EXHIBIT A
DRAFT CONDITIONS OF APPROVAL
P15-0741 / 5967 Kolb Ranch Drive
January 13, 2016

PROJECT SPECIFIC CONDITIONS

Planning Division

1. Plans submitted for plan check shall include revised color and material samples to include El Dorado "Coastal Reef" stone to replace the existing coolstone shown on the plans. Plans submitted for plan check shall also include calculations verifying that 50 percent of the structure be covered with a natural material. In addition, final paint and color samples shall be submitted for review and approval for consistency with the Design Guidelines and the West Foothill Road Corridor Overlay District.

2. The residence shall be constructed to allow for the future installation of a photovoltaic system and a solar-water-heating system. The applicant or building developer shall comply with the following requirements to make the residence photovoltaic- and solar-water-heating-ready:

    a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;

    b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current,

    c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a photovoltaic and solar water heating system beyond that anticipated for roofing;

    d. Plumbing shall be installed for solar-water heating; and

    e. Space shall be provided for a solar-heating tank.

    These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

3. A minimum of one appliance or system that meets Energy Star standards shall be installed as part of the project. The proposed appliance or system and how it adheres to Energy Star standards shall be stated on the plans submitted for the issuance of a building permit.

4. A minimum of one water conservation device such as low-flow faucets, toilets, shower fixtures, etc., shall be installed as part of the project. The water conservation device(s) shall be stated on the plans submitted for the issuance of a building permit.

5. The building permit plan check package will be accepted for submittal only after completion of the 20-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

6. Final color, roofing and material samples shall be submitted to the Director of Community Development for review and approval before issuance of the first building permit.

7. The applicant/building developer shall provide a fencing and retaining wall plan with design details with the building permit submittal. The fence type and height shall conform to the PUD guidelines. Details shall be shown on the building permit plan set to the satisfaction of the Director of Community Development before the issuance of a building permit.

8. The applicant/building developer shall submit a building pad elevation certification and foundation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the pad elevations and building locations (setbacks) conform to the approved plans, prior to receiving a foundation inspection for the structure.

9. The project applicant shall submit a final landscape and irrigation plan for the entire site with the building permit plan set to the Planning Division for review and approval before installation. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of drought tolerant nature with an irrigation system that maximizes water conservation (e.g. drip system).

Engineering Department

10. The project is part of the Laurel Creek Estates Geological Hazard and Abatement District (GHAD), accordingly, storm water runoff from the roof and the hardscape shall be collected in a closed conduit for drainage to a storm drain system away from the home and slopes.

11. The project Geotechnical Engineer shall review the proposed improvements and provide a recommendation for site specific construction.

Landscape

12. Plans submitted for plan check shall include an additional five (5) native oak trees to the south and southeast of the proposed home to provide additional screening. Final tree specimen and location shall be submitted for review and approval of the City Landscape Architect prior to issuance of building permits.

13. The project developer shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of $5,000 for each tree required to be preserved, up to a maximum of $25,000. This cash bond or security shall be retained for one year following acceptance of public improvements or completion of construction,

whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.

14. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:

    a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); Water Efficient Landscape Worksheet; Soil Management Report; Landscape Design Plan; Irrigation Design Plan [if permanent irrigation is proposed]; Grading Design Plan; and applicant signature/date with the statement that "I agree to comply with the requirements of the Water Efficient Landscape Ordinance."

    b. Certificate of Completion prior to occupancy of the home.

STANDARD CONDITIONS OF APPROVAL

Planning Division

15. The proposed development shall be in substantial conformance to Exhibit B, dated received "December 29, 2015," on file with the Planning Division, except as modified by the conditions of approval. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.

16. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

17. The design review approval shall lapse one year from the effective date of this approval unless a building permit is obtained and construction diligently pursued, or the City has approved a time extension.

18. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by Applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

19. Prior to the building permit submittal, the applicant/building developer shall submit a final list of the green building measures used in the design of the house covered by this approval to the Planning Division for review and approval by the Director of Community Development. The home shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system. Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall apply, as applicable.

    The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. Each identified measure shall have a notation indicating the sheet on which the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

    A special inspection by the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, or a third party rater, or the applicant shall provide written verification by the project engineer, architect, landscape architect, or designer.

20. All Heating, Ventilation, and Air Conditioning (HVAC) condensing units shall be located on the plans.

21. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times, these conditions of approval shall be on all grading and construction plans kept on the project site.

22. Prior to building permit final**,** all front yard for the home landscaping (landscaping between the home and the northwest property line) shall be installed and inspected. All side and rear yard landscaping shall be installed within nine months of occupancy. The project applicant shall arrange a landscape/irrigation site inspection with the Planning Division within 30 days of completion of the landscaping/irrigation system installation.

23. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping within the front yard landscaping (landscaping between the home and the northwest property line) has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept. Within nine months of occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping within the side and rear yards has been installed in accordance with the approved landscape and irrigation plans

24. Planning Division approval is required before any changes are implemented in site design, grading, house design, house colors or materials, green building measures, landscape material, etc.

25. Any excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.

26. The project developer must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.

27. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.

28. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.

29. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.

30. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.

31. The applicant and homeowner are encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.

32. All fireplaces shall be a gas fireplace, pellet fueled wood heater, or EPA certified wood-burning appliance. The fireplace type shall be indicated on the floor plan and/or specification sheet(s) submitted for issuance of building permits.

33. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

Engineering Department

34. The project applicant shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.

35. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of a permit.

36. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

37. This approval does not guarantee the availability of sufficient water capacity to serve the project. Prior to issuance of a grading permit, or utility extension approval to the site, whichever is sooner, the applicant/developer shall verify with the City of Pleasanton Engineering that water is available for this project's demand.

38. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.

39. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a grading permit.

40. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

Building Division

41. Prior to issuance of building or demolition permits, the applicant/building shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the applicant/ building developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

42. At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

Landscaping

43. The applicant/building developer shall provide root control barriers and four inch perforated pipes for trees near driveways and street, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.

44. For purposes of erosion control, the applicant/building developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the applicant/developer until the site areas are landscaped.

45. Prior to issuance of a grading or building permit, the project developer shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines that are affected by construction. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a "stop work order."

46. The applicant shall mitigate potential damage to existing trees proposed to remain by implementing the provisions from the tree report be in substantial conformance to Exhibit C, dated received "December 08, 2015," on file with the Planning Division prepared by Hort Science, which includes, but is not limited to establishing a Tree Protection Zone (TPZ) around existing trees proposed to remain prior to the demolition process. Excavation within TPZs shall begin by carefully hand-digging at the edge of excavation to locate and limit damage to tree roots. Work within the TPZs shall be performed under the guidance of a Consulting Arborist.

47. The following statements shall be printed on to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:

    a. No existing tree may be trimmed or pruned without prior approval by the Community Development Director.

    b. No equipment may be stored within or beneath the driplines of the existing trees.

    c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.

    d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.

Fire Department

48. All construction shall conform to the requirements of the 2013 California Fire Code; City of Pleasanton Ordinance No. 2083. All required permits shall be obtained prior to work commencement.

49. Automatic fire sprinklers shall be installed in all new buildings in accordance with the 2013 California Building, Fire and Residential Codes; and City of Pleasanton Ordinance No. 2083. Installations shall conform to NFPA Pamphlet 13D with local amendments.

50. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:

a. Installation of the required building sprinklers in accordance with NFPA 13D.

b. Specific installation drawings submitted by the licensed fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.

51. The following items will be provided prior to any construction above the foundation or slab:

a. Emergency vehicle access shall be maintained to the site or tract, including the area where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.

b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).

c. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.

52. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be minimum 4" high. by 1/2" stroke. If building is setback from primary access 50 feet or greater address size shall be increased for visibility and in accordance with Livermore-Pleasanton Standard Operating Procedures – Premises Identification Standards. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4" high by 1/2" " stroke. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

Community Development Department

53. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, unless otherwise approved by the department.

54. The project developer shall submit a written dust control plan or procedure as part of the improvement plans.

55. The project developer shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.

56. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource

shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.

CODE REQUIREMENTS

(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

Planning Division

57. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan, and include drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.

Fire Department

58. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.

59. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame- producing devices, asphalt/tar kettles, etc.

60. The building(s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

Building Division

61. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan

shall include all required information to design and construct site, grading, paving, drainage, and utilities.

62. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.

63. The building covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.

64. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.

URBAN STORMWATER CONDITIONS OF APPROVAL

65. The project shall comply with the applicable California Regional Water Quality Control Board, San Francisco Bay Region, and Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) General Permit.

The current Municipal Regional Stormwater NPDES Permit No. is #CAS612008 which was adopted on November 19, 2015.

The current NPDES General Permit number is CAS000002, Order Number 2009-0009-DWQ, was in effect until September 2, 2014 and has been temporarily extended.

The current NPDES General Permit number is CAS000002, Order Number 2009-0009-DWQ, was in effect until September 2, 2014 and has been temporarily extended.

Copies of the above-mentioned NPDES permits are available at the City of Pleasanton's Engineering Division and Building Division, Alameda County Clean Water Program office in Hayward, and the State Water Board websites.

Design Requirements

66. The following requirements shall be incorporated into the project:

a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.

- Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.

- Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.

b. All metal roofs, if used, shall be finished with rust-inhibitive paint.

c. Bulk construction materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the Chief Building Official.

Construction Requirements

67. The Construction General Permit's construction requirements include, but are not limited to, the following:

a. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 or when rain is in the forecast unless approved erosion control/stormwater quality measures are in place. Such measures shall be maintained until such time as permanent landscaping and post construction storm water treatment measures are in place.

b. Gather all sorted construction debris on a regular basis and place it in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.

c. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.

d. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

e. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system by wind or a material spill.

f. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, soil/dirt or storm drain.

g. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, unprotected soil or storm drains.

h. Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage "topping off" of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.

i. Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit with impermeable liner large enough to

store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly. Remove dried concrete on a regular basis (so liner below the wash area will not split and allow wash water to mix with soil). Use self-cleaning concrete trucks where available.

j. Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures. In case of spill, contact the project Qualified Stormwater Developer (QSD) or the Qualified Stormwater Practitioner (QSP) and follow the procedure required in State National Pollutant Discharge Elimination System (NPDES) General Permit.

< End >

EXHIBIT C

Arborist Report

Lot 12 Subdivision 6951
Pleasanton, CA

PREPARED FOR
Vijay Kumar
C/O Tom Kerrins
4107 Creekpoint Court
Danville, CA 94506

PREPARED BY:
HortScience, Inc.
325 Ray St.
Pleasanton, CA 94566

December 7 2015

RECEIVED December 8, 2015

Arborist Report

Lot 12 Subdivision 6951
Pleasanton, CA

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Lot 12 Subdivision 6951
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Introduction and Overview
Vijay Kumar is planning to develop the site at Lot 12 Subdivision 6951 in Pleasanton, CA. Current site use consists of a graded building pad surrounded by oak woodland. HortScience, Inc. was asked to prepare an **Arborist Report** for the site as part of the development application to the City of Pleasanton.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees and area surrounding the building pad based on a visual inspection from the ground.
2. An assessment of the development impacts to the trees based on the drawings provided by the client.
3. An appraisal value of the trees to be removed according to the procedures described in the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers).
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Assessment Methods
Trees were assessed on November 9th and 10th. The assessment included all trees within and adjacent to proposed construction areas measuring 6" and greater in diameter. The assessment procedure consisted of the following steps:

1. Identifying the species of tree;
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 health, age and structural condition of the tree species, 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 than 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. Tree is expected to continue to decline, regardless of

treatment. The species or individual tree may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

City of Pleasanton Urban Tree Protection Requirements

The Pleasanton Municipal Code Chapter 17.16 controls the removal and preservation of Heritage trees within the city. Heritage trees are defined as:

1. Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level;
2. Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches or more measured four and one-half feet above ground level;
3. Any tree 35 feet or more in height;
4. Any tree of particular historical significance specifically designated by official action;
5. A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.

Heritage trees may not be removed, destroyed, or disfigured without a permit.

Description of Trees

The property is within a native oak woodland in the Pleasanton Ridge. This lot contains about 40 trees that were described in HortScience's Arborist Report for Century Land Corporation dated April 2004. A building pad had been graded years ago. There were ten trees within and surrounding the building pad: five valley oaks, three coast live oaks and one California buckeye (Table 1). All were semi-mature to mature.

For all trees combined, 3 were in good condition, 3 were in fair condition, and 4 were poor. Descriptions of each tree are found in the ***Tree Assessment*** and approximate locations are plotted on the ***Tree Assessment Map*** (see Attachments).

Table 1. Condition ratings and frequency of occurrence of trees Lot 12 Subdivision 6951, Pleasanton, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
California buckeye	*Aesculus californica*	-	-	1	**1**
Coast live oak	*Quercus agrifolia*	1	1	2	**4**
Valley oak	*Quercus lobata*	3	2	-	**5**
Total		**4**	**3**	**3**	**10**

Descriptions of each tree are found in the **Tree Assessment** and approximate locations are plotted on the **Tree Assessment Map** (see Attachments).

The largest trees on the site were #123, 124, and 125.

Coast live oak #123 was a mature, healthy tree with a 57" trunk diameter (Photo 1). It formed a massive, uniform crown from three lard stems arising at five to seven feet height. It has been pruned recently to reduce the crown on the southwest side over the building pad, leaving two large pruning wounds (photo inset)

Photo 1 (left) & 2 (right above): Coast live oak #123, viewed was a massive tree. It was pruned to reduce the crown, leaving two large wounds (red arrows)

Valley Oak #124 was a declining 38" diameter tree in poor condition with extensive decay in the trunk and branches (Photo 3). Most of the tree had died and several stems had failed. There were many dead branches and broken branch stubs present. There were no live branches on the north side of the tree. The crown was thin. The tree was infested with oak pit scale.

