

EXHIBIT A

CONDITIONS OF APPROVAL PUD-81-30-64D-04M ROCHE MOLECULAR DIAGNOSTICS

PROJECT SPECIAL CONDITIONS

Planning

1. Should parking problems develop in the future, as determined by the Director of Community Development, additional parking shall be provided up to the minimum number of parking spaces specified by the Hacienda Design Guidelines (i.e., 1 space/300 square feet or the number of parking spaces agreed by the City and Hacienda). Upon written notice from the Director of Community Development, the applicant shall submit an application for design review for the additional parking spaces to the Director of Community Development for review and approval within thirty (30) days from the notice. Upon approval of the design review, the applicant shall construct the additional parking spaces within a reasonable time frame as determined by the Director of Community Development. If deemed necessary by the Director of Community Development, the application shall be referred to the Planning Commission for review and approval.
2. 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.
3. Appliances meeting Energy Star standards shall be installed as part of the project. The proposed appliances shall be indicated on the plans submitted for the issuance of a building permit.
4. Water conservation devices shall be installed as part of the project. The water conservation devices shall be stated on the plans submitted for the issuance of a Building Permit.
5. Energy efficient lighting shall be installed within the building. The energy efficient lighting shall be shown on the plans submitted for the issuance of a building permit.
6. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not cause glare or shine onto neighboring properties or streets. The proposed parking lot lights shall match the existing parking lot lights in height and style. The project/building developer shall submit a final lighting plan with the plans submitted to the Building and Safety Division

for permits, including photometrics and drawings and/or manufacturer's specification sheets showing the intensity, size, design, and types of light fixtures proposed for the exterior of the building and for the site. The lighting plan shall be subject to review and approval by the Director of Community Development prior to issuance of building permits for the project.

7. All trash and refuse shall be contained completely within the trash enclosure. Trash containers shall be stored within the trash enclosure at all times except when being unloaded. The trash enclosure shall be sized to accommodate trash, recycling, and green waste containers. The construction plan set submitted for issuance of a building permit shall include a floor plan for the proposed trash enclosure which shows that the enclosure has been adequately sized to accommodate the trash and recycling containers.
8. The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.
9. The project developer shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be provided prior to occupancy.
10. The location of any pad-mounted transformers shall be subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping or contained within an enclosure matching the building and with corrugated metal or wood gates. All transformers shall be shown on the plans submitted for issuance of building permits.
11. Dust and mud shall be contained within the boundaries of the property during the construction period. The project developer shall submit a dust control plan or procedure as part of the building permit plans.
12. All parking spaces shall be striped. Wheel stops shall be provided unless the spaces are fronted by raised concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
13. The applicant shall provide dedicated parking spaces for preferential parking (carpool/vanpool) as stipulated in the Hacienda Design Guidelines. The spaces must be located reasonably close to the employee entrances without displacing ADA parking. In addition, the applicant shall provide alternative vehicle parking meeting the requirements of Section 18.88.035 of the Pleasanton Municipal

Code. The preferential and alternative vehicle parking spaces shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

14. The applicant shall install changing rooms with showers in the new office building. Said improvements shall be shown on the building permit plans and shall be subject to review and approval by the Director of Community Development prior to issuance of building permits for the project.
15. The office building shall be constructed to allow for future installation of a Photovoltaic (PV) system. The project applicant/developer shall comply with the following requirements for making the office building photovoltaic-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; and
 - c. Engineer the roof to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing.

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 building permit.

16. All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans, clearly marked "above ground" or "below ground" on the plans, and shall be subject to the review and approval of the Planning Division prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within one year from the date of planting. Weather protection devices such as measures to protect pipes from freezing shall require approval by the Planning Division prior to use; at no time shall fabric or other material not designed and/ or intended for this purpose be wrapped around or otherwise placed on these devices.
17. Final inspection by Planning Division is required prior to occupancy.

Building

18. The building(s) covered by this approval shall be designed and constructed to the Title 24 Building Standards, including Building, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building and both State and Federal accessibility requirements in effect and as amended by the City of Pleasanton at the time of Building Permit submittal.
19. All Building and Fire permit plans, including demolition, on-site, building shell and tenant improvements shall be submitted to the Building and Safety Division for review and approval.
20. The State of California's Green Building Standards Code, "CALGreen," as amended, shall apply to the project, as applicable.
21. In accordance with the Fats, Oils and Grease (FOG) Program, all sinks and wash basins in the cafeteria (excluding those located inside the restrooms) shall be plumbed to a grease trap. The grease trap(s) shall be installed in an above ground orientation with sufficient clearance above the grease trap(s) for routine maintenance and constructed out of a plastic material for corrosion resistance and ease of replacement.
22. The project developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development, certifying that the pad elevation and building location (setbacks) are in accordance with the approved plans, prior to receiving a foundation inspection for the structure.
23. A sanitary sewer sampling manhole shall be provided on any new sanitary sewer lateral from the building, unless otherwise waived by the Chief Building Official.
24. The Building and Safety Division may require special plan check or inspections for the green building measures proposed. If required, the applicant shall provide verification to the Planning Division clearly stating that the Building and Safety Division approved all applicable requirements relating to green building measures. Said verification shall be provided prior to occupancy.

Traffic Engineering

25. The applicant or responsible party shall pay traffic impact fees for the subject use as determined by the City Traffic Engineer. This includes both the Pleasanton Traffic Impact Fee and the Tri-Valley Transportation Fee. These fees shall be paid prior to issuance of a building permit.
26. Unless otherwise approved by the Director of Community Development, all new office parking spaces shall conform to the dimensions required by the Hacienda

Design Guidelines. Plans submitted to the Building Division for permits shall have the dimensions noted on the plans.

27. A minimum of two foot buffer shall be provided adjacent to the parking stalls located at the north and south end of the proposed new parking lot to allow for adequate ingress/egress of the perpendicular corner stalls. This revision shall be shown on the building permit plan check plans and is subject to the review and approval by the City Traffic Engineer and the Director of Community Development.

