROUND COVERS

	1 gal.	Acrostaphylos uva ursi	Trailing Manzanita
	1 gal.	Helleborus scaber	Blue Oak Grass
	1 gal.	Juncus effusus Blue Bay	Rush at 3" OC

HYDROSEEDED NATIVE GRASSES

Hydroseeded: Lamm Fescue Bluegrass 90/10 blend 7600 5q ft is less than maximum of 25%
 Required: Total new trees to be 97
 97 trees have been provided
 Required: Native trees to be 50% of 97
 50 native trees provided
 Required: 30% of trees to be 24" box
 30 trees in 24" box sizes provided



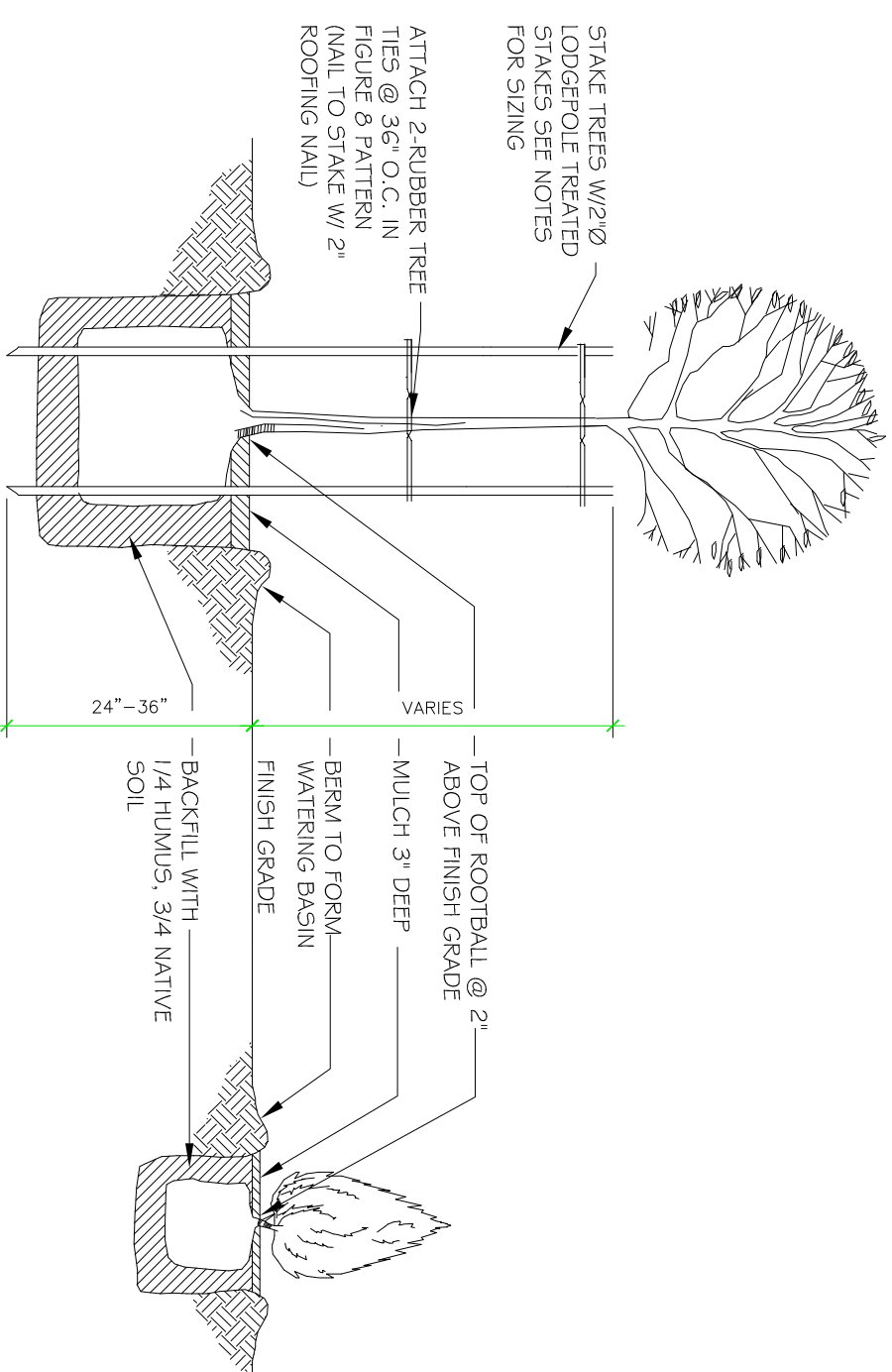
JANSCAPES
 LANDSCAPE DESIGN AND CONSULTATION
 P.O. BOX 692551 - STOCKTON, CA 95269-2551
 (209) 952-7338 Email janscape@pacbell.net
 RLA #5867

