EXHIBIT A
DRAFT CONDITIONS OF APPROVAL

P14-1290, Design Review
Remodeled Commercial Building and New Two-Story Home
363 St. Mary Street

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The plans submitted to the Building and Safety Division for plan check and permit issuance shall be revised to remove the lot coverage calculation and show the Floor Area Ratio (FAR) for the entire site as defined by the Pleasanton Municipal Code.

2. Details of all new fencing, gates and/or accessory or shade structures (location, dimensions, material) shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be reviewed and approved by the Director of Community Development prior to issuance of a building permit.

3. The proposed trash enclosure shall be the same colors and materials of the remodeled commercial building. Details of the trash enclosure (location, dimensions, material) shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Director of Community Development prior to issuance of a building permit.

4. Details of the windows and window treatments, eaves, gutters, etc., for the new home and remodeled building, shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval of the Director of Community Development prior to issuance of a building permit. These elements of each building shall be compatible with its architectural style.

5. Window specifications and typical installation details for the new home and remodeled building shall be included with 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.

6. The applicant shall provide a front door that reflects a Craftsman design and is consistent with the home. The design of the door and hardware shall be subject to the approval of the Director of Community Development.

7. The approved building colors, materials, and finishes for the new home and remodeled building shall be indicated on the final building permit plans. Any proposed revisions to these approved colors or materials must be submitted for

review and approval by the Director of Community Development prior to painting/installation.

8. The stucco finish for each building covered by this approval shall have a smooth hand-troweled finish. Prior to installation, the applicants/project developer shall submit a sample of the stucco wall finish for the new home and remodeled building for review and approval by the Director of Community Development.

9. The project developer shall obtain a Building Permit from the Building and Safety Division and any other applicable City permits for the project prior to the commencement of any construction.

10. Plans submitted to the Building and Safety Division shall include detail drawings and specifications of any proposed site or building-mounted lighting for the new home and remodeled building, including soffit lighting and building wash lighting, and shall be subject to the review and approval by the Director of Community Development prior to issuance of a building permit. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan with the plans submitted to the Building and Safety Division for permits, and include 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 the site.

11. No stove, oven, range, microwave, or other cooking unit shall be installed in the studio without first obtaining the applicable permits for a second unit from the City of Pleasanton. Said restriction shall be clearly noted on the building permit plans and shall be recorded as a restrictive covenant prior to building final of the studio. The restrictive covenant shall be subject to the review and approval by the City Attorney prior to recordation.

12. Appliances meeting Energy Star standards shall be installed in the new home as part of the project. The proposed appliances shall be indicated on the plans submitted to the Building and Safety Division for the issuance of a building permit.

13. Energy efficient lighting shall be installed for both buildings. The energy efficient lighting shall be shown on the plans submitted for the issuance of a building permit.

14. 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.

15. Prior to installation of any signs for the remodeled building, a comprehensive sign program shall be submitted for sign design review. Said sign program shall include the specific details for each sign (i.e., colors, materials, illumination, location, sign text, dimensions). The sign program shall be consistent with the regulations of the Downtown Revitalization District and the Downtown Design Guidelines.

16. No newspaper dispensers shall be allowed outside of the remodeled building.

17. At no time shall the delivery of construction material, parking of construction vehicles, or storage of construction material impede the flow of traffic on St. Mary Street unless temporary and approved by the City Engineer.

18. Detailed landscaping/irrigation plans for the entire site shall be submitted to the Planning Division for review and approval prior to the issuance of building permits. The landscaping plan shall include materials, sizing, and spacing. The project shall comply with the State of California's Model Water Efficient Landscape Ordinance and shall implement Bay Friendly Basics. Plant species shall be of a drought-tolerant nature with low water use and an irrigation system shall be installed that maximizes water conservation throughout the development (e.g. drip system).

19. The applicant shall install native, drought-tolerant landscaping in the City's right-of-way planter area in front of the project site. The location, species, spacing, etc. of the landscaping shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Director of Community Development prior to issuance of a building permit.

20. The applicant shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping installed as part of this project, including landscaping in the City right-of-way, will be maintained at all times in a manner consistent with the landscape plan approved for this development. Said Agreement shall run with the land for the duration of the existence of the structure located on the property.

21. The two remaining City street trees along the St. Mary Street frontage of the site shall not be removed. Any proposed pruning of street trees to accommodate the proposed development shall be subject to approval by the City Landscape Architect prior to pruning. Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture pruning guidelines and shall comply with the guidelines established by the International Society of Arboriculture, Tree Pruning Guidelines, current edition, to maintain the health of the trees. In addition, the following tree preservation methods shall be followed for the City street trees to be preserved:

a. The applicant shall utilize his best efforts to locate any new utility trenches outside the dripline of the existing street trees to be saved. If this is not feasible, then the applicant shall submit a report from a certified arborist acceptable to the City that indicates the trenching will not be detrimental to the health of the tree.

b. 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.

c. No signs, wires, or ropes shall be attached to the trees.

d. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5' of the dripline of the existing trees.

e. No equipment or temporary structures shall be placed within or beneath the dripline of the existing trees.

f. Protective chain link fencing or other protection approved by the City Landscape Architect shall be installed around the existing street trees to be saved during all construction activities. The location of said fencing shall be subject to the review and approval of the City Landscape Architect.

Failure to comply with these requirements may result in a stop-work order.

22. All proposed mechanical units, air conditioning equipment, blowers, make-up air units, ducts, etc. shall be shown on the building permit plans. The project developer shall effectively screen from view all ducts, blowers, 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.

23. The property owner shall disclose to future tenants of the residential building that the site is an area subject to noise, activity, and traffic impacts associated with a Downtown location.

24. The garages shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garage.

Building and Safety Division

25. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development and

Chief Building Official before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc. Said plan shall be designed to minimize the loss of public parking spaces and, if any need to be lost, to minimize the length of the time they are used for construction-related activities.

Traffic Division

26. The St. Mary Street sidewalk shall remain open while the building is being remodeled and/or when the new home is being constructed.

27. The accessible path located on the east side of the remodeled building shall be level to the roadway. This shall be noted on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the City Traffic Engineer.

28. Comprehensive construction traffic control plans shall be submitted to the traffic engineer for review and approval prior to the issuance of a building permit. The Plans shall include the use of proper lane closure procedures such as flagger stations, signage, cones, and other warning devices.

29. The haul route for all materials to and from the project shall be approved by the Traffic 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.

Engineering Division

30. Any damage to existing street or sidewalk improvements during construction on the subject property shall be repaired to the satisfaction of the Director of Community Development and City Engineer at full expense to the developer.

31. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, all final grades and drainage control measures, etc., shall be submitted as part of the plan check plans submitted to the Building and Safety Division. This plan shall be subject to the review and approval of the City Engineer / Permit Manager prior to the issuance of a grading permit by the Building and Safety Division.

STANDARD CONDITIONS OF APPROVAL

Planning Division

32. The proposed development shall conform substantially to the project plans and colors/materials board, Exhibit B, dated "Received, April 30, 2015," on file with the Planning Division, except as modified by the following conditions. 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.

33. 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.

34. This design review approval will lapse within one (1) year from the date of approval unless a building permit is issued and construction has commenced and is diligently pursued toward completion or the City has approved an extension.

35. The electrical plan for the home shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.

36. The trash enclosure shall be sized to accommodate both trash and recycling containers, and be on an accessible route. The trash enclosure bins shall be kept inside the enclosure except when being unloaded.

37. Prior to building permit submittal, a list of the green building measures used in the design of the home covered by this approval shall be provided to the Planning Division for the review and approval by the Director of Community Development. The home covered by this approval 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.

    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 point identified 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, a third party rater, or the project applicant shall provide written verification by the project engineer, architect, landscape architect, or designer.

38. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed.

39. 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.

40. The residence shall be constructed to allow for future installation of a photovoltaic (PV) system and solar water heating systems. The project applicant shall comply with the following requirements for making the dwelling photovoltaic-ready 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 prototypical photovoltaic 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.

41. The property owner shall mitigate the removal of the holly oak tree by installing additional native trees on-site. The number, location, and species shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Director of Community Development prior to issuance of a building permit.

42. The project developer shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of $10,000 for the two City street trees along the St. Mary Street frontage of the site required to be preserved. 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.

43. 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 City trees drip lines. The fencing shall remain in place until final landscape inspection by the City. Removal of such fencing prior to that time may result in a "stop work order."

44. Prior to building final, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the all 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.

45. 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.

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

47. Planning Division approval is required before any changes are implemented in site design, grading, building design, exterior colors or materials, landscape material, etc.

48. The project developer shall provide root control barriers and four inch perforated pipes for new 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.

49. All trees used in landscaping shall be a minimum of 15 gallon size and all shrubs shall be a minimum of five (5) gallons.

50. The project developer must provide to the Director of Community Development a building height certification for both buildings covered by this approval 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.

51. The building permit plan check package will be accepted for submittal only after completion of the 15-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.

52. 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.

53. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.

54. Before project final, all landscaping shall be installed, reviewed, and approved by the Planning Division

55. The developer and future homeowners 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.

56. The developer and future homeowners are encouraged to use best management practices for the use of pesticides and herbicides.

57. 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 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.

58. 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.

Engineering Division

59. 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.

60. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.

61. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

62. 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.

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

Livermore-Pleasanton Fire Department

64. Unless otherwise approved by the Fire Marshal, the new residence covered by this approval shall be equipped with an automatic fire sprinkler system. Plans and specifications for the automatic fire sprinkler system shall be submitted to the Pleasanton Building and Safety Division 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.

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

66. The buildings covered by this approval shall be constructed with Class A fire retardant roofing.

67. The developer shall ensure that fire protection facilities including, but not limited to all surface roads, fire hydrants, and a water supply capable of furnishing the required fire flow are installed and serviceable prior to and during the time of construction framing. When alternative methods of protection are proposed, this requirement may be waived or modified, subject to review and approval of the Fire Chief. Proposed alternative methods of fire protection shall be submitted in writing to the Fire Chief. Installation of the alternative fire protection methods shall not occur without the approval of the Fire Chief.

68. Unless otherwise approved by the Fire Marshal, the trash enclosure shall be equipped with a fire sprinkler system. The system details shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Livermore-Pleasanton Fire Department prior to issuance of a building permit.

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

70. 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 able to suppress a major fire.

71. 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.

72. 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.

73. 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.

74. 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:

- Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.

- Backflow prevention or connections to the public water mains

75. Address numbers shall be installed on the front or primary entrance for the remodeled building. Minimum building address character size shall be 12" high by 1" stroke. If building is located greater than 50 feet from street frontage, character size shall be 16" high by 1 ½" stroke minimum. 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 ¾ " 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. conditions of approval checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

Building and Safety Division

76. 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 (with accurate elevations above sea level indicated) and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

77. The applicant and/or 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(s) and building location (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structure.

78. After the issuance of a building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division through (www.GreenHaloSystems.com). 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 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.

Community Development Department

79. 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.

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

81. 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.

82. 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.)

Livermore-Pleasanton Fire Department

83. 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.

84. 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.

85. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 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 CFC currently in effect.

86. City of Pleasanton Ordinance 2015 requires that all new 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.

87. 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.

88. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances* 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.

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. 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 and Safety Division

92. 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.

93. 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.

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

95. Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Marshal to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

Engineering Division

STANDARD URBAN STORMWATER CONDITIONS OF APPROVAL

96. The project shall comply with the City of Pleasanton's Stormwater NPDES Permit #CAS612008, dated October 14, 2009 and amendments (hereafter referred to as NPDES Permit). This NPDES Permit is issued by the California Regional Water Quality Control Board, San Francisco Bay Region (hereafter referred to as Regional Water Quality Control Board). Information related to the NPDES Permit is available at the City of Pleasanton Community Development Department, Engineering Division, and on line at:

- http://www.ci.pleasanton.ca.us/business/planning/StormWater.html
- http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml

A. Design Requirements

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

   a. Source control, site design, implementation, and maintenance standards.

   b. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.

   c. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.

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

   a. The project developer shall submit a final grading and drainage plan. The grading and drainage plan 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. The project developer will be required to install a structural control(s), such as an oil/water separator(s), sand filter(s), or approved equal(s) 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. Building/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.

d. 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.

   (iv) Water conservation techniques to promote surface infiltration.

e. 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. The project developer shall notify the Dublin San Ramon Services District of the sanitary sewer connection and provide written verification of such notification to the City Engineer/Chief Building Official prior to the installation of the connection.

f. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.

g. 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).

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

(i) There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

B. Construction Requirements

1. 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 finaled. A site specific SWPPP must be combined with proper and timely installation of the 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.

2. The project developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measures, shall be included in the SWPPP and implemented as approved by the City.

    a. 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.

    b. 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.

    c. 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.

    d. 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.

e. 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.

f. 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.

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

h. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into a street, gutter, or storm drain.

i. 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.

j. Equipment and vehicle maintenance area is not permitted; use an off-site repair shop is strongly encouraged.

C. Operation and Maintenance Requirements

1. The project shall comply with the following:

   a. Repainting text near any drain inlets to state “No Dumping – Drains to Bay.”

   b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.

   c. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.

   d. 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.

   e. 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.

< end >

EXHIBIT C

Historical Resource Evaluation

363 Saint Mary Street

Pleasanton, California

PLN-0005 (PREV)

Tim Kelley Consulting
Historical Resources
2912 Diamond Street #330
San Francisco, CA 94131
415.337-5824
tim@timkelleyconsulting.com

TABLE OF CONTENTS

I. INTRODUCTION

Tim Kelley Consulting was engaged to conduct an Historical Resource Evaluation (HRE) of 363 Saint Mary Street, a mixed-use commercial/residential property, containing a one-story masonry block commercial building and a one-story wood-frame single-family building, in connection with the proposed project of demolishing the single-family building. This report examines only the single-family building (not the commercial building) in order to determine if it is eligible for listing in the California Register or is located in a potential historic district.

