

Planning Commission Work Session Discussion Points

- A. *Does the Commission support the General Plan Amendment to allow for residential development on the subject property?*
- B. *Does the Planning Commission support the construction of a club/meeting room building with restroom facilities within the project site?*
- C. *Are the overall site plan and street/pedestrian design layout acceptable?*
- D. *Are the home model types and elevation styles acceptable?*
- E. *What other information would assist the Planning Commission in its decision on the proposal? Do you have any other comments on the project?*

Preliminary Arborist Report

**Valley Trails
Pleasanton CA**

Prepared for:
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Preliminary Arborist Report
Valley Trails, Pleasanton CA

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Introduction and Overview

Ponderosa Homes is proposing to redevelop the Valley Trails Church site, located on Valley Trails Dr., in Pleasanton CA. Current site use consists of the church, a parking lot and landscaping in the southwest corner of the site and an open field on the remainder. Ponderosa Homes requested that HortScience, Inc. prepare an Arborist Report for the site. This report provides the following information:

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. An assessment of the development impacts to the trees based on the drawings provided by Ponderosa Homes.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.
4. A *Tree Assessment Form*, providing a description of each tree and a *Tree Assessment Map* showing the location of trees by tag number.

Assessment Methods

Trees were assessed on February 13, 2015. The assessment included all trees 6" and larger in diameter, within and adjacent to the proposed project. Tag numbers used ranged from #223 to 247. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with a numerically coded metal tag and recording its location on a map;
3. Measuring the trunk diameter at a point 54" above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the invasiveness of the species, health, age and structural condition of the tree, and its potential to remain an asset to the site.
 - High:** Trees with good health and structural stability that have the potential for longevity at the site.
 - Moderate:** Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.
 - Low:** Trees in poor health or with significant structural defects that cannot be mitigated. The tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Twenty-five (25) trees, representing 7 species, were assessed. Included in this group were 11 off-site trees with portions of their canopies extending onto the development site (#235-242, 244, 245 and 247312, 313, 317 and 318) and two that appeared to be on the property line (#234 and 243). Descriptions of each tree are found in the *Tree Assessment Form* and locations are shown on the *Tree Assessment Map* (see attachments).

Trees at the site were located as follows:

- Eleven coast redwoods (#223-233) had been planted around the parking lot and church building on the western half of the site.
- The remaining 14 trees were located around the perimeter and included the 11 off-site trees (#235-242, 244, 245 and 247312, 313, 317 and 318), the two that appeared to be on the property line (#234 and 243) and on-site tree #246.

Twelve (12) coast redwoods were assessed at the site, representing 48% of the population (Table 1, following page). Included in this group were 11 that had been planted in the landscape areas west of the parking lot and surrounding the church building, and one (#244) that was just off-site to the east. They were semi-mature in form and development, with trunk diameters between 12" and 22". Nine (9) had diameters between 14 and 16". They all had good form and structure, but condition varied. Eight (8) were in fair condition, two (2) in poor, and two (2) in good. Most had dieback and thinning of canopies, indicative of drought stress. The one exception to this was coast redwood #228, which was benefiting from excess soil moisture associated with a nearby leaking pipe (Photo 1). Coast redwoods planted outside their native range can be expected to show drought-related stress, such as foliar dieback, unless regularly irrigated.

Six (6) callery pears and three (3) London planes were assessed at the site. Five of the callery pears (#235-238, and 242) and the three London planes (#239-241) were located off-site between the trail and the southern property boundary. These trees were all young, with diameters between 7" and 11". Callery pear #243 was located on the eastern property line and was semi-mature at 16". Five (5) of the callery pears and the three London planes were in good condition and callery pear #242 was in fair. Most of these trees had good, upright forms as a result of having been planted in close proximity to one another.



Photo 1: Looking south at coast redwoods #228 (L) and #229-231 (background R). There was a noticeable difference between the canopy density of tree #228 and the other redwoods assessed at the site. I attributed the difference to increased soil moisture associated with a leaking pipe next to tree #228.

The remaining four species were represented by single individuals, including:

- Coast live oak #234 was located on the southern property line. It was mature, at 27" in diameter and was in good condition, with a full crown (Photo 2).
- Chinese elm #245 was located just off-site along the northern boundary. It was semi-mature, with two trunks estimated at 15" and 13" in diameter. It was in good condition and the southern stem extended approximately 25' over the fence and onto the development site.
- California pepper #246 was young, with multiple trunks measuring 4" to 7" in diameter. It was located adjacent to the fence on the northern boundary of the site. It had fair structure and was in good condition.
- Silver maple #247 was located just off-site along the northern boundary. It was mature and estimated at 20" in diameter. The tree had been topped at some point in the past and was in fair condition. Portions of its canopy extended approximately 25' over the fence and onto the development site.

Average tree condition was good, with 13 trees in that category, or 52% of the population. Ten (10) trees, or 40% were in fair condition and two (2) trees were in poor.

The City of Pleasanton defines a *Heritage* trees as having a trunk diameter of 18" or greater or a height of 35' or more. For trees with more than one stem, trunk diameter is determined by adding together the 2 largest stems. Using these criteria, six (6) of the trees assessed at the Valley Trails site qualified as *Heritage*, including #231, 234, and 244-247.