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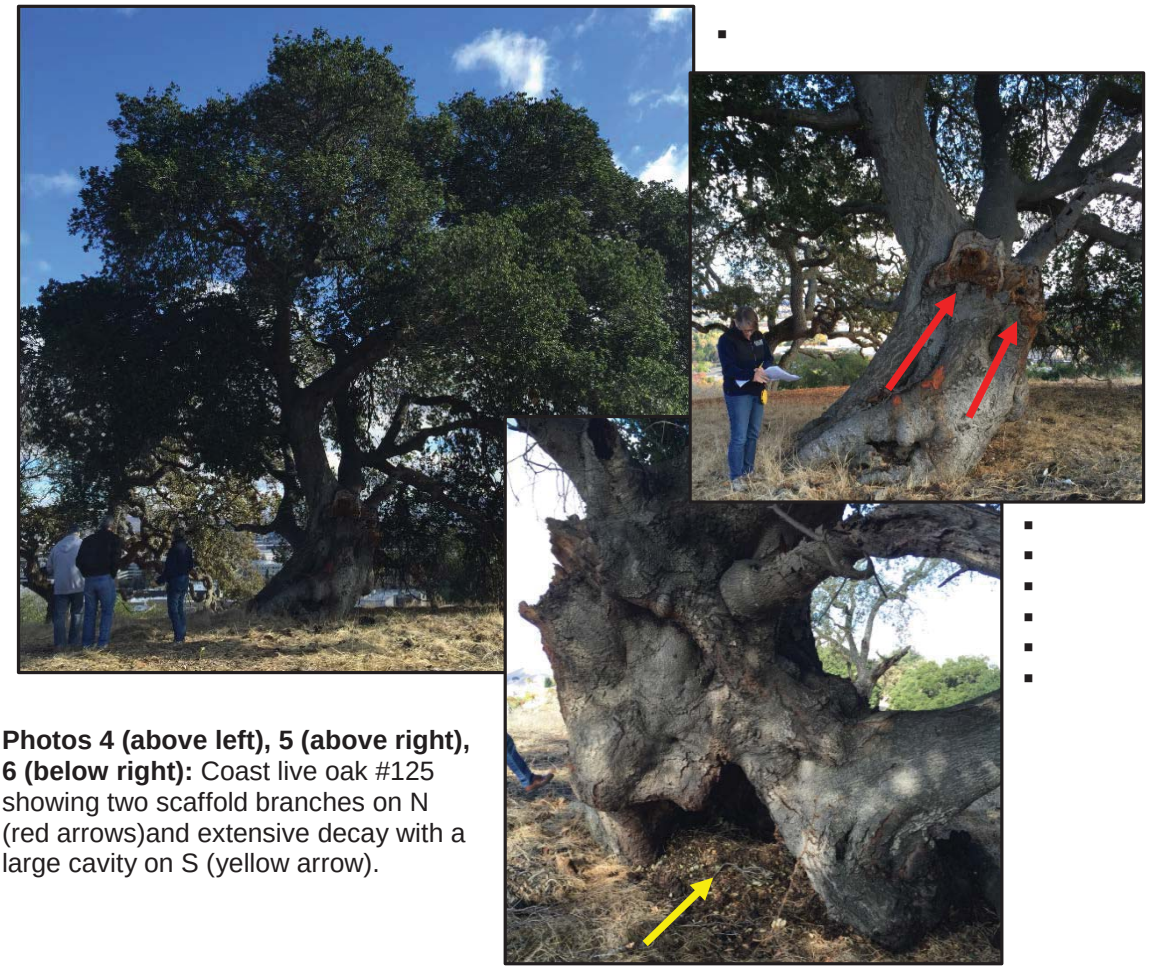
-

Photo 3: Valley oak #124, viewed from the southeast, was largely dead and decaying.

Coast live oak #125 had a massive trunk measuring 58" in diameter, with a smaller 16" diameter trunk as well. It had partially failed many years ago and was leaning to the south. Although the tree appeared healthy, it was hollow due to extensive decay and had a large cavity on the south side that was serving as a wildlife refuge. Two scaffold branches on the north failed many years ago. Because of the extensive decay and poor structural condition, this tree is likely to fail. It would fall in the direction of lean, to the southeast, away from the building pad.

The five valley oaks (#126-129) formed one continuous canopy with #126 as the dominant tree. Trees #127-129 had intermediate form, with canopies interwined and suppressed by #126. There was one California buckeye (#151) located south of the building pad. The tree was in good condition, although it formed one canopy with the adjacent valley oak (#152). Tree #188 had a uniform canopy formed by 3 trunks located southwest of the building pad.



Photos 4 (above left), 5 (above right), 6 (below right): Coast live oak #125 showing two scaffold branches on N (red arrows)and extensive decay with a large cavity on S (yellow arrow).

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 provide greater assurance they 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 general, coast live oak is relatively tolerant of construction impacts and site changes while valley oak is only moderately 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.

- **Invasiveness**
  Species that 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 trees evaluated at the site are listed as 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 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
Lot 12 Subdivision 6951, Pleasanton, CA

High These are trees with good health and structural stability that have the potential for longevity at the site. Two trees were of high suitability for preservation.

Tag #	Species	Diameter
123	Coast live oak	57
152	Coast live oak	22

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Four trees evaluated at the site were included in this category.

Tag	Species	Diameter
188	Coast live oak	26,26,23
127	Valley oak	24
129	Valley oak	22
151	California buckeye	13,13,12,11

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. Four trees were of low suitability for preservation.

Tag #	Species	Diameter
124	Valley oak	38
125	Coast live oak	58,16
126	Valley Oak	32
128	Valley oak	18

Evaluation of Impacts and Recommendations

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 Form*** was the reference point for tree health and condition. I referred to the Site Plan (11/6/15) provided by the architect and the Grading and Drainage Plan (12/4/14) created by Alexander & Associates Inc. to estimate the impacts to trees from the proposed changes. The plan proposes to construct a new house on the existing building pad. The perimeter of the property is steeply sloped and the house is to be built at the highest, most level portion of the property. The pad will be -graded to an elevation of 552'. Surveyed locations were shown on plans of most of the trees around the perimeter of the building pad.

. The proposed project would construct a 2'-tall retaining wall on the north side of tree #188, around the north, south, and west sides of tree #125 and to the west of tree #123. Installation of the retaining wall and conforming the finish grade will involve soil cuts and fills, trenching and installation of footings and potentially slope keyways (no details for slope construction were

provided). In some cases, these activities take place within a portion of tree driplines, and will cause both root and canopy impacts

- Pruning both canopy and roots will be required at tree #188 due to the grading and construction of a retaining wall 22' from the tree. Four to 5' of fill material is to be placed north of the wall.

- A retaining wall will be installed 20' west and 25' south of tree #125. The tree's dripline extends over the west wall by 3'. I recommend removing tree #125 due to the structural instability of the tree.

- The limit of grading comes within 18' of #123 and the retaining wall within 23'; this is approximately five to eight feet within the existing dripline (the original dripline was reduced by pruning). A dissipater will be installed within the dripline on the north side of the tree.

- The limit of grading comes within 20' north of tree #152, approximately three feet within the dripline. Maintain as close as possible the existing grade undisturbed within the dripline.

Table 3. Grading and retaining wall impacts
Lot 12 Subdivision 6951, Pleasanton, CA

Tag #	Species	Driplines	Distance to retaining wall	Distance to limit of grading
123	Coast live oak	25' W; 30' S	23' W	18' S
125	Coast live oak	30' S	25' S	25' S
152	Coast live oak	23' N	none	20 N'
188	Coast live oak	26' N	23' N	22' N

I recommend removing Heritage trees #124 and 125 due to their poor condition~~s~~ and high likelihood for failure. The owner may decide to retain tree #125 if he prefers to eliminate all uses within the fall zone and accept the risk in order to enjoy the benefits the tree provides. Although valley oak #128 is in poor condition, it is outside the building pad and could be retained for screening.

Table 4: Trees recommended for removal
Lot 12 Subdivision 6951, Pleasanton, CA.

Tree #	Species	Diameter	Reason for removal
124	Valley oak	38	Within building footprint
125	Coast live oak	58, 16	Unstable structure (likely to fail)

Eight (8) trees can be preserved. Recommendations for preservation are predicated on the implementation of specific recommendations in the **Tree Preservation Guidelines**.

Establishing a Tree Protection Zone (TPZ) around these trees prior to the removing of rocks, grading and construction process will be critical to protecting roots and successfully preserving trees. Trees must be protected during demolition of existing landscape features and must be

maintained for the duration of construction. Excavation within Tree Protection Zones shall begin by carefully hand-digging at the edge of excavation to locate and limit damage to tree roots. Work within the Tree Protection Zone (TPZ) should be performed under the guidance of a Consulting Arborist.

In summary, 2 trees are recommended for removal, two of which are *Heritage* trees. Eight trees will be preserved.

Appraisal of Value

The City of Pleasanton requires the value be established of all trees to be removed. To accomplish this we used the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Champaign IL). In addition, we 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. A multi-branched tree, which has major branches below 54” above the natural grade, is measured just below the first major trunk fork.
The species factor considers the adaptability and appropriateness of the plant in the Bay area. The *Species Classification and Group Assignmen*t lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual, as noted in the *Tree Assessment Form*. Location considers the site, placement, and contribution of the tree in its surrounding landscape.

The appraised value of the 2 trees recommended for removal is $9900. The appraised value of each tree is provided in Table 4.

Table 5: Appraised value of trees recommended for preservation.

Tree No.	Species	Trunk Diameter (in.)	Preserve or Remove	Appraised Value
188	Coast live oak	26, 26,23	Preserve	19200
123	Coast live oak	57	Preserve	32250
124	Valley oak	38	Remove	4700
125	Coast live oak	58,16	Remove	5200
126	Valley oak	32	Preserve	10400
127	Valley oak	24	Preserve	10000
128	Valley oak	18	Remove	3400
129	Valley oak	22	Preserve	8400
151	California buckeye	13,13,12,11	Preserve	11350
152	Coast live oak	22	Preserve	6950

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during construction 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. These impacts can be minimized by coordinating any construction activity inside the **TREE PROTECTION ZONE**. Key elements of a tree preservation plan for the tree would include:

The following recommendations will help reduce impacts to the tree from construction and maintain and improve its health and vitality through the construction phases.

Design recommendations

1. Tree Preservation Guidelines, prepared by the Consulting Arborist, should be included on all plans.

2. Any changes to the plans 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. **TREE PROTECTION ZONE** (**TPZ**) shall be established around the tree. No grading, excavation, construction, or storage of materials shall occur within the **TREE PROTECTION ZONE**. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, either temporarily or permanently. **TREE PROTECTION ZONES** are plotted on Tree Fencing Map.

4. Grading—maintain natural grade undisturbed within the **TPZ**. Surface drainage must be away from the trunk.

5. Utilities—keep all utilities (wet and dry) outside the **TPZ**

6. Landscaping—the best treatment under oaks is a thick layer of organic mulch, such as wood chip mulch. Avoid planting and installation of irrigation within oak tree driplines.

7. Lighting—the use of up-lights at the edge of the canopy is preferred over the installation of conduits and/or cables attached to the trunk and major branches. Up-lights highlighting the tree's branch architecture, reduce impacts to the tree, provides a clean installation and are easier to maintain.

8. Liming soil—do not apply lime to the soil for compaction purposes within 50' of the dripline of the tree. Lime is toxic to roots.

Pre-construction treatments and recommendations

1. The construction superintendent should meet with the Consulting Arborist before beginning work near the tree to discuss work procedures and tree protection measures.

2. Fence the tree to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, excavation, or construction. Fence locations are plotted on the Fence Location Map. Fence shall be 6 ft. chain link with steel posts embedded in the ground. Fences are to remain until all construction is completed.

3. Prune trees to raise crowns as minimally as possible to accomplish clearance for grading and construction activities. 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). While in the tree, the Certified Arborist should perform an aerial inspection to identify defects that are not visible from the ground that require treatment.

4. Apply and maintain a 4-6"-deep layer of wood chip mulch (gorilla hair mulch is not acceptable) within the **TREE PROTECTION ZONE**. Keep mulch 24-30" from the trunk. Allow leaf litter to accumulate under the tree.

Recommendations for tree protection during construction

1. No demolition, excavation, construction or storage of materials shall occur within the **TREE PROTECTION ZONE** unless approved and monitored by the Consulting Arborist. No underground services including utilities, sub-drains, water, sewer or irrigation shall be placed in the **TREE PROTECTION ZONE** unless approved and monitored by the Consulting Arborist. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, either temporarily or permanently. Any modifications must be approved and monitored by the Consulting Arborist.

2. All demolition, excavation and construction within the dripline of trees shall be done using the smallest equipment possible. The Consulting Arborist will identify where hand excavation may be required. Motorized equipment shall not be used within the **TREE PROTECTION ZONE.**

3. Prior to excavation for the demolition and construction the tree may require root pruning outside the **TREE PROTECTION ZONE** by cutting all roots cleanly to the depth of construction. Roots will be exposed by either: pulling soil away from the tree by digging by hand; using an air spade; or water excavation. The Consulting Arborist should monitor the excavation and root pruning. Roots shall be pruned at undamaged tissue and perpendicular to the root, with a saw or other approved root pruning equipment. The Consulting Arborist will identify in the field where root pruning is to occur, if required.

4. If injury should occur to the tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

5. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.

6. 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 Lot 12 Subdivision 6951 site will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. A Homeowner Guide to Care of Oaks is provided in Exhibits. Occasional pruning, mulch and pest management 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.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience, Inc.

Maryellen Bell
Horticultural Consultant WE#5643A

Exhibits

Tree Assessment Plan

Tree Assessment Form

Tree Fencing Plan

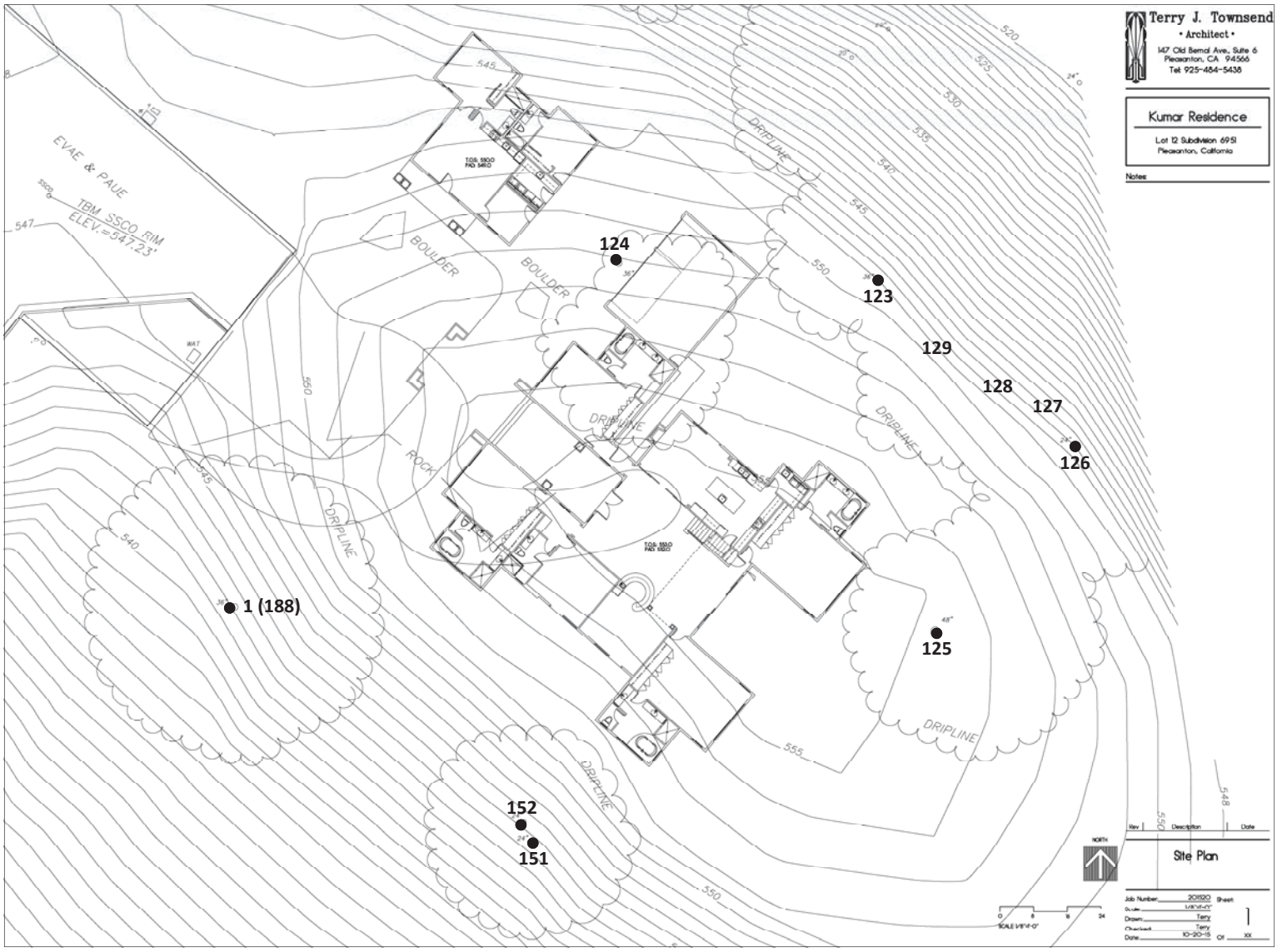
Homeowner Guide Care of Oaks

HORT SCIENCE

Tree Assessment Plan

Kumar Residence
5967 Kolb Ranch Road
Pleasanton, CA

November 2015



Notes:
Numbered tree locations with no point are approximately located.