**PLANTING PLAN
 TREES**

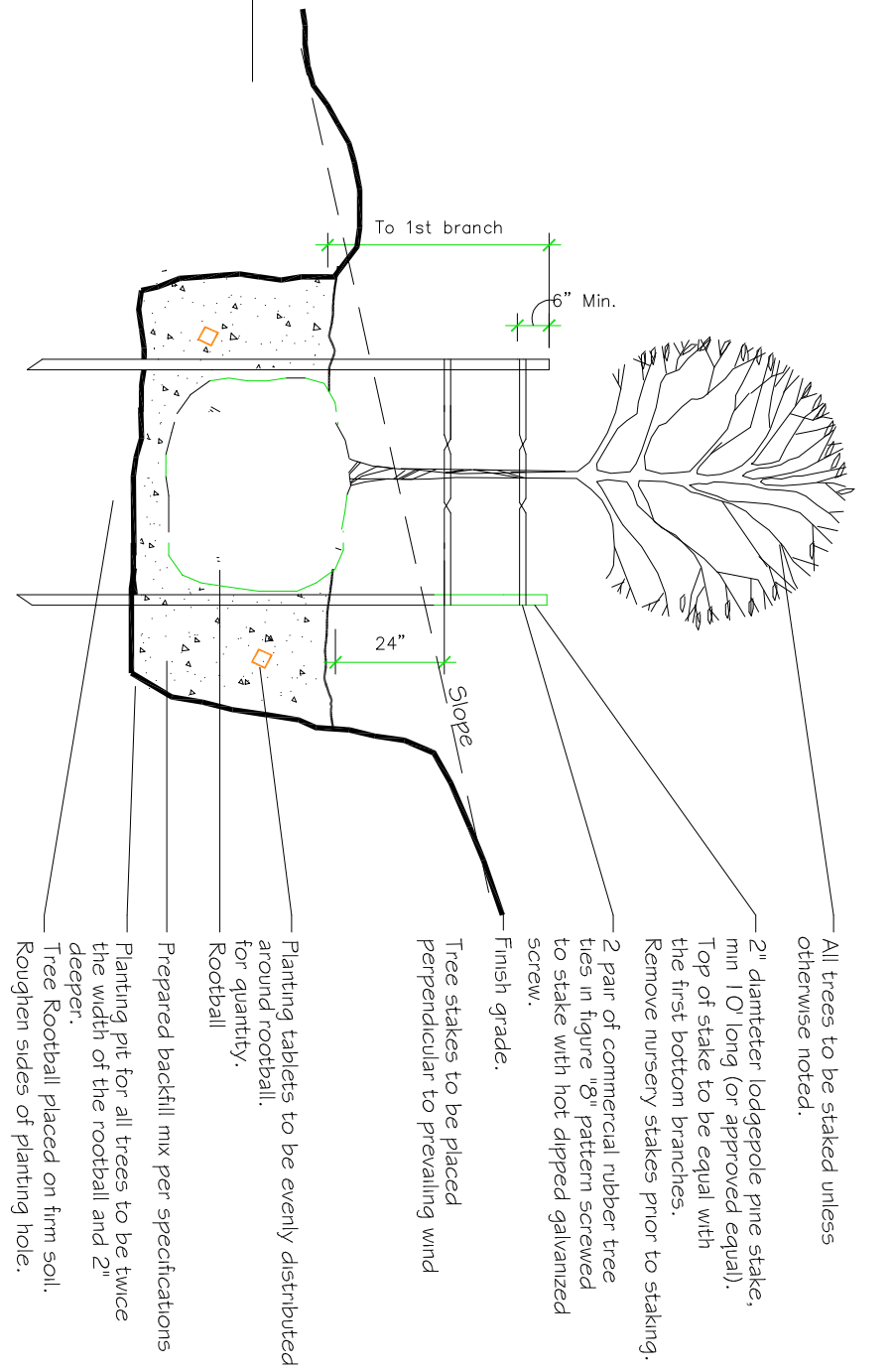
**LINH PHAN RESIDENCE
 1131 SLEEPY HEAD LANE
 PLEASANTON, CALIFORNIA**

DESIGNED BY:	JKB	DWG NO.:	1518
DATE:	12/13/18	SCALE:	1"=20'