Engineering

28. The project developer shall submit final demolition, grading, drainage, stormwater control, utility, and erosion control plans prepared by a licensed civil engineer depicting all final grades, drainage control measures, drainage management areas, existing and proposed utilities, demolition, erosion control measures and other items typical of generally accepted civil engineering practices. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
29. The project developer's licensed Civil Engineer shall submit all supporting information and design criteria, storm drain treatment calculations, hydromodification worksheets, etc., as part of the building permit plans.
30. All work within the public right of way shall require an encroachment permit.
31. The project developer's consultant shall submit water demand and sanitary sewer demand calculations and supporting documentation with the first plan review of the building permit set to the Engineering Division.
32. All construction water shall be recycled water.
33. The project developer's licensed Civil Engineer shall submit AutoCAD 2010 files showing all public and private fire hydrants within the project parcel to the City's GIS Division prior to the issuance of the certificate of occupancy.

Landscaping

34. The final landscape and irrigation plan shall include the planting details in the bioswale and bio-retention areas and is subject to review and approval by the Director of Community Development prior to issuance of a building permit.
35. A final landscape plan and irrigation plan shall be submitted to and approved by the Director of Community Development as part of the building plan set prior to the issuance of a building permit. Said landscape plan shall be detailed in terms

of species, location, and size. Plant species shall be of a drought tolerant nature with an irrigation system that maximizes water conservation throughout the development (e.g., drip system).

36. The applicant shall use recycled water for landscape irrigation when available. All landscaping materials and irrigation system shall be selected and designed to use recycled water. Details and/or plans shall be provided for review and approval by the Director of Community Development before use of the reclaimed water.
37. The project shall comply with the State of California's Model Water Efficient Landscape Ordinance and shall implement Bay Friendly Basics. A licensed landscape architect shall verify the project's compliance with the ordinance: 1) prior to the issuance of a building permit; and 2) prior to final inspection. The verification shall be provided to the Planning Division, along with supporting documentation and an indication of the square footage of landscaping affected.
38. Except as otherwise conditioned or shown on the development plan, all trees used in landscaping shall be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.

Urban Stormwater

39. The project developer shall install trash capture devices at the project's storm drain discharge points into the public stormwater system to capture trash from the development. These devices shall trap particles of 5mm or greater and have treatment capacity not less than the peak storm from a "one year, one hour" event within the drainage area. The developer's or applicant's engineer shall submit calculations and product submittals to the City Engineer for review and approval prior to the issuance of a grading or building permit, whichever is sooner.

STANDARD CONDITIONS OF APPROVAL

Community Development Department

40. The permit plan check package will be accepted for submittal only after the approval of this design review approval becomes effective, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the ordinance is overturned or that the design is significantly changed. In no case will a permit be issued prior to the effective date of the approval.
41. 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.

42. The project applicant 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.
43. 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.

Planning

44. The design review approval shall lapse one year from the effective date of this approval unless a building permit is issued and construction has commenced and is diligently pursued, or the City has approved a time extension.
45. The proposed development shall conform substantially to the project submittal, Exhibit B, dated "September 2, 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 if found to be in substantial conformance to the approved exhibits.
46. Prior to issuance of a building permit, the developer shall pay the required commercial development school gaga fee as prescribed by State law and as adopted by the Pleasanton Unified School District.
47. The applicant or responsible party shall obtain all required City permits for the project scope prior to construction.
48. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.

49. 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, interior construction activities, etc. 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.
50. 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 (including claims for attorneys fees) , 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 attorneys 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.
51. 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 completion of construction 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.
52. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
53. Before project final, all landscaping shall be installed, review, and approved by the Planning Division.
54. 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.
55. 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.

56. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
57. 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.

Landscaping

58. The project developer shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping included in this project will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
59. The project developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, 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.
60. The following statements shall be included within 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 to be saved 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 to be saved.
 - c) No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees to be saved 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 to be saved.
61. 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, unless otherwise approved by the Director of Community Development. The fencing shall remain in place until final landscape inspection of the Community Development Department. Removal of such fencing prior to that time may result in a “stop work order.”

Building

62. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other

material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.

63. Prior to issuance of building or demolition permits, the applicant 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 show 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. The proposed plan must be approved by the Building Division prior to any building permit inspections. 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 project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.
64. 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.

Engineering

65. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
66. 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, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.
67. 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.
68. 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 and includes but is not limited to slurry seal, overlay, restoration of landscaping and irrigation system, signing, striping, pavement marking or street reconstruction if deemed warranted by the City Engineer.

69. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
70. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
71. The project developer shall submit detailed landscape and irrigation plans as part of the building permit plans. The irrigation plan shall provide for automatic controls.
72. The building permit plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.

Fire

73. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12" high by 1" stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.
74. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
75. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards that are able to suppress a major fire.
76. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company Underwriters Laboratory (UL) certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
77. A Hazardous Materials Declaration shall be provided for this tenant and/or use. The form shall be signed by the owner/manager of the company occupying the suite/space/building. No building permit will be issued until the Hazardous Materials Declaration is provided. The form is available through the permit center or from the Livermore Pleasanton Fire Department (LFPD) Fire Prevention Bureau.
78. Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the LFPD prior

to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

79. The proposed building(s) may have additional Fire Department requirements that can only be addressed by knowing the details of occupancy. These occupancy details shall be submitted to the Fire Department prior to submittal of construction plans to the Building Department. Details shall include but not be limited to the following:
- a. Type of storage
 - b. Height of storage
 - c. Aisle spacing
 - d. Rack of bulk storage
 - e. Palletized storage
 - f. Type of occupancies within areas of the building(s)

Based on the information received, there may be additional requirements such as: smoke and heat venting, in-rack sprinklers, increases in sprinkler design criteria, draft curtains, etc.

80. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
81. All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
82. All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company UL certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
83. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
84. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.

- a. Emergency vehicle access shall be provided to the site. 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. Site access shall be provided prior to any construction above the foundation or slab. Based on the Site Plan Approval the access shall be installed.
- c. Emergency vehicle access shall be a minimum of 20 feet in width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) shall be provided. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.
- d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
- e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
- j. Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be acceptance inspected and tested to applicable City Public Works Standards.