No Scale

HORT SCIENCE
325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

Tree Assessment

Vijay Kumar
Lot 12 Subdivision 6951

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
188	Coast live oak	26, 26,23	Yes	3	Moderate	History of branch failure; multiple trunks arise at base; thin canopy; insect activity; south side dead; low rounded form with massive trunk; canopy touches ground; twig dieback.
123	Coast live oak	57	Yes	4	High	Crown reduced on W; 18" and 12" pruning wounds on W ; three large stems arise @5'; rounded,well formed crown.
124	Valley oak	38	Yes	1	Low	History of branch failure; branch touching ground on W; thin canopy; scale infestation; leaning S; no canopy to S; supported in part by 15" branch on ground; canker at many branch attachments; original truck dead at 20' and failed.
125	Coast live oak	58,16	Yes	2	Low	Gall on trunk; evidence of decay; history of branch failure; habitat tree; canopy and asymmetric form to the N; thin foliage; likely to fail N.
126	Valley oak	32	Yes	2	Low	Thin canopy; canopy touching ground on S; asymmetric to the S; trunk bowed; pit scale infestation; branch dieback.
127	Valley oak	24	Yes	3	Moderate	Thin canopy; leaning S; branch dieback.
128	Valley oak	18	Yes	2	Low	Thin canopy; branch dieback; leans toward W house; sinuous trunk; old wound W side of trunk.
129	Valley oak	22	Yes	3	Moderate	Branch dieback; history of branch failure; thin canopy; intertwining branches with #123.
151	California buckeye	13,13,12,11	Yes	4	Moderate	Multiple branches at trunk; history of branch failure; asymmetric form due to competition with oak.
152	Coast live oak	22	Yes	4	High	Good canopy; some branch dieback; low to the ground to the west; asymmetrical form; small basal wound on east; buttress roots on west growing over rock.

Tree Fencing Plan

Kumar Residence

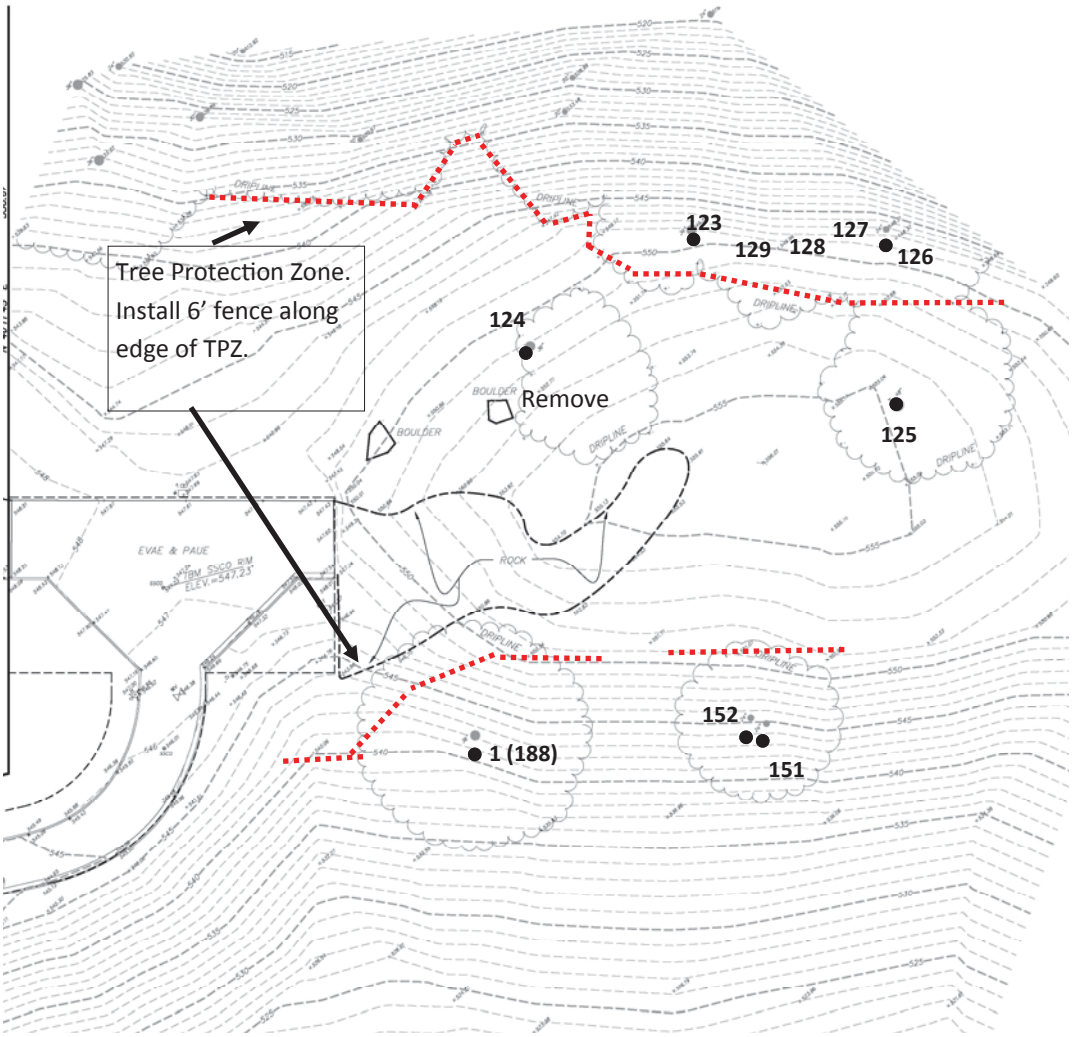
5967 Kolb Ranch Road

Pleasanton, CA

Prepared for:

Pleasanton, CA

November 2015



Notes:

Numbered tree locations with no point are approximately located.

No Scale

Base map provided by: Alexander & Associates Inc.

HORT SCIENCE

325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
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Guide to Care of California Native Oaks

Landscaping Around Oaks

Native oaks are adapted to conditions of cool, wet winters and warm, dry summers. They are accustomed to a period of prolonged drought in the summer months. This pattern does not change even though development is placed around them. Oaks are intolerant of heavy irrigation during the summer. Installation of new landscapes around oaks must recognize and respect this fact. Lawn, flowers, ivy, azaleas, ferns or other plantings requiring frequent watering are inappropriate around oaks. Even so, attractive landscapes can be created around the trees.

The best treatment under oaks is to place a thick layer of organic mulch such as bark or wood chips. Alternatives are rock or cobble mulches that can simulate dry streambeds. Maintain existing surface drainage away from the base of the trunks so that water does not flow to the base of the trees.

Species appropriate beneath oaks are: less than 4' tall when mature, shade tolerant and will require irrigation no more than once a month. Do not plant within 10’ of the trunk.

Because oaks do not tolerate heavy irrigation, the design and maintenance of the irrigation system must accommodate the tree. There should be no irrigation within ten feet of the trunk. In general drip, micro-sprinklers or bubblers that wet a small area around each plant work better than spray nozzles.

The layout of the system must be designed to avoid damaging roots during installation. The best way to minimize damage to the oaks is to avoid laying irrigation lines within the dripline. If you chose to plant in that area and want to install an irrigation system, consider laying the pipe on the surface rather than in trenches that cut through the roots. The pipes can be covered with deep mulch. If you must place pipe underground within the dripline of the tree, dig the trenches by hand so that woody roots can be left intact. Dig a tunnel under the roots and thread the pipe underneath. In this way, the roots that transport water and minerals to your tree will continue to function.

In summary, the following are general guidelines for landscaping around oaks:

1. The best treatment under oaks is a thick layer of organic mulch, such as bark, wood chips or leaf litter. Prunings may be chipped by an arborist and left beneath the canopy. Alternatives include use of rocks or cobbles. In all cases, drainage must be away from the trunk.

2. Use wood decking on piers rather than patios under the driplines of trees. Allow at least 1' clearance between the deck and tree trunk.

3. Select plants that are shade and drought tolerant (no more than one irrigation per month). No plants should be installed within 10' of the trunk of the tree. A list of species appropriate for use under oaks is listed in Table 1.

4. Irrigation systems must be very carefully designed to avoid trenching through roots. No irrigation lines shall be placed under the driplines of

existing oaks. Only infrequent irrigation (once a month, maximum) is compatible with oaks.

5. If lawns or other frequently irrigated planting are to be used, place them outside the driplines of oaks.

6. When planning landscape irrigation, route all irrigation trenches outside the driplines of oaks. Make sure that the area within 10' of the trunk is not wetted during operation of the system. Also, direct runoff away from oaks.

Maintenance of Oaks in the Landscape

Native oaks have survived for decades in a system that provides the right balance of water, elements, light, etc. Even though we try to design appropriately around oaks, the balance that nature has provided is interrupted. The trees become a maintenance responsibility.

The primary maintenance requirements of oaks are pruning, mulching, pest and disease control, and in some cases, irrigation and fertilization.

Pruning

Mature oaks seldom need much pruning. It is important to maintain as much foliage as possible to supply the tree with adequate food for growth and maintenance. Your trees were pruned prior to the start of construction.

Oaks are pruned to enhance their health and structural stability, and to provide clearance beneath their crowns. Removal of dead, dying, diseased and weak branches enhances tree health and reduces the potential for failure of a branch.

Topping and stubbing off branches are not appropriate pruning methods for any tree, particularly oaks. Avoid stripping out the interior foliage. Excessive pruning to expose the branch structure of oaks is very damaging. As a general guide, remove no more than 25% of the foliage of the tree. Previously shaded branches that are exposed to the sun are easily damaged from sunburn. Pruning to reduce the weight on heavy horizontal limbs should remove small diameter branches (less than 3”), and retain foliage along the length of the branch.

Trees need to be inspected annually to evaluate structural stability and need for pruning. Most old oaks have considerable amount of decay in the trunk and major branches. They need to be inspected regularly by a professional to determine if weight needs to be removed from weak areas to reduce the risk of branch or trunk failure.

Pruning and cabling should be undertaken by qualified arborist. Tree pruning companies must carry the California State Contractors License for Tree Services (#C61/D49). Any pruning should be performed by a Certified Arborist or Tree Worker and adhere to the *Tree Pruning Guidelines* of the International Society of Arboriculture.

Irrigation

Supplemental irrigation may be needed for trees whose root systems have been impacted. However, oaks are accustomed to dry summer conditions and tend to develop fatal root diseases if irrigated frequently during the summer.

For trees that would benefit from extra water, we suggest extending the period of natural rain while preserving the annual summer drought. We do so by irrigating in late spring (May and June) and early fall (September - October). However, no irrigation should take place in July and August.

Irrigation should wet the top 2 - 3' of soil. We suggest creating basins to contain irrigation water on flat sites (Fig. 1), or using slow drip emitters or soaker hoses on sloped sites (Fig. 2). Soaker hoses can be allowed to run overnight. Check the depth of water penetration with a shovel.

Oak trees should not be irrigated within 10' of the trunk, or more frequently than once a month. Irrigating frequently around the trunks of mature oaks during the summer leads to development of root diseases that can kill the tree.

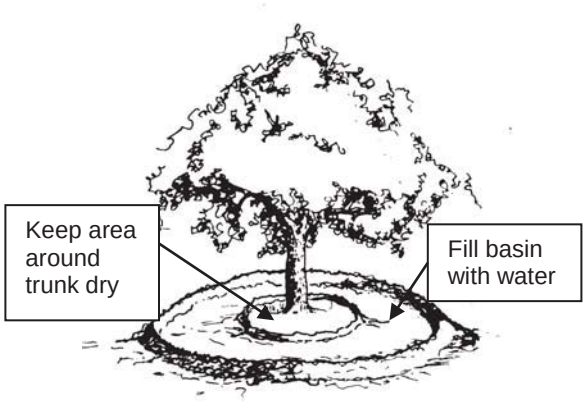


Fig. 1: Construct earthen berms to create watering basins around trees on flat ground. An inner berm keeps water away from the trunk.

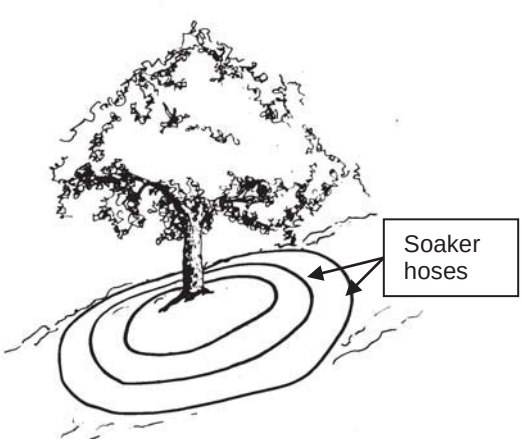


Fig. 2: For trees on slopes, soaker hoses placed in concentric rings can be used to provide supplemental water. Mulch can be placed over the hoses.

Fertilization

Oaks do not normally require annual fertilization if the leaf litter is allowed to accumulate under the canopy. As the leaves decompose, they return nutrient elements to the trees.

If you routinely remove the natural leaf litter, then plan to fertilize your oak every two to three years. A slow-release fertilizer that provides only nitrogen is the best material to use. Apply the material at a rate of 1 pound actual nitrogen per 1000 ft^2 of open soil under the dripline plus 10' beyond. Spread the fertilizer evenly on the soil within the dripline of the tree plus 10' beyond (where possible). Apply in the late winter before the rains end.

Mulching

Oaks benefit from a layer of thick organic mulch beneath the canopy. The mulch helps retain surface soil moisture, moderates temperatures, and provides nutrients for the tree as it decomposes. Mulch material can be purchased at garden centers. You can also have brush from prunings chipped and left under the trees. Allow the natural leaf litter to accumulate within the mulched area as well. Mulch should be maintained at a maximum thickness of 4-6".

Pest Management

Coast live oaks rarely need treatment for pest problems. Insects such as oak moth and galls do not adversely affect tree health and do not require treatment.

EXHIBIT D

Chapter 18.78

WEST FOOTHILL ROAD CORRIDOR OVERLAY DISTRICT

Sections:

18.78.010 Purpose.

The purpose of this chapter is to create a zoning overlay district with regulations which will implement the goals and policies of the general plan as they relate to maintaining the highly aesthetic, rural character of the Foothill Road corridor. This corridor is designated an "area of special concern" in the land use element, and the combination of residential densities allowed in the general plan is designed to form a complementary pattern of development and conservation which will provide Pleasanton with opportunities for custom homes, recreation, open space and preservation of the city's most visible resource. This zoning overlay district will assure that development along this corridor is consistent with the goals and policies of the general plan and thereby promotes and protects the health, safety, comfort, appearance and general welfare of the community. (Ord. 1468 § 1 (part), 1990)

18.78.020 Creation of district.

There is created a zoning overlay district known as the West Foothill Road corridor overlay district (hereinafter referred to as "district"), the boundaries of which are as follows:

All that land bounded as follows: Foothill Road on the east, the northern boundary of lands of East Bay Regional Park district approximately 1,500 feet south of Verona Road on the south, the 670-foot elevation contour line on the west except in the northwest corner where it shall be the property line betweens lands of Presley Homes and lands of Panganiban, and Dublin Canyon Road on the north excluding lands planned for commercial uses; all as more precisely shown on Exhibit A, attached to the ordinance codified in this chapter, and incorporated herein by reference, appearing on the maps following this chapter. (Ord. 1468 § 1 (part), 1990)

18.78.030 Regulations applicable.

A. The regulations applicable to the district contained in this chapter are in addition to the regulations otherwise applicable to the area within the district; provided, however, that where regulations conflict, the provisions of this chapter shall control.