**Table 1. Condition ratings and frequency of occurrence of trees.
Valley Trails, Pleasanton CA.**

Common Name	Scientific Name	Condition Rating			No. of trees
		Poor (1-2)	Fair (3)	Good (4-5)	
Silver maple	<i>Acer saccharinum</i>	-	1	-	1
London plane	<i>Platanus x hispanica</i>	-	-	3	3
Callery pear	<i>Pyrus calleryana</i>	-	1	5	6
Coast live oak	<i>Quercus agrifolia</i>	-	-	1	1
Calif. pepper	<i>Schinus molle</i>	-	-	1	1
Coast redwood	<i>Sequoia sempervirens</i>	2	8	2	12
Chinese elm	<i>Ulmus parvifolia</i>	-	-	1	1
Total		2	10	13	25
		8%	40%	52%	100%

Suitability for Preservation

Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, drought-stressed coast redwoods are more sensitive to construction impacts; while coast live oak is tolerant of site disturbance.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/ip/inventory/weedlist.php?key>) lists species identified as having being invasive. Pleasanton is part of the Central West Floristic Province. None of the species assessed at the Valley Trails site are considered invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment. Table 2, following page, provides a summary of suitability ratings. Suitability ratings for individual trees are provided in the *Tree Assessment Forms* (see attachments).

We consider trees with high 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 on the intensity of proposed site changes.

**Table 2: Tree suitability for preservation.
Valley Trails, Pleasanton CA.**

High These are trees with good health and structural stability that have the potential for longevity at the site. Five (5) of the trees were highly suitable for preservation.

Tree No.	Species	Diameter (in.)
234	Coast live oak	27
238	Callery pear	11
239	London plane	8
240	London plane	8
241	London plane	8

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. Eighteen (18) of the trees were of moderate suitability for preservation.

Tree No.	Species	Diameter (in.)
223	Coast redwood	16
224	Coast redwood	12
225	Coast redwood	14
226	Coast redwood	15
227	Coast redwood	16
228	Coast redwood	15
230	Coast redwood	16
231	Coast redwood	22
233	Coast redwood	16
235	Callery pear	9
236	Callery pear	9
237	Callery pear	8
242	Callery pear	7
243	Callery pear	16
244	Coast redwood	18
245	Chinese elm	15,13
246	Calif. pepper	7,7,5,4
247	Silver maple	20

(Continued, following page)

**Table 2: Tree suitability for preservation, continued.
Valley Trails, Pleasanton CA.**

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. Two (2) of the trees was of low suitability for preservation.

Tree No.	Species	Diameter (in.)
229	Coast redwood	14
232	Coast redwood	16

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The tree assessment was the reference points for tree condition and quality. Impacts from the proposed project were assessed using the Site Plan prepared by RJA Associates (dated March 31, 2015).

The plan proposes to construct 43 new residential units on the site. The existing church building, parking lot and landscaping would be demolished. The existing entry location on Valley Trails Drive would be retained and connected to a new circular interior road. Lot 'A' would remain undeveloped and includes a 10' wide strip along the southern boundary and a small flag-shaped lot in the southeast corner adjacent to the park.

The plan was preliminary in nature and potential impacts from construction were estimated for each tree, given the project information available to date. The plan included lot, road and entry layouts, set-back information and tree canopies. Grading, utilities, drainage and accurate trunk locations were not included on the plans. Precise impacts will have to be determined once trees have been located and plotted, and the plans are finalized.

The most significant impacts to trees would be associated with demolition of existing building and parking lot and raising of grades. However, several trees were located within set-backs or just off-site along the peripheries, providing opportunities for tree preservation in these areas.

Based on my evaluation of the plans, removal would be required for 12 of the trees, all of which would fall within the lot grading. Two (2) of the trees identified for removal qualified as *Heritage*, including #231 and 246. Table 3 (following page) provides the recommended action for each tree, reason for removal, and their *Heritage* status.

Thirteen (13) trees can be preserved, including four (4) *Heritage* trees (#234, 244, 245 and 247), provided the design recommendations listed in the *Tree Preservation Guidelines* (see page 9) can be accommodated. All of the trees identified for preservation were either on the property line or off-site.

Two of the off-site trees, #245 and 247, have portions of their canopies extending over the fence and onto the development site. Some pruning to reduce the overhanging canopy will be required and is expected to be within the tolerance of the trees. Any pruning of off-site trees should be performed with the property owner's permission.

Table 3. Recommended action for trees.
Valley Trails, Pleasanton CA.

Tree No.	Species	Trunk Diameter (in.)	Heritage?	Recommended action
223	Coast redwood	16	No	Remove, within grading
224	Coast redwood	12	No	Remove, within grading
225	Coast redwood	14	No	Remove, within grading
226	Coast redwood	15	No	Remove, within grading
227	Coast redwood	16	No	Remove, within grading
228	Coast redwood	15	No	Remove, within grading
229	Coast redwood	14	No	Remove, within grading
230	Coast redwood	16	No	Remove, within grading
231	Coast redwood	22	Yes	Remove, within grading
232	Coast redwood	16	No	Remove, within grading
233	Coast redwood	16	No	Remove, within grading
234	Coast live oak	27	Yes	Preserve, 10' from grading.
235	Callery pear	9	No	Preserve, 5' from grading.
236	Callery pear	9	No	Preserve, 5' from grading.
237	Callery pear	8	No	Preserve, 5' from grading.
238	Callery pear	11	No	Preserve, 5' from grading.
239	London plane	8	No	Preserve, 5' from grading.
240	London plane	8	No	Preserve, 5' from grading.
241	London plane	8	No	Preserve, 5' from grading.
242	Callery pear	7	No	Preserve, 5' from grading.
243	Callery pear	16	No	Preserve, outside impacts.
244	Coast redwood	18	Yes	Preserve, 10' from grading.
245	Chinese elm	15,13	Yes	Preserve, 5' from grading.
246	Calif. pepper	7,7,5,4	Yes	Remove, within grading
247	Silver maple	20	Yes	Preserve, 15' from grading.

Appraisal of Value

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

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

The appraised value of the 13 trees recommended for preservation was \$38,250 (Table 4).

The appraised value of the 12 trees recommended for removal was \$17,950 (Table 5).