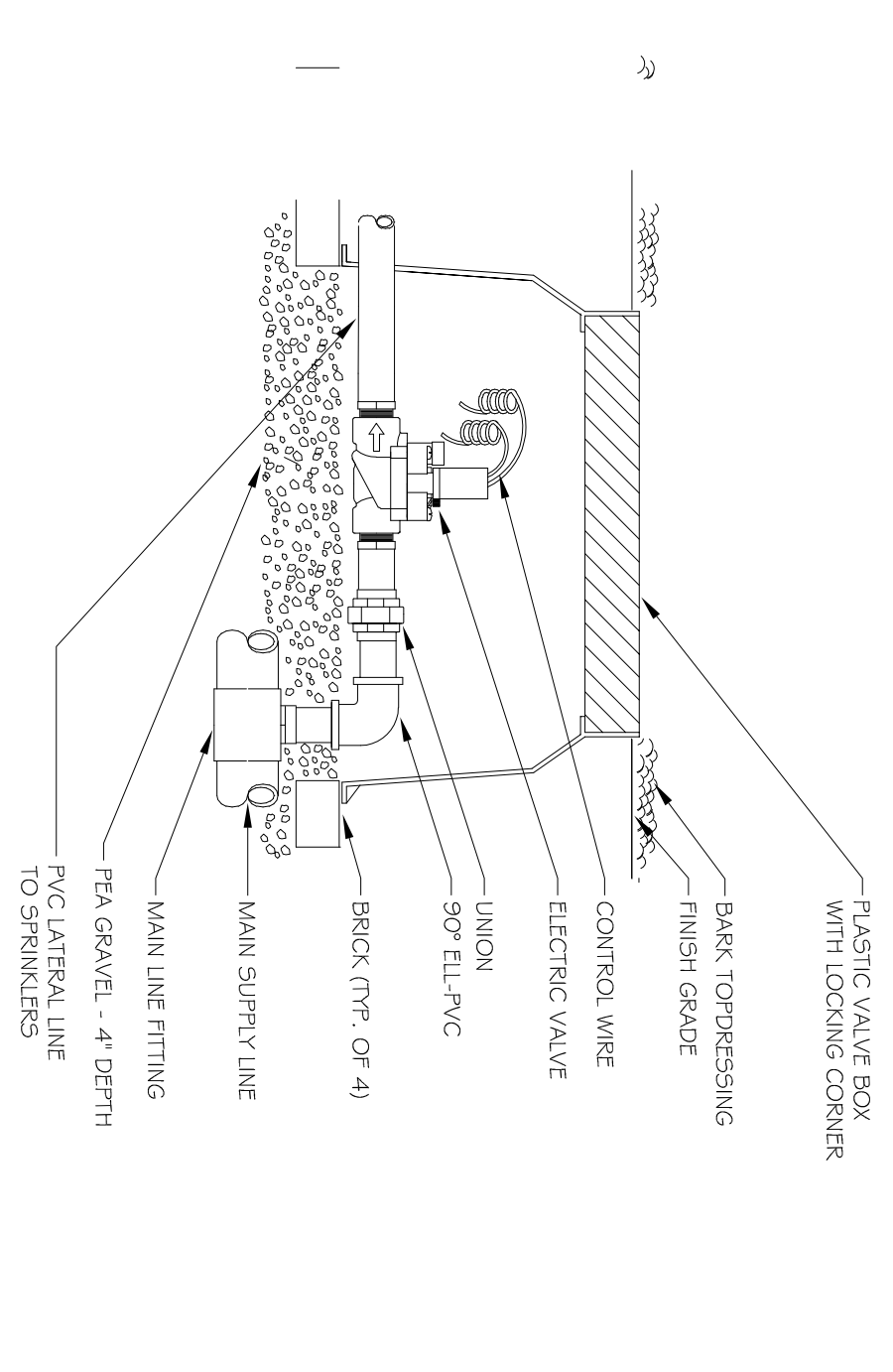
**SHEET NO.
 L-2
 OF 3 SHEETS**



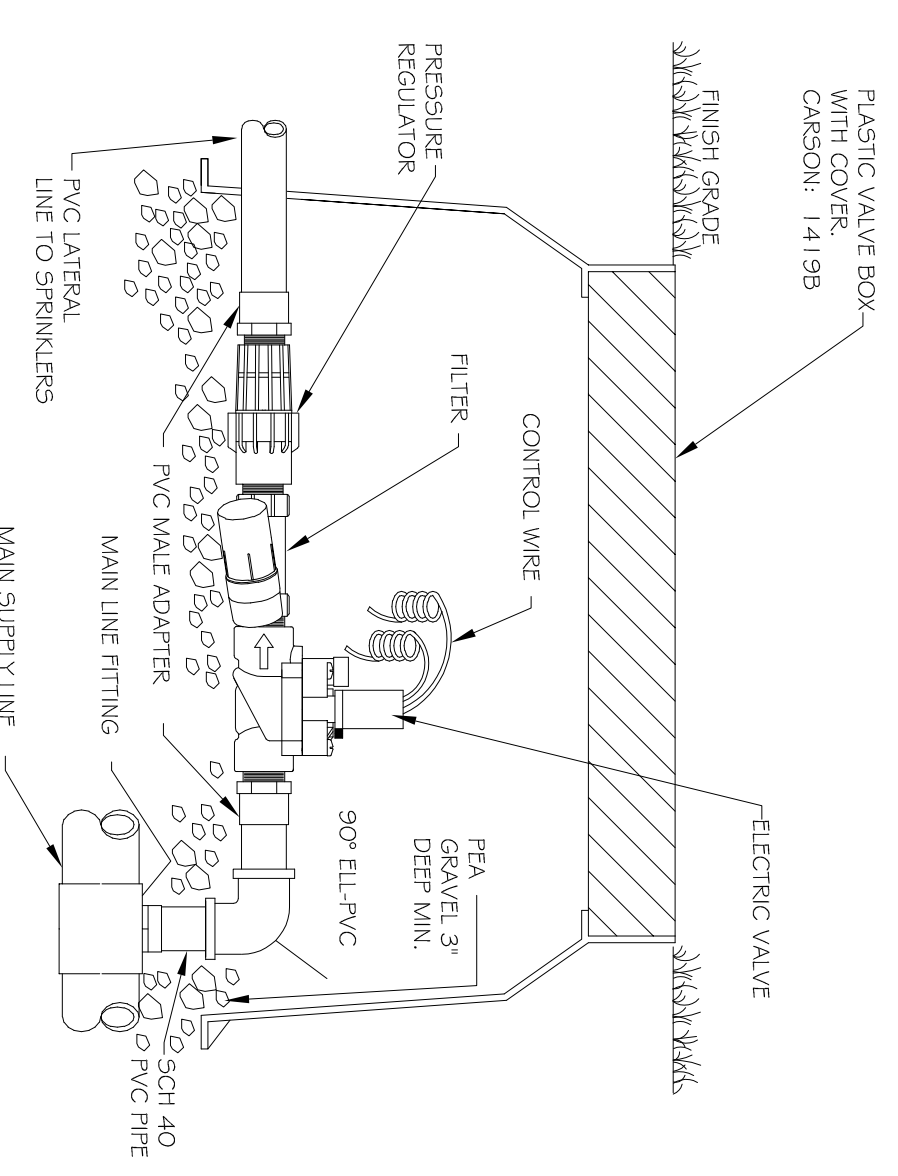
1 PLANTING & STAKING
NO SCALE



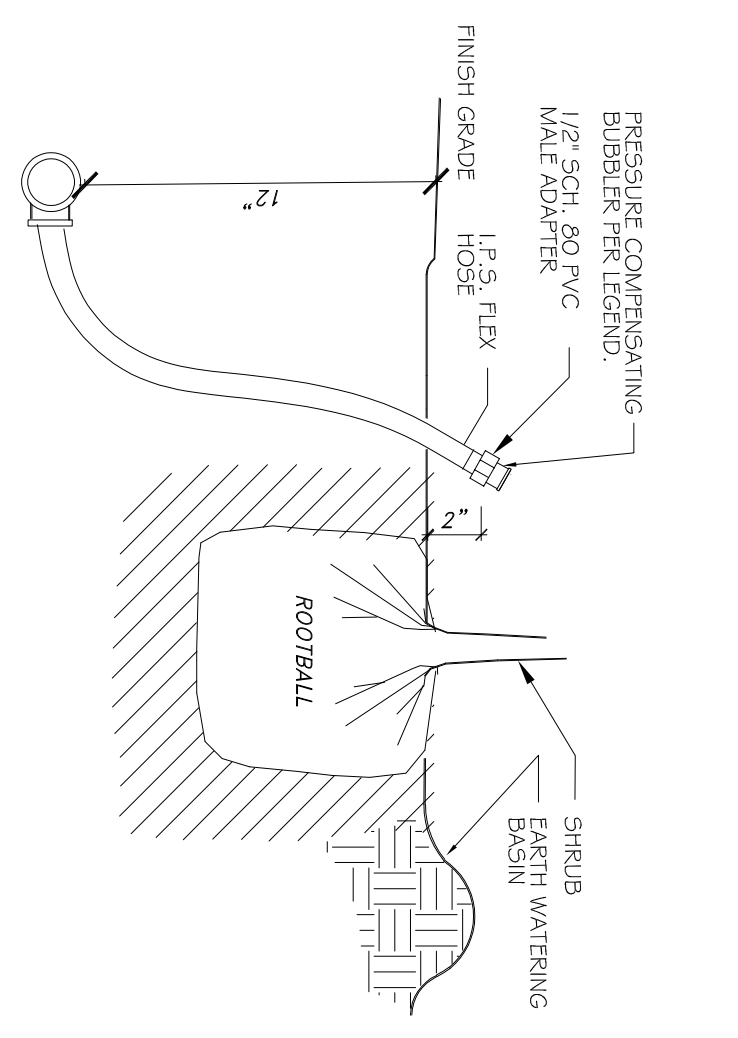
2 TREES ON SLOPE
NO SCALE



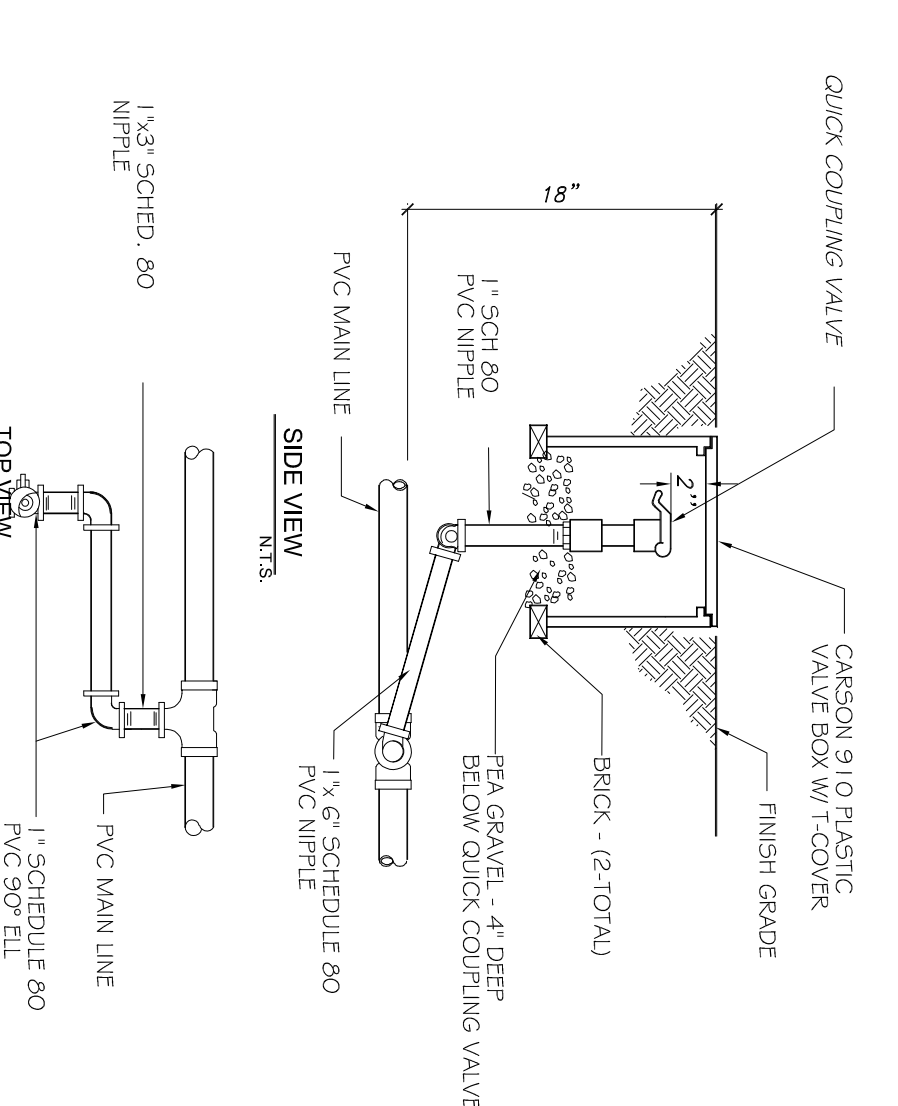
3 REMOTE CONTROL VALVE
NO SCALE



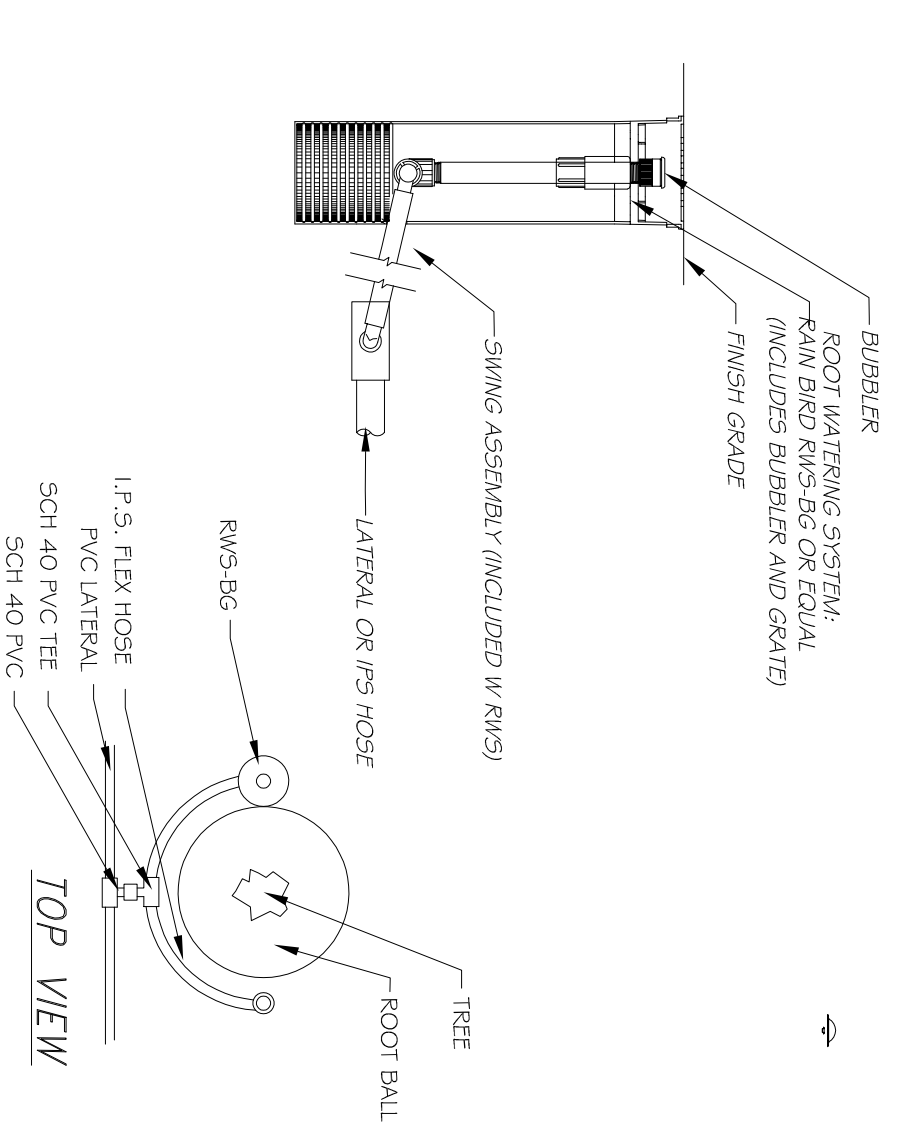
4 LOW FLOW VALVE
NO SCALE



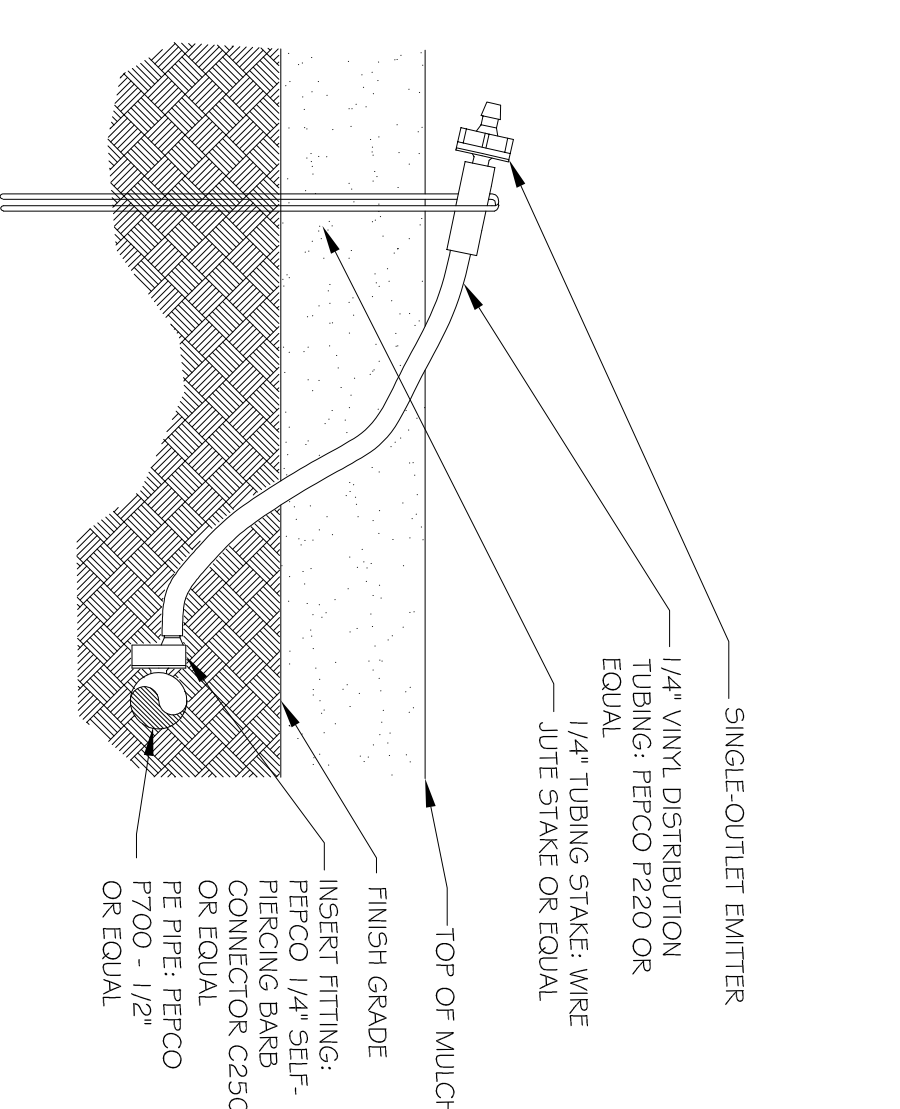
5 LOW FLOW SHRUB BUBBLER
N.T.S.



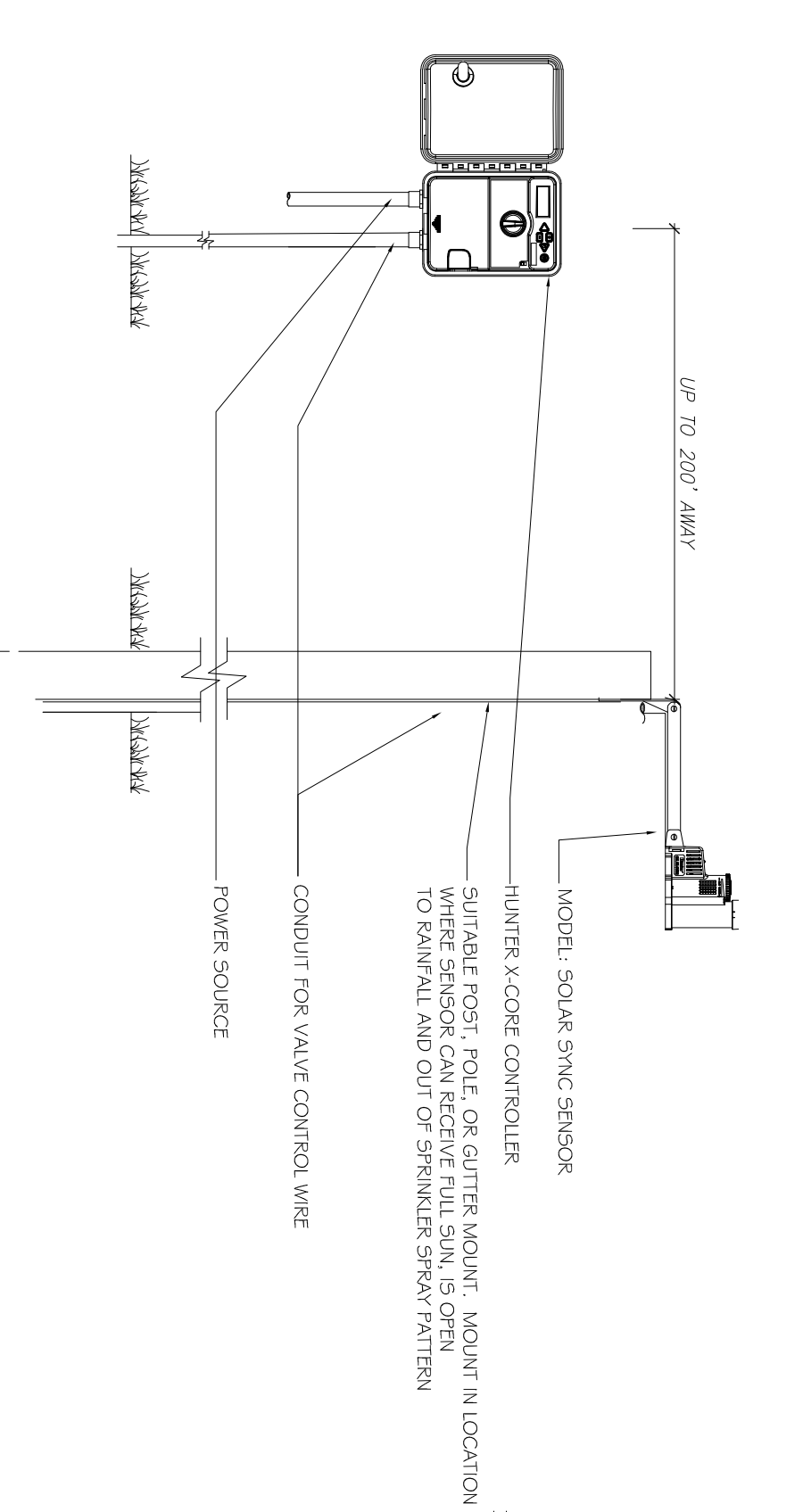