B. In the event the underlying zoning of properties within the district is changed, this district shall remain in effect unless the rezoning action specifically removes the properties from this district. (Ord. 1468 § 1 (part), 1990)

18.78.040 Properties not subject to the district's regulations.

A. All properties within the district which have approved PUD development plans, prior to the adoption of this district, shall be allowed to develop in accordance with the provisions of their development plans. To the extent those development plans require subsequent discretionary city approval, the city reviewing boards and commissions shall attempt to meet the spirit of this district's regulations in the context of allowing development in accordance with the approved PUD development plans.

B. Existing lots of record as of the date of adoption of the ordinance codified in this chapter may be developed with structures in accordance with the regulations of the underlying zoning rather than within the regulations included in this district; however, the city reviewing boards and commissions shall attempt to meet the spirit of this district's regulations in the context of allowing structures to be built in accordance with the existing underlying zoning regulations. (Ord. 1468 § 1 (part), 1990)

18.78.050 Procedure.

The requirements of this district shall be implemented by city reviewing boards, commissions and officials, in conjunction with their review of projects otherwise required by this code. Review of projects shall include, but not be limited by, PUD development plans, design review, tentative subdivisions and building permits. The reviewing boards, commissions and officials may approve projects which do not comply with strict technical standards of this chapter upon making a finding that the design of the project as a whole is consistent with the highly aesthetic, rural character of the Foothill Road corridor. (Ord. 1468 § 1 (part), 1990)

18.78.060 Adoption of guidelines.

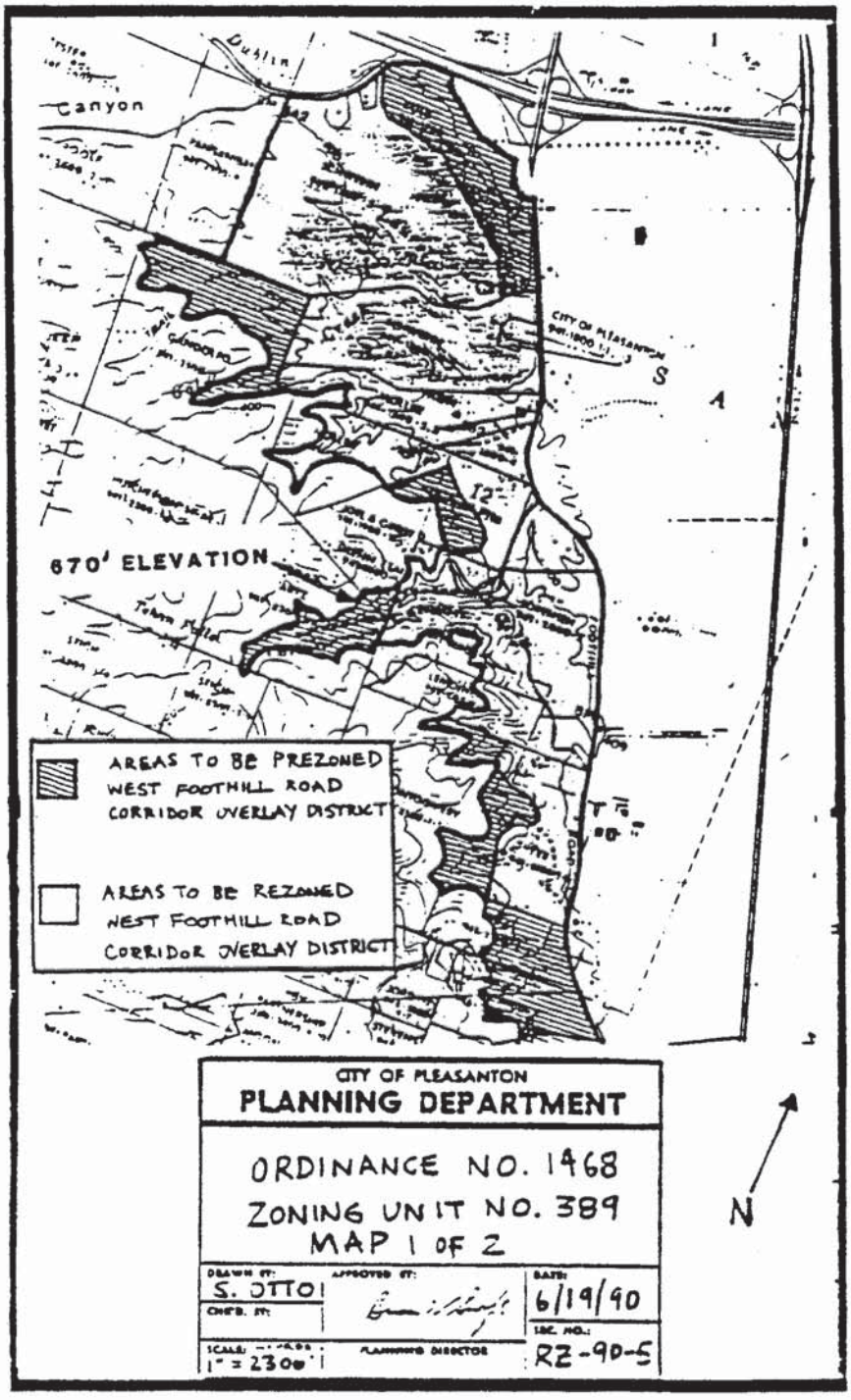
The city council, following recommendations by the planning commission, may adopt by resolution design guidelines for the district. Such guidelines may be amended from time to time following the same procedure. city staff, boards and commissions shall adhere to the adopted guidelines in reviewing all applications for permits. (Ord. 1468 § 1 (part), 1990)

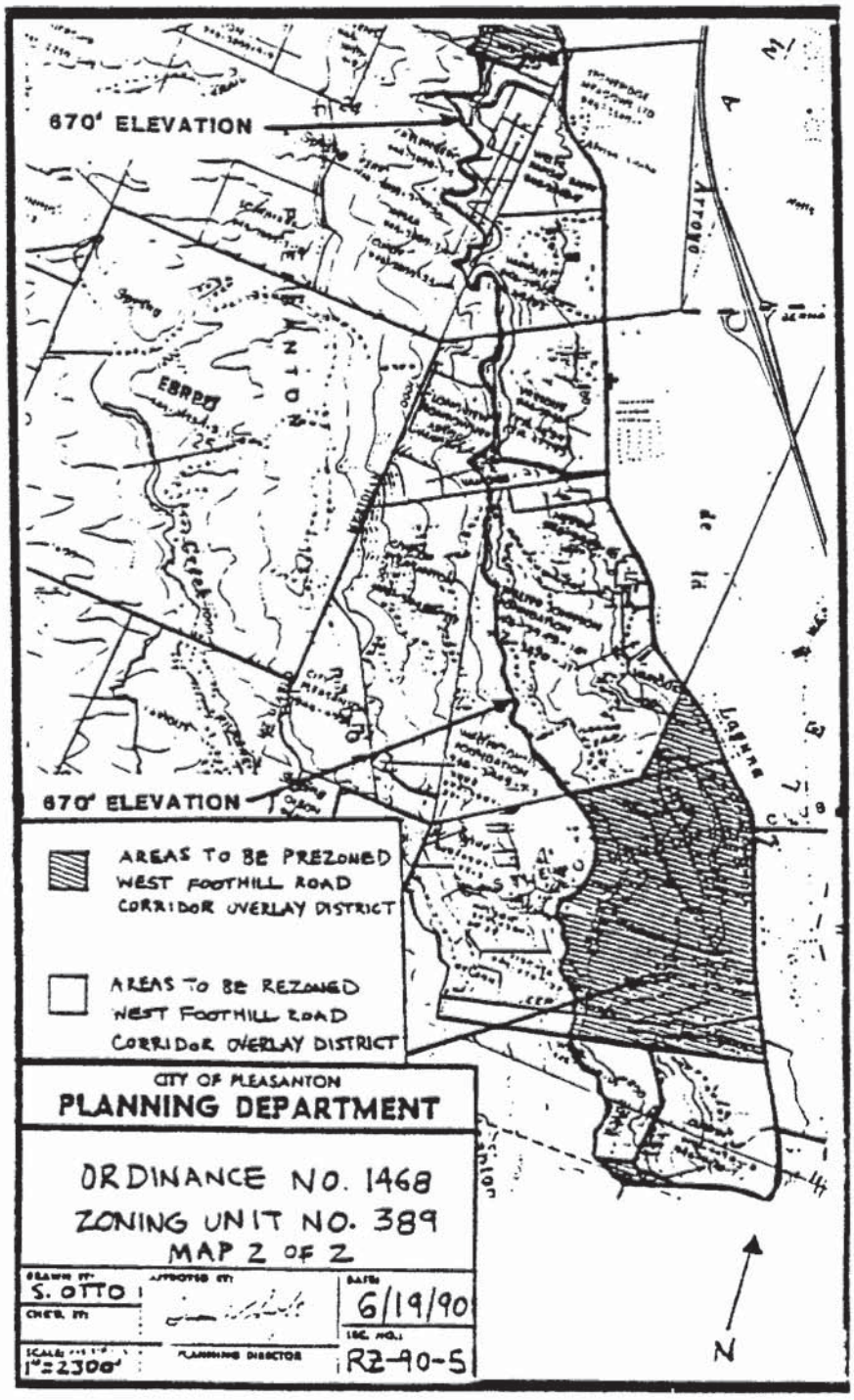
18.78.070 Regulations for lots adjoining Foothill Road.

The following regulations shall apply to lots adjoining Foothill Road or any frontage road adjacent to Foothill Road, when feasible, in order to achieve the purposes of the district. These requirements shall apply to the first tier of lots along Foothill Road and shall not apply to lots located westerly of the first tier of lots:

A. Lot Size Regulations. The minimum lot size shall be 30,000 square feet in area. Variation in lot sizes shall be encouraged. Lot width and depth shall be sufficient to allow the main building to be sited in a manner consistent with front and side yard setback and main structure separation requirements.

B. Setback From Foothill Road. No structure shall be located closer than 150 feet to the westerly edge of the Foothill Road edge of pavement, back of curb, or back of curb as established by an approved alignment plan.


Dublin
Canyon
670' ELEVATION
AREAS TO BE PREZONED
WEST FOOTHILL ROAD
CORRIDOR OVERLAY DISTRICT
AREAS TO BE REZONED
WEST FOOTHILL ROAD
CORRIDOR OVERLAY DISTRICT
CITY OF PLEASANTON
PLANNING DEPARTMENT
ORDINANCE NO. 1468
ZONING UNIT NO. 389
MAP 1 OF 2
DRAWN BY: S. OTTO
APPROVED BY:
DATE: 6/19/90
CHK'D. BY:
SCALE: 1" = 2300'
PLANNING DIRECTOR
LOC. NO.: RZ-90-5
N


670' ELEVATION
670' ELEVATION
AREAS TO BE PREZONED
WEST FOOTHILL ROAD
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PLANNING DEPARTMENT
ORDINANCE NO. 1468
ZONING UNIT NO. 389
MAP 2 OF 2
S. OTTO
6/19/90
1"=2300'
PLANNING DIRECTOR
RZ-90-5
N

C. Side Yard Setbacks. Side yard setbacks shall be a minimum of 25 feet. Main structures with a building elevation facing Foothill Road of between 80 to 100 feet in width shall have side yard setbacks of a minimum 45 feet. Main structures wider than one hundred feet shall have minimum side yard setbacks of 75 feet.

D. Main Structure Height. The maximum height for any structure shall be 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure, excluding towers, spires, cupolas, chimneys and other such uninhabitable projections. (Ord. 1468 § 1 (part), 1990)

18.78.080 Subdivision design.

The following standards should be followed, when feasible, in any development within the district in order to achieve the purposes of this district:

A. Open Space Between Lot Clusters. Lots created along Foothill Road, or any frontage road parallel to Foothill Road, shall be clustered such that natural open space a minimum of 200 feet in width shall separate clusters of lots. No more than three lots may exist in a cluster of lots.

B. Prohibition on Foreridge Development. Building sites within lots shall not be allowed if they are located on or near ridges which do not have a background of Pleasanton or Main Ridges when viewed from Foothill Road. Landscaping in the form of mature trees may be an allowable background for such ridgeline sites if the decision-making body finds that the landscaping will preclude the structure from dominating the skyline as viewed from Foothill Road.

C. Access/Frontage Improvements. Use of individual driveways intersecting directly onto Foothill Road should be prohibited; combined, common-access driveways serving more than one lot shall be encouraged. Use of frontage roads should be encouraged where topography, grading and similar considerations make such roadways feasible.

D. Landscaping. Mature, native trees within the district shall be retained to the maximum extent feasible. Where feasible, mature oak and other native species should be relocated to grassland areas planned for development in order to soften the effect of new development with the corridor. New development landscaping shall be predominantly native plant species in areas visible from Foothill Road, with lawn or turf areas in landscape schemes adjacent to Foothill Road either eliminated or hidden by native landscaping.

E. Retaining Walls. Retaining walls visible from Foothill Road should be faced with materials compatible with the natural setting, such as natural stone or wood. Where feasible, retaining walls should be stepped. Landscaping shall be incorporated to minimize adverse visual impacts, with planting in front of walls, within stepped recesses and/or overhanging the wall.

F. Fencing. Open fencing shall be required, except that solid, privacy fencing may be allowed in areas of a lot not within required yard areas if it is screened with landscaping. (Ord. 1468 § 1 (part), 1990)

WEST FOOTHILL ROAD CORRIDOR
DESIGN GUIDELINES

New development along the base of Pleasanton and Main Ridges should complement the natural oak woodland and grassland habitat while preserving views of the ridges. These guidelines have been developed to supplement the West Foothill Road Corridor Overlay District regulations and to assist the City in ensuring that new development achieves the general plan goals and policies for this area.

I. Building Design

Structures should be designed to be compatible with the rural, open setting comprised of oak woodland and grassland habitats. House design should reflect its setting not only with respect to its vegetative setting but also to its topographical setting. In particular, hillside lots should be built upon in a manner which reflects the sloping terrain, integrating the house into sloped areas. The following guidelines should be followed.

A. Exterior building surfaces should use natural materials, such as wood siding and natural stone.

B. The maximum height for any structure should be 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure.

C. All building elevations visible from Foothill Road should receive full architectural treatment, with attention given to minimizing the appearance of massiveness in wall and roof design.

D. Use of bright colors -- white, yellow, orange, red, and similar hues and tones -- shall be prohibited on all exterior building surfaces.

E. No particular architectural style shall be required nor precluded, but the architectural style chosen, in conjunction with its use of colors and materials, shall achieve compatibility with its particular setting and shall blend with the natural environment.