URBAN STORMWATER CONDITIONS OF APPROVAL

The project shall comply with the National Pollutant Discharge Elimination System (NPDES) Permit No. CAS612008, dated October 14, 2009, and amendments, issued the by San Francisco Bay Regional Water Quality Control Board (RWQCB). A copy of the permit is available at the City of Pleasanton Community Development Department and at the RWQCB's web site:

http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml

The project shall comply with the "Construction General Permit" as required by the California State Water Resources Control Board:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

A. Design Requirements

- A. NPDES Permit design requirements include, but are not limited to, the following:

- a. Source control, site design, implementation, and maintenance standards when a regulated project (such as a commercial and industrial project) creates and/or replaces 10,000 square feet or more of impervious surface, including roof area, street, and sidewalk.
 - b. Hydro-modification standards when a regulated project creates and/or replaces a total impervious area of one acre or more.
 - c. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
 - d. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.
- B. The following requirements shall be incorporated into the project:
- a. The project developer shall submit a final grading and drainage plan, including stormwater treatment calculations, prepared by a licensed civil engineer depicting all final grades, onsite drainage control measures, and bio-retention facilities. Irrigated bio-retention facilities shall be designed to maximize stormwater entry at their most upstream point. The grading and drainage plans shall be subject to the review and approval of the City Engineer prior to the issuance of a grading or building permit, whichever is sooner.
 - b. In addition to natural controls, the project developer may be required to install a structural control(s), such as an oil/water separator(s), sand filter(s), or approved equal(s) in the parking lot and/or on the site to intercept and pre-treat stormwater prior to reaching the storm drain. The design, location(s), and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. The structural control shall be cleaned at least twice a year (once immediately prior to October 15 and once in January).
 - c. The project developer shall submit to the City Engineer the sizing design criteria and calculations for a hydromodification facility, if required, and for the treatment of stormwater runoff. The design criteria and calculations shall be subject to the review and approval of the City Engineer and shall be submitted prior to the issuance of a grading or building permit, whichever is sooner.
 - d. Buildings/structures shall be designed to minimize the occurrence and entry of pests into buildings, thus minimizing the need for pesticides, as determined by the Chief Building Official prior to the issuance of a building permit.

- e. The project's landscape and irrigation plans shall be designed to: 1) minimize the use of fertilizers and pesticides that can contribute to stormwater pollution; and 2) promote surface infiltration. Prior to the installation of project landscaping and irrigation, the project landscape architect shall submit a landscaping and irrigation plan to the City Engineer for review and approval and submit written verification stating the project incorporates the following:
 - i. Plants tolerant of saturated soil conditions and prolonged exposure to water in areas that provide detention of water.
 - ii. Plants and soil amendments appropriate to site specific characteristics such as topography and climate.
 - iii. Landscaping and irrigation consistent with Bay-Friendly Landscaping.
- f. Trash dumpsters and recycling containers shall be in an enclosed and roofed area to minimize water flowing in and from the area and to contain litter and trash to minimize disbursement by the wind or runoff. These areas shall not drain to the storm drain system, but to the sanitary sewer system. An area drain shall be installed in the enclosure area with a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
- g. All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official.
- h. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.
- i. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for use and maintenance:
 - a. During installation, copper material shall be pre-patinated at the factory. If patination is done on-site; collect the rinse water in a tank and haul off-site for disposal. With prior authorization from Dublin San Ramon Services District (DSRSD), you may collect the rinse water in a tank and discharge to the sanitary sewer.

Optionally, consider coating the copper materials with a clear coating that prevents further corrosion and stormwater pollution. The clear coating, if utilized, shall be reapplied (as recommended by the coating manufacturer) to maintain its efficacy.

- b. During maintenance, the following applies during washing and patination:
 - i. Minimize washing of architectural copper as it damages the patina and any protective coating.
 - ii. Block all storm drain inlets downstream of the wash.
 - iii. Collect in a tank and dispose off-site, or discharge the wash water to the sanitary sewer (with prior authorization from DSRSD).
- c. During re-patination, collect the rinse water in a tank and dispose off-site or discharge to sewer (with prior authorization from DSRSD).

- j. Roof drains shall drain away from the building foundation. Stormwater flow shall drain to a landscaped area or to an unpaved area wherever practicable as determined by the City Engineer/Chief Building Official.

- k. There shall be no direct roof leaders connected to the street gutter/parking lot or storm drain system, unless otherwise approved by the City engineer.

B. Construction Requirements

The project shall comply with the "Construction General Permit" requirements of the NPDES Permit for construction activities (including other land disturbing activities) that disturb one acre or more (including smaller sites that are part of a larger common plan of development).

Information related to the Construction General Permit is on line at:

- http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml
- http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/financialconstpermit.pdf

1. The Construction General Permit's requirements include, but are not limited to, the following:
 - a. The project developer shall obtain a construction general permit (NOI) from the Regional Water Quality Control Board to discharge

stormwater, and to develop and implement stormwater pollution prevention plans.

- b. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the project site for City review until all engineering and building work is complete and City permits have been finalized. A site specific SWPPP must be combined with proper and timely installation of the Best Management Practices (BMPs), thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.
- c. The project developer is responsible for implementing the following BMPs. These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by the City.
 - i. The project developer shall include erosion control/stormwater quality measures on the project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for a building permit, and shall be subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.
 - ii. 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 vegetated areas are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.

- iii. Gather all sorted construction debris on a regular basis and place 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.
- iv. 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.
- v. 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.
- vi. 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 being windblown or by being spilled.
- vii. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- viii. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain.
- ix. Equipment fueling area (if used at the construction site): use a designated area 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; check vehicles and equipment regularly for leaking oils and fuels; and dispose of rags and absorbent materials promptly and properly. Use of an off-site fueling station is strongly encouraged.
- x. Concrete wash area: 1) locate wash out area away from storm drains and open ditches; 2) construct a temporary pit large enough to store the liquid and solid waste; 3) clean the pit by allowing concrete to set; 4) break up the concrete; and then 5) recycle or dispose of properly.

- xi. Equipment and vehicle maintenance area is not permitted; use an off-site repair shop is strongly encouraged.
2. Within 30 days of the installation and testing of the stormwater treatment and hydro-modification facilities, the designer of the site shall submit a letter to the City Project Inspector/Construction Services Manager certifying the devices have been constructed in accordance with the approved plans for stormwater and C3 design for the project. The letter shall request an inspection by City staff.

C. Operation and Maintenance Requirements

The project shall comply with the operation and maintenance requirements of the NPDES Permit. All regulated projects (such as commercial and industrial projects) that create and/or replace 10,000 square feet or more of impervious areas shall enter into a recorded Stormwater Operation and Maintenance (O&M) Agreement for treating stormwater runoff from the site in perpetuity. The agreement is required to be recorded at the Alameda County Recorder's Office in a format approved by the City.

1. The Operation and Maintenance Agreement shall clarify that the property owner(s) of the site shall be responsible for the following in perpetuity:
 - a. Maintaining all private stormwater treatment measures on the project site.
 - b. Annually submitting a maintenance report to the City Operations Services Department, Utilities Division, addressing the implementation of the Operation and Maintenance Agreement requirements.