**Table 4. Appraised value of trees recommended for preservation
Valley Trails, Pleasanton CA**

Tree No.	Common Name	Size (in.)	Appraised Value (\$)
234	Coast live oak	27	10,850
235	Callery pear	9	1,300
236	Callery pear	9	1,300
237	Callery pear	8	1,000
238	Callery pear	11	1,900
239	London plane	8	900
240	London plane	8	900
241	London plane	8	700
242	Callery pear	7	550
243	Callery pear	16	4,350
244	Coast redwood	18	3,050
245	Chinese elm	15.13	7,800
247	Silver maple	20	3,650
Total			38,250

**Table 5. Appraised value of trees recommended for removal.
Valley Trails, Pleasanton CA**

Tree No.	Common Name	Size (in.)	Appraised Value (\$)
223	Coast redwood	16	1,550
224	Coast redwood	12	900
225	Coast redwood	14	1,200
226	Coast redwood	15	1,400
227	Coast redwood	16	1,550
228	Coast redwood	15	1,950
229	Coast redwood	14	750
230	Coast redwood	16	1,550
231	Coast redwood	22	2,950
232	Coast redwood	16	950
233	Coast redwood	16	1,550
246	Calif. pepper	7,7,5,4	1,650
Total			17,950

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. Impacts can be minimized by coordinating any construction activities inside the TREE PROTECTION ZONE.

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.

Design recommendations

1. Have the vertical and horizontal locations of all the trees identified for preservation established and plotted on all plans. Forward these plans to the Consulting Arborist for review and finalization of the assessment of impacts to trees.
2. Any plan affecting trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.
3. A TREE PROTECTION ZONE must be established for trees to be preserved, in which no disturbance is permitted. TREE PROTECTION ZONES for trees identified for preservation are identified in the following table. No grading, excavation, construction or storage of materials shall occur within that zone.

Specific Tree Protection Zones

Tree No.	TPZ
#234	10' N. DL in all other directions
#235-242	5' N. DL in all other directions
#243 and 244	10' W., DL in all other directions
#245 and 247	PL S. and DL in all other directions.

4. Tree Preservation Notes, prepared by the Consulting Arborist, should be included on all plans.
5. 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.
6. Irrigation systems must be designed so that no trenching will occur within the TREE PROTECTION ZONE.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-construction treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. 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. Fence trees to completely enclose the TREE PROTECTION ZONE prior to demolition, grubbing, or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City of Mountain View. Fences are to remain until all construction is completed.
4. Trees to be preserved may require pruning to provide construction clearance. Currently off-site trees #245 and 247 have been identified as requiring pruning. Pruning of off-site trees should be performed with the property owner's permission. All pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices – Tree Pruning* published by the International Society of Arboriculture.
5. Structures and underground features to be removed within the TREE PROTECTION ZONE shall use the smallest equipment, and operate from outside the TREE PROTECTION ZONE. The consultant shall be on-site during all operations within the TREE PROTECTION ZONE to monitor demolition activity.

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. 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.
3. Any excavation within the dripline 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.
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. 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 sharp saw or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required.

6. 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.
7. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the TREE PROTECTION ZONE (fenced area).
8. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Trees preserved at the Valley Trails site 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, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of branches or entire trees failing will increase. Therefore, annual inspection for hazard potential is recommended.

HortScience, Inc.



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

Attached: ***Tree Assessment Form***

 Tree Assessment Maps

Tree Assessment

Valley Trails
Pleasanton, California
February 2015



HORT SCIENCE

TREE No.	SPECIES	SIZE DIAMETER (in inches)	Heritage?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
223	Coast redwood	16	No	3	Moderate	Good form and structure; drought stressed; browning needles in upper canopy.
224	Coast redwood	12	No	3	Moderate	Good form and structure; drought stressed; thin canopy.
225	Coast redwood	14	No	3	Moderate	Good form and structure; drought stressed; thin canopy.
226	Coast redwood	15	No	3	Moderate	Good form and structure; drought stressed; browning needles throughout canopy.
227	Coast redwood	16	No	3	Moderate	Good form and structure; drought stressed; browning needles throughout canopy.
228	Coast redwood	15	No	4	Moderate	Good form and structure; water leak W. & best looking redwood on site.
229	Coast redwood	14	No	2	Low	Good form and structure; very thin canopy.
230	Coast redwood	16	No	3	Moderate	Good form and structure; drought stressed; thin upper canopy.
231	Coast redwood	22	Yes	3	Moderate	Good form and structure; drought stressed; thin upper canopy.
232	Coast redwood	16	No	2	Low	Good form and structure; very thin canopy.
233	Coast redwood	16	No	3	Moderate	Good form and structure; drought stressed; thin upper canopy.
234	Coast live oak	27	Yes	4	High	On PL; codominant trunks at 6'; good form and structure; pruning wound S.
235	Gallery pear	9	No	4	Moderate	Off-site; multiple attachment at 6'; upright form.
236	Gallery pear	9	No	4	Moderate	Off-site; multiple attachment at 6'; slight lean N.
237	Gallery pear	8	No	4	Moderate	Off-site; multiple attachment at 6'; slight lean E.
238	Gallery pear	11	No	4	High	Off-site; codominant trunks at 8'; good form.
239	London plane	8	No	5	High	Off-site; nice, upright form; small girdling root.
240	London plane	8	No	5	High	Off-site; nice, upright form.
241	London plane	8	No	4	High	Off-site; good form; slight crook at 4'.

Tree Assessment

Valley Trails
Pleasanton, California
February 2015



TREE No.	SPECIES	SIZE DIAMETER (in inches)	Heritage?	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
242	Callery pear	7	No	3	Moderate	Off-site; slight lean S.; fair structure.
243	Callery pear	16	No	4	Moderate	On PL; multiple attachment at 7'; good form; fair structure.
244	Coast redwood	18	Yes	4	Moderate	Off-site; good form and structure; drought stressed; thin canopy.
245	Chinese elm	15,13	Yes	4	Moderate	Off-site, lag on fence; codominant trunks at 2'; S. stem extends 25' over fence.
246	Calif. pepper	7,7,5,4	Yes	4	Moderate	Multiple attachment at 3'; one sided S.; fair structure.
247	Silver maple	20	Yes	3	Moderate	Off-site, lag on fence; multiple attachments at 7'; topped at 15'; extends 25' over fence.