II. Fencing

Open fencing types shall include corral-type, wire mesh, wrought iron, or other similar designs. Perimeter fencing, should be integrated into the landscaping design. A variety of fencing types along Foothill Road shall be encouraged.

III. Lighting

Street lighting shall be designed to minimize the light and glare as seen from Foothill Road and the valley floor. Lighting design preferred would utilize low poles with cut off fixtures and walkway type lights. Street landscaping should be incorporated so as to screen lighting.

IV. Sensitive areas

Specific areas designated on Exhibit A of these guidelines have specific features and/or sensitivities which require particularly close attention and sensitive development if the goals and policies of the general plan are to be met. These areas have been identified as those having special features such as topography, natural drainage courses, flora, and views from Foothill Road which warrant special care in any subsequent project review. Sensitive areas should be minimally changed during development, with special attention given to the aesthetics of development as seen from Foothill Road. Sensitive areas are described below with measures required to achieve corridor goals.

A. Sensitive Area A - Moller Property

Sensitivity:

- o Developable foreridges with no backdrop
- o Scenic view of near ridges from Foothill Road
- o Long frontage along Foothill Road

Potential Mitigation Measures:

- o Prohibit development on or near foreridges where ridge terrain beyond the site is not visible
- o Transplant mature oak or other native species at back of foreridges to provide a vegetative backdrop for any structures
- o Minimize building mass and bright colors for buildings near or on foreridges
- o Maintain view corridors from Foothill Road, unblocked by street tree landscaping and/or buildings in foreground
- o Prohibit more than two roads/driveways onto Foothill Road

B. Sensitive Area B - Garms

Sensitivity:

- o Developable foreridges
- o Scenic oaks in grassland setting
- o Long frontage along Foothill Road

Potential Mitigation Measures:

- o Prohibit development on or near foreridges where ridge terrain beyond the site is not visible
- o Transplant mature oak or other native species at back of foreridge to provide a vegetative backdrop for any structures
- o Retain large oaks in grassland open space setting
- o Retain large oaks in grassland open space setting
- o Use frontage road configuration to minimize access points to Foothill Road

C. Sensitive Area C - Yee Property

Sensitivity:

- o Developable foreridge with approved lots
- o Approved lots close to Foothill Road

Potential Mitigation Measures:

- o Landscape adjacent to and behind houses on foreridge
- o Utilize architectural measures to reduce mass of houses and blend into existing, oak-studded grassland
- o Utilize landscaping along Foothill Road to obscure houses built on lots close to the roadway

D. Sensitive Area D - Berz Property

Sensitivity:

- o Natural riparian corridor
- o Steep slope above roadway with potential for houses to obscure ridgeline
- o Difficult, steeply sloped access along Foothill Road.

Potential Mitigation Measures:

- o Maintain riparian corridor in its natural state
- o Keep structures low profile, predominantly single-story to avoid obscuring ridgeline views.
- o Reach developable areas without reliance on Santos Ranch Road

E. Sensitive Area E - Wells Fargo Bank

Sensitivity:

- o Open grassland with view of ridge
- o Scenic trees in grassland setting
- o Frontage along narrowed section of Foothill Road

Potential Mitigation Measures:

- o Keep foreground development low profile to maintain view of ridge beyond
- o Retain views to mature trees in open space setting
- o Gain access via Old Foothill Road in lieu of Foothill Road

F. Sensitive Area F - Branaugh Property

Sensitivity:

- o Natural riparian corridor
- o Significant oaks along narrow portion of Foothill Road
- o Potential for houses to obscure ridgeline

Potential Mitigation Measures:

- o Maintain riparian corridor in its natural state
- o Keep structures low profile, predominantly single-story well set back from the roadway, to avoid obscuring ridgeline view
- o Limit access to avoid tree loss
- o Limit total development to avoid necessity of establishing a protected turn lane and resultant significant loss of roadside trees

As Rev at 6/19/cc

EXHIBIT D

WEST FOOTHILL ROAD CORRIDOR
DESIGN GUIDELINES

New development along the base of Pleasanton and Main Ridges should complement the natural oak woodland and grassland habitat while preserving views of the ridges. These guidelines have been developed to supplement the West Foothill Road Corridor Overlay District regulations and to assist the City in ensuring that new development achieves the general plan goals and policies for this area.

I. Building Design

Structures should be designed to be compatible with the rural, open setting comprised of oak woodland and grassland habitats. House design should reflect its setting not only with respect to its vegetative setting but also to its topographical setting. In particular, hillside lots should be built upon in a manner which reflects the sloping terrain, integrating the house into sloped areas. The following guidelines should be followed.

A. Exterior building surfaces should use natural materials, such as wood siding and natural stone.

B. The maximum height for any structure should be 30 feet, measured vertically from the lowest point of the structure to the highest point of the structure.

C. All building elevations visible from Foothill Road should receive full architectural treatment, with attention given to minimizing the appearance of massiveness in wall and roof design.

D. Use of bright colors -- white, yellow, orange, red, and similar hues and tones -- shall be prohibited on all exterior building surfaces.

E. No particular architectural style shall be required nor precluded, but the architectural style chosen, in conjunction with its use of colors and materials, shall achieve compatibility with its particular setting and shall blend with the natural environment.

II. Fencing

Open fencing types shall include corral-type, wire mesh, wrought iron, or other similar designs. Perimeter fencing, should be integrated into the landscaping design. A variety of fencing types along Foothill Road shall be encouraged.

EXHIBIT E

KOLB RANCH ESTATES
DESIGN STANDARDS FOR CUSTOM LOTS
TRACT 6951

MAY 1999

OWNER/SUBDIVIDER

William Kolb

11393 Dublin Canyon Road

ESTATES

Pleasanton, CA 94538

TEL. (925) 463-954

KOLB RANCH

Pleasanton, California

EXHIBIT "B"
CONDITIONS OF APPROVAL
KOLB RANCH ESTATES — PUD
CITY COUNCIL - _____

1.) All conditions of approval for PUD_____ et al shall remain in effect and full force except as modified by these conditions.

KOLB RANCH ESTATES
DESIGN STANDARDS FOR CUSTOM LOTS

Table of Contents

Appendix A

Exhibits

KOLB RANCH ESTATES

DESIGN STANDARDS FOR CUSTOM LOTS

A. Introduction

3. Subject area

The Kolb Ranch Estates subdivision is subject to the design review procedure of the City of Pleasanton. This document is intended to provide the criteria for designing custom single family residences.

4. Registered Architects

All house and landscape plans shall be prepared by a registered architect and a registered landscape architect, licensed to practice in the State of California, respectively.

B. Submittal Procedures

1. All structures

All new structures are subject to the City of Pleasanton's design review and approval process, and shall conform with these guidelines.

2. Alterations

Alterations or remodeling of an existing approved plan will be reviewed by the Director of Planning or his designate to determine if additional design review action is necessary.

3. Preliminary Designs

Property owners are encouraged to submit preliminary design plans to the City of Pleasanton's Planning Department for an informal review. Preliminary plans will be informally reviewed for appropriate design and conformance with the intent of these guidelines. The preliminary review is designed to assist the owner and the architect in achieving a project that is responsive to the owner's program and the objectives of the City.

C. Application Requirements

All design review applications shall be submitted to the City of Pleasanton Planning Department and in addition to a completed application form and filing fee the following shall be submitted:

1. Site Plan

   The scaled site plan shall depict building foot prints with building pad area, roof overlays, dimensions, covered walkways, breezeways, accessory structures, detached garages, etc.

2. Grading and Drainage Plan

   The grading and drainage plan shall depict all on-site grading, the square foot of the on-site grading, depths of cut/fill, pad elevations, finished floor elevations, existing and proposed contours at two-foot intervals, and all v-ditches, area drains, drainage swales, etc.

3. Landscape Plans

   Landscape plans shall depict the location, size and type of all on-site planting, retaining walls, and decorative structures of any type (decks, gazebos, overhangs, etc.). All landscaping must be installed within nine months of occupancy.

4. Building Floor Plans

   Building floor plans shall depict the overall building dimensions and room designations.

5. Building Elevation Plan

   The building elevation plans, shall depict the exterior architectural facade of the entire structure with vertical dimensions indicating the finished floor to top of plate dimensions and overall building height. There shall be labels clearly identifying all exterior materials and trim sizes.

6. Color and Materials Board

The color and materials board shall depict all roof, wall, trim, and accent colors placed on the actual material to be utilized.

7. Retaining Wall Plan (if required)

The retaining wall plan shall depict the height, design, location, color and finish of all on-site retaining walls. The retaining wall plan may be incorporated into the site plan.

8. Fencing Plan

The fencing plan shall depict the type and location of all on-site fencing. The fencing plan may be incorporated into the site plan or landscape plan.

9. Miscellaneous Information

Miscellaneous information shall include a building cross-section, perpendicular to the ground contours, for all homes on lots greater than 10% in slope or as required by the City of Pleasanton.

D. Site Guidelines

1. R-1-20,000 Standards for Lots 1 - 10

The project shall adhere to the uses and site development standards of the current R-1-20,000 zoning district except as modified by any of the following site guidelines.

R-1-40,000 Standards for Lots 11 and 12 and Parcels C and F

2. Spatial Arrangement

Buildings should be design and sited to provide a strong functional relationship to the site, i.e. the required side and rear yards should be integrated into the overall spatial arrangements of the site.

3. Natural Amenities

Natural site amenities such as trees, creeks, rock outcroppings, etc., should be preserved whenever possible and integrated into the design.

4. Grading - Revise

Lots through 10 shall adhere to the graded pad shown on the development plan.

Lots 11 and 12 grading shall be minimized and contoured to reflect the

natural hillside terrain. Finished cut and fill site work shall be minimized as much as possible and completed in a manner that compliments the surrounding primary topography. To that end, the use of split pad foundations is strongly encouraged and the use of flat pads which require more than eight (8) feet of cut and/or fill are strongly discouraged.

The use of flat pads which have more than eight (8) feet of cut and/or fill may be approved by the City of Pleasanton, based on the finding that the site design adequately blends with the existing topography of the lot and, does not create an artificially appearing topographic change.

And cut

Fill slopes shall be at 3:1 or flatter (3 foot horizontal to 1 foot vertical).

Grading for parcels "g" and "f" shall be reviewed in conjunction with the application to modify the existing buildings and/or site.

5. Tree Removal

Tree removal shall be by permit only. A tree report, prepared by a licensed arborist shall be prepared and submitted whenever tree removal is contemplated, planned or there is grading occurring under the dripline of an existing tree. In addition, all development adjacent to existing trees shall follow the practices of the attached Guidelines for Tree Preservation.

6. Garages

Where lot sizes and configuration permit, garages are encouraged to be designed in such a manner that the garage doors. Do not fare the street and/or are not the primary element of the building elevations.

7. Accessory Buildings

Accessory buildings or structures such as gazebos, trellises, equipment sheds, cabanas, etc., shall not be located in any required front or street side setback. No structure shall be proposed or erected within five (5) feet of any interior side or rear property line.

8. Vehicle Storage

Recreational vehicles, boats, trailers, campers, etc., shall be screened from view from all public streets. The actual screen shall be subject to the City of Pleasanton's design review process.

D. Setbacks

1. R-1-20,000 Standards/R-1-40,000

   The product shall adhere to the minimum setback standards established in the R-1-20,000 zoning districts for Lots 1 –10 and the R-1-40,000 standards for Lots 11-12 and for Parcels g and f.

2. Street Sideyard

   Lots (including corner lots) shall adhere to a 15-foot minimum sideyard setback on each side.

E. Building Design

1. Building Style

   The dwelling shall compliment the natural surrounding. Styles not normally associated with hillside development will not be permitted; i.e. geodesic domes, A-frames, steel structures, etc.

2. Hillside Setting

   Dwellings that are sited into the hillside shall maintain an aesthetic balance of massing materials and colors.

3. Height

   All structures are limited to single story dwellings with a maximum height of ~~24~~ 22 feet.

4. Floor Area Ratio

   The maximum Floor Area Ratio of the custom lots shall be 25%, not including garages.

F. Roof

1. Roof Pitch

   Structures shall have a roof pitch of 5:12 or greater unless specifically approved during the design review process. All roof masses shall be harmoniously integrated and blend with the slope of the terrain.

2. Roof Materials

Roof materials may consist of fire treated wood shingles and shakes, flat or slightly shaped concrete or clay roof tiles. Roof colors shall be limited to dark colors such as brown, grey and black. No bright red, blue, or pink tile roofs are permitted.

3. Roof Equipment

All roof jacks, pipes, vents, etc., shall be painted to blend with the roof color.

4. Skylights

Skylights are permitted.

G. Exterior Wall Materials

1. Compatibility

Wall materials shall be selected and proposed to compliment the hillside environment. Designs which are not in harmony with the site will be rejected.

2. Stone and Masonry

Natural materials of stone and brick masonry veneer and wood siding, shall be used in an appropriate manner consistent with the style and design of the dwelling. The use of stucco siding, in limited amounts may be allowed, subject to design review approval, if the elevation contains other natural materials which visually produce an elevation that is sensitive to the natural surrounding to the satisfaction of the Design Review Board.

3. Prohibited Materials

The selected veneer material shall be compatible with the colors of the other finish materials.

The following materials will not be permitted on the exterior of any structure:

a) Asphalt shingles
b) Asphalt siding
c) Imitation brick
d) Metal siding, raw or painted

e) Pre-finished concrete block or concrete as a total façade
f) Transite shingles
g) Log siding, real or imitation

4. Colors

Colors shall be limited to dark shades of brown, grey, green and beige tones. Other colors will be reviewed on a case by case basis by the City of Pleasanton's design review approval process during individual house review. Bright and clashing colors are not allowed.

Appendix "A"

Fire Protection & Landscape Guidelines
For
Kolb Ranch Estates

Tract 6951
Pleasanton, California

May 1999

INTRODUCTION

The property owner plays a vital role in continuing the aesthetic potential of the entire development to complement the existing beauty of the neighborhood's natural environment. Architectural and hardscape elements should be selected to complement the natural environment and promote the aesthetic characteristics which are representative of the neighborhood. In addition, plant material used in the home landscape should enhance the individual lots ability to blend in with the total neighborhood environment.

PURPOSE

The purpose of the following guidelines is to help the property owner and designer integrate the individual private landscapes within the neighborhood into a cohesive whole, and to guide the landscape transition between developed and natural environment. In addition, these guidelines outline design concepts to minimize fire danger, provide a suitable plant palette to create fire retardant gardens, and specify the requirements of the property owner to provide Wetband Zone of defensible space against wildfire.

Subject to the prior express written approval of the City Fire Authority, shall, from time to time, revise and update these guidelines to reflect changes in the project and/or changes in fire prevention techniques and fire prevention services. In any event these guidelines shall be consistent with any codes, guidelines or other requirements imposed by the City Fire Authority. In the event of a conflict between these Guidelines and the requirements of the City Fire Authority, the latter shall control.

SUBMITTAL

All landscape improvements shall be subject to the review and approval of the Design Review Committee and shall comply with all ordinances, codes and other requirements of the City of Pleasanton.

PRELIMINARY DESIGN

A preliminary landscape plan showing proposed landscape elements should be reviewed by the Planning Department staff prior to preparation of actual plans and specifications and formal submittal to the City for approval. Material finishes, locations and sizes of landscape elements, and grade alterations should be considered at this time. This preliminary review will ensure that the proposed plan is in compliance with the standards set forth in these guidelines.