II. SUMMARY

363 Saint Mary Street (single-family building) is not individually eligible for listing on the California Register. Nor is it located within an existing or potential historic district. The proposed project of demolishing the extant building would not cause a direct negative impact on a Historical Resource, or contribute to a cumulative negative impact.

III. METHODOLOGY

1. The Downtown Specific Plan for the City of Pleasanton was amended on February 4, 2014 to include an historic resource policy regarding demolition of potential historic buildings. The proposed project would include demolition of a single-family building constructed circa 1941. The Historic resource policy states:

> Prohibit the demolition of any non-residential building or residential building in a commercial or office zoning district found to be historically significant based on the California Register criteria unless such building is determined by the Chief Building Official to be unsafe or dangerous, and if no other reasonable means of rehabilitation or relocation can be achieved.[1]

The City of Pleasanton Planning department requested an evaluation of the residential building at 363 Saint Mary Street as a requirement to move forward with the project.

2. Architectural Historian Karin Sidwell made a site visit to the 363 Saint Mary Street on February 26, 2014. The exterior of the subject building was surveyed to document the existing

[1] Memo dated February 7, 2014 regarding P14-0005 / 363 St. Mary Street from City of Pleasanton Planning Department p3

structure. For determining construction dates and ownership history, several repositories were consulted including the Alameda County Recorder's Office, the City of Pleasanton Planning Department, and the Museum on Main. More widely available sources that were consulted for the building and occupancy history include Sanborn Fire Insurance maps, genealogical documentation and historic aerial photos. For more general information on the history of the rural Alameda County and the town of Pleasanton, repositories consulted included the Museum on Main and the Oakland History Room, as well as standard secondary sources on the development of the downtown Pleasanton. A complete bibliography has been compiled and appears at the end of this report.

3. According to the City of Pleasanton Planning Department, this subject building has not previously been evaluated and is not listed in a local or California Register of historic places

IV. DESCRIPTION

A. Site

363 Saint Mary Street is located on the north side of Saint Mary between Main Street and Peters Avenue on a 10,938 square foot lot **(Figure 1)**. The subject parcel contains three detached buildings: a commercial unit, a single-family building, and a detached wood-frame garage.

Figure 1. 363 Saint Mary Street commercial building, view from street

The commercial building sits at the front lot line and is separated from the single-family building by a couple feet. A concrete driveway on the east (right) side accesses the primary entrance to the commercial unit, and a metal gate marks the edge of the single-family building and the remainder of the parcel.

B. Exterior (Single-family building)

The building is a rectangular plan, one-story, single-family building clad in stucco and capped with a cross-gable roof (**Figure 2**). A covered porch projects from the southeast corner of the building, and there is a projecting wing at the northeast corner. The primary entrance is located on the east facing wall on the covered porch (**Figure 3**). Concrete steps access the porch, which is sheltered by overhanging eaves supported by flared square columns and enclosed with a low, solid skirt wall. The primary entrance is a glazed and paneled door at the center of the back wall of the porch. The primary window type is multi-pane-over-one, double-hung windows. There is a single window to the right of the entrance, between the porch and the projecting volume **(Figure 4)**. The rear projecting volume is fenestrated with coupled windows on the south wall, a single window on the east wall, and coupled windows on the north wall. The north wall also features a set of smaller coupled windows of the same style. The rear (north) façade features a north facing projection on the west half that was originally an open porch **(Figure 5)**. The rear projection features a flush wood door accessed by concrete steps and a band of obscured windows. The building terminates with overhanging eaves with ziggurat brackets.

Figure 2. Single-family building (foreground: porch column; background: eastward projection), view from concrete driveway

Figure 3. Primary entrance within covered porch, view from concrete steps

Figure 4. Window to the right of the porch, view from concrete driveway

Figure 5. Rear enclosed porch and detached garage, view from end of concrete driveway

C. Interior

The interior was not examined for this report.

V. HISTORIC CONTEXT

A. Downtown Pleasanton

Pleasanton is located in eastern Alameda County adjacent to the City of Livermore and Dublin. The town of Pleasanton was incorporated in 1894. Prior to incorporation, the area now known as Pleasanton was part of the Rancho del Valle de San Jose, which was granted to the Bernal Family by the Mexican government. Permanent settlers included Augustin Bernal, Juan Bernal and Juan Bernal's son-in-law John Kottinger.[2] The town was originally called Alisal and was part of the Murray Township (established in 1868 including present day Sunol, Livermore, Dublin and Altamont). In anticipation of the arrival of the Central Pacific Railroad, John Kottinger and Joshua Neal (the son-in-law of Augustin Bernal) platted their property and developed the first subdivision and local street pattern[3]. The street pattern was arranged along the axes of Main Street and the railroad.[4] With the arrival of the railroad, the population

[2] Herbert L. Hagemann, *History of the City of Pleasanton,* (Pleasanton CA: Amador-Livermore Historical Society, 1994).
[3] Architectural Resources Group, "Pleasanton Downtown Historic Context Statement," September 2012, p34.
[4] Ibid, 11.

reached 500 and, by the time the town was incorporated in 1894, the population was 900. Pleasanton's early commerce included agriculture, viticulture, dairy production and commercial flower growing. The commercial businesses located along Main Street supported these industries. By 1900, the street pattern had changed very little, with the exception of an outward expansion of residential development. The significant growth of the town was spurred by World War II. In addition to a commercial and agricultural boom to support the war effort, the U.S. Navy constructed the Naval Construction Battalion Center and later Camp Parks and Camp Shoemaker north of town, which then caused a housing shortage. The Harris Acres Tract, to the east of Main Street, was constructed in response to the housing shortage. By 1950, the population was 2,200. Development of research facilities and housing continued in the outskirts of Pleasanton after a widespread sale of the agricultural property. By 1960, the population had doubled to 4,203 and, with the construction of major interstate highways, quadrupled by the 1970s to 18,000.

B. Project Site History

Saint Mary Street was part of the original town of Pleasanton plotted by J.W. Kottinger in 1869 **(Figure 6)**. The rear single-family home at 363 Saint Mary Street was constructed in 1941 according to the Alameda County Assessor's records. The commercial unit at the front lot line was constructed in 1960/1961.

Figure 6. 1869 Town of Pleasanton Alameda County, surveyed for John W. Kottinger. Subject parcel is lot 6 and 10 Block I noted with arrow.

The first Sanborn map showing the subject parcel was published in 1888. Prior to construction of the 1941 single-family building, the parcel contained a one-story single-family building with several rear outbuildings (former address 19 St. Mary Street) **(Figure 7)**. These buildings are no longer extant. To the west of the subject parcel, Saint Mary Street contained modest residential buildings. To the east of the subject parcel, Saint Mary Street contained commercial buildings associated with the original Pleasanton Hotel, which was located at the northwest corner of Saint Mary and Main streets.

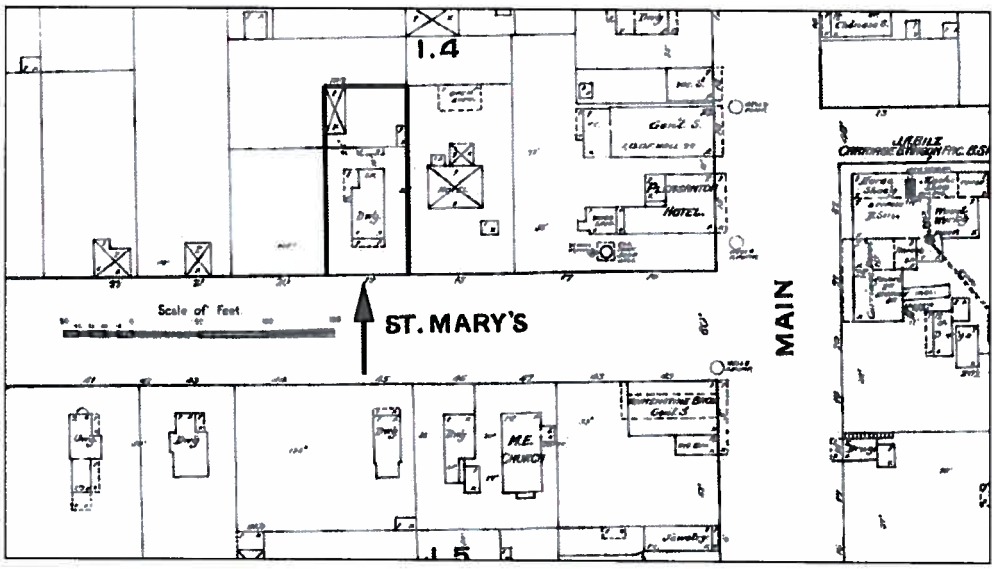


Figure 7. 1888 Sanborn with location of subject parcel noted with arrow

The 1893 Sanborn shows changes to the existing structures contained within the subject block **(Figure 8)**. The subject parcel still contained the single-family home and rear outbuildings noted above.

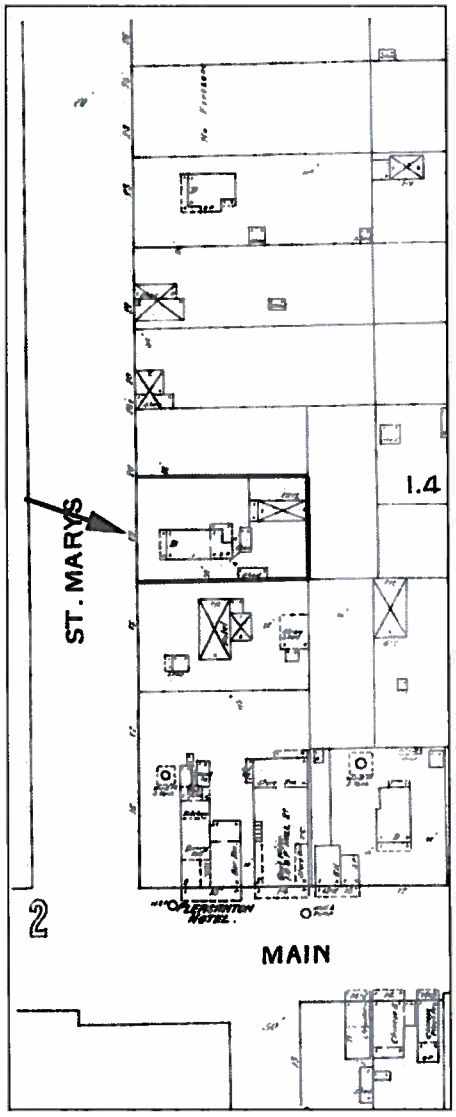


Figure 8. 1893 Sanborn map with location of subject parcel noted with arrow

The 1898 map illustrates additional residential development west of the subject parcel **(Figure 9)**. The subject parcel appears unchanged from the 1893 map.

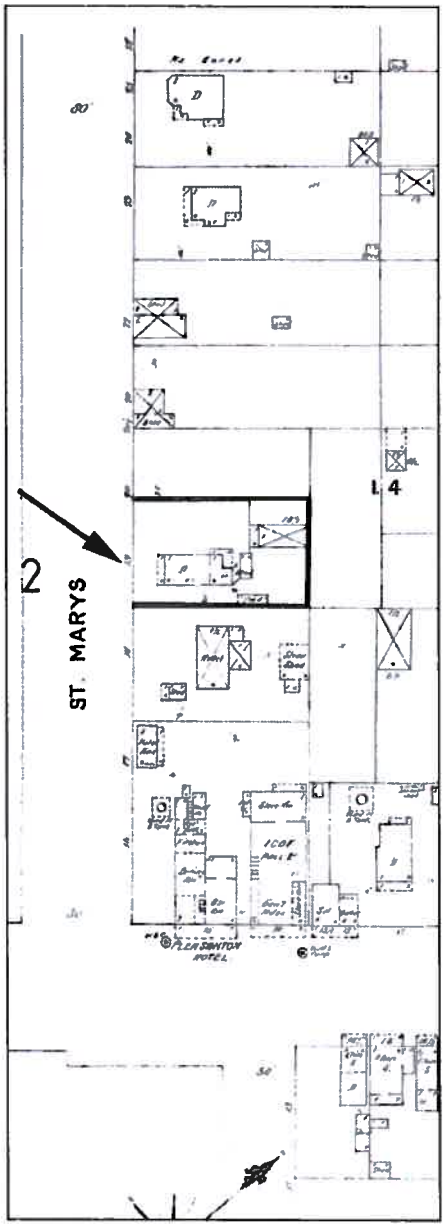


Figure 9. 1898 Sanborn map showing the location of subject parcel noted with arrow.

The 1907 map shows a mix of commercial and residential buildings on the subject block and block face **(Figure 10)**. The subject parcel still contains the buildings illustrated on the 1888, 1893, and 1898 maps.