Tree Assessment Map

Valley Trails
Pleasanton, CA

Prepared for:
Ponderosa Homes, Inc.
Pleasanton, CA

February 2015

No Scale

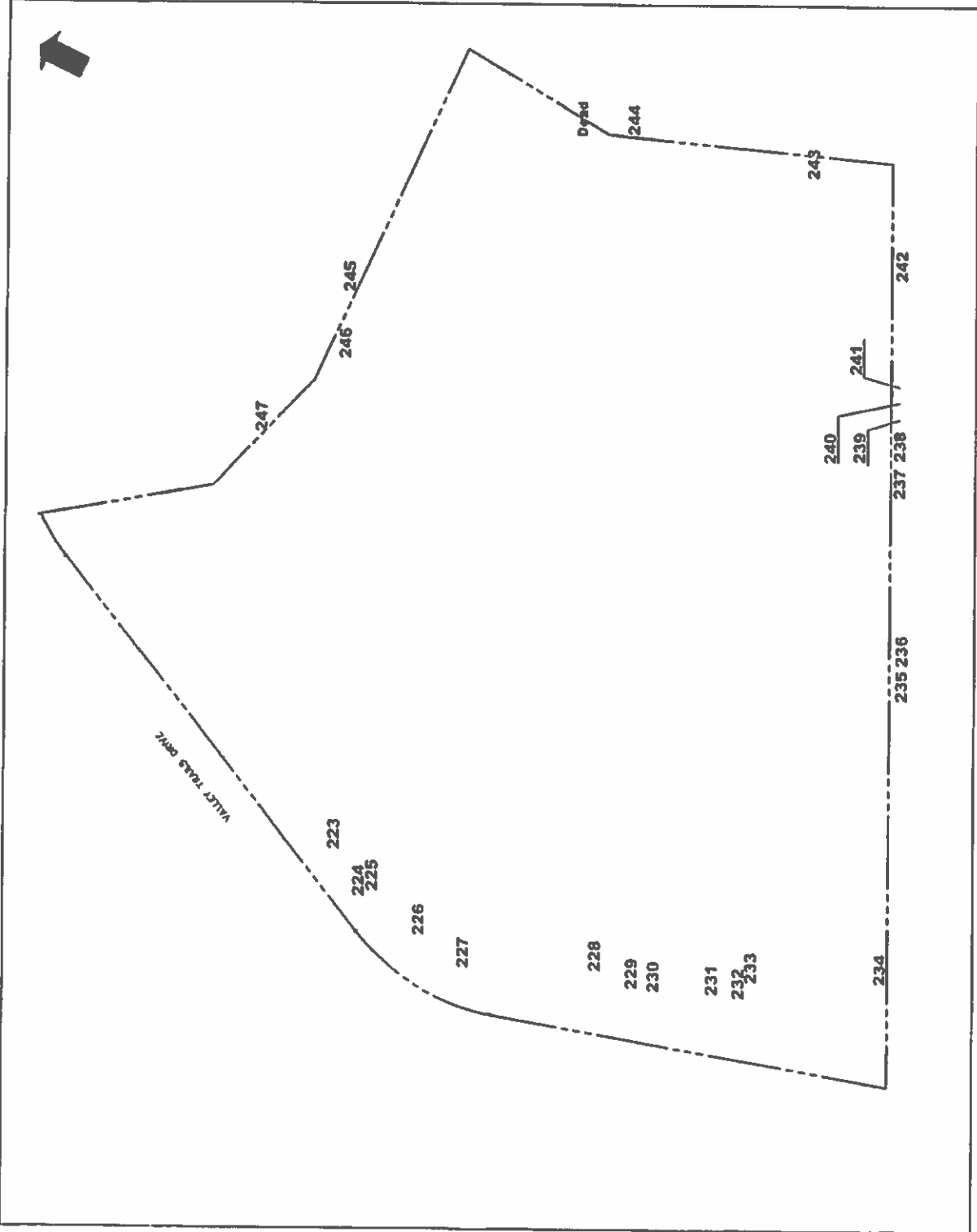
Notes

- Base map provided by:
Ruggen-Jensen-Azar & Associates
Pleasanton, CA
- Numbered tree locations
are approximate



MOB? SCIENCE

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AUG 02 2016

**CITY OF PLEASANTON
PLANNING DIVISION**

**PONDEROSA
HOMES**

July 27, 2016

VALLEY TRAILS

**PROPOSED GENERAL PLAN AMENDMENT, DEVELOPMENT PLAN, ARCHITECTURAL REVIEW
&
TENTATIVE SUBDIVISION MAP Submittal for the**

EVANGELICAL FREE CHURCH OF PLEASANTON AT 6900 VALLEY TRAIL DRIVE

NEIGHBORHOOD AMENITIES PACKAGE OVERVIEW

With input from the surrounding residents at two neighborhood meetings, and in addition to the feedback received from the Valley Trails HOA, Ponderosa Homes will provide a substantial amenity package at an approximate cost of \$ 300,000.00 to benefit the surrounding community. This amenity package will be in addition to the payment of the City required In Lieu Park Dedication Fees. Ponderosa will also install traffic calming features as a benefit to the neighborhood separate from the amenity package. An overview of the amenities is listed below, with some choices still needing to be made so that the cost of these benefits does not exceed \$ 300,000.00.

Clubroom with Restrooms Building

- Construct an approximate 600 square foot clubroom plus restrooms to accommodate up to 50-60 people for resident meetings at either Lot 11 or Lot 37 along with adjacent landscaping. Refer to the project plans.
- To be determined is whether this facility would be dedicated to the City as an expansion of the existing public park, or whether it will be a private HOA facility with limited public use.
- Also to be determined is whether the clubroom and/or restrooms maintenance will be provided completely or partially by the City with funding assistance paid by the future project resident assessments, or alternatively if it is to be a private HOA facility.