The final signed and notarized Operation and Maintenance Agreement shall be submitted to the Engineering Division prior to the project receiving final discretionary approval by the Zoning Administrator, Planning Commission, or City Council. The Agreement is subject to review and approval of the City Engineer/City Attorney, prior to recordation.

- C. The Operation and Maintenance Agreement responsibilities shall include, but not be limited to the following:
 - a. Repainting text near the drain inlets to state "No Dumping – Drains to Bay."
 - b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.

- d. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
- e. Cleaning all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
- f. Sweeping regularly but not less than once a month, driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
- g. Mowing and removing clippings from vegetated swales with grasses on a regular basis.

CODE REQUIREMENTS

Building

(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.)

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

Fire

(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.)

86. 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.
87. A fire alarm system shall be provided and installed in accordance with the California Fire Code currently in effect, the City of Pleasanton Ordinance 2015 and 2002 National Fire Protection Associate (NFPA) 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones

coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the California Fire Code (CFC currently in effect).

88. City of Pleasanton Ordinance 2015 requires that all new and existing occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant is responsible for obtaining approval for location and the number of boxes from the Fire Prevention Bureau. Information and application for Knox is available through their website or the Fire Prevention Bureau. Occupant shall be responsible for providing tenant space building access keys for insertion into the Knox Box prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.
89. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.
90. 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.
91. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies NFPA 13D for residential occupancies and NFPA 13R for multifamily residential occupancies.
92. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection".
 - The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.
 - All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.
 - All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.
93. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances* and shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.

*Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants and/or standpipes.

94. The building 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).

[end]



TREE SURVEY REPORT

ROCHE MOLECULAR DIAGNOSTICS
NEW OFFICE BUILDING 730
4300 HACIENDA DRIVE
PLEASANTON, CALIFORNIA

Submitted to:

DES Architects + Engineers, Inc.
399 Bradford Street
Redwood City, CA 94063

Prepared by:

David L. Babby
Registered Consulting Arborist[®] #399
Board-Certified Master Arborist[®] #WE-4001B

June 26, 2015

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EXHIBITS

<u>EXHIBIT</u>	<u>TITLE</u>
A	TREE INVENTORY TABLE (six sheets)
B	SITE AND AERIAL MAPS (two sheets)
C	PHOTOGRAPHS (seven sheets)

1.0 INTRODUCTION

DES Architects + Engineers, Inc. has retained me to prepare this *Tree Survey Report* in connection with future Building 730 and parking lot at **Roche Molecular Diagnostics**, 4300 Hacienda Drive, Pleasanton (project is titled RMD Building 730). Specific tasks assigned are as follows:

- Visit the site, performed on 6/24/15, to identify 49 trees proposed for removal and identified on the two maps in Exhibit B: the base map for trees #1 thru 40 is a highlighted topo by DES Architects + Engineers, dated 6/19/15, and for #41 thru 49, an aerial photo derived from *Google Earth*.
- Measure each tree's trunk diameter at 54 inches above grade, or for appraisal purposes, where necessary to obtain the most representative sample of trunk size. All diameters are rounded to the nearest inch.
- Estimate tree height and canopy spread (rounded to the nearest fifth).
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Obtain photographs; see Exhibit C.
- Identify trees defined as "heritage" pursuant to Section 17.16.006(A) of the Pleasanton Municipal Code.
- Assign a numbers to each tree, and plot them on the two maps in Exhibit B.
- Affix round-metal tags with corresponding, engraved numbers to the trees' trunks or limbs.
- Appraise each tree's monetary value.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

2.0 TREE COUNT AND COMPOSITION

Forty-nine (49) trees of six various species were inventoried for this report. They are sequentially numbered as 1 thru 49, and their names, assigned numbers, counts and percentages are presented in the table below.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Chinese elm	48	1	2%
Crape myrtle	41	1	2%
Evergreen pear	7-14	8	16%
Flowering pear	6, 15-30	17	35%
London plane	1-5, 42-47, 49	12	24%
Purple-leaf plum	31-40	10	20%
Total		49	100%

The trees are considered ornamental and were planted; none are native to the area.

Specific information regarding each tree is presented within the table in Exhibit A. The trees' numbers and approximate locations can be viewed on the site and aerial maps in Exhibit B, and photographs are presented in Exhibit C.

As previously mentioned, all trees (#1 thru 49) are proposed for removal.

Trees #1 thru 40 are within or immediately adjacent to the proposed Building 730 footprint. Their overall condition is mostly poor, and a few, #24 and 27, are dead.

Trees #41 thru 49 are within proposed drive entrances for the new parking at the north end of the site. Their overall average condition is fair.

Section 17.16.006(A) of the Pleasanton Municipal Code defines and regulates **heritage trees** as those being at least 35 feet tall and/or having trunk diameters ≥ 17.5 inches measured 4.5 feet above ground level. The inventoried trees are generally young and small, and **none** qualify as heritage trees.

3.0 TREE APPRAISAL VALUES

The monetary value of each inventoried tree was appraised, and individual values are listed within the last column in Exhibit A. Their combined value is **\$19,000**.

The values were calculated using the *Trunk Formula Method* derived from the *Guide for Plant Appraisal, 9th Edition*, 2000, and in conjunction with the *Species Classification and Group Assignment*, 2004 (published by the Western Chapter of the ISA).