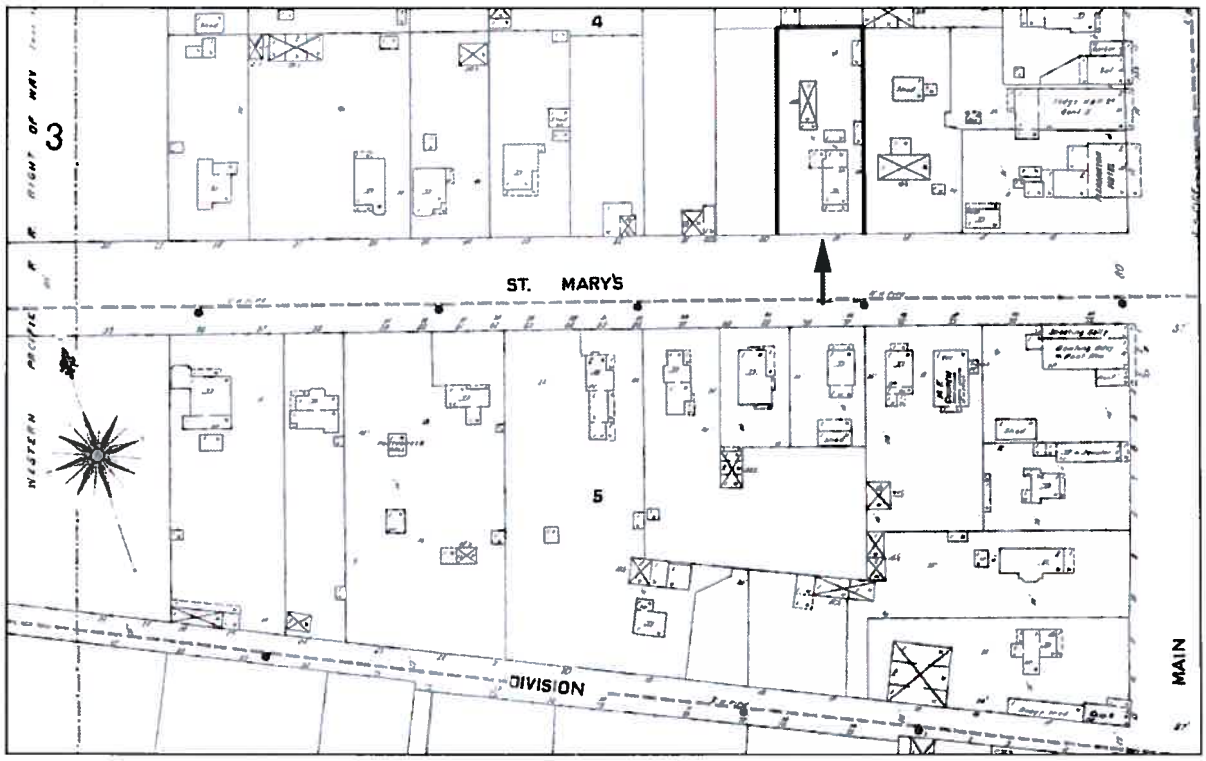


Figure 10. 1907 Sanborn map showing the location of subject property noted with arrow.

The 1943 Sanborn map shows the original footprint of the current subject building prior to the construction of the commercial unit **(Figure 11)**. The subject block and block face contain mostly residential buildings while most of the commercial buildings face Main Street. However, many previous residential buildings in close proximity to Main Street alter to commercial buildings as the population of Pleasanton increases.

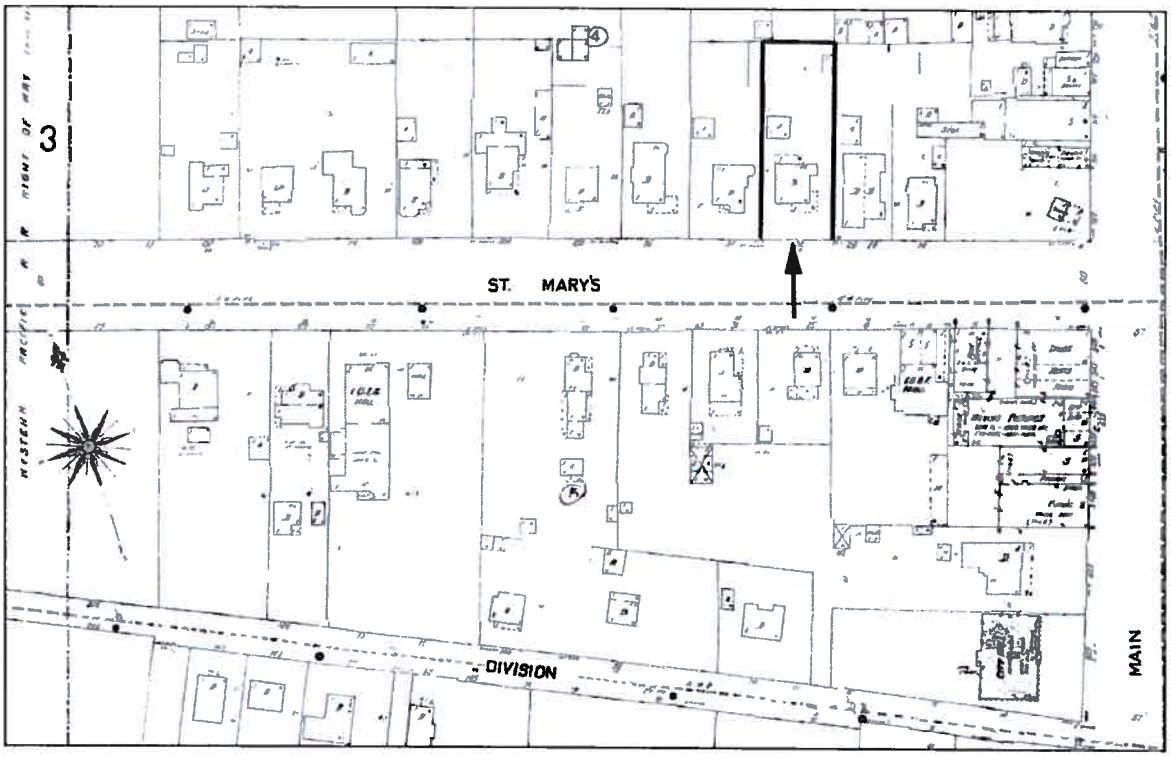


Figure 11. 1943 Sanborn map showing subject property noted with arrow.

Aerial photographs

1939 - This aerial photo is unclear **(Figure 12)**. However, when compared to other aerials it appears the footprint of the current single-family building is not shown. The subject parcel shows either a vacant lot or the predecessor single-family building shown on the earlier Sanborn maps.

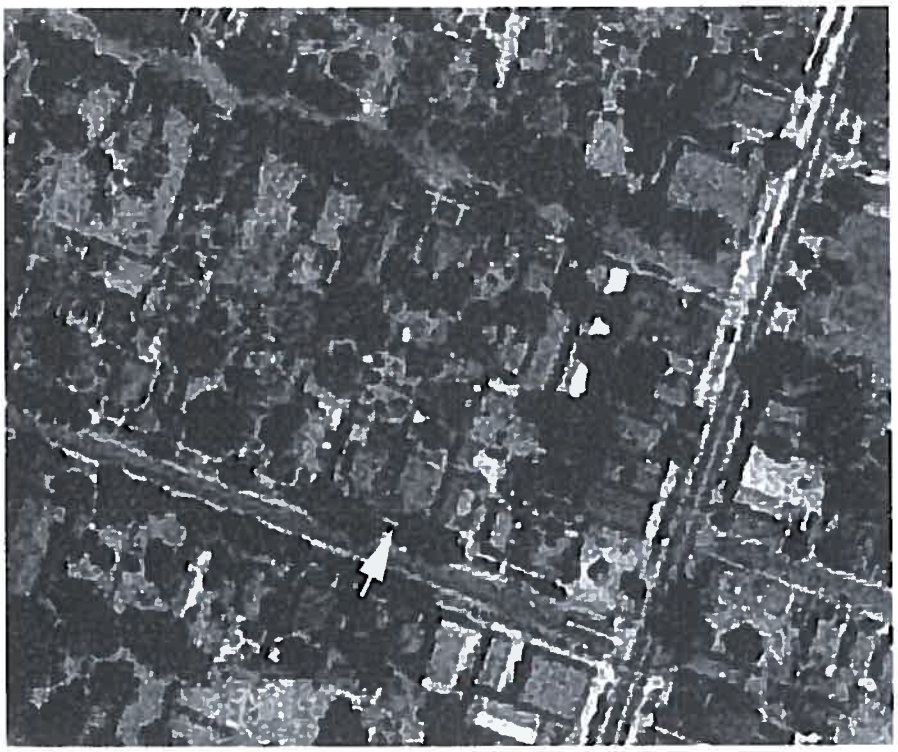


Figure 12. 1939 aerial photo showing subject parcel with arrow

1949 - This aerial photo shows the subject building with the original footprint. The original front porch projects out from the primary façade wall **(Figure 13)**.

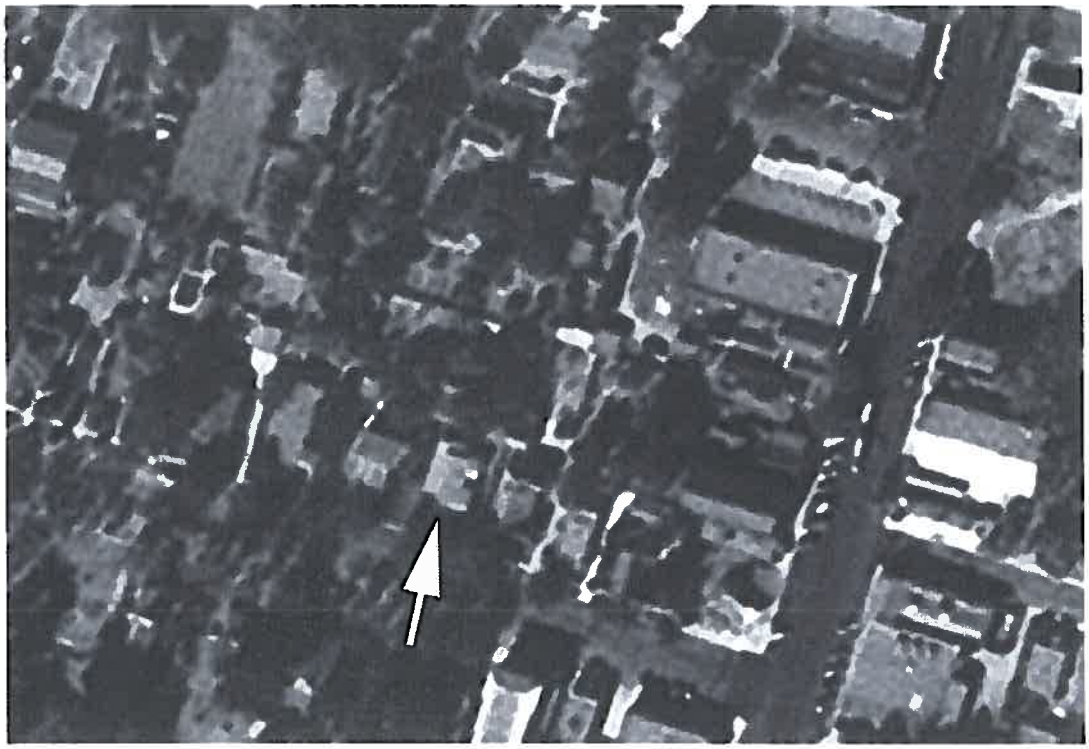


Figure 13. 1949 aerial photo showing the subject property with arrow.

1958 – This aerial photo shows the subject property unchanged, although densely surrounded by trees **(Figure 14)**.

Figure 14. 1958 Aerial Map showing the subject property with arrow.

1968 – This aerial shows the addition of the commercial unit in the front of the lot. The rear porch of the single-family building has been enclosed. A large tree still obscures the front half of the two buildings **(Figure 15)**.

Figure 15. 1968 Aerial Map- location of subject property noted with arrow.

1974-1998 – The aerial photographs available for this time are mostly unclear and out of focus. **(Appendix)**

2005 – This aerial shows the subject property in its current state **(Figure 16)**.

Figure 16. 2005 aerial photo showing subject property noted with arrow.

C. Construction Chronology

According to the Alameda County Assessor's records, the single-family building was constructed in 1941. No original permits or building construction announcements were located. The 1943 Sanborn map shows what appears to be the original footprint. A covered porch sat at the northeast corner and projected beyond the south façade wall. According to the current owner, this porch configuration was altered when the commercial unit was added in front of the single-family building in 1960/1961.[5] Additionally, the front entrance might have been altered or relocated. A rear covered porch was enclosed at an unknown date. The detached garage has a modern garage door, but otherwise appears unchanged. Permits available at the City of Pleasanton Planning department only refer to the commercial unit constructed in 1960/61 **(Appendix)**. There are no available permits regarding the single-family building.

[5] Phone conversation between Mona Richards (trustee) and Karin Sidwell, February 26, 2014.

E. Architectural Style

The subject building's architectural style can best be defined as Vernacular with some Craftsman features. The subject building has some Craftsman or California Bungalow features that are not fully expressed, such as the sheltered porch with square columns and the overhanging eaves with brackets. Otherwise, vernacular architecture is defined as being based on localized needs and construction materials available. Unlike formal styles of architecture, it is not characterized by stylistic design elements.

D. Owners and Occupants

The first known owner of the single-family building is unknown. Undated block books indicate that a W. & N.E. Bartsch owned the parcel; it is estimated this block book was recorded during the middle of the 20th century. A 1956 City Directory lists Lyle W. Bartch residing at the subject property. According to a newspaper article in the *Daily Review* in 1960, Bartch had resided in Pleasanton for 12 years at 363 Saint Mary.[6] Lyle Bartch's father was Willard C. Bartsch.[7] (Willard C. Bartsch uses both spellings for his name: Bartsch and Bartch) It is possible the subject property was owned by Willard C. Bartsch initially and then sold to his son Lyle; which would correspond with the name indicated in the undated block book. According to "A Walk Through Pleasanton Circa 1930-1946," Willard Bartsch operated the Pleasanton Variety Store & Key Shop located on Main Street in the mid-1940s.[8] No listing was found placing Willard Bartsch in residence at the subject property. Howard F. Long purchased the property in October 1960. He immediately applied for permits to construct the commercial unit for his physician's office. Dr. Long eventually moved to a residence on Longview Drive but retained his office at the subject property while the residential property was maintained as rental property.

VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it was eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and

[6] *Daily Review*, "Six Vie For Seats on Council," March 9, 1960.
[7] California Death Index, 1940-1997 and United States Census 1930, Township 9, Contra Costa County.
[8] Bill Trimingham editor, "A Walk Through Pleasanton Circa 1930-1946," (September, 2006) p15.

historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

> *Criterion 1 (Event):* Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
>
> *Criterion 2 (Person):* Resources that are associated with the lives of persons important to local, California, or national history.
>
> *Criterion 3 (Architecture):* Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
>
> *Criterion 4 (Information Potential):* Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Eligibility

- Criterion 1 (Events)

This building is not eligible for listing in the California Register under Criterion 1. The building was constructed in 1941 prior to the housing boom that developed after the start of World War II and replaced an earlier residence. Thus it does not appear to have made a significant contribution to development of the subject block or surrounding area and is not associated with events that made a significant contribution to Downtown Pleasanton, the City of Pleasanton or the State of California.

- Criterion 2 (Persons)

This building is not eligible for listing in the California Register under Criterion 2. The original owner is unknown. Subsequent owners did not make a significant contribution to the history of Downtown Pleasanton. Therefore, this building is not associated with any significant persons in the history of Downtown Pleasanton or the State of California.

- Criterion 3 (Architecture)

This building is not a significant resource that embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value. The original design of the building is unknown. It is an altered vernacular structure that does not appear eligible for listing in the California Register under Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[9] To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

The subject block in which the subject property is located is not formally identified at present as an historic district. The subject block and block face contains 10 properties constructed between 1890 and 1949 and ranging in height form one to two stories **(Figure 17)**. The majority of the buildings were constructed in the 1920-1949 period.

[9] Office of Historic Preservation. "Instructions for Recording Historical Resources," Sacramento. 1995

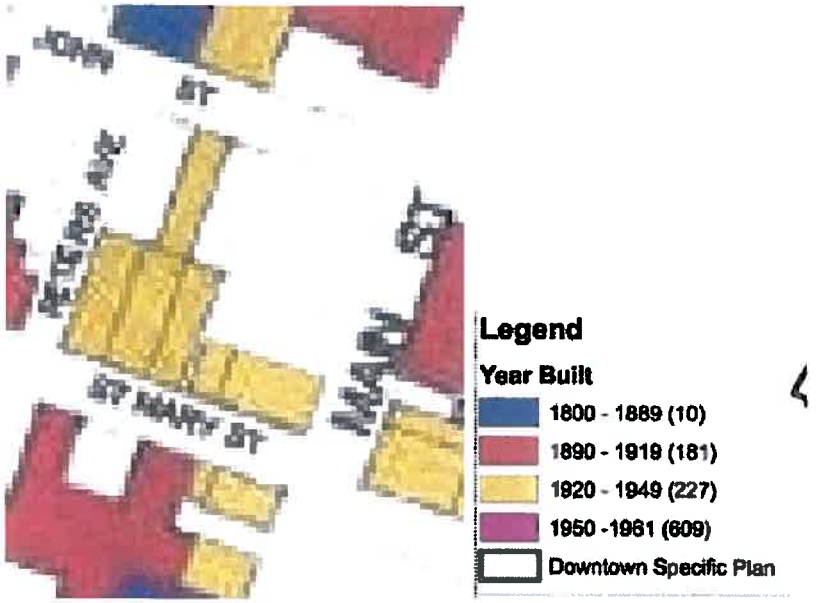


Figure 17. Subject block and block face of Saint Mary Street
Source: ARG, Pleasanton Downtown Historic Context Statement, September 2012

The area examined for this report is a mix of residential and commercial buildings with varying architectural styles. The area does not contain a concentration of buildings linked by any significant historic development pattern or cohesive unit of significant architectural buildings. The area is not a potential historic district.

VII. INTEGRITY

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. For the purposes of the California Register and CEQA evaluation, historical integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Code of Regulations Title 14, Chapter 11.5). Since this property has no period of significance, its integrity can not actually be measured.

The building is not considered an historic resource therefore a period of significance could not be determined. For this report, a hypothetical analysis of integrity is made below in reference to the presumed construction date and design of the house. The property is examined for seven

variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

The single-family building at 363 Saint Mary retains integrity of location only. It no longer retains integrity of design, setting, materials, workmanship, feeling, or association due to the construction of the commercial unit which altered the original porch and diminishes the single-family building's ability to convey a sense of place and association with its original single-family use.

VIII. CONCLUSION

The single-family building located at 363 Saint Mary Street is not individually eligible for listing on the California Register. It is not located in a potential historic district.

X. BIBLIOGRAPHY

Interview

Interview on the phone and email with Mona Richards conducted on February 28, 2014 and March 4, 2014

Maps

Sanborn Maps for Pleasanton, CA 1888, 1893, 1898, 1907, and 1943.

Town of Pleasanton, Alameda County, California 1869.

Published

Daily Review. "Six Vie for Seats on Council," Hayward CA, March 9, 1960.

Hagemann, Herbert L. *A History of the City of Pleasanton.* . Pleasanton CA: Amador-Livermore Historical Society, 1993.

Long, Dr. Franklin Roy. "Obituary for Dr. Howard F. Long," available from paid subscription through Ancestry.com, July 8, 2013.

Trimingham, Bill Editor. "A Walk Through Pleasanton Circa 1930-1946," September, 2006.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Washington, D.C.: National Park Service, rev. ed. 1998.

U.S. Department of the Interior, National Park Service, *National Register Bulletin 16: "How to Apply the National Register Criteria for Evaluation.* Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

Architectural Resources Group, Inc. "Pleasanton Downtown Historic Context Statement," available from City of Pleasanton Planning Department, September 2012.

United States Census, 1930, 1940 for Willard C. Bartsch and Lyle Willard Bartch.

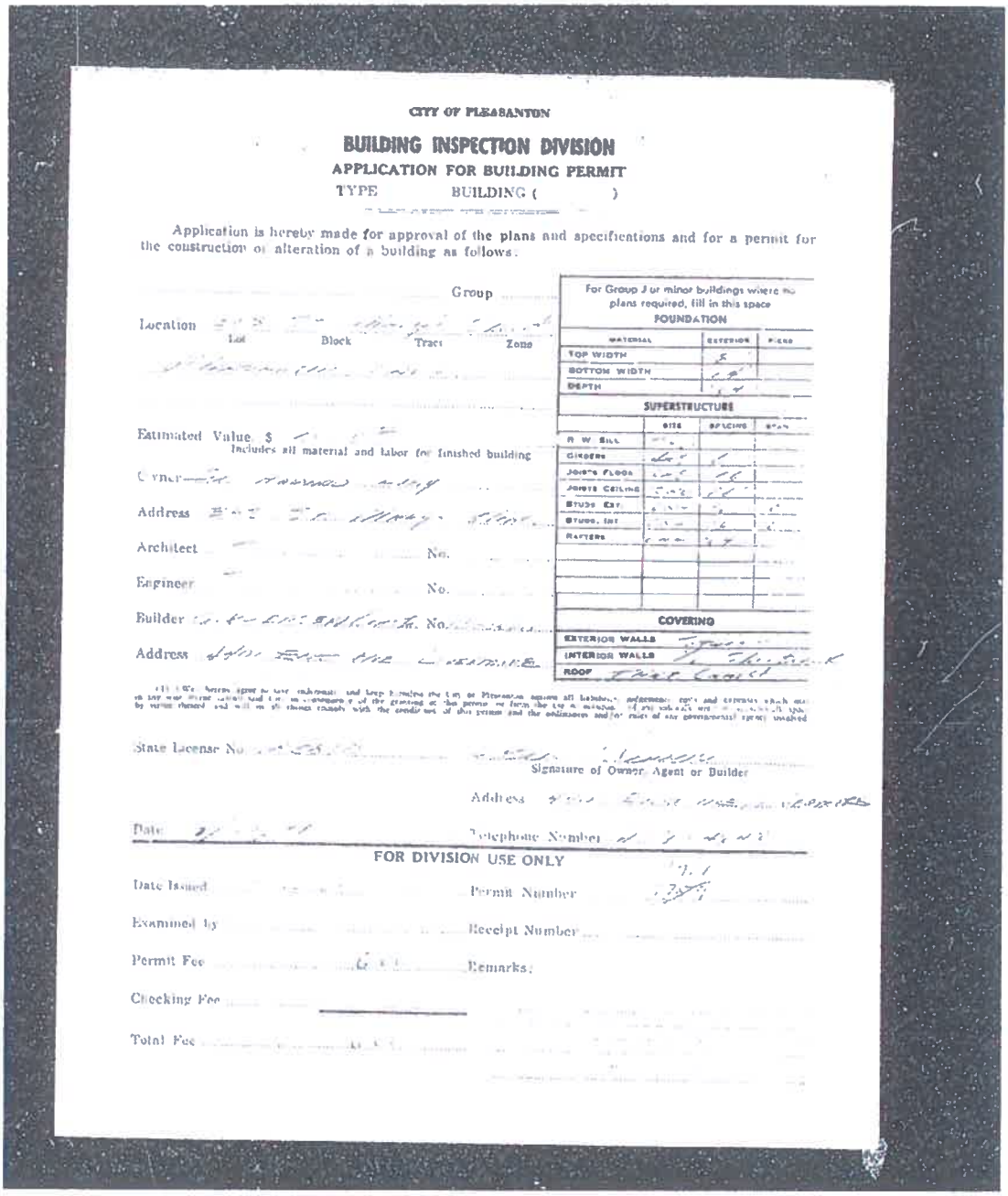
XI. APPENDIX,

North side of Saint Mary Street between Main Street and Peters Avenue

(Subject property shown with arrow)

South side of Saint Mary Street between Main Street and Peters Avenue

PERMITS FOR COMMERCIAL UNIT AT 363 SAINT MARY STREET



CITY OF PLEASANTON

BUILDING INSPECTION DIVISION

APPLICATION FOR BUILDING PERMIT

TYPE BUILDING ( )

Application is hereby made for approval of the plans and specifications and for a permit for the construction or alteration of a building as follows:

Group

Location Lot Block Tract Zone

Estimated Value $
Includes all material and labor for finished building

Owner

Address

Architect No.

Engineer No.

Builder No.

Address

For Group J or minor buildings where no plans required, fill in this space

FOUNDATION

MATERIAL	EXTERIOR	PIERS
TOP WIDTH		
BOTTOM WIDTH		
DEPTH		

SUPERSTRUCTURE

	SIZE	SPACING	SPAN
R. W. SILL			
GIRDERS			
JOISTS FLOOR			
JOISTS CEILING			
STUDS EXT.			
STUDS, INT.			
RAFTERS			

COVERING

EXTERIOR WALLS	
INTERIOR WALLS	
ROOF	

State License No.

Signature of Owner, Agent or Builder

Address

Date Telephone Number

FOR DIVISION USE ONLY

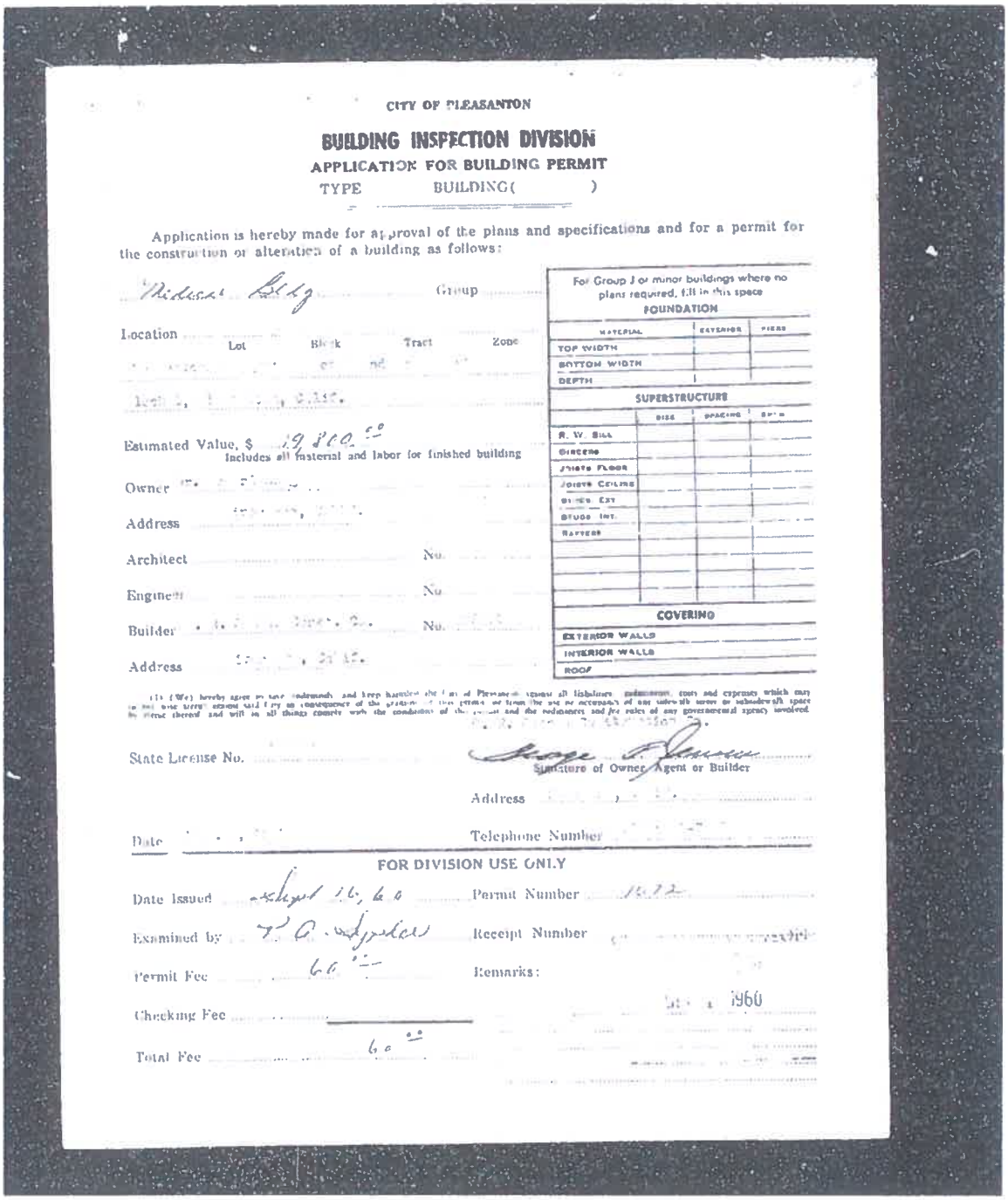
Date Issued Permit Number

Examined by Receipt Number

Permit Fee Remarks:

Checking Fee

Total Fee



CITY OF PLEASANTON

BUILDING INSPECTION DIVISION

APPLICATION FOR BUILDING PERMIT

TYPE BUILDING( )

Application is hereby made for approval of the plans and specifications and for a permit for the construction or alteration of a building as follows:

Residence Bldg Group

Location Lot Block Tract Zone

Estimated Value, $ 19,800.00
Includes all material and labor for finished building

Owner

Address

Architect No.