6 QUICK COUPLER VALVE
N.T.S.



7 TREE BUBBLERS
NO SCALE



8 DRIP EMITTER AND TUBING
NO SCALE



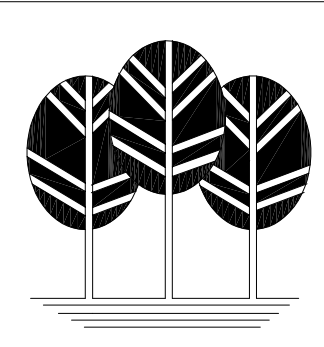
9 SOLAR SYNC CONTROLLER SYSTEM
NO SCALE

MAXIMUM APPLIED WATER ALLOWANCE - GALLONS PER YEAR										
MAWA = (Eto)(Cf)(I) x LA + (0.3 x SLA) = Gallons per Year										
For Property	Eto	Cof Fact	Adj Fact	LA	AWA	SLA	GPV			
MAWA	48.2	0.62	0.55	59,000	0.3	0	329,488			
Allowable Water Use							329,488			
Tot High HA	Eto	Cof Fact	PF	HA	IE	SLA	GPV			
MAWA	48.2	0.62	0.7	7,600	0.75		203,181			
Sum Low HA	Eto	Cof Fact	PF	HA	IE	SLA	GPV			
MAWA	48.2	0.62	0.3	38,110	0.81		383,087			
Sum med-HA	Eto	Cof Fact	PF	HA	IE	Water	GPV			
MAWA	48.2	0.62	0.5	6,180	0.81		144,635			
Trees	Eto	Cof Fact	PF	HA	IE	Water	GPV			
MAWA	48.2	0.62	0.3	4,200	0.81		44,557			
Trees	Eto	Cof Fact	PF	HA	IE	Water	GPV			
MAWA	48.2	0.62	0.5	3,000	0.81		53,044			
Total Estimated Water Use							775,480			