4.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only the inventoried trees, and reflects their size, condition, and areas examined from the ground and project site on June 24, 2015.
- Documented condition, suitability ratings and species of dormant trees are subject to change once they can be observed following the growth of new leaves.
- My observations were performed visually without probing, coring, dissecting or excavating. I cannot, in any way, assume responsibility for any defects that could only have been discovered by performing the mentioned services in the specific area(s) where a defect was located.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- The numbers and arrows shown on the site and aerial maps in Exhibit B are intended to show or only roughly approximate a tree's location, and shall not be considered surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:



David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B

Date: June 26, 2015



EXHIBIT A:

TREE INVENTORY TABLE

(six sheets)



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
1	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	7	25	30	60%	50%	Fair		\$360
Comments: Leans east.									
2	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	7	25	30	60%	50%	Fair		\$360
Comments: Slight lean east. Adjacent to light pole. Asymmetrical canopy.									
3	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	7	25	25	50%	60%	Fair		\$360
Comments: Slight lean east.									
4	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	7	20	30	60%	60%	Fair		\$400
Comments: Leans east.									
5	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	8	30	35	80%	50%	Fair		\$530
Comments: Leans south. Adjacent to light pole. Canopy is low and asymmetrical. Excessive limb weight.									
6	Flowering pear (<i>Pyrus calleryana</i>)	7	20	15	30%	30%	Poor		\$310
Comments: Fireblight. Overpruned and high canopy. All flowering pears with a narrow, vase-shaped form.									
7	Evergreen pear (<i>Pyrus kawakamii</i>)	11	25	30	50%	40%	Poor		\$900
Comments: Fireblight. Partial girdling root. High canopy and overpruned.									
8	Evergreen pear (<i>Pyrus kawakamii</i>)	10	25	30	50%	40%	Poor		\$750
Comments: Fireblight. Overpruned and high canopy.									
9	Evergreen pear (<i>Pyrus kawakamii</i>)	9	25	25	10%	30%	Poor		\$0
Comments: Extremely sparse canopy, appearing nearly dead. Overpruned. Fireblight.									



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
10	Evergreen pear (<i>Pyrus kawakamii</i>)	9	25	25	50%	30%	Poor		\$550
Comments: Leans east. Overpruned. Fireblight.									
11	Evergreen pear (<i>Pyrus kawakamii</i>)	9	20	25	40%	30%	Poor		\$480
Comments: Fireblight. Old wound at trunk's base. Asymmetrical and high canopy. Overpruned. Leans east.									
12	Evergreen pear (<i>Pyrus kawakamii</i>)	12	30	30	50%	40%	Poor		\$1,060
Comments: Fireblight. High canopy and overpruned.									
13	Evergreen pear (<i>Pyrus kawakamii</i>)	10	25	25	40%	40%	Poor		\$670
Comments: Overpruned. Asymmetrical canopy. Fireblight.									
14	Evergreen pear (<i>Pyrus kawakamii</i>)	8	25	25	30%	40%	Poor		\$390
Comments: Fireblight. Overpruned.									
15	Flowering pear (<i>Pyrus calleryana</i>)	6	15	10	20%	20%	Poor		\$160
Comments: Deadwood. Pronounced lean northeast. Low-branching structure. Overpruned.									
16	Flowering pear (<i>Pyrus calleryana</i>)	7	20	15	30%	30%	Poor		\$310
Comments: Overpruned. Low-branching structure. Dieback at top.									
17	Flowering pear (<i>Pyrus calleryana</i>)	6	20	15	40%	30%	Poor		\$280
Comments: Low-branching structure. Fireblight. Overpruned.									



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
18	Flowering pear (<i>Pyrus calleryana</i>)	6	15	10	40%	30%	Poor		\$280
Comments: Low-branching structure. Fireblight. Overpruned.									
19	Flowering pear (<i>Pyrus calleryana</i>)	8	30	20	40%	30%	Poor		\$450
Comments: Low-branching structure. Fireblight. Overpruned. Dieback in canopy.									
20	Flowering pear (<i>Pyrus calleryana</i>)	8	20	15	40%	30%	Poor		\$450
Comments: Low-branching structure. Fireblight. Overpruned and high canopy.									
21	Flowering pear (<i>Pyrus calleryana</i>)	9	25	20	40%	30%	Poor		\$560
Comments: Low-branching structure. Fireblight. Overpruned and high canopy.									
22	Flowering pear (<i>Pyrus calleryana</i>)	9	25	20	40%	30%	Poor		\$560
Comments: Low-branching structure. Fireblight. Overpruned and high canopy.									
23	Flowering pear (<i>Pyrus calleryana</i>)	11	30	25	40%	30%	Poor		\$820
Comments: Low-branching structure. Fireblight. Overpruned and high canopy. Leans east.									
24	Flowering pear (<i>Pyrus calleryana</i>)	6	15	-	0%	0%	Dead		\$0
Comments: Dead. Very loose root plate (pushing on trunk, the tree nearly falls over). Low-branching and has a pronounced lean east.									
25	Flowering pear (<i>Pyrus calleryana</i>)	10	30	25	40%	30%	Poor		\$680
Comments: Low-branching structure. Fireblight. Overpruned.									



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
26	Flowering pear (<i>Pyrus calleryana</i>)	9	30	25	30%	30%	Poor		\$480
Comments: Low-branching structure. Fireblight. Overpruned and high canopy.									
27	Flowering pear (<i>Pyrus calleryana</i>)	11	30	-	0%	0%	Dead		\$0
Comments: Dead. Low-branching structure.									
28	Flowering pear (<i>Pyrus calleryana</i>)	8	20	15	20%	30%	Poor		\$320
Comments: Low-branching structure. Fireblight. Overpruned. Pronounced lean east.									
29	Flowering pear (<i>Pyrus calleryana</i>)	8	25	20	30%	30%	Poor		\$390
Comments: Low-branching structure. Fireblight. Overpruned and high canopy.									
30	Flowering pear (<i>Pyrus calleryana</i>)	7	20	15	40%	30%	Poor		\$360
Comments: Low-branching structure. Fireblight. Overpruned and high canopy.									
31	Purple-leaf plum (<i>Prunus cerasifera</i>)	9	25	25	50%	50%	Fair		\$480
Comments: Low-branching structure. Poor lateral root development.									
32	Purple-leaf plum (<i>Prunus cerasifera</i>)	12	25	30	70%	40%	Fair		\$910
Comments: Low-branching structure. Poor lateral root development. Leans east. Asymmetrical canopy.									
33	Purple-leaf plum (<i>Prunus cerasifera</i>)	9	20	20	50%	40%	Poor		\$430
Comments: Low-branching structure. Leans east. Asymmetrical canopy. Partial girdling root.									