Engineer No.

Builder No.

Address

For Group J or minor buildings where no plans required, fill in this space

FOUNDATION		
MATERIAL	EXTERIOR	PIERS
TOP WIDTH		
BOTTOM WIDTH		
DEPTH		

SUPERSTRUCTURE			
	SIZE	SPACING	GRADE
R. W. SILL			
GIRDERS			
JOISTS FLOOR			
JOISTS CEILING			
STUDS EXT			
STUDS INT.			
RAFTERS			

COVERING
EXTERIOR WALLS
INTERIOR WALLS
ROOF

(I) (We) hereby agree to save indemnify and keep harmless the City of Pleasanton against all liabilities judgments costs and expenses which may in any wise accrue against said City as a consequence of the granting of this permit or from the use or occupancy of any sidewalk street or sidewalk space in front thereof and will in all things comply with the conditions of the permit and the ordinances and fire rules of any governmental agency involved.

State License No.

Signature of Owner, Agent or Builder

Address

Date Telephone Number

FOR DIVISION USE ONLY

Date Issued Sept 16, 60 Permit Number 1612

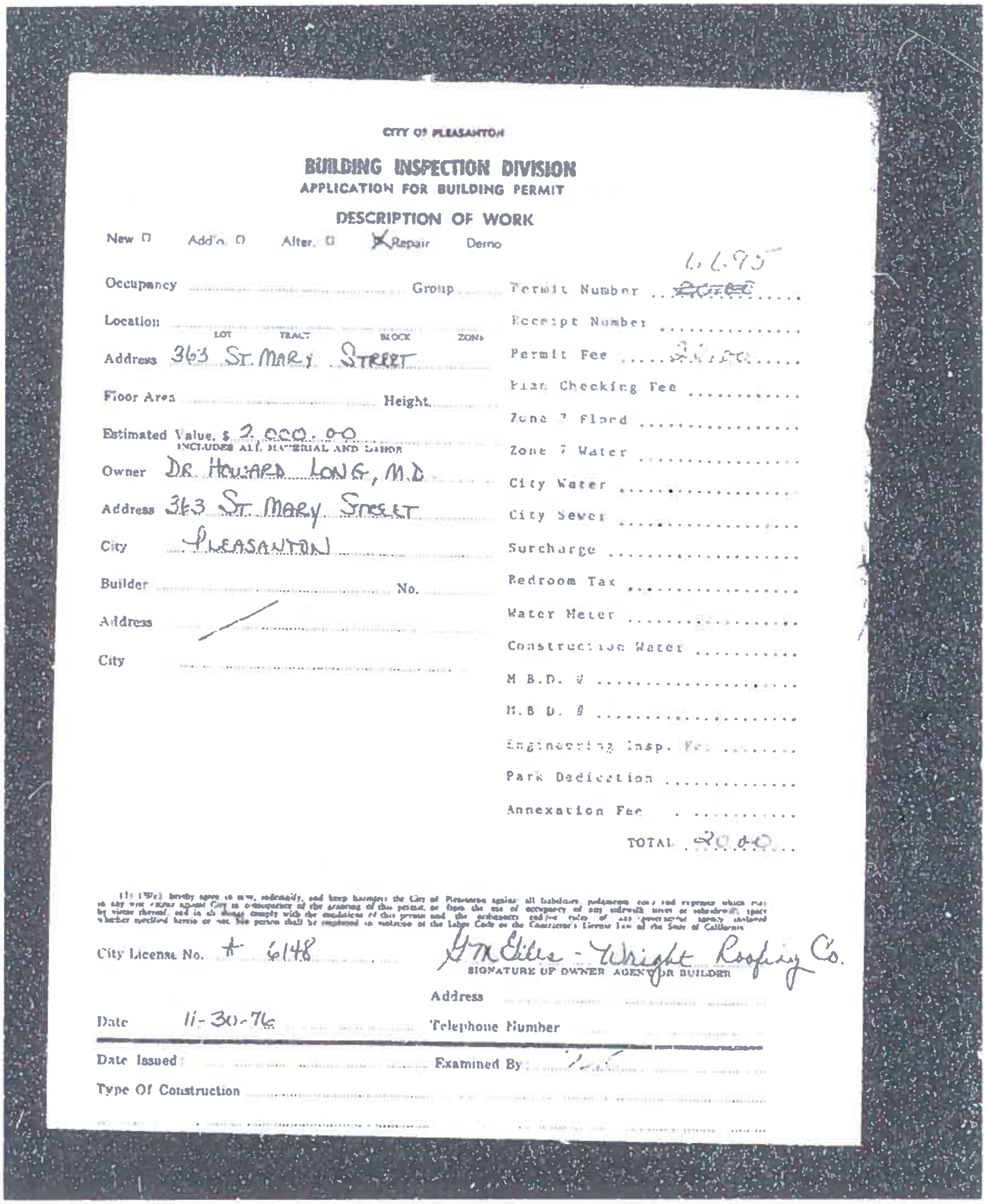
Examined by T. O. Snyder Receipt Number

Permit Fee 60.00 Remarks:

Checking Fee

Total Fee 60.00

1960



CITY OF PLEASANTON

BUILDING INSPECTION DIVISION

APPLICATION FOR BUILDING PERMIT

DESCRIPTION OF WORK

New ☐ Add'n. ☐ Alter. ☐ ☒ Repair Demo

Occupancy .... Group ....

Location .... LOT TRACT BLOCK ZONE

Address 363 St. Mary Street

Floor Area .... Height ....

Estimated Value. $ 2,000.00 INCLUDES ALL MATERIAL AND LABOR

Owner Dr. Howard Long, M.D.

Address 363 St. Mary Street

City Pleasanton

Builder .... No. ....

Address ....

City ....

Permit Number 6695

Receipt Number ....

Permit Fee [illegible]

Plan Checking Fee ....

Zone 7 Flood ....

Zone 7 Water ....

City Water ....

City Sewer ....

Surcharge ....

Bedroom Tax ....

Water Meter ....

Construction Water ....

M.B.D. # ....

M.B.D. # ....

Engineering Insp. Fee ....

Park Dedication ....

Annexation Fee ....

TOTAL 20.00

I (We) hereby agree to save, indemnify, and keep harmless the City of Pleasanton against all liabilities [illegible] State of California.

City License No. # 6148

G.M. Giles - Wright Roofing Co.
SIGNATURE OF OWNER, AGENT OR BUILDER

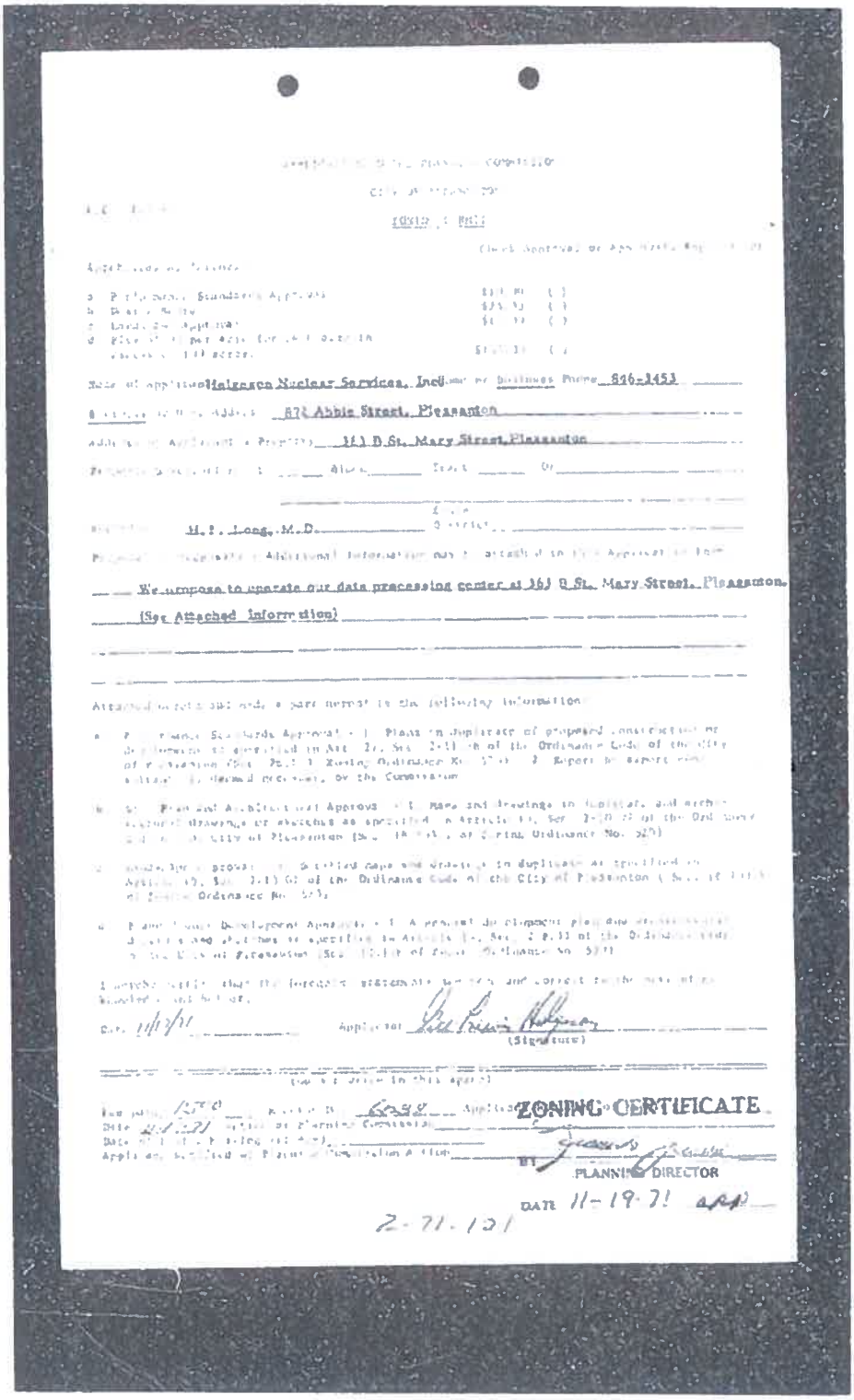
Address ....

Date 11-30-76

Telephone Number ....

Date Issued .... Examined By [illegible]

Type Of Construction ....



Name of applicant: Halgreen Nuclear Services, Inc. Business Phone 846-1453

Address of Applicant: 871 Abbie Street, Pleasanton

Address of Applicant's Property: 161 D St. Mary Street, Pleasanton

M. P. Long, M.D.

We propose to operate our data processing center at 161 D St. Mary Street, Pleasanton.