PLANS AND SPECIFICATION

It is required that final landscape plans and specifications be submitted to and approved by the City prior to commencement of work. All work requiring approval and permitting by the City of Pleasanton shall be presented to the respective governing agency.

Plans and Specifications shall include some or all of the following as applicable:

A. Fence and Wall Plans. Include location, materials, color and height
B. Site and Landscape Plans (Maximum Scale: 1" 10') including landscape development plan with paving, grading, dimensions and detail call-outs of site features; details and specifications
C. Planting, irrigation, and lighting plans and details
D. Plans and details of pools, spas, structures, etc.

LANDSCAPE GUIDELINES

LANDSCAPE DEVELOPMENT

Landscape development for the homes at Kolb Ranch Estates shall be designed in accordance with the following guidelines, blending residential landscapes with the natural setting of the project. Review and approval by the City is intended to help ensure the ongoing quality and character of the project.

All front yard Landscape Improvements shall be installed within 9 (nine) months from purchase of home. All landscaping and irrigation plans for front and rear yards shall comply with these Guidelines, and all applicable ordinances and codes as enforced by the City of Pleasanton. Portions of rear yards left in a natural condition shall be maintained in accordance with the Fire Protection Guidelines set forth below and all other ordinances and codes per the City of Pleasanton.

SETBACK LIMITATIONS

All accessory structures shall be limited to placement on the graded building pad.

A five-foot (5') minimum setback is required from rear and side property lines, except corner lots which shall have a 15' setback from the side property line adjacent to the street.

Fence setbacks and limitation are as noted below.

WALLS AND FENCES

Improvements such as walls, fences and vine arbors play an important role in promoting harmony and continuity within the development. The Developer does not presently intend to provide walls or fences. If the Owner desires to install a wall or fence, the Owner shall comply with the following guidelines.

A. Rear Yard Fences

Rear yard fences are used to enclose the rear yard portions of the property. These fences do not necessarily need to be located at the property line; they may be located anywhere in the rear yard. A fence cannot straddle the property line.

All fences installed adjacent to open space, on slopes, or within six feet (6') of grade break at top an/or toe of slope shall be "view fences" constructed of ornamental iron or shall be an open fence consisting of a redwood frame with

welded galvanized wire panels. The maximum height shall be six feet (6') as measured from the grade at the bottom of the fence. View fences may continue along the side yard adjacent to the building pad and to the return at the house.

If solid fences are desired they can be constructed on side property lines but shall not extend beyond the limit of the graded building pad on the lot except on corner lots on the street side where the solid fence may extend to the rear property line. Solid fences are permitted on rear property lines and slopes only when adjacent to other developed lots. Solid fences adjacent to undeveloped open spaces are prohibited, except at side yards along the length of the building pad of the lot. Where fences are adjacent to public sidewalks, the fence shall be setback a minimum of eight feet (8') from the property line.

B. Architectural Walls and Fences

If desired, architectural walls, fences and raised planters for decorative purposes, which are not a part of perimeter fencing and are non-structural, must be an integral part of the house architecture as well as the surrounding landscape elements and shall conform to the established building setback requirements. If the end of an architectural wall or fence would be publicly visible, the wall should end with a pilaster or the end should "return" to expose a minimum 12 inches to public view. Maximum height for front yard walls and fences within the building setback envelope shall not exceed four and one-half feet in height. Front yard architectural walls which extend beyond the building setback envelope shall not exceed 30 inches in height. All architectural walls which are located adjacent to the street shall be setback a minimum of eight feet (8') from the property line. Raised cast concrete or masonry planters are included in these limitations.

C. Pool Enclosure

Fences or walls shall be designed pursuant to City of Pleasanton Building Department Pool Fencing Requirements.

D. Wall and Fence Materials

1. Cast or concrete block walls shall be finished with cement plaster, trowel applied synthetic plaster, stone or brick masonry or tile.
2. Open fencing is encouraged, including ornamental iron or welded galvanized wire mesh on redwood frame. Chainlink fencing is prohibited.
3. Wood fencing is allowed but requires adequate painting, staining, preserving and maintenance to ensure against uneven weathering and deterioration.
4. Retaining walls and decorative landscape walls may be of colored, split face walls similar to the "Keystone" walls by basalite concrete block manufacturer.

LANDSCAPE GRADING

It is the property owner's responsibility not to alter lot grading in such a way that would effect the overall drainage pattern for such owner's lot or any other lots within the project. Mounding

and earth berms are encouraged if they fit into the property owner's landscape design and accommodate prescribed lot drainage. Grading, if part of the design, must be submitted with the

landscape package that will be reviewed by the City. Any owner desiring to conduct any Excavation, drilling, trenching or other earth moving activity on his lot shall engage the services of an appropriately licensed geotechnical engineer to review the proposed improvements and prepare the necessary plans and specifications. Grading details shall specify the treatment of tops and ends of cut and fill slopes. Grading techniques which will result in rounded contours to provide a smooth transition between graded and natural areas shall be used, but earthmoving requirements and areas of land disturbance should be minimized. Any landform alteration shall maintain clear sight distances for traffic and non-motorized circulation. All fill banks shall be graded at a 3:1 slope maximum. All cut banks shall be graded at a 2:1 slope maximum.

RETAINING WALLS

All retaining walls in front yards or visible from any street shall be of materials and textures that complement the architecture of the house. The use of natural materials and plantings to soften the walls is encouraged. Walls must meet the criteria established in the above paragraph titled 'Architectural Walls and Fences'. Rear and side yard retaining walls, when not adjacent to the street, shall be setback a minimum of three feet (3') from the property line. The maximum visible height of a retaining wall shall be five feet (5'). Retaining walls over four feet (4') in height from top of wall to bottom of footing shall not be installed without all applicable calculations provided by a structural engineer. All retaining wall plans shall be submitted to, and approved by the City prior to construction.

PAVING AND HARDSCAPE (including driveways, patios, pool decks, walks)

Large areas of untextured and/or uncolored concrete are discouraged, as are unfinished concrete block or plain cast concrete walls. The use of natural stone or brick materials is encouraged, as are stamped and colored concrete, or interlocking concrete pavers.

POOLS, SPAS OR WATER FEATURES

Pools, spas or water features should be designed by a landscape architect and must be engineered by a licensed structural engineer. They shall be designed to avoid disturbing adjacent properties and should avoid being constructed on a slope. Pool heaters and pumps must be screened from view using materials and designs complementary to those proposed for other landscape elements on the property. Minimum setback requirements and other restrictions as set forth by the City, State or Uniform Building Code shall be adhered to for pools, spas and related equipment. Consideration must be given to fire safety when siting the pool equipment.

GAMES AND PLAY STRUCTURES

All basketball backboards and any other fixed games and play structures shall be located at the rear of the dwelling, or on the inside portion of corner lots within the established setback lines.

WOOD DECKS

Unfinished, naturally weathering wood decks which would be visible from the street, or a neighboring house, are discouraged. Decks require adjacent painting, staining, preserving and maintenance to ensure against uneven weathering and deterioration.

Underpinning of decks should be enclosed with non-flammable, solid skirt, concrete block, gypsum board, stucco, or other exterior sheathing. If unenclosed, posts and beams should be oversize timbers (at least 6" X 6" dimension).

Consideration must also be given to Fire safety when siting and designing the deck, as discussed in the Fire Protection Guidelines.

ACCESSORY STRUCTURES

Proposed accessory structures (arbors, trellis, overhead shade structures, gazebos, wood play structures, pool houses, pump equipment, etc.) which are attached to the house or within ten feet (10') of the house wall shall follow the established building setbacks. For detached structures over ten feet from the house, the setbacks shall be five feet from the property line and located in the side and/or rear portions of the lot. All accessory structures shall be located within the graded building pad and shall not exceed twelve feet in height. Construction materials, color and detailing shall reflect the architecture of the home, especially when attached or near to the structure. Consideration must be given to fire safety when siting and designing accessory structures and shall have a thirty-foot (30') Wetband Zone between the structure and grassland open space areas.

LIGHTING

The installation of functional yard lighting is encouraged in the landscape. Walkway lighting and lighting of steps creates safe night use. Limited, tasteful application of accent lights for key landscape elements (trees, fountains, etc.) is acceptable. All lighting should be installed as to direct glare away from surrounding properties and rights-of-way.

Planting designs must also conform to the Fire Protection Guidelines as discussed below.

A. Street Trees

The property owner shall provide and install street trees as the minimum rate of two 24" box trees per noon-corner lot, four 24" box trees per corner lot. Street trees shall be irregularly spaced or grouped in clusters. Equal, formal spacing shall be avoided. Street trees in front yards can be placed from six feet (6') to fifteen feet (15') from back of curb or sidewalk. Street trees along side yards shall be placed a minimum of six-feet (6') from back of curb or sidewalk, between fence and curb or sidewalk. The following street trees are required to meet the above requirements.

REQUIRED STREET TREE LIST

1. To be determined by the City of Pleasanton as follows:

B. Minimum Yard Tree Requirements

In addition to street trees, each property owner shall plant a minimum of one tree per two thousand (2000) square feet of net lot area (lot area not already covered by existing trees).

Of these trees, one-third shall be 24" box size, minimum. The remaining two-thirds of the required trees shall be a minimum of 15-gallon size. Tree species may be other that the street trees listed above.

C. Plant Selection

A Recommended Plant List is included to assist the property owner and designer in enhancing the beauty of the lot in keeping with the overall design theme of Kolb Ranch Estates while adhering to fire protection principles and minimizing water demand.

PRESERVATION OF EXISTING TREES

No naturally existing trees may be removed without the written consent of the City of Pleasanton Planning Department.

The existing trees at Kolb Ranch Estates require certain considerations to ensure the trees' longevity. Should an existing tree be within a private lot or directly adjacent to it, the property owner is responsible for the following precautions:

A. Absolutely no excavation may occur. Soil (fill) may not be placed in this area. Dripline

B. No equipment shall be operated within the dripline of any tree and temporary fencing shall be installed around the entire dripline prior to any construction activity. No storage of materials shall be allowed under the trees.

C. Any excavation performed in the area beneath the tree's dripline, if allowed by the planning director. Any roots encountered in this area should be tunneled under or, if necessary, cleanly cut and sealed with a asphaltic tree compound. The trees should be carefully pruned to remove a number of branches proportional to the roots lost.

D. No chemical herbicides shall be applied within 100 feet of an existing tree.

E. Landscape irrigation may not be introduced within the dripline.

F. Natural drainage patterns may not be altered nor may proposed onsite drainage systems be constructed so that the end result directs runoff toward an existing tree.

G. If paving around existing trees is necessary, only porous materials such as brick on sand, gravel, mulch etc., shall be used. Nothing should be placed within a six-foot (6') radius of the trunk.

H. All pruning of existing trees shall be performed only by a certified arborist according to the International Society of Arboriculture pruning standards.

Page 6 continued

Necessary pruning should be done during the dormant period (winter) for deciduous species and during July and August for evergreen species.

I. Tree cuts and wounds should be as close to shoulder as possible. Sealing compound should be painted over larger cuts (greater than 4"). Cuts should be painted immediately with a thin asphalt emulsion.

Exhibit "A"

R-1-20,000 Zoning District Standards

For
Kolb Ranch Estates

Tract 6951
Pleasanton, California

May 1999

EXHIBIT F

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1805

AN ORDINANCE APPROVING THE APPLICATION OF WILLIAM KOLB, EUGENE C. AND CAROL STROM, AND DONNA MILLER FOR PREZONING AND PUD DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASE PUD-99-03

WHEREAS, William Kolb, Eugene C. and Carol Strom, and Donna Miller have applied for prezoning approximately 55.4 acres at 11393 Dublin Canyon Road to the PUD (Planned Unit Development) - LDR, C, and PHS/WO (Low Density Residential, Commercial, and Public Health and Safety/Wildlands Overlay) District and for development plan approval for a residential subdivision consisting of 12 new single-family lots, two existing single-family homes, open space, a public park, and public street and infrastructure improvements; and designating approximately 5.22-acre area for a future senior care facility; and

WHEREAS, the property is currently in the unincorporated area of Alameda County; and

WHEREAS, based on the Initial Environmental Study, a negative declaration was adopted by Council on May 2, 2000; and

WHEREAS, Council received the Planning Commission's recommendations for approval of the prezoning and development plan; and

WHEREAS, a duly noticed public hearing was held on May 2, 2000; and

WHEREAS, the City Council finds that the development plan and prezoning are consistent with the General Plan policies of the City of Pleasanton.

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Approves prezoning approximately 55.4 acres at 11393 Dublin Canyon Road to PUD (Planned Unit Development) - LDR, C, and PHS/WO (Low Density Residential, Commercial, and Public Health and Safety Wildlands Overlay) District.

Section 2: The Zoning Map of the City of Pleasanton dated April 18, 1960, on file with the City Clerk designating and dividing the City into zoning districts is hereby amended by Zoning Unit Map #451, attached hereto as Exhibit "C", dated May 2, 2000, and incorporated herein by this reference.

Section 3: Approves the development plan for a residential subdivision consisting of 12 new single-family lots, two existing single-family homes, open space, a public park, and public street and infrastructure improvements located on approximately 55.4 acres; and designating an approximately 5.22-acre area for a future senior care facility located at 11393 Dublin Canyon Road, subject to the conditions shown on "Exhibit B", attached hereto and incorporated herein by this reference.

Section 4: A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 5: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on May 2, 2000.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on May 16, 2000 by the following vote:

AYES: Councilmembers - Ayala, Dennis and Michelotti
NOES: Councilmember Pico and Mayor Tarver
ABSENT: None
ABSTAIN: None

BEN C. TARVER, MAYOR

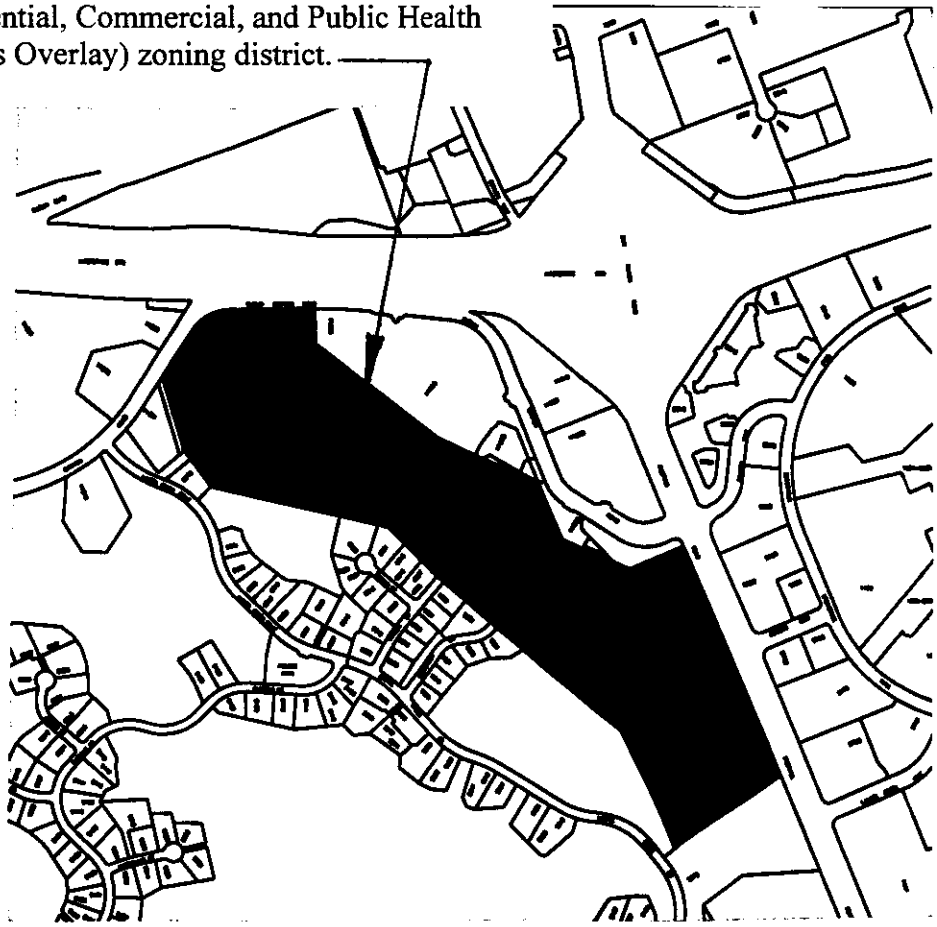
ATTEST:

Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

Michael H. Roush, City Attorney

PUD Prezoning of three parcels totaling 55.4 acres to the PUD (Planned Unit Development) – LDR, C, and PHS/WO (Low Density Residential, Commercial, and Public Health and Safety/Wildlands Overlay) zoning district.