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
34	Purple-leaf plum (<i>Prunus cerasifera</i>)	9	25	25	60%	40%	Fair		\$480
Comments: Low-branching structure. Leans east. Asymmetrical canopy bowing east.									
35	Purple-leaf plum (<i>Prunus cerasifera</i>)	7	15	20	60%	40%	Fair		\$310
Comments: Low-branching structure. Large girdling root. Leans east. Asymmetrical canopy.									
36	Purple-leaf plum (<i>Prunus cerasifera</i>)	7	20	20	70%	40%	Fair		\$340
Comments: Low-branching structure. Slight lean east. Asymmetrical canopy.									
37	Purple-leaf plum (<i>Prunus cerasifera</i>)	5	10	10	50%	40%	Poor		\$160
Comments: Low-branching structure. Leans south. Dieback.									
38	Purple-leaf plum (<i>Prunus cerasifera</i>)	6	10	15	40%	30%	Poor		\$170
Comments: Low-branching structure. Leans east. Sunscald and decay along trunk. Sparse canopy with notable dieback.									
39	Purple-leaf plum (<i>Prunus cerasifera</i>)	3	5	5	30%	10%	Poor		\$0
Comments: Low-branching structure. Sunscald and decay along entire trunk.									
40	Purple-leaf plum (<i>Prunus cerasifera</i>)	4	10	10	60%	30%	Poor		\$120
Comments: Low-branching structure. Sunscald along trunk.									
41	Crape myrtle (<i>Lagerstroemia indica</i>)	5	10	15	70%	60%	Fair		\$410
Comments: Appears to be the Tuscarora flower. Buried root collar.									



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION			"Heritage Tree"	Appraised Value
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
42	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	6	25	25	70%	70%	Good		\$360
Comments:									
43	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	4	20	20	40%	70%	Poor		\$170
Comments: Sparse and thin canopy due to Anthracnose.									
44	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	4	15	20	50%	50%	Fair		\$150
Comments: Sparse and thin canopy due to Anthracnose. Asymmetrical canopy.									
45	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	5	20	20	50%	50%	Fair		\$200
Comments: Sparse and thin canopy due to Anthracnose. Buried root collar.									
46	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	5	20	20	50%	40%	Poor		\$180
Comments: Ivy along trunk. Sparse and thin canopy due to Anthracnose. Asymmetrical and low canopy.									
47	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	4	20	15	40%	50%	Poor		\$140
Comments: Ivy along trunk. Sparse and thin canopy due to Anthracnose. Asymmetrical canopy.									
48	Chinese elm (<i>Ulmus parvifolia</i>)	7	20	30	40%	40%	Poor		\$570
Comments: Sparse canopy with excessive branch weight. Overpruned and high canopy. Dense watersprouts in lower canopy.									
49	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	5	20	15	50%	50%	Fair		\$200
Comments: Leans east. Low canopy.									

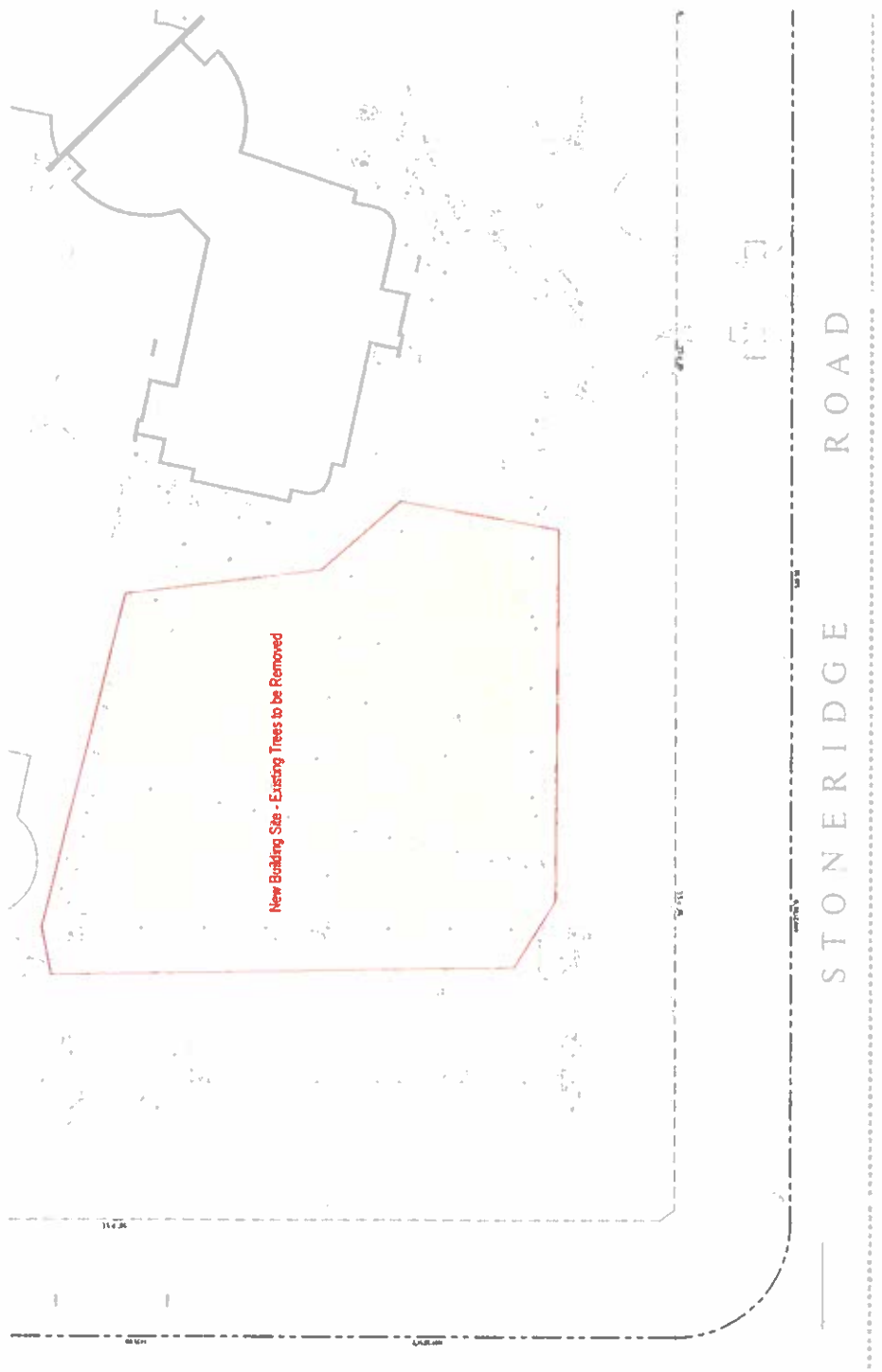
EXHIBIT B:

SITE MAP

(trees #1 thru 40)

AERIAL MAP

(trees #41 thru 49)