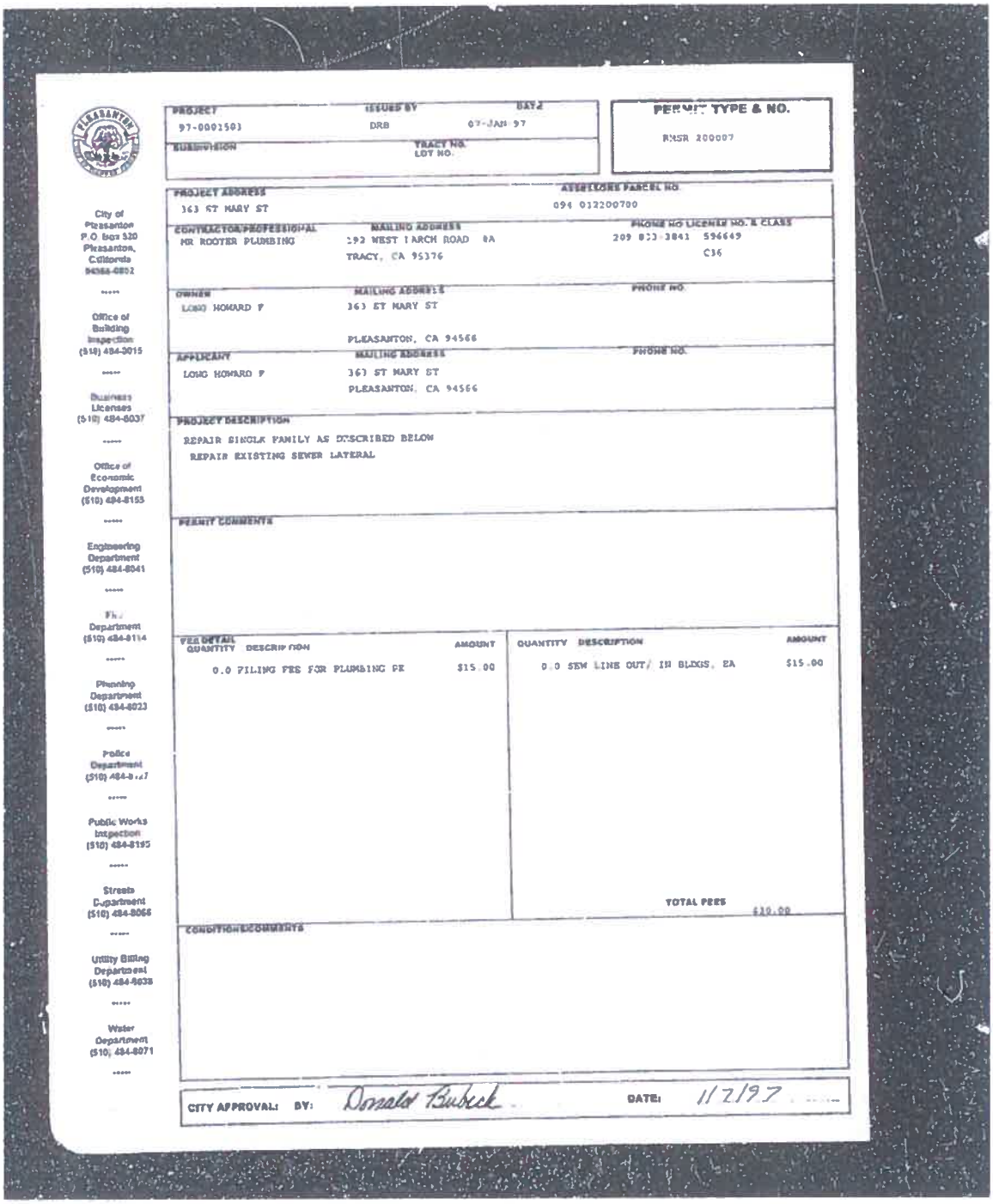
(See Attached Information)

ZONING CERTIFICATE

PLANNING DIRECTOR

DATE 11-19-71

2-71-121



City of Pleasanton
P.O. Box 520
Pleasanton, California
94566-0802

Office of Building Inspection (510) 484-3015

Business Licenses (510) 484-8037

Office of Economic Development (510) 484-8155

Engineering Department (510) 484-8041

Fire Department (510) 484-8114

Planning Department (510) 484-8023

Police Department (510) 484-8041

Public Works Inspection (510) 484-8195

Streets Department (510) 484-8066

Utility Billing Department (510) 484-8038

Water Department (510) 484-8071

PROJECT	ISSUED BY	DATE
97-0001503	DRB	07-JAN-97

SUBDIVISION TRACT NO. LOT NO.

PERMIT TYPE & NO.
RMSR 200007

PROJECT ADDRESS: 363 ST MARY ST
ASSESSORS PARCEL NO: 094 012200700

CONTRACTOR/PROFESSIONAL: MR ROOTER PLUMBING
MAILING ADDRESS: 292 WEST TARCH ROAD 8A, TRACY, CA 95376
PHONE NO LICENSE NO. & CLASS: 209 833-3841 596649 C36

OWNER: LONG HOWARD F
MAILING ADDRESS: 363 ST MARY ST, PLEASANTON, CA 94566
PHONE NO.

APPLICANT: LONG HOWARD F
MAILING ADDRESS: 363 ST MARY ST, PLEASANTON, CA 94566
PHONE NO.

PROJECT DESCRIPTION
REPAIR SINGLE FAMILY AS DESCRIBED BELOW
REPAIR EXISTING SEWER LATERAL

PERMIT COMMENTS

FEE DETAIL

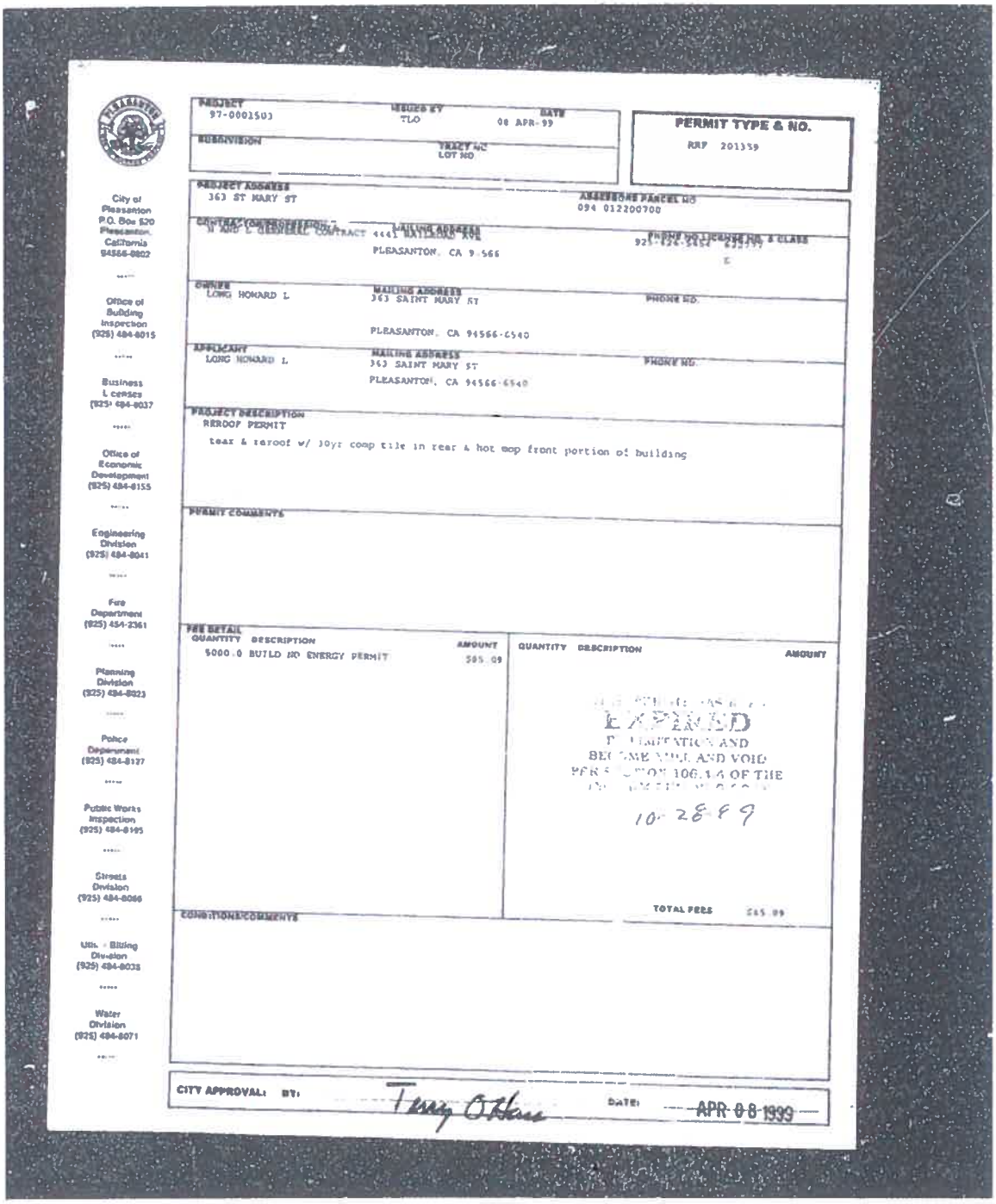
QUANTITY	DESCRIPTION	AMOUNT
0.0	FILING FEE FOR PLUMBING PE	$15.00

QUANTITY	DESCRIPTION	AMOUNT
0.0	SEW LINE OUT/ IN BLDGS, EA	$15.00

TOTAL FEES $30.00

CONDITIONS/COMMENTS

CITY APPROVAL: BY: Donald Bubeck DATE: 1/7/97



City of Pleasanton
P.O. Box 520
Pleasanton, California
94566-0802

Office of Building Inspection (925) 484-8015

Business Licenses (925) 484-8037

Office of Economic Development (925) 484-8155

Engineering Division (925) 484-8041

Fire Department (925) 454-2361

Planning Division (925) 484-8023

Police Department (925) 484-8127

Public Works Inspection (925) 484-8195

Streets Division (925) 484-8066

Util. + Billing Division (925) 484-8038

Water Division (925) 484-8071

PROJECT: 97-0001503 ISSUED BY: TLO DATE: 08 APR-99

PERMIT TYPE & NO.: RRP 201339

SUBDIVISION: TRACT NO: LOT NO:

PROJECT ADDRESS: 363 ST MARY ST ASSESSORS PARCEL NO: 094 012200700

CONTRACTOR/PROFESSIONAL: M AND L GENERAL CONTRACT MAILING ADDRESS: 4441 MATILDA AVE PLEASANTON, CA 9 566 PHONE NO/LICENSE NO & CLASS: 925-426-5454 623197 B

OWNER: LONG HOWARD L MAILING ADDRESS: 363 SAINT MARY ST PLEASANTON, CA 94566-6540 PHONE NO:

APPLICANT: LONG HOWARD L MAILING ADDRESS: 363 SAINT MARY ST PLEASANTON, CA 94566-6540 PHONE NO:

PROJECT DESCRIPTION: REROOF PERMIT
tear & reroof w/ 30yr comp tile in rear & hot mop front portion of building

PERMIT COMMENTS:

FEE DETAIL

QUANTITY	DESCRIPTION	AMOUNT
5000.0	BUILD NO ENERGY PERMIT	585.09

QUANTITY	DESCRIPTION	AMOUNT

EXPIRED
LIMITATION AND
BECAME NULL AND VOID
PURSUANT TO SECTION 106.4.4 OF THE
10-28-99

TOTAL FEES 585.09

CONDITIONS/COMMENTS:

CITY APPROVAL: BY: Terry Otkins DATE: APR 08 1999

AERIAL PHOTOS


INQUIRY #: 3872695.1
YEAR: 1981
= 500'
N
EDR


INQUIRY #: 3872695.1
YEAR: 1993
= 500'
N
EDR


INQUIRY #: 3872695.1
YEAR: 1998
= 500'
N
EDR

EXHIBIT D

15022-20070

Dryad, LLC

May 7, 2015

Tony Adams
3675 Old Santa Rita Rd.
Pleasanton, CA 94588
925 580-8513
tony@adamspools.com

Re.: Tree evaluation and preservation during construction.
Site: 363 Saint Mary St., Pleasanton CA 94566

Mr. Adams;

I am responding to your request for an evaluation and report on a single tree located at 363 Saint Mary St. in Pleasanton. I was originally contacted by Doug Harwood of Classic Home Design. Mr. Harwood also provided me with a site plan entitled Existing and Proposed Site Plans, by Douglas J. Harwood, date 04/13/2015.

Mr. Harwood described the scope of work as to comply with requirements of the City of Pleasanton, quoted as "*... Regarding the tree, we will need a tree report if any construction activity will occur under the trees canopy or if it is going to be removed.*". My evaluation and this report are also intended to assist in compliance with the City of Pleasanton Tree Preservation ordinance[1].

I inspected, measured and photographed the tree on May 6, 2015.

SUMMARY: The subject tree is a single, holly oak (*Quercus ilex*), 13.5" diameter (dbh[A]) by approximately 25' in height[B]. The canopy measures as follows: north = 16', west = 14', south = 16' and east = adjacent property. The tree is in generally good, vigorous condition.

The tree is smaller than the minimum diameter (17.5" dbh) and height (35') to be categorized as a Heritage Tree1. While it must be designated on your site plans (all trees >=6" dbh) and if preserved, it is required to be protected, a tree removal permit is not required[1].

It is my opinion that the tree has outgrown its original space and screening function between properties and is encroaching on the building on the adjacent property. It is also inevitable that damage to the adjacent (and planned) hardscape will occur from root and basal flare development. The species has a capacity to achieve very large size, and as it grows, conflicts will be exacerbated.

I recommend removing and replacing this tree with smaller, screening shrubs which can provide better screening and aesthetic benefit while eliminating the negative impacts to both properties. However, if the tree is preserved, follow the included General Construction Site Tree Preservation Guidelines as closely as possible.

SPECIFIC RECOMMENDATIONS FOR TREE PRESERVATION:

1. Remove adjacent hardscape and underlayment (as required for new construction) by hand for at least an area within an eight-ten foot radius of the trunk.
2. Consider installing permeable pavement within this area (e.g., pavers on sand, permeable concrete) or beyond.
3. Consider curving pavement around the trunk as far as possible, but at least to an area 2-3 feet from the base of the tree.
4. If roots are discovered that encroach into and conflict with the pavement area, perform shaving of the root tops rather than complete severing wherever possible.
5. Follow the City of Pleasanton requirements for protection, arborist inspections and follow-up reporting[1].