Public Park Landscape Upgrades

- Install a new tot lot towards the eastern portion of the park (an existing playground and basketball court exists at the western edge). Refer to the accompanying exhibit.
- Replace turf with drought-tolerant groundcover at selected areas to conserve water and replace an existing concrete (former picnic table) pad with water-efficient landscape. Refer to the accompanying exhibit.
- Install a drinking fountain for people and dogs, plus dog waste station(s).
- Other park landscape enhancements such as turf replacement, re-surfacing of the existing basketball court, etc., if within the amenity budget.

Other Landscape Improvements

- Upgrade landscape at the existing Valley Trails Drive North entrance if street right-of-way is available.

Traffic Calming Features *(provided in addition to the amenity package)*

- Add stop bars and/or install stop signs at the cul-de-sacs accessed directly from Valley Trails Drive.
- Install a 4-way stop-sign, controlled intersection at Valley Trails and Lassen Street with a crosswalk(s).
- Install "Your Speed" electronic signs along Valley Trails Drive.

PRELIMINARY TREE PALETTE

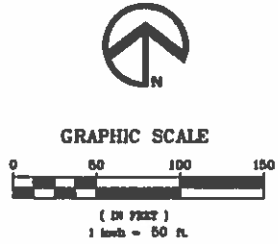
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
EXISTING TREES TO REMAIN			
EXISTING TREES TO BE REMOVED			
VALLEY TRAIL DRIVE STREET TREE			
ARELUTUS 'MADONNA'	MADONNA STRAWBERRY TREE	24" BOX	LOW
SPECIMEN TREE			
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	LOW
ENTRY TREE			
PRUNUS SCERIFLATA 'ACEBONO'	FLOWERING CHERRY	24" BOX	MEDIUM
STREET TREES			
LARUS N. 'SARATOGA'	SARATOGA LAUREL	15 GALLON	LOW
PITACHA CHINCHIS	CHINESE PISTACHE	15 GALLON	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GALLON	LOW
PRUNUS C. 'SOLAUTER VERANUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
NATIVE TREES			
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 GALLON	LOW
QUERCUS AGROFOLIA	COAST LIVE OAK	15 GALLON	LOW

BIO RETENTION AREA SHRUB PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS - BIO-RETENTION AREAS			
ANISTEA PURPUREA	PURPLE THREE-ARM	1 GALLON	LOW
BUDDELEIA DAVIDA	BUTTERFLY BUSH	3 GALLON	LOW
CHOROPETALUM TECTORUM	CAPE RUSH	3 GALLON	LOW
DEICHAMPRA CESPITOSA	TUFFED WARGRASS	1 GALLON	LOW
ERCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GALLON	LOW
JUNCUS PATERNS	CALIFORNIA RUSH	1 GALLON	LOW
IBRILLIS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON	LOW
PESTISEMUM MARGARITA BOF	SEALED TONGUE	1 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	3 GALLON	LOW
SALVIA SOMNIFERIS	CREEPY SAGE	1 GALLON	LOW

GENERAL NOTES

1. ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS.
2. ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS.
3. ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE.
4. SEE SHEET L2 FOR FULL PROPOSED PRELIMINARY PLANT PALETTE.



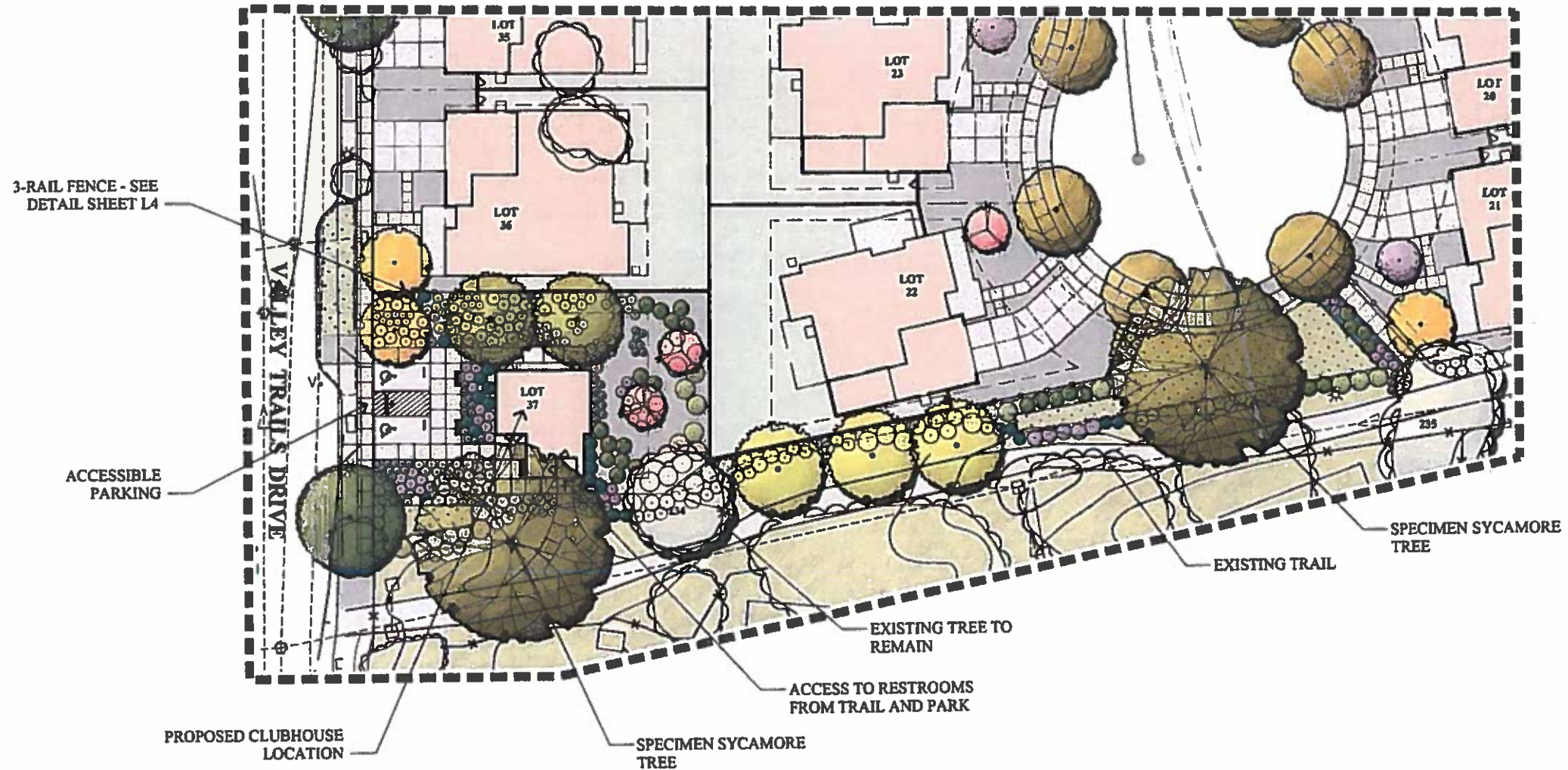
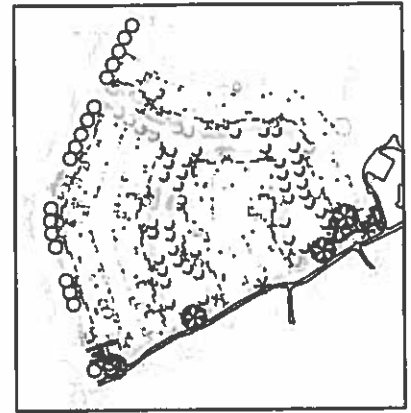
RIPLY DESIGN
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 1615 BONANZA STREET
 SUITE 314
 WALNUT CREEK, CA 94596
 TEL: 925.938.7377
 FAX: 925.938.7436