CITY OF PLEASANTON

PLANNING DEPARTMENT

Ordinance No. 1805
Zoning Unit Map No. 451

DRAWN BY:	APPROVED BY:	DATE:
MP	Brian W. Swift	05/16/00
	PLANNING DIRECTOR	SEC. NO.: PUD-99-03

0 500 1000

THE CITY OF PLEASANTON

Exhibit "B", Final Conditions of Approval
PUD-99-03

May 2, 2000

General Conditions:

1. Development shall be substantially as shown on the development plans, Exhibit "A", dated "Received April 26, 1999" on file with the Planning Department, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Planning Director if found to be in substantial conformance to the approved exhibits.

2. The subject property shall be prezoned to the following designations:

   a. PUD (Planned Unit Development) – LDR (Low Density Residential) district for Lots 1 through 12 and Parcel "G". Permitted uses and development standards shall be those of the R-1-20,000 (Single Family District) for Lots 1 through 10 and the R-1-40,000 (Single Family District) for Lots 11 and 12 and Parcel "G".

   b. PUD (Planned Unit Development) – C (Commercial) district for Parcel "A". Permitted uses shall be a senior care facility. However, the City's approval of the senior care facility shall not constitute entitlement. Further details, e.g., number of beds, building heights, setbacks from Devaney Creek, parking, traffic impacts to the Foothill Road/Dublin Canyon Road/Canyon Way intersection, etc., shall be reviewed under a separate application for PUD Development Plan approval and a separate project specific initial study. The existing residence, barn, corral, and miscellaneous outbuildings shall be interim uses subject to the development standards of the R-1-40,000 (Single family District).

   c. PUD (Planned Unit Development) – PHS/WO (Public Health and Safety/Wildlands Overlay) district for Parcels "B", "D", "E", and "F". Permitted uses shall be permanent open space for Parcels "B", "D", and "E", a public park for Parcel "E", and one single-family residence for Parcel "F", the Miller property. Development standards for Parcel "F" shall be those of the R-1-40,000 (Single Family District). Any additions and/or alterations of the Miller residence shall be subject to the requirements

of Chapter 17.12 (Geologic Hazards) of Title 17 (Planning and Related Matters) of the Pleasanton Municipal Code.

3. The project developer shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.

4. Approval of this PUD Development Plan shall not take effect until the annexation is complete. The timing of the expiration of the PUD Development Plan shall be governed by Condition no. 10 of this approval.

5. Site development standards shall be as stated in the Pleasanton Municipal Code unless otherwise modified by the design guidelines, "Kolb Ranch Estates, Design Standards for Custom Lots, Tract 6951, dated May, 1999", or by a subsequent condition of approval.

6. The project developer shall provide all buyers with copies of the project conditions of approval.

7. The project developer shall work with the Pleasanton Unified School District and the City Planning Director to develop a program, in addition to the school impact fees required by State law and local ordinance, to off-set this project's long-term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to off-set this project's reasonably related effect on the long-term need for expanded school facilities to serve new development in Pleasanton. The method and manner for the provision of these funds and/or facilities shall be approved by the City and in place prior to approval of the final subdivision map. In no event shall construction commence unless the above method and manner for the provision of these funds and/or facilities has been approved by the City.

8. No building permit shall be issued or lot sold for any of the twelve (12) new homes within this project until after the new elementary and middle schools, anticipated to be open by fall, 2000, are operational. The project developer may request modification of this condition based on the progress being made on the construction of these new schools with the intent being that no home shall be occupied until the schools are open.

9. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project developer shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee.

10. This PUD Development Plan shall be of no further validity and the project developer shall be required to submit the same or new development plan for City approval prior to development of the site in the event that the project developer fails to record a final map within three (3) years of the City Council's approval of the PUD Development Plan.

11. The project developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by the approval of this case, and that the project developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.

12. This approval does not guarantee the availability of sufficient water to serve the project. The City shall withhold building permits for the project if at the time building permits are applied for, mandatory water rationing is in effect, unless the City has adopted a water offset program and unless the project developer is participating in the program. Notwithstanding the project developer's participation in such a program, the City may withhold building permits if the City determines that sufficient water is not available at the time of application of building permits.

Planning Requirements:

13. Regarding the proposed dedication of Parcel "E" to the City as public park land; if accepted, Parcel "E" would be combined with the adjoining park acreage, Knoll Park, accepted in conjunction with the Preserve subdivision. If not accepted, Parcel "E" shall be combined with Lot 12. The resolution of this issue shall be reflected in the tentative subdivision map submittal.

14. The project developer shall initiate discussion with representatives of the Preserve Homeowners Association regarding annexing its project to The Preserve Homeowners Association, including merging the common open space areas of this development with the Preserve's open space areas. If the project developer is unable to annex to or otherwise include the open space area as part of The Preserve's maintenance liability, a homeowners association for this development shall be created. This issue shall be resolved before Planning Commission approval of the Tentative Subdivision Map.

15. All new house designs and additions to existing homes shall be subject to the design review procedures outlined under Chapter 18.20 (Design Review) of the Pleasanton Municipal Code and shall be subject to review by the Planning Commission.

16. With the application for the tentative subdivision map, the project developer shall submit a wildland fire management plan for the common open space areas and for Lots 11 and 12 for review and approval by the Planning Commission.

17. The project developer shall give the City evidence that it has implemented the following agreements at the time that the Final Subdivision Map is recorded:

    a. Phillip and Dorothy Braga, 9237 Klemetson Drive, Preserve Lot 35:
    The project developer shall grant to the Bragas a fifteen foot (15' 0") wide section of land located between the Bragas' existing fence and the shared access driveway to lots 11 and 12. The existing fence separating the Bragas' property from the Kolb property shall be retained in its present location. The project developer shall also contribute the sum of seventy-five-hundred dollars ($7,500.00) to the Bragas for landscaping installed in this area. The Bragas shall be responsible for maintaining this area.

    b. Peter and Lynn Allen, 9232 Klemetson Drive, Preserve Lot 34:
    The project developer shall grant to the Allens a ten foot (10' 0") wide section of land located along the northeasterly side of the Allens' property, shall contribute the sum of seventy-five-hundred dollars ($7,500.00) to the Allens for landscaping installed in this area, and shall face the proposed home to be located on Lot 10 towards Klemetson Drive.

    c. Brian and Victoria Brown, 9339 Benzon Drive, Preserve Lot 29:
    The project developer shall contribute to the Browns the sum of twenty-five-hundred dollars ($2,500.00) for landscaping on their property.

    d. Eke and Esther Kalu, 6005 Tillman Court, Preserve Lot 28:
    The project developer shall contribute to the Tillmans the sum of twenty-five-hundred dollars ($2,500.00) for landscaping on their property.

18. The project developer shall install tree planting following Exhibit "D" within one (1) year of recordation of the final subdivision map for this development. With the tentative subdivision map application, the project developer shall submit a planting plan and irrigation plan for these trees for review by the Planning Commission. The trees shall be irrigated by an automatic control system for three (3) years after installation, and shall be permanently maintained by this development's homeowners association.

19. If concrete "v"-ditches are to be used on Lots 1 through 6 to intercept runoff from the adjoining open space areas, the "v"-ditch shall be located at the "toe" of the slope where natural terrain adjoins a graded building pad, or at the "top-of-bank" where natural terrain adjoins a graded slope. The location of the "v"-ditches shall be shown with the tentative map for review and approval by the Planning Commission.

20. For Parcels "G" and "F", to the extent that these properties require subsequent discretionary City approval, the project shall meet the spirit of the West Foothill Road Overlay District current regulations in the context of allowing new construction in accordance with the approved underlying zoning regulations of this PUD Development Plan.

21. For Lot 12, new view analyses to determine the visibility of the future house on this lot from Foothill Road and areas east of Foothill Road shall be provided with the site-specific design review application. The view analyses shall be taken from the same points as the view analyses done for the PUD Development Plan. Additional views may be required depending on the specific proposal. Depending on its visibility, the applicable sections of the WFRCOD would apply.

22. The three-foot (3' 0") tall retaining wall located along the northerly side of the berm on Lot 7 facing West Klemetson Drive shall be constructed or "faced" natural materials, e.g., stone, dry-stock blocks, wood, etc., as specified by the West Foothill Road Core Overlay District standards. The design of this retaining wall shall be provided with the tentative subdivision map for review by the Planning Commission.

23. The project developer shall modify the design guidelines, "Kolb Ranch Estates, Design Standards for Custom Lots, Tract 6951, dated May, 1999", with the following changes:

    a. On Lots 1 through 12, at least fifty percent (50%) of the exterior main structure building wall surfaces shall be either natural wood, stone, and/or brick materials or synthetic materials which look like either natural wood, stone, and/or brick, and the remainder of the exterior building wall material may be stucco.

    b. For Lots 1 through 12, Parcel "G", and Parcel "F", the maximum building floor area shall be limited to twenty-five percent (25%) of the lot area or four-thousand-five-hundred square feet (4,500 sq. ft.), whichever is less. Garage areas in excess of six hundred square feet (600 sq. ft.) shall be incorporated into the floor area calculation.

    c. Building colors shall conform to the proposed regulations of the West Foothill Road Core Overlay District.

    d. For Parcels "G" and "F", to the extent that these properties require subsequent discretionary City approval, the project shall meet the spirit of the West Foothill Road Overlay District current regulations in the context of allowing new construction in accordance with the approved underlying zoning regulations.

e. For Lots 1 through 12, all houses shall be single-story and shall have a maximum building height of twenty-two feet (22' 0") measured from the lowest to the highest points on the house.

f. Unless specifically modified herein, all other requirements of the WFRCOD shall apply to the new lots.

Tentative/Final Subdivision Map Requirements:

24. In the event that the project developer is unable to annex the subject project into The Preserve's Homeowners Association, the project developer shall record CC&R's at the time of recordation of the final map which shall create a property owners association for the development. The CC&R's shall be subject to the review and approval of the City Attorney prior to recordation of the final map. The property owners association shall be responsible for the following:

    a. Maintenance of the fire separations located on the areas of the development plan designated as permanent open space.

    b. Maintenance of the tree plantings on the slopes located behind Lots 1 through 5 and on Parcel "D".

    c. Maintenance of the street trees in the public planting strips located between the sidewalk and curb on West Klemetson Drive adjoining Lots 1 through 6, on the side of West Klemetson Drive opposite these lots, and along the side of West Klemetson Drive adjoining parcel "B".

    d. All private utilities and other common areas and facilities on the site.

    e. Implementing all applicable storm water measures for the common open space areas and landscaping for the site.

25. Prior to recordation of the final map, all modifications required to the design guidelines thorough conditions of approval shall be combined into a single comprehensive document. This document shall be submitted to the Planning Director for review and approval prior to publication. The project developer or its successor in interest shall disclose the design guidelines to the lot buyers prior to close of escrow, and shall provide them with copies of the guidelines.

26. The project developer shall complete all of the on-site improvements at one time (including all improvements around future building pads). All remaining pad areas shall be seeded and kept in a neat and weed-free manner at all times.

27. With recordation of the final subdivision map, rights of ingress/egress along the shared access driveway shall be granted from Lot 11 to Lot 12 and to the City of Pleasanton. The wording for the easement shall be submitted to the City Attorney for review and approval prior to recordation.

28. With the tentative subdivision map, the project developer shall initiate discussion with representatives of the Preserve Homeowners association to secure an ingress/egress easement from laurel Creek Drive to parcel "E", the proposed park acreage. If the Preserve H.O.A. agrees to the easement, it shall be executed with recordation of the final subdivision map for this development.

29. With recordation of the Final Subdivision Map, a Geologic Hazard Abatement District (GHAD) shall be applied to the areas of the development. Wording for the district shall be submitted to the City Attorney for review and approval prior to recordation.

30. Fencing would be as follows:

    a. For Lots 7 through 10, solid fencing would be allowed on the rear property line to the extent that solid fencing is allowed on the Preserve lots, and interior property lines from the corner of the house to the rear property line.

    b. For Lots 1 through 6, 11, and 12, all open fencing would be required.

31. The project developer shall submit with the tentative subdivision map application a comprehensive fencing plan for the entire project site. The fencing plan shall show the following:

    a. The location and type of fencing separating Parcel "A", the future assisted senior care facility, from Parcel "B", the open space area.

    b. The location and type of all new private property line fencing.

    c. The location and type of all existing fencing proposed to remain or proposed to be removed.

    d. Design and construction details of all fencing.

All fencing shall be installed by the project developer before occupancy of the homes covered by this approval.

Existing Trees:

32. The project developer shall comply with the recommendations of the tree report: "Tree Preservation Report, Kolb ranch, Pleasanton, CA", prepared by HortScience, dated February, 1999. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of grading permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.

33. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report: Tree 110, a twenty-four inch (24") diameter Coast Live Oak situated on Lot 4. With the tentative subdivision map application, the applicants shall submit an updated analysis of the health of this tree, prepared to the satisfaction of the Planning Director and the City's Landscape Architect. Based upon the results of this analysis, the Planning Commission shall make the determination as to whether the replacement fee for this tree would be waived.

34. The project developer shall post cash, letter of credit, or other security satisfactory to the Planning Director in the amount of five-thousand dollars ($5,000.00) for each tree required to be preserved, up to a maximum of twenty-five thousand dollars ($25,000.00). This cash bond or security shall be retained for one (1) year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged.

35. Site specific tree analyses shall be submitted with the design review applications for Lots 11 and 12 and for Parcels "G" and "F", the Strom and Miller properties, respectively. These reports shall follow the City's standard format.

36. Site specific tree inventories for Parcel's "G" and "F" shall be submitted with the tentative subdivision map applications for review and approval by the Planning Commission and shall be kept on file with the Planning Department.

37. If an existing tree is to be removed in the course of the proposed development or in conjunction with future site developments, the value of the existing tree to be removed shall be first established by an arborist licensed by the State of California to the satisfaction of the Planning Director and the City's Landscape Architect. The developer shall mitigate the removal of the tree(s) with the following:

a. Planting replacement trees of similar species to that of the tree(s) being removed. The replacement trees shall include a combination of thirty six inch (36") and forty eight inch (48") box size trees; and,

b. Payment of the value of the tree to the City's Urban Forestry fund.