[1] City of Pleasanton Municipal Code, Title 17 Planning and Related Matters, Chapter 17.16 Tree Preservation

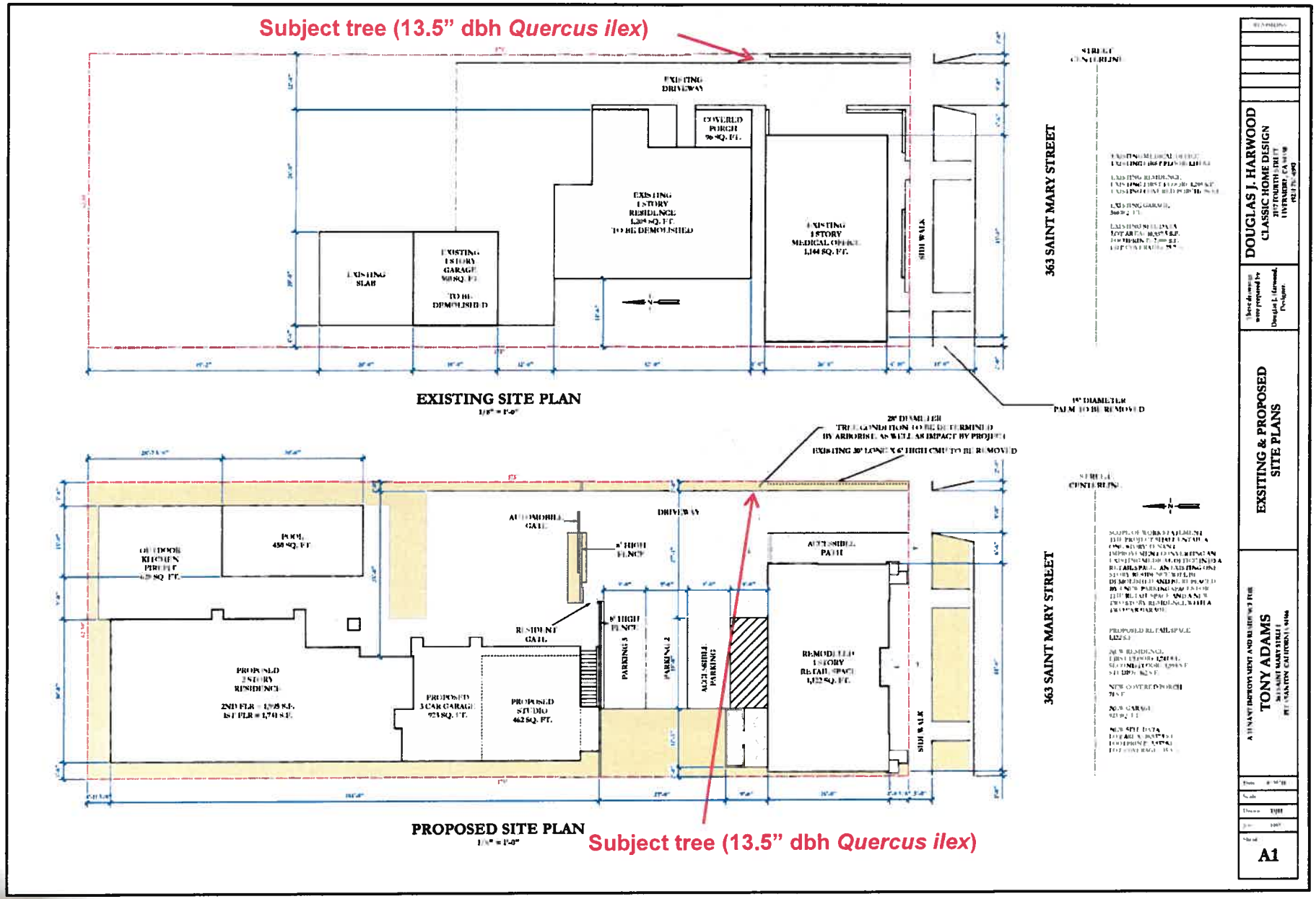
GENERAL CONSTRUCTION SITE TREE PRESERVATION GUIDELINES
(not site or entity-specific)

1. **Tree Protection Zone3F[C]:**
   a. The Tree Protection Zone (TPZ) should consist of the largest possible area surrounding trees to be preserved that can remain undisturbed. Ideally, an area of 1.5 times the longest dripline radius (measured from the trunk). Alternatively, follow the TPZ guidelines as described in the most resent version of current industry standards and best management practices publications4F[D]. The TPZ can be continuous for trees with overlapping driplines.
   b. Surround the TPZ with protective fencing.
      i. Fencing should consist of chain link, at least 6 feet in height, surrounding the perimeter of the TPZ designated distance or beyond.
      ii. Anchor fence posts into the soil (i.e., do not use portable footings).
      iii. Protective fencing should remain in place until all grading and construction is complete.
   c. Do not allow vehicles, equipment, pedestrian traffic, building materials, debris storage, or disposal of phytotoxic5F[E] materials inside of the fenced-off areas (TPZ).
2. **Mulching6F[F] and irrigation:**
   a. Soil moisture:
      i. Determine the status of soil moisture to a depth of 18-24" below grade within the dripline of all (each) trees to be preserved, via tensiometer, granular matrix sensor or manual soil probing.
      ii. Irrigate as/if necessary, via slow-application (drip) irrigation, to achieve approximately field capacity7F[G] to a depth of 12-18".
   b. Mulch: Cover exposed soil within all TPZ's with an organic mulch to a settled depth of no less than 3-4 inches.
3. **Excavation, root pruning & repair:**
   a. Determine and mark (marking paint and stakes) the outside edge (towards trees) of required excavation, and adjacent to/surrounding any excavations within an area 1.5 times the dripline radius of trees to be preserved (or at large an area as feasible).
   b. Excavate a trench approximately 6-12" beyond the area to be disturbed (towards tree), or where roots have been damaged, to a depth of at least 18", by hand excavation8F[H] or with specialized hydraulic9F[I] or pneumatic10F[J] equipment.
      i. Wherever possible, relocate excavations or tunnel beneath encountered roots >1" in diameter.
      ii. Cut encountered roots cleanly with hand pruners or power saw. Avoid tearing, dislodging of bark (or epidermis) or otherwise disturbing that portion of the root(s) to remain.
      iii. Immediately back-fill with soil to cover, and moisten. Avoid tearing, or otherwise disturbing that portion of the root(s) to remain.
      iv. If backfilling cannot be completed immediately, cover exposed roots with several layers of untreated burlap (or other similar absorbent material) or sand, mulch or soil and keep moist until permanent backfilling can be completed.
      v. Excavation and root pruning should be performed by a Tree Worker currently certified by the International Society of Arboriculture (ISA) or the Western Chapter, ISA (WCISA).
      vi. Excavation and root pruning should be directly supervised by an arborist currently credentialed as one or more of the following:
         (1) Certified Arborist by the ISA,
         (2) Board Certified Master Arborist by the ISA,
         (3) Registered Consulting Arborist by the American Society of Consulting Arborists (ASCA)
   c. Future excavations within the TPZ:
      i. If possible, relocate any future excavations (irrigation, landscape features, etc.) outside the TPZ and perimeter of previously pruned roots.
      ii. If encroachment is required within the TPZ, endeavor to avoid pruning roots by tunneling beneath.
      iii. If relocation or tunneling is not possible, handle any required root pruning as previously described.

4. **Tree care and maintenance work:** (pruning, cabling/bracing11F[K], root pruning, etc.)
   a. Tree pruning:
      i. Avoid pruning that removes green foliage or live wood immediately before, during or within 1-2 years after construction.
      ii. Prune to remove large deadwood only (cleaning pruning), or the minimum required for clearance purposes, in accordance with current pruning standards12F[L].
   b. All tree care or maintenance work:
      i. All tree care work should be performed by a Tree Worker currently certified by the International Society of Arboriculture (ISA) or the Western Chapter, ISA (WCISA), or a current ISA Certified Arborist.
      ii. All tree care work should be directly supervised by an arborist currently credentialed as one or more of the following:
         (1) Certified Arborist by the ISA,
         (2) Board Certified Master Arborist by the ISA,
         (3) Registered Consulting Arborist by the American Society of Consulting Arborists (ASCA)
   c. All tree care or maintenance work should be performed in accordance with current industry standards13F[M].
5. **Post-construction:**
   a. Avoid pruning that removes live foliage for several years after construction. Perform only that pruning that is necessary for clearance purposes.
   b. Arrange for periodic (biannual) inspection of the condition of the trees by a competent Consulting Arborist, and treatment of damaging conditions (insects, diseases, nutrient deficiencies, soil moisture, etc.), as they occur, or as deemed appropriate by the consultant for effective management.

✦ ✦ ✦

May 7, 2015
Torrey Young, Dryad, LLC
15022-20070 Adams, Tony
Site: 363 Saint Mary St., Pleasanton CA



Dryad, LLC

35570 Palomares Rd.
Castro Valley CA 94552

PHONE (510) 538-6000
FAX (510) 538-6001
E-MAIL tyoung@dryadllc.com
WEB SITE www.dryadllc.com

May 7, 2015
Torrey Young, Dryad, LLC
15022-20070 Adams, Tony
Site: 363 Saint Mary St., Pleasanton CA

Above: view north.
Below: view south

Dryad, LLC

35570 Palomares Rd.
Castro Valley CA 94552

PHONE (510) 538-6000
FAX (510) 538-6001
E-MAIL tyoung@dryadllc.com
WEB SITE www.dryadllc.com

Above: view south with building on adjacent property (east).
Below: view south illustrating proximity to adjacent building and hardscape beneath; lack of screening function.

35570 Palomares Rd
Castro Valley CA 94552

PHONE (510) 538-6000
FAX (510) 538-6001
E-MAIL tyoung@dryadllc.com
WEB SITE www.dryadllc.com

May 7, 2015
Torrey Young, Dryad, LLC
15022-20070 Adams, Tony
Site: 363 Saint Mary St., Pleasanton CA

Please feel free to contact me for further discussion or services.

Respectfully,

Torrey Young
Registered Consulting Arborist®

ASCA Registered Consulting Arborist, no. 282
ISA Board Certified Master Arborist, no. WE-0131BM
CUFC Certified Urban Forester, no. 121
ISA Tree Risk Assessment Qualified
CA P.C. Qualified License, no. 104772
CA Contractors License no. 363372 (C-27 & D-49; inactive)

[A] Diameter: or DSH - Diameter at Standard Height or DBH – Diameter at Breast Height;; approximately 4.5 feet (54 inches) above grade. These expressions are interchangeable and commonly used as a point of reference in determining tree size.

[B] Height and/or distance measurements: measurements were taken with an OptiLogic LH400 laser rangefinder/hypsometer. Height measurements: measurements were taken with an OptiLogic LH400 laser rangefinder/hypsometer. The recorded height can only be estimated due to the dynamic nature of foliage at tree tops, and lack of a 100% opaque target. The reported height was averaged from several sets of measurements.

[C] Tree Protection Zone: (TPZ) a delineated area of the rooting zone of a tree or group of trees to be protected from encroachment by construction activities. Such activities may include excavation or grading, vehicle, equipment and pedestrian traffic; storage of vehicles, building materials, soil or debris; or disposal of phytotoxic materials.

[D] American National Standards Institute, 2012. *Standard Practices for Tree Care Operations - Management of Trees and Shrubs During Site Planning, Site Development and Construction* (ANSI A300, Part 5, 2012) and International Society of Arboriculture, 2008. Best Management Practices, *Managing Trees During Site Planning, Site Development and Construction.*

[E] Phytotoxic: (phytotoxin) any substance or material capable of killing plant cells, parts, plants in their entirety.

[F] Mulch: Organic materials (e.g., brush chips, fir bark) spread upon the soil for a variety of benefits: aesthetics, retains soil moisture, moderates soil temperatures, improves soil structure and increases fertility, protects against compaction, suppresses weeds, etc. (Note: Elsewhere, definition may include non-organic materials.)

[G] Field capacity: The maximum volume of moisture a soil can hold after drainage has occurred. An expression of the water-holding capacity and moisture status of soils.

[H] Hand excavation: Manual soil excavation via the use of hand tools only. Use of hand tools for initial excavation should be avoided. Hand tools shall not be used in a manner that results in breakage of roots, bark penetration or separation of bark from roots. Hand tool use should be limited to small tools (e.g., spade, trowel) for minor excavations or in restricted spaces. Picks, mattocks, digging bars or similar implements requiring striking the earth shall not be used for excavation. Hand shovels may be used for minor excavations, or where access is limited for vacuum equipment, or hydraulic slurry cannot be flushed out of the excavation. Such usage shall not result in breakage of roots, bark penetration or separation of bark from roots.

[I] Hydraulic excavation: Soil excavation performed using pressurized, focused water via 1) pressure washer, portable fire pump, or similar equipment or 2) hydraulic truck-mounted equipment (Hydra-vac). Equipment should be used at the minimum pressure required to remove the soil from around roots and out of the resulting excavation void, without causing breakage of roots, bark penetration or separation of bark from roots.

[J] Pneumatic excavation: Soil excavation performed via supersonic compressed air excavation with a tool called an air spade. This tool removes soil from roots (or pipes, wires, etc.) with little or no damage to the roots (or utilities). Soil is separated and blown away via highly focused, supersonic velocity compressed air, which separates the soil particles without penetrating roots.

[K] Cabling & Bracing: The installation of hardware in and/or about trees for the purpose of providing supplemental support of weak, defective or otherwise suspect limbs and/or stems; supporting of newly planted trees; bracing cracks; propping trees or limbs, or otherwise providing support. The installation of cables, bolts and other hardware in trees is intended to reduce the potential for failure (breakage/uprooting). Such bracing does not permanently remedy structural weaknesses, and is not a guarantee against failure. The trees and hardware must be inspected periodically for hardware deterioration, adequacy and changes in the tree's and site condition.

[L] Pruning standards: The following standards were developed by a consensus of representatives from various industry professional organizations; ✦ American National Standards Institute, 2008. *Standard Practices for Tree, Shrub and other Woody Plant Maintenance (Pruning)*, American National Standards Institute (ANSI A300 Part 1-2008) ✦ International Society of Arboriculture, 2002. *Best Management Practices, Tree Pruning,* International Society of Arboriculture ✦

[M] Current industry standards: The most current and applicable publications of 1) B*est Management Practices,* International Society of Arboriculture; 2) American National Standards Institute, A300 and Z133 (all parts).