PONDEROSA HOMES

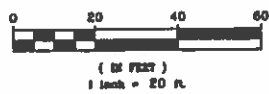
Preliminary Landscape Plan

Valley Trails
 Pleasanton, California

June 24, 2016



GRAPHIC SCALE



LANDSCAPE ARCHITECTURE
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1615 BONANZA STREET
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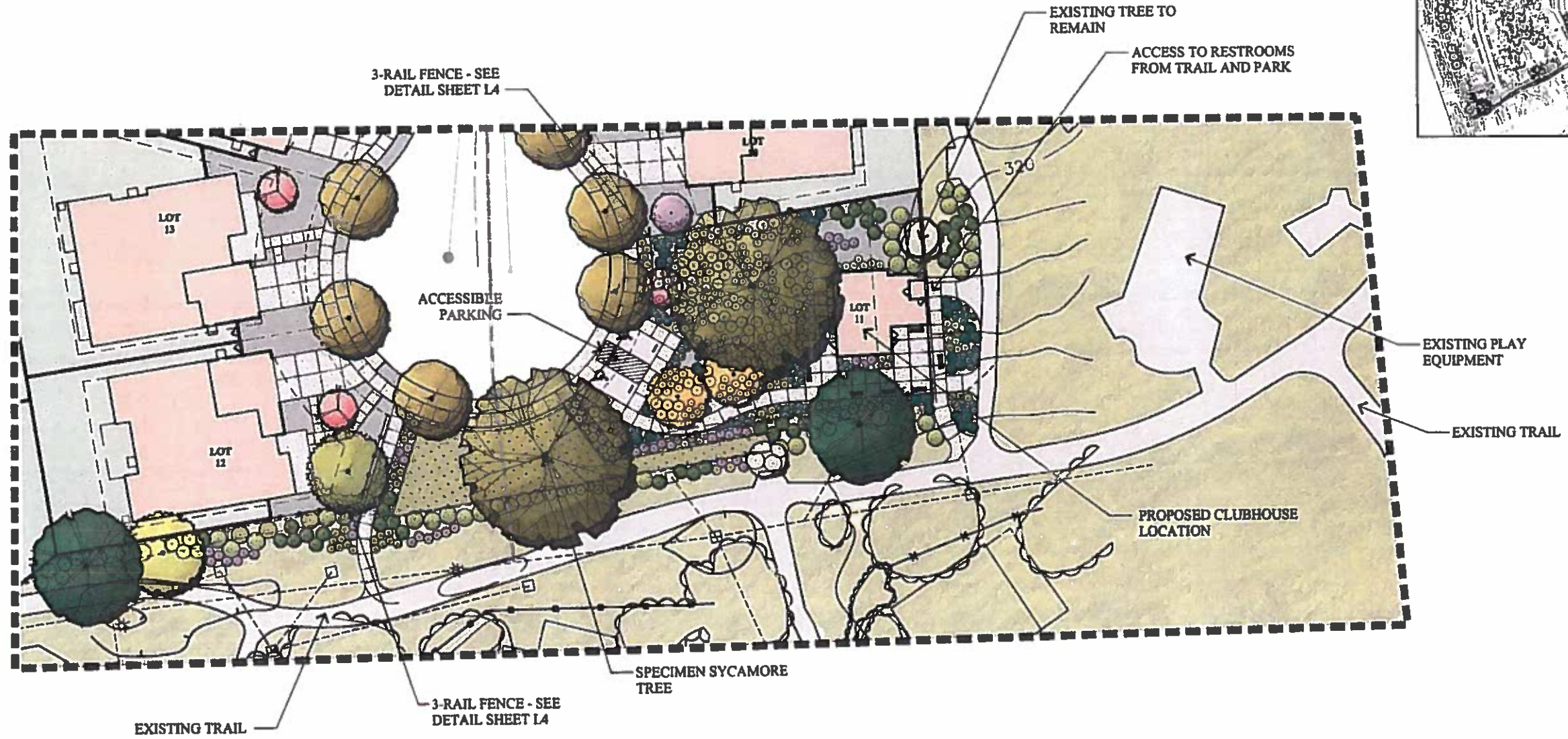
PONDEROSA HOMES