Roche Topo for New Building
Scale: 1"=20'
Date: 06/19/15

ROCHE MOLECULAR DIAGNOSTICS

Pleasanton, California

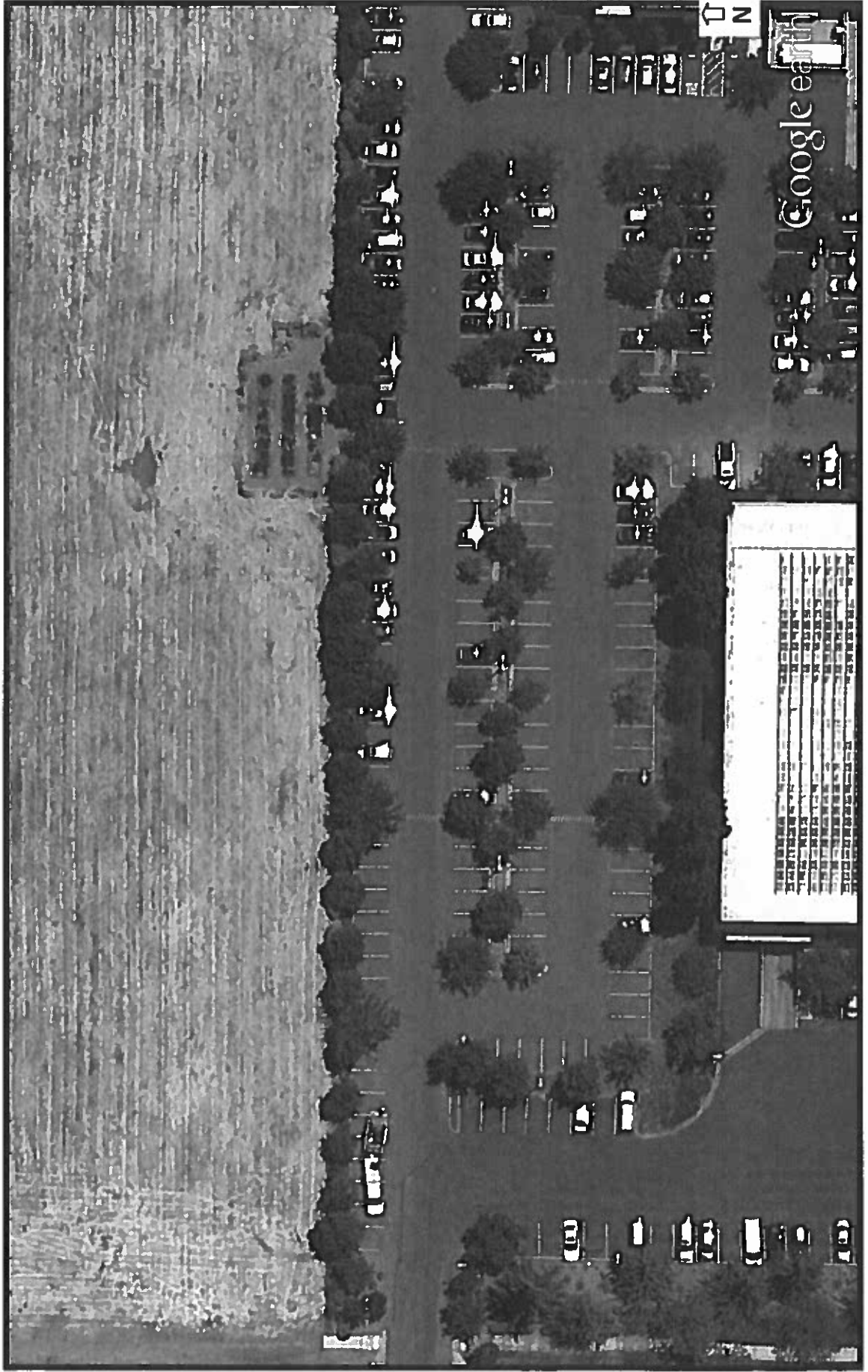


EXHIBIT C:

PHOTOGRAPHS

(seven sheets)

Photo Index

Page C-1: Trees #1 thru 7

Page C-5: Trees #32 thru 38

Page C-2: Trees #8 thru 13

Page C-6: Trees #39 thru 44

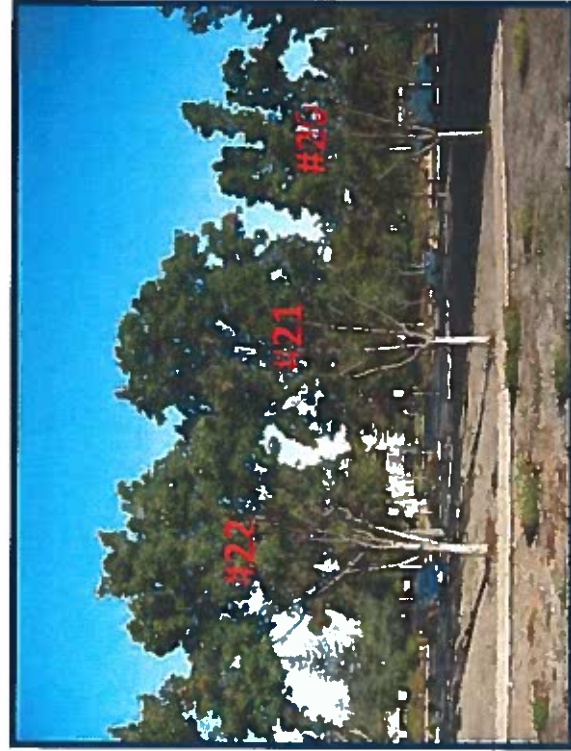
Page C-3: Trees #14 thru 23

Page C-7: Trees #45 thru 49

Page C-4: Trees #24 thru 31

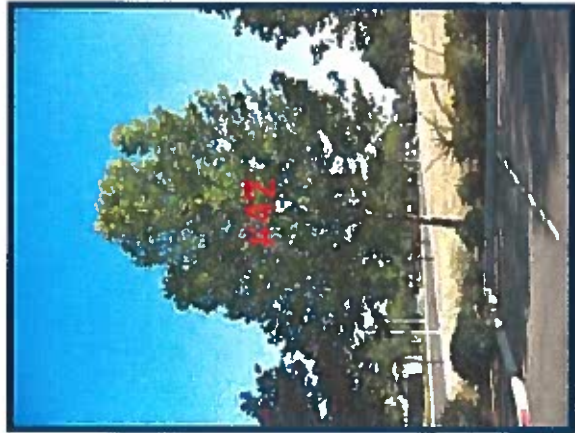
















July 21, 2015

Mr. Adam Weinstein
Planning Manager
City of Pleasanton
200 Bernal Avenue
Pleasanton, CA 94566