WATER BUDGET

IRRIGATION NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES WHICH APPLY TO THE CITY OF PLEASANTON.
2. THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING AND SHRUBS.
3. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES THROUGH WALLS, UNDER DRIVEWAYS OR PAVING, STRUCTURES, ETC.
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES BE BROUGHT TO THE ATTENTION OF THE OWNER OR REPRESENTATIVE AND CORRECTED.
5. ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.
6. ALL IRRIGATION WIRE SHALL BE U.L. APPROVED FOR DIRECT BURIAL, 1/4 GA WIRE. USE PRE PACKAGED APPROVED WIRE CONNECTORS.
7. THE SPRINKLER SYSTEM SHALL BE DESIGNED TO INCLUDE AUTOMATIC IRRIGATION FOR ALL AREAS. TREES SHALL BE VALVED SEPARATELY TO INCLUDE BUBBLERS FOR DEEP IRRIGATION. SHRUB AREAS SHALL BE HYDROZONED FOR LOW WATER USE. DRIP EMITTERS TO BE USED AT FOLLOWING RATE: 1/1 GPH EMITTER PER 1 GALLON PLANT, 2/1 GPH EMITTER PER 1 gal PLANT, 3/2 GPH EMITTER PER 1 gal SHRUB.
8. LAWN SHALL USE MP ROTATOR EFFICIENT STREAM ROTOR HEADS.
9. LOCATE ALL BUBBLERS ON UPHILL SIDE OF TREES AND SHRUBS.
10. PLANTING AND IRRIGATION WILL BE DESIGNED TO BE COMPLIANT WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE. THE CONTRACTOR SHALL NOT BE SUBJECT TO ANY PENALTIES OR REVISIONS OF IRRIGATION HEADS OR EQUIPMENT OR PRODUCT OR PLAN SPECIFICATIONS AND CULTIVARS WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT OR COUNTY. IF THE CONTRACTOR MAKES CHANGES TO THE INSTALLATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ANY AND ALL NECESSARY MODIFICATIONS TO ENSURE THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE ARE MET. ESTIMATED TOTAL WATER USAGE MUST BE EQUAL TO OR LESS THAN MAXIMUM APPLIED WATER ALLOWANCE - SEE CALCULATIONS.



JANSCAPES
LANDSCAPE DESIGN AND CONSULTATION
P.O. BOX 692551 - STOCKTON, CA 95269-2551
(209) 952-7338 Email: janscapes@pacbell.net
RLA #5867

TREE AND DETAILS SHEET

LINH PHAN RESIDENCE
1131 SLEEPY HEAD LANE
PLEASANTON, CALIFORNIA

DESIGNED BY: JMB
DATE: 12/12/18
SCALE:
SHEET NO. **L-3**
OF 3 SHEETS



October 26, 2018

Linh Phan
2213 Champlain Ct.
Union City, CA 94587

Subject: **Updated Arborist Report**
1131 Sleepy Head Lane – Parcel B, Pleasanton

Mr. Phan:

You are proposing to build a new home on the 1131 Sleepy Head Ln. property, in Pleasanton. The lot is Parcel B of the Wentworth property and is currently undeveloped. HortScience | Bartlett Consulting (Divisions of The F. A. Bartlett Tree Expert Co.) was asked to prepare an **Arborist Report** for the project for submission to the City of Pleasanton

The May 2018 Arborist Report I prepared for you has been updated to respond to the City of Pleasanton comment regarding trees planted as part of the subdivision improvement plans. During the review of the report, I also discovered an error in the calculation of the appraised values of the trees.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees based on a visual inspection from the ground.
2. An evaluation of the impacts from the proposed development on the trees.
3. The appraised value of all the trees surveyed using the techniques described in the Guide for Plant Appraisal, 9th edition (Champaign IL 2001, International Society of Arboriculture).
4. Recommendations for tree preservation and protection for the duration of the project.

Description of Trees

I visited the site on April 17, 2018. A total of 15 trees were assessed, including off-site trees #77-79. Descriptions of each tree are found in the **Tree Assessment Form** and locations are shown on the **Tree Assessment Map** (see Attachments).

The trees included a mix of landscape plantings and natives. Jeffrey and Canary Island pines (#65-67) were located along the western boundary, adjacent to the existing access road and turn-around. They were growing on a cut slope along with valley oaks #68-70.

There were 2 on-site Jeffrey pines (#66 and 67) and off-site tree #79, located south of Parcel B. These were semi-mature to mature in size and development, with trunk diameters from 14-24". The trees were in fair condition, with thin canopies.

Canary Island pine #65 was mature at 21" in diameter and in good condition. The tree had a corrected lean and a narrow form from growing in close proximity to the Jeffrey pines.

Ten (10) valley oaks were assessed at the site, including off-site trees #77 and 78. The on-site valley oaks were young to semi-mature (10" to 20" in trunk diameter). Off-site valley oaks, located along the eastern property line, were mature at 42" and 46" in diameter, respectively. On-site valley oaks #68-75 appeared to have been planted in a line, providing shade to the nearby sheds. Condition in the row varied, with 5 trees in fair condition, 2 in good and 1 in poor. Most had narrow or asymmetric forms as a result of competition for light. Off-site valley oaks #77 and 78 were in good condition with canopies extending from 35' to 40' over the fence.

Calif. black walnut #76 was a mature tree at 36" in diameter. It was in fair condition, with good form but the central stem of the tree was dead, which represented a major portion of the upper crown (Photo 1).

The City of Pleasanton defines a *Heritage* tree as a single-trunk tree with a diameter of 18" or greater, a multi-trunk tree with a cumulative diameter of 18" or greater for the two largest stems, or a tree with a height of 35' or greater. Based on this definition, 8 of the trees, including #65, 69, 70, 74, and 76-79 qualified as *Heritage*.

Photo 1:
Looking northwest at Calif. black walnut #76. This mature tree had good form but was in fair condition due to a dead central stem (red circle).