Construction Requirements:

38. All site improvements and house construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices.

39. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each work day.

40. Final inspection by the Planning Department is required prior to occupancy.

41. If archeological materials are uncovered during grading, trenching, or other on-site excavation, all work on site shall be stopped and the City immediately notified. The county coroner and the Native American Heritage Commission shall also be notified and procedures followed as required in Appendix "K" of the California Environmental Quality Act (CEQA). A similar note shall appear on the improvement plans.

42. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.

Fire Department Requirements:

43. The project developer shall meet all requirements of the Pleasanton Fire Code (Pleasanton Municipal Code, Chapter 20.24).

44. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

45. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to surface roads, fire hydrants, and a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

46. The Fire Chief and the City Engineer shall approve the number, type, and location of all public fire hydrants.

47. All curbs located with seven foot, six inch (7' 6") radius of a public/private fire hydrant shall be painted red, unless, modified by the Fire Chief. Blue street "hydrant markers" shall be installed for all fire hydrants per City of Pleasanton Standard Specifications.

48. All public and private driveways designated as fire lanes by the Fire Chief shall be maintained in accordance with Articles 9 and 10 of the Uniform Fire Code which permits towing vehicles illegally parked on the fire lanes. Fire lane curbs shall be painted red with "No Parking, Fire Lane, Tow Away Zone" or "No Parking, Fire Lane, Tow Away Zone" signs shall be installed as required by the Vehicle Code.

49. The planned access gate to the Strom property and the existing access gate serving Parcels "F" and "G" from Dublin Canyon Road shall be equipped with a remote control mechanism to permit emergency activation from the communications console at the Police Department. This shall consist of direct connection hardware, radio control, or other mechanism approved by the Police Department. The access gate shall be identified on the improvement plans submitted with the final subdivision map and the type of remote control mechanism shall be identified.

50. The project developer shall construct a "passby" on the shared access driveway for Lots 11 and 12 and Parcel "G" at the driveway's approximate midpoint. The purpose of this "passby" is to allow two emergency vehicles to pass each other going in opposite directions. The final design of the passby shall be provided with the tentative map application for review and approval by the Planning Commission.

51. The specific details of the conservation easement shall be reviewed and approved by the Planning Commission in conjunction with the tentative subdivision map.

Engineering Requirements:

52. There shall be no parking allowed on one (1) side of the twenty-eight foot (28' 0") wide street. "No Parking" signs shall be posted to advise residents and their guests of this restriction.

53. West Klemetson Drive by Lots 1 through 6 shall be configured with a five-foot (5' 0") wide separated sidewalk adjoining said lots with a five foot (5' 0") wide landscape strip located between the sidewalk and curb. This change shall be shown on the tentative subdivision map for review and approval by the Planning Commission. A monolithic side-

walk as shown on Exhibit "A" may be used on the remaining portions of West Klemetson Drive.

54. There shall be an eight foot (8' 0") wide Public Service Easement (P.S.E.) located on both sides of the street. Where the sidewalk is monolithic to the back-of-curb, the width of the P.S.E. shall be increased to eight feet (8' 0") behind the sidewalk, to allow for public utilities to be installed behind the sidewalk. In other areas where there is no sidewalk, the eight foot (8' 0") easement shall be measured from the back-of-curb.

55. The project developer shall post with the City prior to approval of the final subdivision map, an additional performance bond for all subdivision improvements that are not to be accepted by the City of Pleasanton.

56. The water and gravity sanitary mains shall be public and maintained by the City. There shall be individual sanitary sewer and water laterals to each dwelling unit. There shall be a two-way cleanout on the sanitary sewer lateral located at the back of the P.S.E. The sanitary sewer system shall be designed to flow by gravity. All sanitary sewers shall be interconnected.

57. Any portion of the storm drain system located outside of the street right-of-way shall be private and maintained by the homeowners association.

58. All roof leaders shall be connected to the street gutter or other means acceptable to the City Engineer.

59. The existing septic tanks and leach fields to homes located on Parcels "G" and "F" shall be abandoned per Alameda County Health Department regulations if required by the Alameda County Health Official.

60. All subdrains shall have cleanout(s) installed at the beginning of the pipe. The bottom of the pipe shall terminate in a storm drain or other storm drain outfall, subject to the approval of the Planning Director and the City Engineer. The project developer shall submit a final subdrains location map to the City Engineer prior to the acceptance of the public improvements. It shall be the responsibility of the homeowner to relocate the subdrains if, during the excavation of a pool or other subsurface structure, the subdrains are encountered. All owners within the subdivision shall receive notice of the presence of these subdrains. The City Attorney shall approve said notice.

61. All "v-ditches" installed along the rear property line shall be constructed of concrete. Said "v-ditches" shall be connected to the approve storm drain system, as determined by the City Engineer.

62. All agency environmental permits shall be obtained prior to approval of the final subdivision map or the issuance of a grading permit.

63. The water system shall be connected to the City's 770 Water Zone. The applicant shall install reduced pressure devices on the water services of those lots with greater than eighty pounds per square inch (80 p.s.i.). The project developer shall loop the 770 Water Zone by extending the twelve-inch (12") diameter, 770 water line on Laurel Creek Drive northerly from its present terminus to the intersection with Kolb Ranch Road, unless another solution satisfactory to the City Engineer will provide looped service meeting City standards.

64. Unless otherwise approved by the City Engineer all cut and fill slopes shall be graded at a 3:1 horizontal to vertical slope. These changes shall be incorporated into the tentative map.

65. The storm drainage from each lot shall be directed to the street or an approved storm drain system in accordance with Sections 2907(b)(5) and 7012(d) of the 1998 Uniform Building Code unless otherwise approved by the Building Official and the City Engineer.

66. The project developer shall analyze the capacity of the existing storm drain stubbed to this property from Laurel Creek Drive, to ensure there is sufficient capacity in the pipe to carry the storm drain runoff from the proposed development.

67. The project developer shall install subdrains at the perimeter of all building foundations, at the back of sidewalk or back of curb along all streets within this development. Said drain shall be connected to the underground, public storm drain system unless otherwise approved by the City Engineer.

68. Unless otherwise approved by the Fire Marshal, no housing construction may begin until such time as an acceptable emergency vehicle access has been established, as defined by the Fire Marshall. This access shall be maintained at all times until the public improvements are accepted.

69. At the time that the final subdivision map is recorded, the project developer shall pay their pro-rata share of the following:

    a. The Presley Homes 770 Water Reservoir/Pump Station agreement;

    b. The Presley Homes Dublin Canyon Road improvement reimbursement agreement; and,

c. Improvements to the Dublin Canyon Road/Foothill Road/Canyon Way intersection per the development agreement with Hines (Wells Fargo).

70. All utilities required to serve any existing or proposed development on-site shall be installed underground, unless otherwise determined by the City Engineer.

71. The project developer shall comply with the recommendations of the geotechnical report, "Preliminary Geotechnical Study, Proposed Twelve Lot Subdivision, 11393 Dublin Canyon Road for Mr. Bill Kolb (Project No. JB-9753)", prepared by Korbmacher Engineering, Inc., Bruno Korbmacher, P.E., dated December 31, 1997, and the recommendations contained in the letter from the City's geotechnical peer review consultant, Berlogar Geotechnical Consultants (Raymond P. Skinner, Principal Geologist) to Marion Pavan, dated October 5, 1999. The project developer's geotechnical consultant shall review and approve all foundation, retaining wall, and drainage geotechnical aspects of the final development plans to ensure that the recommendations have been properly incorporated into the development. The consultant shall certify by writing on the plans or as otherwise acceptable to the Director of Building Inspection that the final development plan is in conformance with the geotechnical report approved with the project.

72. The project developer shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining wall, and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer and Director of Building Inspection for review and approval prior to occupancy.

73. All property lines shall be located a minimum of two feet (2' 0") from the uphill side of the top of bank.

74. With the first project phase, the project developer shall install street frontage improvements per Chapter 19.40.010 of the Pleasanton Municipal Code and to the satisfaction of the City Engineer. These improvements may include, but are not necessarily limited to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, water facilities, street lighting, underground utilities, traffic control devices, landscaping, and automatic irrigation systems.

75. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water

overflow. This plan shall be subject to the review and approval of the City Engineer and/or the Director of Building Inspection prior to the issuance of any building permits.

76. The project developer shall submit a refundable cash bond for hazard and erosion control prior to issuance of an Engineering or Building Department permit. The amount of this bond will be determined by the City Engineer.

77. The project developer shall dedicate to the City for street right-of-way purposes those parcels of land intended to be public streets.

78. The project developer shall grant an easement to the City over those parcels needed for public service easements (P.S.E.) and which are approved by the City Engineer or other easements which may be designated by the City Engineer.

79. All existing wells located on the site not used for domestic landscape irrigation shall be removed or sealed, filled and abandoned pursuant to Alameda County Ord. 73-68, prior to the start of grading operations unless Zone 7 retains specific wells for observation wells, or special approval is obtained from the City Engineer for temporary use of an existing well for construction water. Any wells designated for abandonment or any wells, encountered during construction, are to be destroyed in accordance with a permit obtained from Zone 7.

80. The design for the line, grade, and structural sections for the streets serving this development shall be subject to final review and approval by the City Engineer.

81. The project developer shall construct vertical P.C.C. curbs and gutters within this development unless otherwise approved by the City Engineer. When the sidewalk is adjacent to the curb and gutter, they shall be poured monolithically.

82. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of an encroachment permit.

83. The project developer shall submit a dust control plan or procedure as part of the improvement plans.

84. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.

85. The design of the water supply and sanitary sewer systems shall be subject to the review and approval of the City Engineer.

86. Approval of the storm drainage system shall be subject to the review and approval of the City Engineer and Zone 7, as applicable, that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda County Flood Control District - Zone 7, meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, the California Department of Fish and Game, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this development.

87. Electric power distribution, gas distribution, communication service, Cable television, and any required alarm systems shall be installed underground in a joint utility trench unless otherwise specifically approved by the City Engineer or Director of Building Inspection for on-site.

88. Street lighting for the development shall be designed and located so as to minimize visibility from the valley floor to the greatest extent possible, subject to the review and approval of the City Engineer and Planning Director.

89. The project developer shall submit detailed landscape and irrigation plans as part of the improvement plans. These plans should include a street tree planting plan and landscape plans for all any right-of-way landscape areas. The irrigation plan shall provide for automatic controls.

90. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.

91. The project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.

Urban Stormwater Runoff Requirements:

92. The project developer shall label all on-site storm drain inlets with the wording, "No Dumping—Drains to Bay" using City-approved methods and materials.

93. Prior to the commencement of any clearing, grading, or excavation, the project developer shall submit a copy of the State Water Resources Control Board Notice of Intent (NOI) for coverage under the State Construction Storm Water General Permit.

94. The project developer shall include erosion control/storm water quality measures on the final grading plan, which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Director of Building Inspection. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Director of Building Inspection. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.

95. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/storm water quality measures are in place, subject to the approval of the City Engineer/Director of Building Inspection. Such measures shall be maintained until such time as permanent landscaping is place.

96. The project developer shall submit a construction Best Management Practices (BMP's) program for review and approval by the Planning Director prior to issuance of building and/or grading permits. These BMP's shall be implemented by the general contractor and all subcontractors and suppliers of materials and equipment. Construction site cleanup and control of construction debris shall also be addressed. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a stop work order.

97. The project developer is responsible for implementing the following measures during all construction phases of the project:

    a. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed an a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water runoff pollution.

    b. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.

c. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

d. Create a contained and covered area on the site for the storage of bags, cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.

e. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.

f. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.

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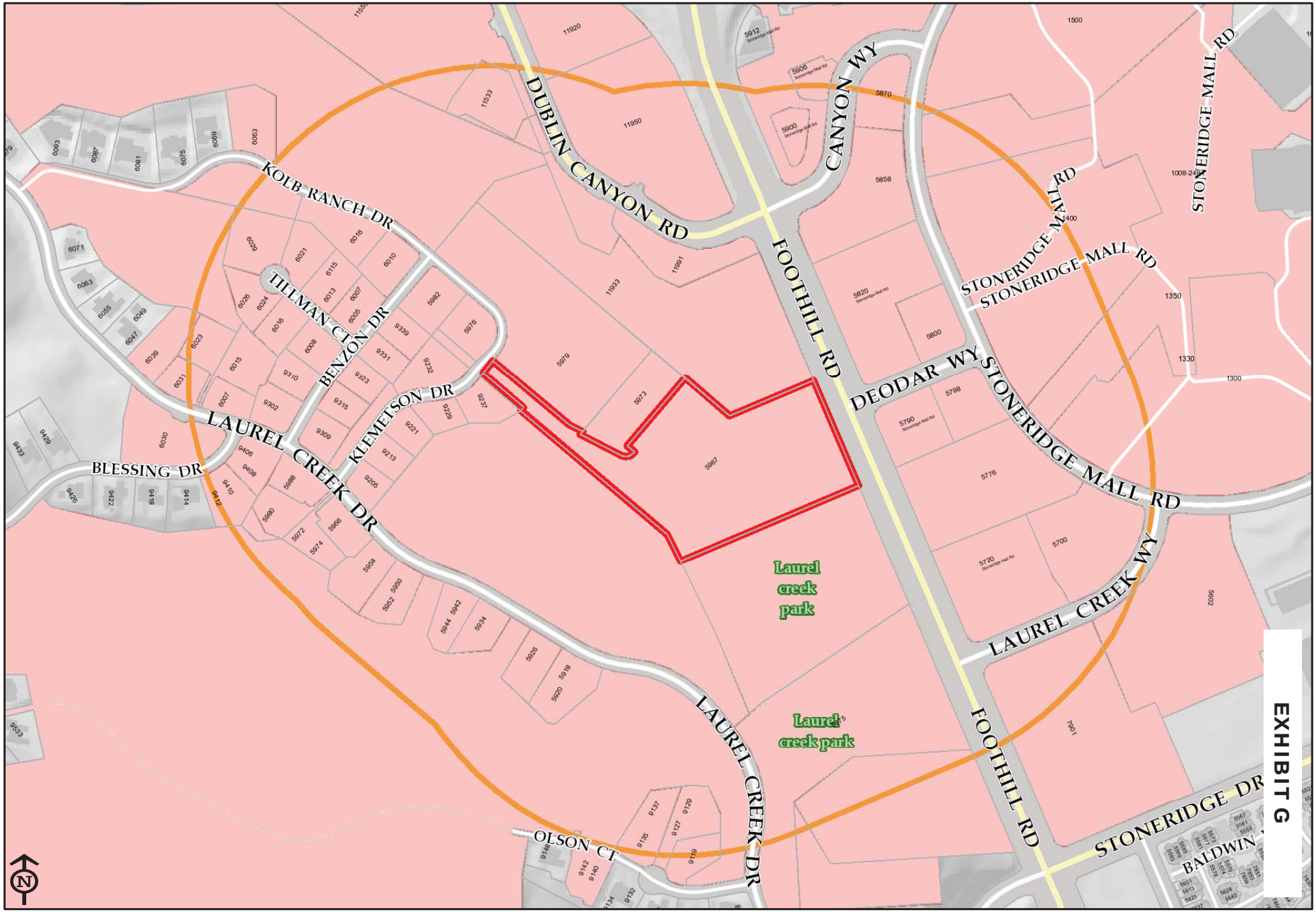

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P15-0741, 5967 Kolb Ranch Drive, Vijay Kumar

Planning Division
December 29, 2015

THE CITY OF PLEASANTON