Re: **Preliminary Design Review Approval**
Roche Molecular Diagnostics
Site 6

Dear Adam:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.1, Preliminary Plans. The Design Review Committee for the Hacienda Owners Association has reviewed the Preliminary Plans dated June 10, 2015, prepared by DES Architects + Engineers, Inc., on behalf of Roche Diagnostics Corporation, Site 6. Landscaping, Building Elevations, Site Grading and Utility Plans have been designed in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

Prior to the time of Final Design Review the Hacienda Owners Association will want to see the following issues addressed:

Architecture

1. Provide details on new pedestrian circulation elements and connections with existing pedestrian circulation.
2. Provide details on ADA compliance for walks, ramps and paths of travel through the project.
3. Provide details on the location of all bicycle parking.
4. Provide details on the trash enclosure design.

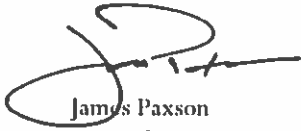
Landscape Architecture

1. Show the species, location and quantity of all landscape materials and note that some revisions to the plant palette may be required to achieve compliance with modifications to Hacienda Design Guideline landscape standards that are currently being developed by the City of Pleasanton.
2. Provide details on landscape screening for all utilities.
3. Provide details to demonstrate conformance with all reclaimed water use requirements as stipulated in Hacienda's Design Guidelines.

An exception to the criteria outlined in the Design Guidelines has been approved for this application. An exception is being granted to allow a reduction in the number of parking stalls required from 3.33 stalls per 1,000 square feet of gross building area to 2.5 stalls per every 1,000 square feet of gross building area. This is being granted based on a review of both the historic and proposed demand for parking on the site created by existing and proposed uses which has demonstrated a need for parking at less than the standard rate for office projects.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

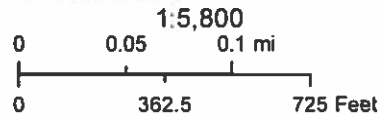
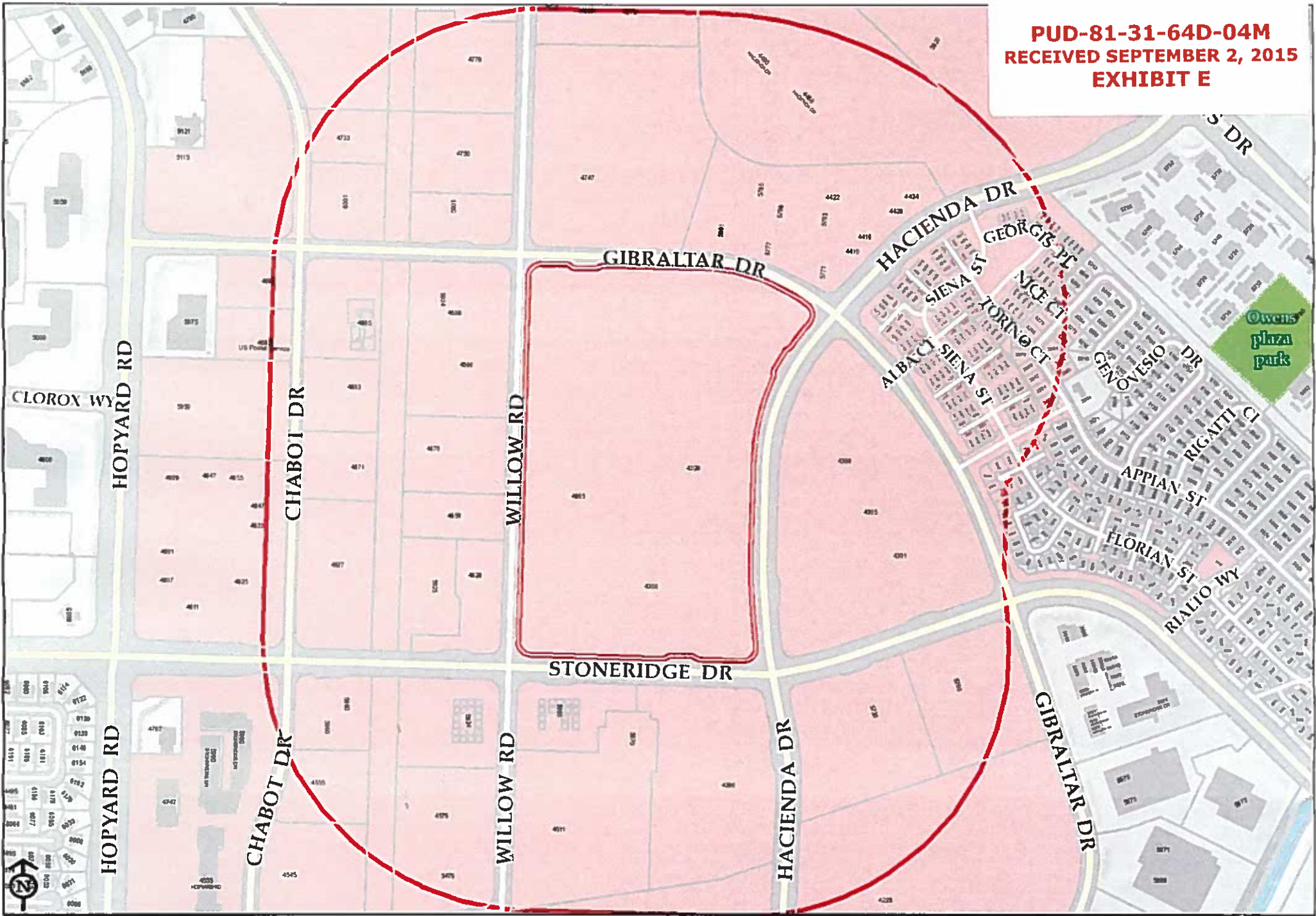
Sincerely,

A handwritten signature in black ink, appearing to read 'James Paxson', with a large, stylized initial 'J' and 'P'.

James Paxson
General Manager, HIBPOA

cc: Greg Canfield
Craig Ivancovich
Jack Emerson

tc: 06 - pre009 - approval let
dc: DEN/DEN/APR/PRI



PUD-81-64D-4M, Roche, 4300 Hacienda Drive