**Table 1: Tree condition and frequency of occurrence
1131 Sleepy Head Ln., Pleasanton CA**

Common Name	Scientific Name	Condition Rating			No. of trees
		Poor (1-2)	Fair (3)	Good (4-5)	
Calif. black walnut	<i>Juglans hindsii</i>	-	1	-	1
Canary island pine	<i>Pinus canariensis</i>	-	-	1	1
Jeffrey pine	<i>Pinus jeffreyi</i>	-	3	-	3
Valley oak	<i>Quercus lobata</i>	1	5	4	10
Total		1	9	5	15

Newly Planted Trees

Following submission of the **Arborist Report** I prepared in May 2018 for Mr. Phan, the City of Pleasanton requested additional information on a handful of trees planted as part of the subdivision improvement plans and not discussed in the May 2018 **Arborist Report**.

The trees in question had been planted on the berm west of Sleepy Head Ln. and along the northern property line. All of the newly planted trees had diameters below 6" and their approximate locations are shown on the **Tree Assessment Map** (see Attachments).

The newly planted trees included the following:

- 3x Coast Redwood (*Sequoia Sempervirens* 'Aptos')
- 1x Catalina ironwood (*Lyonothamnus floribundus*)
- 1x Pepper Tree (*Schinus molle*)
- 1x Cork Oak (*Quercus Suber*)
- 4x English Oak (*Quercus Robur*)

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, Calif. black walnut is intolerant of construction impacts, while Canary Island pine is tolerant of site disturbance.
- **Tree age and longevity**
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. Pleasanton is part of the Central West Floristic Province. None of the species assessed at the 1131 Sleepy Head Ln. property are considered invasive.

Each tree was rated for suitability for preservation in use areas based upon its age, health, structural condition and ability to safely coexist within a development environment. Suitability ratings are provided for each tree in Table 2.

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

**Table 2: Tree Suitability for Preservation
 1131 Sleepy Head Ln., Pleasanton CA**

High These are trees with good health and structural stability that have the potential for longevity at the site. Off-site valley oak #78 was the only tree rated as being highly suitable for preservation.

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. Nine (9) trees were rated as being moderately suitable for preservation.

Tree No.	Species	Diameter (in.)
67	Jeffrey pine	16
65	Canary Island pine	21
68	Valley oak	15
69	Valley oak	20
70	Valley oak	17
71	Valley oak	13
73	Valley oak	14
74	Valley oak	19
77	Valley oak	42

Low Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Five (5) trees were rated as having low suitability for preservation.

Tree No.	Species	Diameter (in.)
66	Jeffrey pine	14
72	Valley oak	10
75	Valley oak	13
76	Calif. black walnut	36
79	Jeffrey pine	24

Evaluation of Impacts

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Potential impacts from construction were evaluated using the Site Plan prepared by Terry J. Townsend Architecture (dated March 20, 2018) to assess the impacts to trees from the proposed changes.

The plan proposes to construct a new residence and garage with a circular driveway connecting to the northwest corner of the property. The majority of the grading would occur along the northern property line and in the southwest corner of the site. A retaining wall would be constructed along the majority of the southern property line and a bioretention area would be constructed in the northeast corner of the site.

Based on my assessment of the plan, removal would be required for 6 trees, all of which would be directly impacted by the house, driveway and grading. All 6 of the trees identified for removal qualified as a *Heritage* trees.

The remaining 9 trees would can be preserved under the current design, 7 of which qualified as *Heritage*. Valley oak #68 will be within 8' of the retaining wall and grading in the southwest corner of the site and may show some decline as a result of the root loss. In my opinion, the remaining trees will tolerate the impacts from the proposed work, provided the ***Tree Preservation Guidelines*** (see page 6) are followed.

Appraisal of Value

The City of Pleasanton requires that the value of all assessed trees be established. In so doing, I employed the standard methods found in Guide for Plant Appraisal, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to Species Classification and Group Assignment (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally at 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The Species Classification and Group Assignment lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual. The location factor considers the site, placement and contribution of the tree in its surrounding landscape.

The total appraised value of the 6 trees recommended for removal was \$25,400 (Table 3, following page).

The total appraised value of the 9 trees recommended for preservation was \$116,050 (Table 4, following page).

**Table 3: Appraised value of trees recommended for removal
1131 Sleepy Head Ln., Pleasanton CA**

Tree #	Species	Trunk Diameter (in.)	Appraised Value (US Dollars)
71	Valley oak	13	1,400
72	Valley oak	10	1,100
73	Valley oak	14	3,400
74	Valley oak	19	8,700
75	Valley oak	13	2,950
76	Calif. black walnut	36	7,850
Total			\$25,400

**Table 4: Appraised value of trees recommended for preservation
1131 Sleepy Head Ln., Pleasanton CA**

Tree #	Species	Trunk Diameter (in.)	Appraised Value (US Dollars)
65	Canary island pine	21	6,600
66	Jeffrey pine	14	1,650
67	Jeffrey pine	16	2,150
68	Valley oak	15	4,100
69	Valley oak	20	7,250
70	Valley oak	17	5,250
77	Valley oak	42	39,600
78	Valley oak	46	44,650
79	Jeffrey pine	24	4,800
Total			\$116,050

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the Tree Protection Zone can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases. Additional recommendations may be provided once road improvement plans are reviewed.

Design recommendations

1. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.
2. Evaluate keeping the grading west of tree #68 a minimum of 12' from the tree. This will reduce root loss and improve the chances for successful preservation of this tree.

3. A **TREE PROTECTION ZONE (TPZ)** shall be established around each preserved tree. The **TPZ** shall be defined as described in the following table. No grading, excavation, construction or storage of materials shall occur within that zone.

Specific Tree Protection Zones

Tree No.	TPZ
#65 & 69	20' N., dripline (DL) in all other directions
#66	10' N., DL in all other directions
#67	24' N., DL in all other directions
#68	8' N., 12' W., DL in all other directions
#70	8' N., DL in all other directions
#77, 78 & 79	DL in all directions

4. Underground services including utilities, sub-drains, water or sewer shall be routed around the **TREE PROTECTION ZONE**. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
5. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.
6. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
7. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.
8. Prior to demolition, the Consulting Arborist will prepare a Tree Fencing Plan, detailing the location of all protective fencing.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

1. The demolition contractor and construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Where possible, cap and abandon all existing underground utilities within the **TPZ** in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the **TPZ** in an effort to remove utilities, irrigation lines, etc.
3. If structures and underground features have to be removed within the **TREE PROTECTION ZONE** it shall be done by hand or using the smallest equipment, and operate from outside the **TREE PROTECTION ZONE**. The Consulting Arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.

4. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Place weather proof signs, 2' x 2', on the fencing that read "**Tree Protection Zone Keep Out**" (eg. one sign for each of the four compass points).
5. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
6. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Any excavation within the **TPZ** or other work that is expected to encounter tree roots should be approved and monitored by the Consulting Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required.
3. No grading, construction, demolition or other work shall occur within the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
5. Fences have been erected to protect trees to be preserved. Fences define a specific **TREE PROTECTION ZONE** for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
6. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
7. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **TREE PROTECTION ZONE** by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required.