Clubhouse Conceptual Design - Lot 37

Valley Trails
Pleasanton, California

June 24, 2016

L5



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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PONDEROSA HOMES

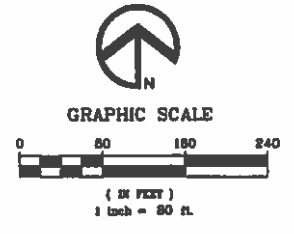
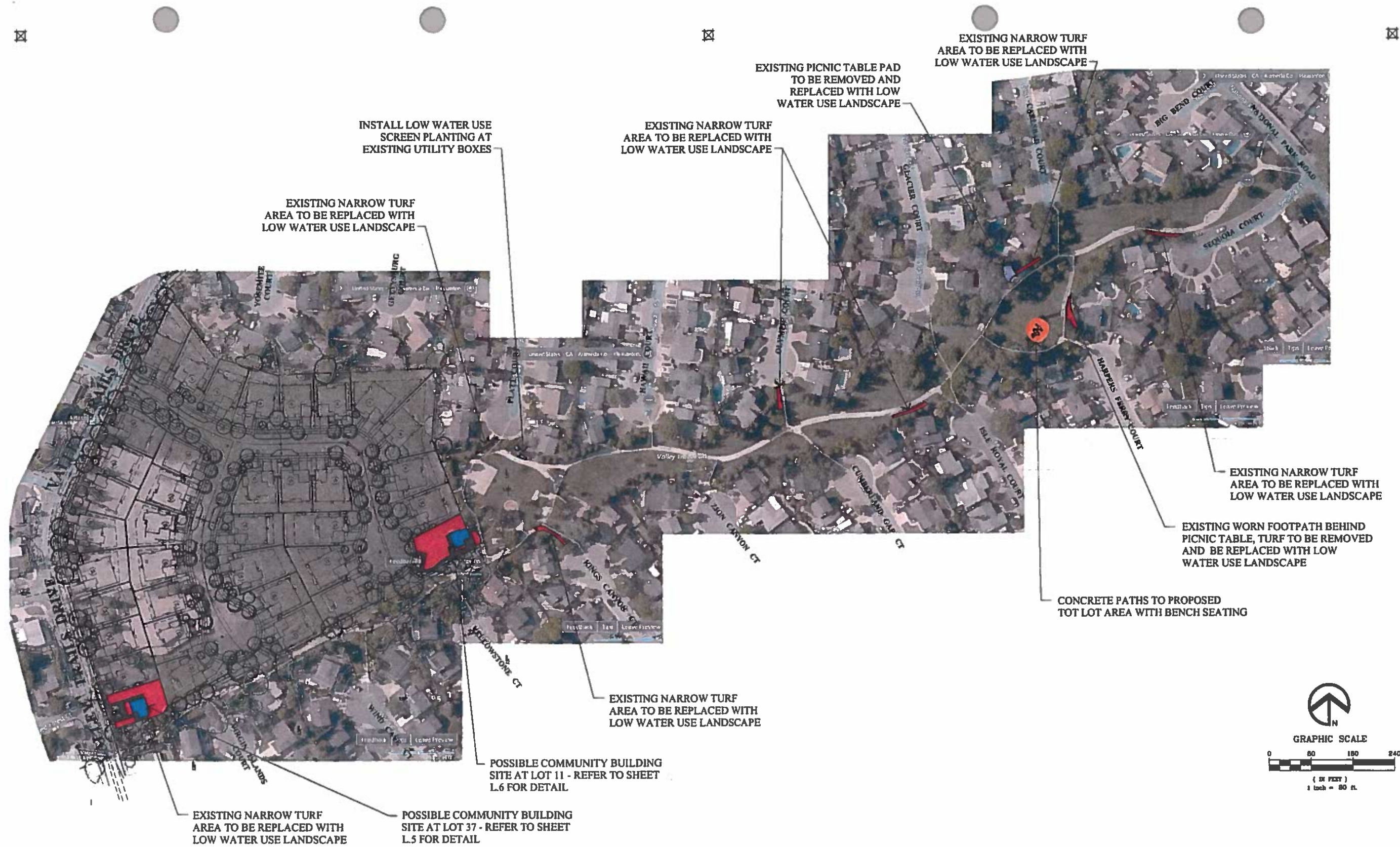
Clubhouse Conceptual Design - Lot 11

Valley Trails

Pleasanton, California

June 24, 2016

L6



LANDSCAPE ARCHITECTURE
 LAND PLANNING
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✕ PONDEROSA HOMES ✕

Conceptual Improvement Plan

Valley Trails Linear Park

Pleasanton, California

JULY 26, 2016



EXISTING NARROW TURF
AREA TO BE REPLACED WITH
LOW WATER USE LANDSCAPE

INSTALL LOW WATER USE
SCREEN PLANTING AT
EXISTING UTILITY BOXES

EXISTING NARROW TURF
AREA TO BE REPLACED WITH
LOW WATER USE LANDSCAPE

POSSIBLE COMMUNITY BUILDING
SITE AT LOT 11 - REFER TO SHEET
L.6 FOR DETAIL

EXISTING NARROW TURF
AREA TO BE REPLACED WITH
LOW WATER USE LANDSCAPE

POSSIBLE COMMUNITY BUILDING
SITE AT LOT 37 - REFER TO SHEET
L.5 FOR DETAIL



GRAPHIC SCALE
0 60 120 180
(IN FEET)
1 inch = 60 ft.