Dryad, LLC
35570 Palomares Rd.
Castro Valley CA 94552
PHONE (510) 538-6000
FAX (510) 538-6001
E-MAIL tyoung@dryadllc.com
WEB SITE www.dryadllc.com

EXHIBIT E

GreenPoint RATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 6.0
SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

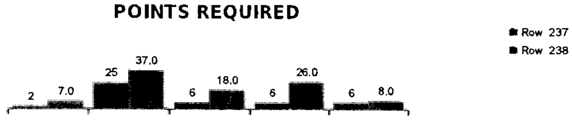
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

Points Achieved: **96**

Certification Level: **Silver**

POINTS REQUIRED



A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Single Family New Home Version 6.0.2

ADAMS RESIDENCE – 383 ST. MARY STREET

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
			Possible Points					
CALGreen								
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint**					1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 65% C&D Waste Diversion(**Including** Alternative Daily Cover)					2		
No	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)	0				2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	**A3. Recycled Content Base Material**					1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
Yes	A6.2 Filtration and/or Bio-Retention Features	0					1	
Yes	A6.3 Non-Leaching Roofing Materials	0					1	
No	A6.4 Smart Stormwater Street Design	0	1					
Yes	**A7. Stormwater Control: Performance Path**	0					3	
B. FOUNDATION								
No	**B1. Fly Ash and/or Slag in Concrete**	0				1		
No	**B2. Radon-Resistant Construction**	0			2			
Yes	**B3. Foundation Drainage System**	2				2		
Yes	**B4. Moisture Controlled Crawlspace**	1			1			
	B5. Structural Pest Controls							
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1		
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1		
C. LANDSCAPE								
	Enter the landscape area percentage							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	[illegible]					1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
No	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0					3	
	C4. Minimal Turf in Landscape							

P14-1290(DR)

Single Family New Home   Version 6.0.2

Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	1					2	
Yes	**C5. Trees to Moderate Building Temperature**	[illegible]	1	1			1	
Yes	**C6. High-Efficiency Irrigation System**	0					2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	0					2	
No	**C8. Rainwater Harvesting System**	0					3	
No	**C9. Recycled Wastewater Irrigation System**	0					1	
No	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2	
No	**C11. Landscape Meets Water Budget**	0					2	
	C12. Environmentally Preferable Materials for Site							
Yes	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	1				1		
Yes	**C13. Reduced Light Pollution**	1	1					
No	**C14. Large Stature Tree(s)**	0	1					
No	**C15. Third Party Landscape Program Certification**	0					1	
No	**C16. Maintenance Contract with Certified Professional**	0					1	
D. STRUCTURAL FRAME AN[D]								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1		
No	D1.3 Advanced Framing Measures	0				2		
No	**D2. Construction Material Efficiencies**	0				1		
	D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1				1		
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		
Yes	D3.3 Enginered Lumber for Roof Rafters	1				1		
Yes	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	1				1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5		
No	**D4. Insulated Headers**	0		1				

Single Family New Home | Version 6.0.2

	D5. FSC-Certified Wood						
≥90%	D5.1 Dimensional Lumber, Studs, and Timber	6				6	
No	D5.2 Panel Products	0				3	
	D6. Solid Wall Systems						
No	D6.1 At Least 90% of Floors	0				1	
No	D6.2 At Least 90% of Exterior Walls	0		1		1	
No	D6.3 At Least 90% of Roofs	0		1		1	
No	**D7. Energy Heels on Roof Trusses**	0		1			
24 inches	**D8. Overhangs and Gutters**	2		1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
No	D9.1 Detached Garage	0			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
	D10. Structural Pest and Rot Controls						
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0				1	
No	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1	
E. EXTERIOR							
No	**E1. Environmentally Preferable Decking**	0				1	
No	**E2. Flashing Installation Third-Party Verified**	0				2	
No	**E3. Rain Screen Wall System**	0				2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
No	**E6. Vegetated Roof**	0	2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
No	F1.1 Walls and Floors	0				1	
No	F1.2 Ceilings	0				1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low EmissionsF2. Insulation that Meets the CDPH Standard Method—Residential for Low EmissionsF2. Insulation that Meets the CDPH Standard Method—Residential for Low EmissionsF2. Insulation that Meets the CDPH Standard Method—Residential for Low EmissionsF2. Insulation that Meets the CDPH Standard Method—Residential for Low EmissionsF2. Insulation that Meets the CDPH Standard Method—Residential for Low EmissionsF2. Insulation that Meets the CDPH Standard Method—Residential for Low EmissionsF2. Insulation that Meets the CDPH Standard Method—Residential for Low EmissionsF2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
No	F2.1 Walls and Floors	0			1		
No	F2.2 Ceilings	0			1		
	F3. Insulation That Does Not Contain Fire Retardants						
No	F3.1 Cavity Walls and Floors	0			1		
No	F3.2 Ceilings	0			1		
No	F3.3 Interior and Exterior	0			1		
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
Yes	G1.2 WaterSense Volume Limit for Hot Water Distribution	1					1
Yes	G1.3 Increased Efficiency in Hot Water Distribution	2					2
	G2. Install Water-Efficient Fixtures						
No	G2.1 WaterSense Showerheads with Matching Compensation Valve	0					2
No	G2.2 WaterSense Bathroom Faucets	0					1

Single Family New Home	Version 6.0.2							
No	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	0					1	
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
H. HEATING, VENTILATION, A								
	H1. Sealed Combustion Units							
No	H1.1 Sealed Combustion Furnace	0			1			
No	H1.2 Sealed Combustion Water Heater	0			2			
Yes	**H2. High Performing Zoned Hydronic Radiant Heating System**	2		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
Yes	H3.2 Pressure Balance the Ductwork System	1		1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
Yes	H6.2 Advanced Ventilation Standards	1			1			
Yes	H6.3 Outdoor Air Ducted to Bedroom and Living Areas	2			2			
	H7. Effective Range Hood Design and Installation							
Yes	H7.1 Effective Range Hood Ducting and Design	1			1			
Yes	H7.2 Automatic Range Hood Control	1			1			
Yes	**H8. No Fireplace or Sealed Gas Fireplace**	1			1			
Yes	**H9. Humidity Control Systems**	1			1			
No	**H10. Register Design Per ACCA Manual T**	0		1				
No	**H11. High Efficiency HVAC Filter (MERV 8+)**	0			1			
I. RENEWABLE ENERGY								
No	**I1. Pre-Plumbing for Solar Water Heating**	0		1				
No	**I2. Preparation for Future Photovoltaic Installation**	0		1				
100.00%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	25		25				
	I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				

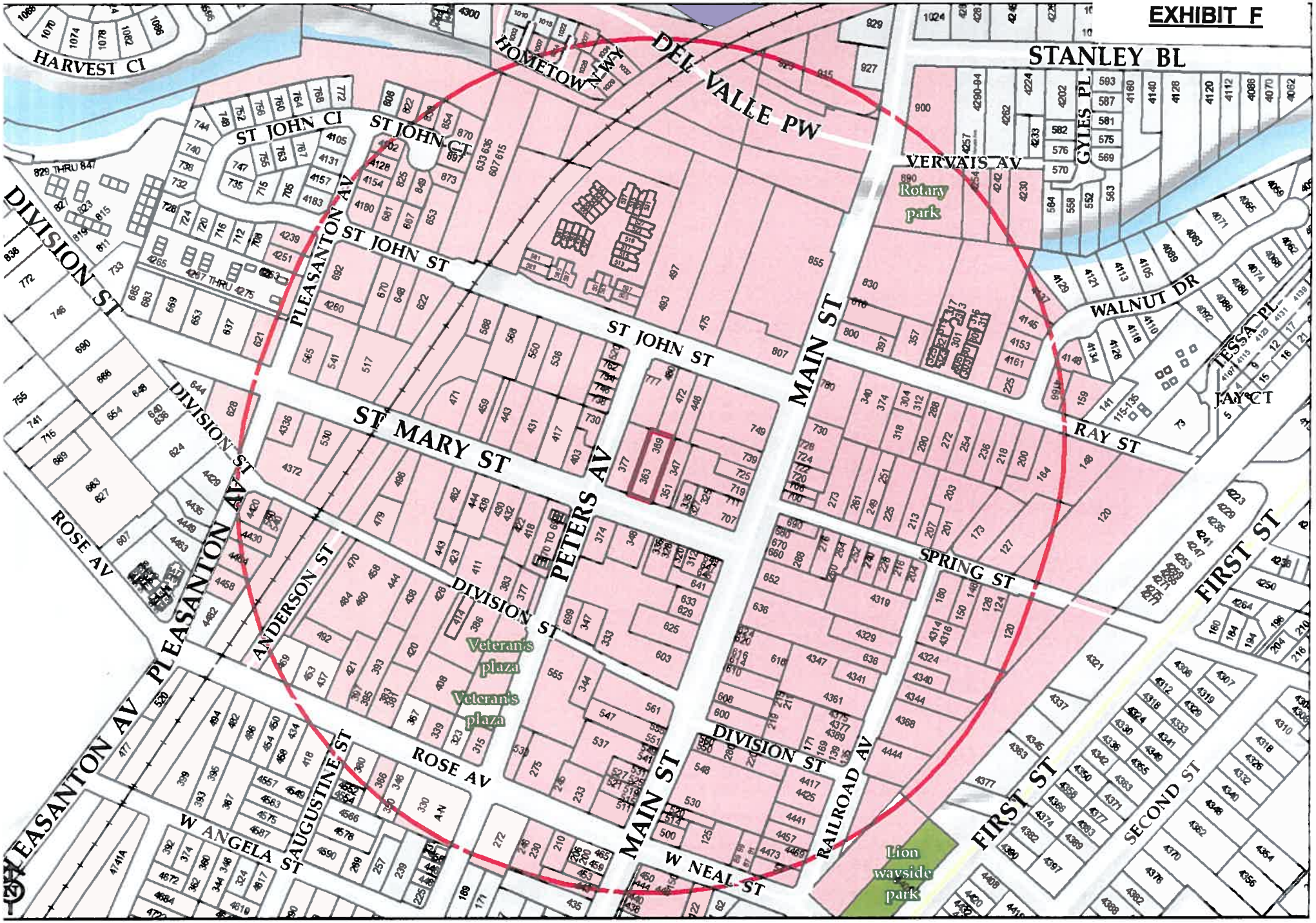
Single Family New Home Version 6.0.2

J. BUILDING PERFORMANCE							
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1		
Yes	J2. Supply and Return Air Flow Testing	2		1	1		
Yes	J3. Mechanical Ventilation Testing and Low Leakage	1			1		
No	J4. Combustion Appliance Safety Testing	0			1		
2008	J5. Building Performance Exceeds Title 24 Part 6						
0.00%	J5.1 Home Outperforms Title 24 Part 6	0		60			
No	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0		1			
No	J7. Participation in Utility Program with Third-Party Plan Review	0		1			
No	J8. ENERGY STAR for Homes	0		1			
No	J9. EPA Indoor airPlus Certification	0			1		
No	J10. Blower Door Testing	0			2		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
Yes	K1.1 Individual Entryways	1			1		
No	K2. Zero-VOC Interior Wall and Ceiling Paints	0			2		
No	K3. Low-VOC Caulks and Adhesives	0			1		
	K4. Environmentally Preferable Materials for Interior Finish						
No	K4.1 Cabinets	0				2	
No	K4.2 Interior Trim	0				2	
No	K4.3 Shelving	0				2	
No	K4.4 Doors	0				2	
No	K4.5 Countertops	0				1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
No	K5.1 Doors	0			1		
No	K5.2 Cabinets and Countertops	0			2		
No	K5.3 Interior Trim and Shelving	0			2		
No	K6. Products That Comply With the Health Product Declaration Open Standard	0			2		
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0			2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1		
L. FLOORING							
No	L1. Environmentally Preferable Flooring	0				3	
≥75%	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method--Residential L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3			3		
Yes	L3. Durable Flooring	1				1	
Yes	L4. Thermal Mass Flooring	1		1			
M. APPLIANCES AND LIGHTI							
No	M1. ENERGY STAR® Dishwasher	0					1
No	M2. CEE-Rated Clothes Washer	0		1			2
No	M3. Size-Efficient ENERGY STAR Refrigerator	0		2			
	M4. Permanent Centers for Waste Reduction Strategies						
No	M4.1 Built-In Recycling Center	0				1	
No	M4.2 Built-In Composting Center	0				1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2			
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
No	N1.2 Designated Brownfield Site	0	1		1		
No	N1.3 Conserve Resources by Increasing Density	0		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
Yes	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop	2	2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
No	N3.3 Traffic Calming Strategies	0	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1				
	N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Callers	1	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
No	N5.4 Social Gathering Space	0	1				
	N6. Passive Solar Design						
No	N6.1 Heating Load	0		2			
Yes	N6.2 Cooling Load	2		2			
	N7. Adaptable Building						
No	N7.1 Universal Design Principles in Units	0	1		1		
Yes	N7.2 Full-Function Independent Rental Unit	0	1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
No	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	0		0.5		1	0.5
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5
No	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	0		0.5	0.5	0.5	0.5
No	O5. Home System Monitors	0		1			1
	O6. Green Building Education						
No	O6.1 Marketing Green Building	0	2				
No	O6.2 Green Building Signage	0		0.5			0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	

Single Family New Home Version 6.0.2

Summary						
Total Available Points in Specific Categories	342	26	131	54	83	48
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved						

EXHIBIT F



1:3,800
0.0475 0.095 mi
237.5 475 Feet

P14-1290, 363 St. Mary Street

Planning Division
April 28, 2015

PLEASANTON