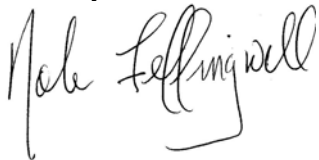
8. All underground utilities, drain lines or irrigation lines shall be routed outside the **TREE PROTECTION ZONE**. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.
9. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TREE PROTECTION ZONE** (fenced area).
10. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.
11. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
12. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6" of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6" depth.
13. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.

Maintenance of impacted trees

Preserved trees may experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management and irrigation may be required.

If you have any questions about my observations and recommendations, please contact me.

Sincerely,



John Leffingwell
Board Certified Master Arborist #3966B
Registered Consulting Arborist #442

Attached: **Tree Assessment Form**

 Tree Assessment Map

Tree Assessment

1131 sleepy Head Lane
Pleasanton, California
April 2018



TREE No.	SPECIES	SIZE DIAMETER (in inches)	HERITAGE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
65	Canary island pine	21	Yes	4	Moderate	Corrected lean E.; narrow form; broken branch S.;
66	Jeffrey pine	14	No	3	Low	Codominant trunks at 15'; one side N.; sparse crown; dead branches S.
67	Jeffrey pine	16	No	3	Moderate	One side W.; good form; a little sparse.
68	Valley oak	15	No	3	Moderate	Crowded & one sided N.; trunk wound where stem removed S.
69	Valley oak	20	Yes	3	Moderate	Leans NE.; trunk wound S. where stem removed; fill at base.
70	Valley oak	17	Yes	3	Moderate	Suppressed; crown bowed SE.; trunk wound where stem removed W.
71	Valley oak	13	No	4	Moderate	Codominant trunks at 10'; good form; dieback of lower branches.
72	Valley oak	10	No	2	Low	Suppressed; asymmetric form; dieback.
73	Valley oak	14	No	3	Moderate	Multiple attachments at 8'; narrow form; dieback.
74	Valley oak	19	Yes	4	Moderate	Multiple attachments at 8'; good form, fair structure; dieback.
75	Valley oak	13	No	3	Low	Multiple attachments at 8'; crowded & one sided NE.; pruned for overhead utilities; dieback.
76	Calif. black walnut	36	Yes	3	Low	Codominant trunks at 7'; good form; central leader dead/dead top; several small cavities.
77	Valley oak	42	Yes	4	Moderate	Off-site; codominant trunks at 10'; one sided W.; extends 40' W.
78	Valley oak	46	Yes	4	High	Off-site; multiple attachments at 12'; good form; large lateral S.; extends 30' W.
79	Jeffrey pine	24	Yes	3	Low	Off-site; multiple attachments in upper crown; sparse.

1157 Sleepy Head Lane
Pleasanton, CA

Prepared for:
Linh Phan
Pleasanton, CA

April 2018

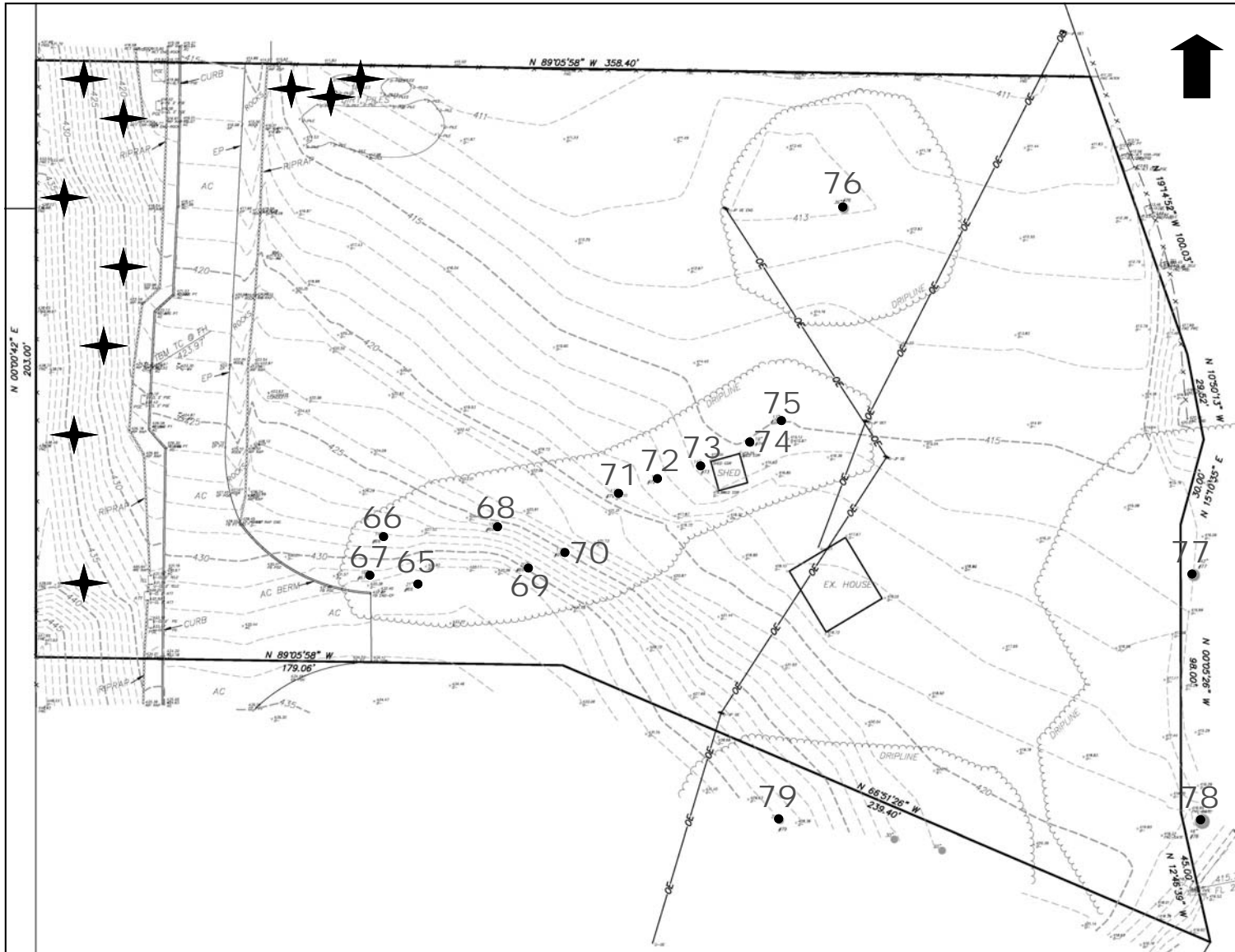
No Scale

Notes:

Base map provided by:
Alexander & Associates
Pleasanton, CA

Numbered tree locations are approximate.

★ = approximate location of new plantings



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