RIPLLY
DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
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PONDEROSA HOMES

Valley Trails Linear Park

Pleasanton, California

Conceptual Improvement Plan Enlargement

JULY 26, 2016

L8

**Valley Trails Park
3400 National Park Road**

**Park Type: Neighborhood Park
Acreage: 6.1 Acres**

Passive Recreation Elements

- (1) Tot Play Area
- (5) Picnic Tables

Active Recreation Elements

- (1) Full Outdoor Basketball Court

Other/Support Elements

- None

Overall Park Condition

- Good

Pedestrian and Vehicular Circulation

- Limited parking is available on neighborhood streets
- Pedestrian access limited to street ends and walkways between houses

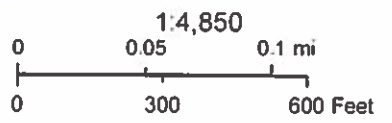
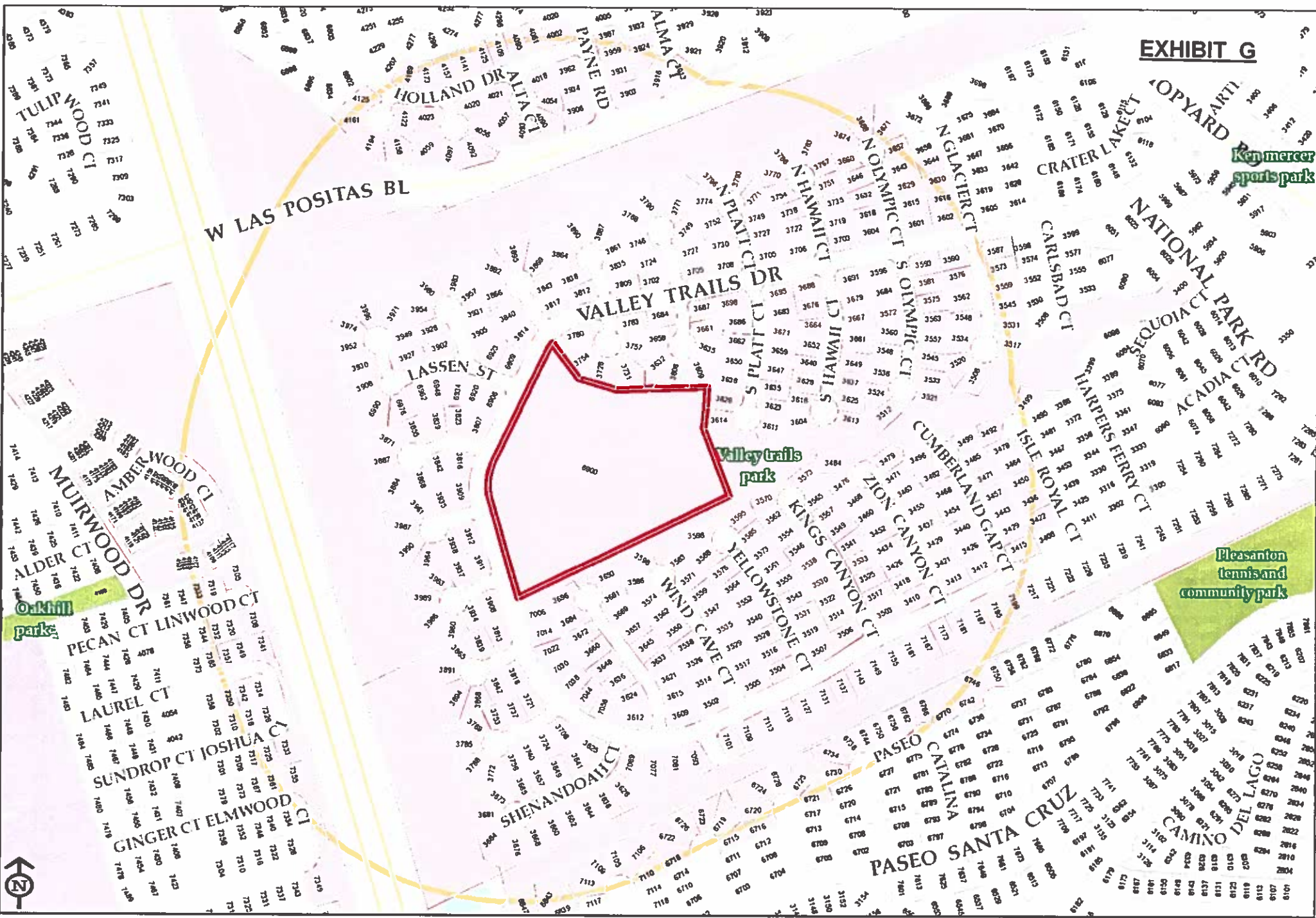
2012 Observations

- Long linear park with walking path running the entire length
- Significant areas of turf with limited opportunity for use
- Benches throughout park along walkway

Recommendations

- Outdoor basketball court needs to be resurfaced
- Eliminate significant portions of high maintenance turf and replace with native planting





PUD-113, 6900 Valley Trails Drive, Ponderosa Homes

Planning Division
July 27, 2016



Jay Lee

From: Marta Seda
Sent: Sunday, July 31, 2016 7:08 PM
To: Jay Lee
Subject: PUD-113 concern

I am a neighbor in the Valley Trails area and have been unable to attend your meetings for a variety of reasons. I did get a letter/notice stating to send concerns to this email address. My main concern is the additional traffic and the horseshoe access in the neighborhood. We already have problems where neighbors living deep in the neighborhood are racing through the neighborhood. I would like this issue to be addressed by either adding stop signs OR adding speed bumps. Increased household will increase the density of cars and the existing problem with get worst.

Thank you.

Marta Seda

[REDACTED]

Pleasanton